



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 27, 2017 – 6:00 p.m.

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

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

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

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

PRESIDING: Danny Wylie, Chairman

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: February 13, 2017
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

Handwritten signature and initials in blue ink, including a stylized 'm' and some illegible scribbles.

- E. PUBLIC HEARING: (Ordinance No. O-2015-28) A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.
1. Vincent Gerard & Associates, representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C). The property is legally described as being 0.013 acres, more or less, out of Lot 6, 3100 Sugar Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 802 Mozelle Avenue. **CUP#170106**
 2. Alejandro R. Martinez has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Two-Family Residential District (R-2). The property is legally described as being all of Lot 3, Block 2, Ellers Re-Subdivision of Block 2, Palm Terrace Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1204 South Cage Boulevard. **COZ#170107**
 3. Leticia Salinas has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Notary Public office) in a Single-Family Residential District (R-1). The property is legally described as being Lot 11, Villa España Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1600 West Calle España. **CUP#170108**
 4. Paradise Bar and Grill LLC, dba Cantina Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#170109**

PLAT APPROVAL:

1. BIG Engineering, representing Aannabelle Palomo, is requesting preliminary plat approval of the proposed APRL Subdivision. The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North IH 69C. **SUB#160823**

2. Melden & Hunt Inc, representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Oak Manor Subdivision. The property is legally described as a being a re-subdivision of 33.070 acres out of Lot 87, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. **SUB#161230**
3. NAIN Engineering, L.L.C., representing Cipriano Garza Barajas, is requesting preliminary plat approval of the proposed Maquila Trades Subdivision. The property is legally described as 8.53 acres of land being a re-plat of Lot 3, P.E.D.C. Subdivision #1, a re-plat of Lot 7, Bona Terra Subdivision and also, 3.86 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Anaya Road. **SUB#170103**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 24th day of February 2017, at 2:30 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk
HP



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. February 13, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 13, 2017. The meeting was called to order by Charlie Ramirez at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Charlie Ramirez Tom Greuner
 Rafael Munguia Romeo Robles
 Luis Madrigal Porfirio Rodriguez

ABSENT: Danny Wylie, Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
 Melanie Cano, Director of Development Services
 Roland Gomez, Assistant Development Services Director
 Heriberto Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Alexandra Esparza, Secretary

CALL TO ORDER

Charlie Ramirez called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Charlie Ramirez proceeded with the approval of the minutes of January 23, 2017.

There being no discussion, Luis Madrigal moved the minutes of January 23, 2017, to be accepted as submitted. Romeo Robles second the motion and when put to a vote, it polled as follows:

D. Wylie: Absent
T. Greuner: Approved as submitted
R. Robles: Approved as submitted
A. Castro: Absent

C. Ramirez: Approved as submitted
R. Munguia: Approved as submitted
L. Madrigal: Approved as submitted
P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of January 23, 2017, as submitted.

PUBLIC COMMENTS:

Charlie Ramirez asked if anyone had signed for the Public Comments. Alexandra Esparza advised two people had signed up. Charlie Ramirez called forth Jesus Martinez Sosa. Mr. Martinez Sosa was not present. Charlie Ramirez called forth the second individual to the podium to speak.

An individual approached the podium and introduced himself as Kenneth C. Fletcher residing at 504 South Diplomat. He addressed the issues with Costco and the buffer was inadequate and the delivery trucks were leaving the neighborhood all trucked up. There was still disturbance with noise in all hours of the day. He also stated his Public Hearing request was voided and that he was being legally denied and he would like to state his Attorney General opinion. He stated that O-2011-43 was about cutting the noise down and that it was never out on City of Pharr Code of Ordinance.

Charlie Ramirez asked a second time for Mr. Jesus Martinez Sosa but he was not in attendance. Mr. Ramirez closed Public Comments and proceeded with to the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had six public hearing items for recommendation and proceeded to introduce the first item.

HEAVY INVESTMENTS, LTD

**(A-O) TO (C)
COZ#161259**

Heavy Investments, LTD is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The subject site is located on the south side of East Ferguson Avenue and is physically located within the 1200 and 1300 Block of East Ferguson Avenue. The property is legally described as being 2.23 acres, more or less, out of Lot 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of 325 feet along East Ferguson Avenue and a depth of 300 feet. East Ferguson Avenue is a 120-150 foot principal arterial which runs east and west with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned

Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), the property to the west is zoned General Business District (C) and Single-Family Residential District (R-1), the south is zoned Agricultural and/or Open Space District (A-O) and city limits lie to the east. This area is generally designated for commercial use in the Land Use Plan. The property to the north was rezoned to General Business District (C) and the property to the west was rezoned to General Business District (C) and Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The owner of the property is requesting a change of zone to General Business District (C) in order to construct a convenience store on said property. This property is also in the process of subdividing, which will bring the entire property into compliance. The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. Five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One (1) person came in and one (1) person called for information only. Planning staff is recommending approval of the request to re-zone to General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. If approved, a building permit and certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

Ms. Robles advised that this item would go before the City Commission meeting February 20, 2017 at 5:00 p.m. and the applicant was in attendance.

Charlie Ramirez advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item. There being no one to speak, he closed the Public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal called forth the applicant. An individual approached the podium and introduced himself as Javier Hinojosa, the individual representing the item. Luis Madrigal asked if there was going to be an adequate buffer for the resident's south of the property. Mr. Hinojosa stated once the property is constructed a buffer will be built with city requirements.

There being no further discussion, Luis Madrigal moved to approve the request of the change of zone from Agricultural and/or Open Space District (A-O) to General

Business District (C). Romeo Robles second the motion and when put to a vote it follows:

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C).

**R. GUTIERREZ ENGINEERING CORP.,
REP. CRUZ AND ENRIQUETA CORTEZ**

**(AO) TO (HC)
COZ#161260**

Della Robles, Planner I, introduced the next item as follows:

R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The subject site is located on the south side of East Eldora Road and is physically located within the 300 Block of East Eldora Road. The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of 40.60 feet along East Eldora Road and a depth of 743.25 feet. East Eldora Road is an 80 foot major collector which runs east and west 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 north is zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I), the property to the east is zoned Agricultural and/or Open Space District (A-O), to the west the property is zoned General Business District (C), Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) and to the south the property is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan. The property to the north was rezoned to Limited Industrial District (L-I) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On January 17, 2006 the property to the south was rezoned to Limited Industrial District (L-I) and the property to the west was rezoned to General Business District (C) on December 21, 2004. The owner of the property is requesting a change of zone to Heavy Commercial District (H-C) in order to operate a wrecker services business and to allow the outside storage of materials and/or equipment on said property. This property is also in the process of subdividing, which will bring the entire property into compliance. The heavy industrial commercial district is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from

heavy service operations, or any other possibly blighting influences. Ten (10) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One (1) person came in and one (1) person called for information only. Development Services is recommending approval of the request to re-zone to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. If approved, building permits and a certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

Ms. Robles stated that this item would go before the City Commission meeting February 20, 2017 at 5:00 pm and the applicant was in attendance.

Charlie Ramirez advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item to come forth. An individual approached the podium and introduced himself as Jose H. Perez. Mr. Perez proceeded to speak in Spanish. There being no one else wishing to speak, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked to address the applicant. Two individuals approached the podium and introduced themselves as Cruz Cortez, owner and Hernan Lugo with R. Gutierrez Engineering. Luis Madrigal thanked Mr. Cortez for bringing business to the City of Pharr and stated the requirements: paving the entire property and require 65 feet frontage. Luis Madrigal moved to refer the item to the Board of Adjustments to approve the variance of the entrance that they would need. *Charlie Ramirez addressed the applicant in Spanish.* Mr. Ramirez asked the applicant if they were going to apply for a variance. Hernan Lugo stated they will apply for the variance once they enter the subdivision process. Melanie Cano, Director of Development Services, advised the Commission that the variance during the subdivision process gets presented to the Planning and Zoning Commission and not the Board of Adjustments. Porfirio Rodriguez asked if staff would be conducting inspections. Ms. Cano advised that the owners are aware that they would need to be in full compliance one of the requirements is removing some of the cars, require the subdivision and in compliance with the city's requirements. Tom Greuner asked staff how long are wrecked cars allowed to be on the property. Ms. Cano advised that it would be a wrecking service but as the Planning and Zoning Commission they are allowed to add requirements to the conditional use permit that will be presented later in the meeting.

There being no further discussion, Luis Madrigal **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). . Rafael Munguia seconded the motion and when put to a vote it polled as follows

D. Wylie: Absent

C. Ramirez: Approved

T. Greuner: Approved
R. Robles: Approved
A. Castro: Absent

R. Munguia: Approved
L. Madrigal: Approved
P. Rodriguez: Approved

Motion carried unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

SILVA MANCHA

OVERSIZED STORAGE UNIT CUP#170102

Della Robles, Planner I, introduced the next item as follows.

Silvia Mancha has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1). The property is legally described as being Lot 54, Sun Valley Subdivision Phase II. The property's physical address is 300 East Universal Avenue. The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, west and east. This area is generally designated for single-family residential use in the Land Use Plan. Forty-five (45) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) person came in for information only. Development Services is recommending approval of the Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1) subject to the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have a separate electrical service;
3. No living amenities shall be installed in the unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant shall obtain a building permit;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.

- 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.

Ms. Robles advised that this item would go before the City Commission meeting of February 20, 2017 at 5:00 p.m.

Charlie Ramirez advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item. There being no one wishing to speak, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez addressed staff about the unit being built before it was brought the Planning and Zoning Commission. Melanie Cano advised that the Code Compliance Division was out doing inspections and caught the applicant building without a permit and that was the reason why it was brought up to the Commission's attention. Luis Madrigal asked staff if there was any utilities in the unit. Della Robles advised that the owner does have electrical services but it was coming from the main home. Melanie Cano stated that electricity was allowed if it was not coming from a separate meter.

There being no further discussion Tom Gruener **moved** to approve request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1). Porfirio Rodriguez second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1).

**R. GUTIERREZ ENGINEERING CORP.,
REP. CRUZ AND ENRIQUETA CORTEZ
DBA CORTEZ WRECKER SERVICE**

**CUP-OUTSIDE STORAGE
OF MATERIALS AND/OR
EQUIPMENT
CUP#170103**

Della Robles, Planner I, introduce the next item as follows:

R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez dba

Cortez Wrecker Service, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical located within the 300 Block of East Eldora Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I), the property to the east is zoned Agricultural and/or Open Space District (A-O), to the west the property is zoned General Business District (C) and Agricultural and/or Open Space District (A-O) and to the south the property is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan. Code Compliance is pending inspection. Fire Marshal recommends approval of the Conditional Use Permit. Development Services is contingent of the applicant cleaning and clearing the lot. Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) person signed up for the public hearing. Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements, any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. All areas used for outside storage and parking areas for customers shall be paved with concrete or asphalt;
4. The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
5. Applicant shall comply with all City of Pharr Landscaping and Sign Ordinance requirements;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
8. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
9. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.

- 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.

Ms. Robles advised that this item would go before the City Commission meeting February 20, 2017 at 5:00 p.m. and the applicant was in attendance.

Charlie Ramirez advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item. Alexandra Esparza advised that there was one individual signed up to speak. Charlie Ramirez called Armando Hernandez forth. Armando Hernandez was not in attendance, therefore Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner asked staff if a stipulation can be placed for the materials left on the lot. The Commission called forth the applicant. Mr. Cruz Cortez approached the podium. Mr. Greuner asked what was the average time for storing vehicles on the property. Mr. Cortez stated on average 45 to 60 days, the most would be 60 days depending on the process of getting the cars out. Porfirio Rodriguez asked the applicant if it was going to be specifically a wrecker service and not hold any other type of materials. Mr. Cortez advised it would not be a junk yard, just a holding facility for cars that have been seized for insurance companies, etc. Tom Greuner asked how long have the vehicles on the lot currently been there. Mr. Cortez stated no longer than 30 days. Luis Madrigal asked if the entire property was going to be paved or just the storage space. Mr. Cortez advised the entire lot will be paved with asphalt.

There being no further discussion, Tom Greuner moved to approve the conditional use permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O) with the stipulation that a vehicle shall not be held within the compound for more than 60 consecutive days and after 60 days said vehicle shall be removed from premises. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

The motion carried unanimously to approve the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment with the stipulation that a vehicle shall not be held within the compound for more than 60 consecutive days and after 60 days said vehicle shall be removed from premises.

Della Robles, Planner I, introduced the next item as follows:

William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit allow an existing telecommunication tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Two-Family Residential District (R-2), Single-Family Residential District for lots less than 50 feet in width (R-1A) to the east, Single-Family Residential District (R-1) to the south and Single-Family Residential District for lots less than 50 feet in width (R-1A), Single-Family Residential District (R-1) and General Business District (C) to the west. This area is generally designated for public/semi-public use in the Land Use Plan. Twenty-six (26) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. 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 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.

Ms. Robles advised that this item would go before the City Commission meeting of February 20, 2017 at 5:00 p.m. and the applicant was in attendance.

Charlie Ramirez advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address this item either for against to please come forth. There being no one signed up, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

An individual approached the podium and introduced himself at Bebb Francis residing at 112 East Pecan in San Antonio. He stated he was the attorney for American Tower and he wanted to thank staff for all the help over the phone with the conditional use permit process. He stated due to the building permit issued in 2000 and code came into effect in January 07, 2003, Della and himself have been working on the special conditions to reflect the existing tower and the non-confirming status. He stated over the next week they would be working with the special conditions so they accurately reflect the non-confirming status. Luis Madrigal asked staff that the Commission would be voting on special conditions that are not in place yet. Mr. Madrigal stated that the only one he was concerned and on the Muni Code with was the chain link fence and the barrier buffing shrubbery. Ms. Robles advised that it was a legal non-confirming use and the ordinance that is in place today regarding cell phone towers came into effect January 2003 and as of right now there are no plans to upgrade the area and will indicate that on the new conditions that are set before. There are no plans to modify what is already in existence. Luis Madrigal asked Mr. Francis if there was a reason why he did not want to add any buffing shrubbery to block noise. Melanie Cano advised that it was a legal non-confirming use so the requirements do not necessarily apply to the existing cell tower, however Mr. Francis is willing to reflect the conditional uses allowed in the zoning ordinances as required.

There being no further discussion Porfirio Rodriguez moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a Single-Family Residential District (R-1). Romeo Robles second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Denied
A. Castro: Absent	P. Rodriguez: Approved

Motion carried by majority by five approved and one deny to approve the request for Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a Single-Family Residential District (R-1).

**KATHERINE GIBBS
REP. T-MOBILE**

**LIFE-OF-THE-USE
CO-LOCATION TOWER
CUP#170105**

Della Robles, Planner I, introduced the final item as follows:

Katherine Gibbs, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of- the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Two-Family Residential District (R-2), Single-Family Residential District for lots less than 50 feet in width (R-1A) to the east, Single-Family Residential District (R-1) to the south and Single-Family Residential District for lots less than 50 feet in width (R-1A), Single-Family Residential District (R-1) and General Business District (C) to the west. This area is generally designated for public/semi-public use in the Land Use Plan. Twenty-six (26) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only. Development Services is recommending approval of the request for a Life-of- the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. 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 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

Ms. Robles advised that this item will go before the City Commission meeting February 20, 2017 at 5:00 p.m. and a representative was in the audience.

Charlie Ramirez advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address this item either for or against to please come forth. There being no one signed up, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no further discussion Porfirio Rodriguez **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1). Romeo Robles second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Denied
A. Castro: Absent	P. Rodriguez: Approved

Motion carried by majority by five approved and one deny to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1).

PLATS:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and stated he had seven plat approvals for recommendation and introduced the first item as follows:

BIG ENGINEERING REP. E. DOUGLAS GRINDSTAFF

THE CASCADES MASTER SUBDIVISION SUB#160410

BIG Engineering, representing E. Douglas Grindstaff, is requesting preliminary plat approval of the proposed The Cascades Master Subdivision Plan. The property is legally described as being a 7.5 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. The property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Agricultural and/or Open Space District (A-O) to the west and south, Mobile Home District (R-MH) to the north and Single Family Residential District (R-1) to the east. The property is designated for multi-family residential use in the Land Use Plan. Property Proposed Use: Townhouses. Variances: None Requested. Development Services recommends preliminary plat approval of the proposed The Cascades Master Subdivision plan subject to the following conditions:

STREETS, PAVING

1. Gate to be 40' from R.O.W.
2. Driveway entrance to be to City standards.

- AND R.O.W.:**
3. Pave 1/3 of street R.O.W.
 4. Need street lighting plan details.
 5. Street testing to be required, street to be built to City standards.
- EASEMENTS:**
1. Utilities to be "Exclusive to City of Pharr".
 2. Show all existing easements.
- SIDEWALK:
ADA:**
1. In compliance.
 2. Note #13, sidewalks are required at building permit stage.
 3. Plat note #14, sidewalks should be 5' minimum.
 4. Add ADA ramps note to be built at subdivision stage.
- FIRE
PROTECTION:**
1. See attach comments.
- WATER:**
1. Need to test waterline again for bacteria.
 2. Follow City of Pharr construction standards manual.
- SEWER:**
1. Follow City of Pharr construction standards manual.
- DRAINAGE:**
1. Engineering to check calculations to see if ditch widening is permissible.
- OTHER:**
1. Add "Danny Wylie" to Chairman, for Planning & Zoning.
 2. Text height to be consistent.
 3. Plat note #5 & 8 are the same remove one.
 4. Provide location description for benchmark system.
 5. Remove plat note # 12, 14 and 17.
 6. Reword plat note # 13.
 7. Add "W" for West Minnesota road. Plat note #19.
 8. Drive way entrances for townhouses will be from the rear as per project engineer.
 9. Home Owner's Association (H.O.A.), shall be recorded at the same time of the subdivision recordation with plat note of the recorded H.O.A.
 10. Add plat note: Owner's to maintain R.O.W and perimeter of subdivision.
 11. Add plat note: Owner's to maintain detention/retention areas.
 12. Replace note # 15, Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
 13. Need SWPPP and CNOI.
 14. Point of commencement should be point of beginning.

15. Note #7, use standard drainage directive, no offsite detention allowed by the city.
16. Plat note # 9, show exact benchmark numbers.

Mr. Martinez advised that this item will go before City Commission on February 20, 2017 at 5:00 p.m.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Charlie Ramirez asked staff that the property was already pre-existing and Multi-Family now it is Townhouse. Mr. Martinez advised it was always townhouses but the owner could not financially do the whole property so they are phasing it out.

There being no further discussion Luis Madrigal **moved** to approve the preliminary plat approval of the proposed The Cascades Master Subdivision Plan. Tom Greuner second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approved the preliminary plat approval of the proposed The Cascades Master Subdivision Plan

Commissioner Luis Madrigal announced that he would up stain from the next item.

M. GARCIA ENGINEERING, LLC
REP. RUBEN FONSECA

VETERANS SUBDIVISION
SUB#160513

Heriberto Martinez, Planner II introduced the second item as follows:

M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision. The property is legally described as being a 1.039 acre tract out of Lot 30, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1208 East Polk Avenue. The property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the north, General Business District (C) to the south, Agricultural and/or Open Space District (A-O) to the west and City limits to the east. The property is designated for commercial use in the Land Use Plan. Property proposed use: Offices and retail. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Veterans Subdivision subject to the following conditions:

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

1. Verify R.O.W. on E. Polk Avenue. and N. Veterans Blvd. ("I" Rd.)
2. Corner clip shall be 30' x 30'.
3. Driveway approach to be built to city standards.
4. Need street lighting layout details.
5. No entrances within 40' from intersection.

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".
2. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Need to connect to 12-inch water line at Ford Elementary.
2. Water line needs to be DR 18.
3. All bends require megalock.
4. Wet tap, plus all valves require concrete collar.
5. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer services needs to be SDR26.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need discharge permit from public works.

OTHER:

1. Update year on plat.
2. Duplicate recording blocks remove one.
3. Add "Danny Wylie, Chairman for Planning and Zoning" signature block.
4. Verify metes and bounds spelling & call outs.
5. Adjust total acreage accordingly in metes and bounds need to match with plat layout verify.
6. Owners to maintain detention/retention areas. (Add to plat notes)
7. Label all monuments on plat layout.
8. Need SWPPP (small site notice) at pre-construction phase.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no further discussion Tom Gruener moved to approve the preliminary plat approval of the proposed Veterans Subdivision. Rafael Munguia second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Up stain
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed Veterans Subdivision.

JAVIER HINOJOSA ENGINEERING
REP. RUBEN VILLARREAL

PURA VIDA SUBDIVISION
SUB#161229

Heriberto Martinez, Planner II, introduced the next item as follows:

Javier Hinojosa Engineering, representing Ruben Villarreal, is requesting preliminary plat approval of the proposed Pura Vida Subdivision. The property is legally described as a tract of land containing 0.43 acres of land and also being a part or portion of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Ferguson Avenue. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and Heavy Commercial District (H-C) to the west. The property is designated for commercial use in the Land Use Plan. Property proposed use: Offices for retail. Variances: None requested. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Pura Vida Subdivision subject to the following conditions:

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

1. Need street lights detail.

EASEMENTS:

1. All public utilities shall read "Exclusive easement to City of Pharr".
2. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Need to replace waterline if it's an AC, need to upgrade to

- a 12" PVC along W. Ferguson Avenue.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Need erosion and sedimentation plan.
3. Discharge permit from TxDot if outfall to W. Ferguson Avenue.
4. Need driveway permit from TxDot if applicable.
5. Show calculations for "C" values in drainage report.

OTHER:

1. On metes & bounds verify paragraph #4 referencing Valle del Subdivision.
2. Plat note #4, need full detention directive.
3. Plat note #6, shall read "Owners to maintain detention/retention areas".
4. Add "Danny Wylie" to the signature block of Planning & Zoning.
5. Adjust total acreage accordingly in metes and bounds.
6. Plat note #10, include northing and easting for referenced benchmark.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal addressed the applicant. Javier Hinojosa approached the podium. Mr. Madrigal asked if the existing building would be demolished. Mr. Hinojosa advised they would and that was the reason for the resubdivision.

There being no further discussion Luis Madrigal moved to approve the preliminary plat approval of the proposed Pura Vida Subdivision. Romeo Robles second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed Pura Vida Subdivision.

**MELDEN & HUNT INC.
REP. SHAVI MAHTANI**

**TEX MEX LANDING SUBDIVISION
SUB#161230**

Heriberto Martinez, Planner II, introduced the next item as follows:

Melden & Hunt Inc, representing Shavi Mahtani, is requesting preliminary plat approval of the proposed Tex Mex Landing Subdivision. The property is legally described as a being a resubdivision of 3.151 acres out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North Sugar Road. The property is currently zoned High Density Multi-Family Residential District (R-4). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west and Mobile Home District (R-MH) to the east. The property is designated for commercial and single family residential use in the Land Use Plan. Property proposed use: Apartment complex. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Tex Mex Landing Subdivision subject to the following conditions:

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

1. Project engineer to verify gaps between property line and N. Sugar Road R.O.W.
2. Need street lighting layout details.
3. Driveway approach to be to city standards.

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".
2. Easements within property need to be relocated along the property line.
- 3.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

2. Label water DR18.
3. Need additional 8" valves approximately 300 ft. apart and close to the bends if possible.
4. Need concrete collars around valves as per City of Pharr standards manual.
5. Need to loop water to W. Owassa Road.
6. Need to provide details for water services.
7. No 4-inch water service will be allowed, need to be a 2-inch water service.
8. No 4-inch water meter will be allowed.
9. Water line needs to be in grassy area
10. Follow City of Pharr construction standards manual.

SEWER:

1. Lift station needs to be upgraded.
2. Sewer service will only go up to property line, inside will be private.
3. Sewer services needs to be SDR26.
4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. All detention areas to be interconnected.
2. Need interior drainage plan for entire site.
3. Need City of Pharr discharge permit from public works.
4. Need approved drainage report.
5. Adjust "C" values on drainage report for concrete drives and walks to 0.9 and for roofs to 0.95.

OTHER:

1. Adjust total acreage accordingly in metes and bounds need to match with plat layout verify.
2. Provide location description for plat note #4.
3. Owners to maintain detention/retention areas. (Add to plat notes)
4. Need to combine plat notes # 6 & 7.
5. Remove plat note #14.
6. Recommend T.I.A. to be done.
7. Add plat note, owner's to maintain R.O.W. and perimeter of subdivision
8. Need SWPPP (small site notice).
9. Owner's dedication to change to private.
10. Plat note #12 add "West" before N. Sugar Rd.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked to address the applicant. An individual approached the podium and introduced himself as Mario Reyna with Melden and Hunt Inc. Mr. Madrigal thanked Mr. Reyna for submitting a nice site plan.

There being no further discussion Luis Madrigal **moved** to approve the preliminary plat approval of the proposed Tex Mex Landing Subdivision. Tom Greuner second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed Tex Mex Landing Subdivision.

MELDEN & HUNT INC
REP. MANUEL MENDEZ, PRESIDENT
M AND R COMMODITIES, INC

IDEA NORTH PHARR SUBDIVISION
SUB#161231

Heriberto Martinez, Planner II, introduced the next item as follows:

Melden & Hunt Inc, representing Manuel Mendez, President of M and R Commodities, Inc. a Texas Corporation, is requesting preliminary plat approval of the proposed Idea North Pharr Subdivision. The property is legally described as being a resubdivision of 22.073 acres out of Lots 79 and 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Owassa Road. The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are City limits to the north, Agricultural and/or Open Space District (A-O) and Single Family Residential District (R-1) to the south, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the west and Mobile Home District (R-MH) and City limits to the east. The property is designated for industrial use in the Land Use Plan. Property proposed use: Idea School Campus. Variance: None requested. Development Services recommends preliminary plat approval of the proposed Idea North Pharr Subdivision subject to the following conditions:

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

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

EASEMENTS:

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

- SIDEWALK:
ADA:**
1. In compliance.
- FIRE
PROTECTION:**
1. See attach comments.
- WATER:**
1. Water belongs to North Alamo Water Supply Corporation (N.A.W.S.C).
 2. City of Pharr will not sign any agreements for N.A.W.S.C.
- SEWER:**
1. Pipe needs to be SDR26.
 2. May not be able to connect to the Woodcrest subdivision sewer line.
 3. Details need to be printed again.
 4. Rehab the well and two (2) new pumps for the lift station.
 5. Follow City of Pharr construction standards manual.
- DRAINAGE:**
1. Need approved drainage report (detention not retention) and match drainage directive figures on plan notes.
 2. Plat note #4, needs figures need to compete drainage directive.
 3. Drainage plan to include internal street runoff collection and be all onsite detention.
 4. If discharging to ditch on east, must provide ultimate outfall for entire ditch. Only 1 outfall permitted.
 5. Regrade bar ditch.
 6. Suggest relocating detention pond from "AH" flood zone.
 7. Perimeter fence will be needed around detention areas 3 ft. or deeper. (provide as a plat note)
- OTHER:**
1. Need S.W.P.P.P. with C.N.O.I. filed.
 2. Include retention after detention for plat note#10.
 3. For general note #1, remove "mostly in" and "partially in".
 4. Community panel number and map revised date are incorrect in general note #1.
 5. On location map correct city limit line.
 6. Update the subdivision on Steel Horse Industrial Park and on metes and bounds.
 7. Verify acreage on lot and metes and bounds.
 8. Extra dimensions on east Owassa road verify.
 9. Call outs to be legible.
 10. Plat note #4, provide figures.
 11. Project engineer to sign plat.
 12. Shall follow T.I.A. recommendations and City staff.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner asked the applicant if the 22 acres was for the whole school. Mario Reyna advised that it would include a parking area, one large building and two soccer/sports fields.

There being no further discussion Tom Gruener **moved** to approve the preliminary plat approval of the proposed Idea North Pharr Subdivision. Luis Madrigal second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed Idea North Pharr Subdivision.

**QUINTANILLA, HEADLEY
AND ASSOCIATES, INC.
REP. NOVUS POLARIS, INC.**

**CAPE SUBDIVISION
SUB#161232**

Heriberto Martinez, Planner II introduced the next item as follows:

Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting preliminary plat approval of the proposed Cape Subdivision. The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3108 North Sugar Road. The property is currently zoned Heavy Commercial District (H-C). The adjacent zonings are Single-Family Residential District (R-1) to the north, General Business District (C) to the west, Residential Mobile Home District (R-MH) to the east and Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to the south. The property is designated industrial use in the Land Use Plan. Property proposed use: Warehouse for construction material for business. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Cape Subdivision subject to the following conditions:

- | | |
|--|---|
| STREETS,
PAVING
AND R.O.W.: | 1) Consider all aforementioned standards manual guidelines/notes. |
| | 2) Need S.W.P.P.P. with CNOI (depending on area disturbed). |
| | 3) Need street light detail/plans. |

EASEMENTS: 1) Easements shall be 15' and read "Exclusive easement to City of Pharr".

**SIDEWALK:
ADA:** 1) In Compliance.

**FIRE
PROTECTION:** 1) See attach comments.

WATER:

- 1) Bore to tie in to existing 12' on west side of North Sugar Road.
- 2) As per City of Pharr Standards Manual pipes shall be DR18.
- 3) Curb stop and corporation cock shall be brass. (Use City of Pharr Standards Manual)
- 4) A 12' gate valve will be required every 300' for fire hydrants.
- 5) A valve will be required at every crossing.

SEWER: 1) In compliance.

DRAINAGE:

- 1) Need approved Drainage Report.
- 2) If outfall to ditch, need discharge permit from HCDD#1.
- 3) All detention area to be interconnected.
- 4) Show calculations for "C" values in drainage report.

OTHER:

- 1) Label scale correctly, should read 1"=100'
- 2) Plat note #10, need to add "West" to Sioux Road and "North" to Sugar Road.
- 3) Need to call out P.O.B. on meets and bounds.
- 4) Need to add bearings and distance along the south side of property line.
- 5) Plat note #14, should read detention/retention.
- 6) Add acreage to lot.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner asked to speak with the engineer. An individual approached the podium and introduced himself as Alfonso Quintanilla, project engineer. Mr. Greuner asked about the trees missing from the site plan. Mr. Quintanilla stated that they were in the second process which is the subdivision process. He stated that he was aware of the ordinance for trees and they would have to ad by it.

Melanie Cano advised that would get addressed at the building permit stage and it indicates as per City of Pharr Landscaping Ordinance. Porfirio Rodriguez asked about the drainage ditch and if contaminating materials would be running through. Mr. Quintanilla advised that there would no hazardous materials on site. Luis Madrigal asked if they were planning to put a buffer on the north of the property. Mr. Quintanilla advised what was required by codes, they would add by it.

There being no further discussion Rafael Munguia **moved** to approve the preliminary plat approval of the proposed Cape Subdivision. Luis Madrigal second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed Cape Subdivision.

**JAVIER HINOJOSA ENGINEERING
REP. ZARAGOZA HINOJOSA JR.**

**MASTER SUBDIVISION
PLAT HRES-CK SUBDIVISION
SUB#170102**

Heriberto Martinez introduced the final item as follows:

Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision. The property is legally described as a tract of land containing 19.36 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue. The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north and Single Family Residential District (R-1) to the south, General Business District (C) and Single Family Residential District (R-1) to the west and City limits to the east. The property is designated for commercial and single family residential use in the Land Use Plan. Property proposed use: Lot 1, Circle K convenient store. Lot 2 undecided. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision subject to the following conditions:

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

1. Provide 5' additional R.O.W. north Juniper Avenue.
2. Provide a 30'x30' corner clip for Lot 1, at E. Ferguson and N. Veterans Blvd.
3. Provide a 15'x15' corner clip for Lot 2, northwest.

4. Recommend T.I.A.
5. Need driveway permit from TxDot.

EASEMENTS:

1. All public utilities shall read "Exclusive easement to City of Pharr".
2. Add a 15' Exclusive easement for Lot 2 and Lot 1 along E. Ferguson Avenue.
3. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Need to replace waterline if it's an AC, need to upgrade to a 12" PVC.
2. 12" waterline to stop at the northwest corner of Lot 1.
3. Show the correct waterline size along N. Veterans Blvd.
4. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer line to be exposed by public utilities to verify the depth of flow line.
2. Connect to existing sewer line, sewer line needs to be SDR26.
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Did not identified site on FEMA FIRM, provide.
3. Need discharge permit from TxDot.
4. Need SWPPP with NOI.
5. Show calculations for "C" values in drainage report.

OTHER:

1. Project engineer to verify lift station paper work if fee simple or by easement.
2. Plat notes 4 and 16 need to combine.
3. Remove the additional bearings on the metes & bounds.

Mr. Martinez advised that this item will go before the City Commission meeting on February 20, 2017 at 5:00 p.m.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no further discussion Luis Madrigal **moved** to approve the preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision. Rafael Munguia second the motion and when put to a vote it polled as follows

D. Wylie: Absent	C. Ramirez: Approved
T. Greuner: Approved	R. Munguia: Approved
R. Robles: Approved	L. Madrigal: Approved
A. Castro: Absent	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision.

ANNOUCEMENTS: NONE.

ABSENTEE REPORT: Alexandra Esparza announced Danny Wylie and Andy Castro were the absentees. Luis Madrigal **moved** to excuse the absentees.

ADJOURNMENT: There being no further business, Charlie Ramirez announced the meeting adjourned and by unanimous consent, the Planning and Zoning meeting adjourned at 7:14 p.m.

ATTEST:

Charlie Ramirez, Vice Chairman

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT-TELECOMMUNICATION
TOWER FILE NO. CUP#170106 (VERIZON WIRELESS)

GENERAL INFORMATION:

APPLICANT: Vincent Gerard & Associates, representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being 0.013 acres, more or less, out of Lot 6, 3100 Sugar Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 802 West Mozelle Avenue.

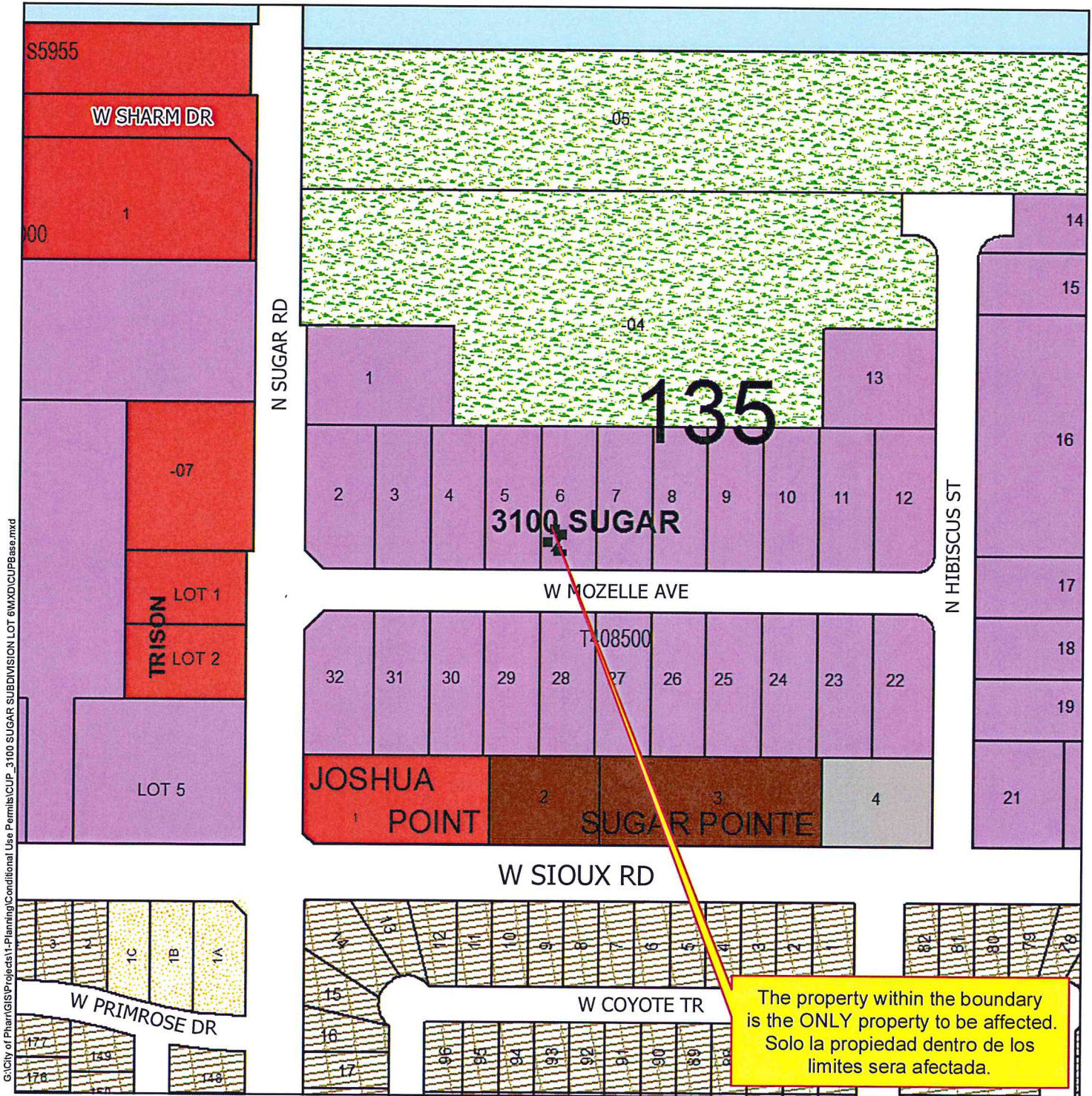
ZONING: The property is currently zoned Heavy Commercial District (H-C). The property to the north is zoned Agricultural and/or Open Space District (A-O) and the property to the south, west and east is zoned Heavy Commercial District (H-C). The property is zoned for industrial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The telecommunications tower must comply with all setback and height requirements.
6. 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 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.

NOTE: This item will go before the City Commission Meeting of **March 06, 2017 at 5:00 p.m.**



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



Proposed Conditional Use Permit
 3100 Sugar Subdivision Lot 6
 Verizon c/o Vincent G Huebinger/ Antonio Lerma



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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 200 feet



Date: 2/7/2017



VINCENT GERARD & ASSOCIATES, INC.

Mr. Roland Gomez
Senior Planner, City of Pharr
118 S Cage Blvd. 1st Floor
Pharr Texas 78577

January 27, 2017

**RE: Conditional Use Permit for Verizon Wireless - Proposed 80' monopole, 802 Mozelle Avenue
Pharr Texas "Life of Use".**

Mr. Gomez:

We respectfully request your review and approval of a proposed telecommunications facility at the above address. The site complies with Section 1.49 of the Pharr Zoning code for setbacks, location and height of the proposed facility.

The Radio Frequency Engineers at Verizon have determined that their adjacent sites within the community of Pharr have reached maximum capacity for data, speed and downloads. They have informed us that if this should continue without a new site, slow throughput speeds, blocked calls and dropped calls would be likely to occur in this location. This site is strategically located between 3 existing sites for capacity coverage and offloading incoming volume and traffic on those existing sites for Verizon customers. RF has furnished us maps that are included in this application. Those delineate the capacity volume problem occurring within the Verizon network. All of this data and information is propriety due to the competitive nature of this industry. We ask for your discretion.

After numerous weeks of research and search ring visits, we were not able to find a usable vertical structure in the immediate area to collocate our facilities that alleviates the capacity problems. A colocation would be our preference, unfortunately no existing towers or structure were available. We are available for meetings or calls to discuss any issues or questions with your staff. Included within this application are the following;

- 1) Signed application,
- 2) Owners Authorization & Verizon Authorization,
- 3) Property Owners Deed & Tax information,
- 4) E-911 addressing letter,
- 5) Legal description and survey of the property and lease, metes and bounds,
- 6) Redacted Lease agreement with owner,
- 7) CUP Site plan with existing & proposed improvements, heights, wall, landscaping and access (10 copies),
- 8) Radio Frequency Maps and grahics &
- 9) Life of Use Fee \$250.00.

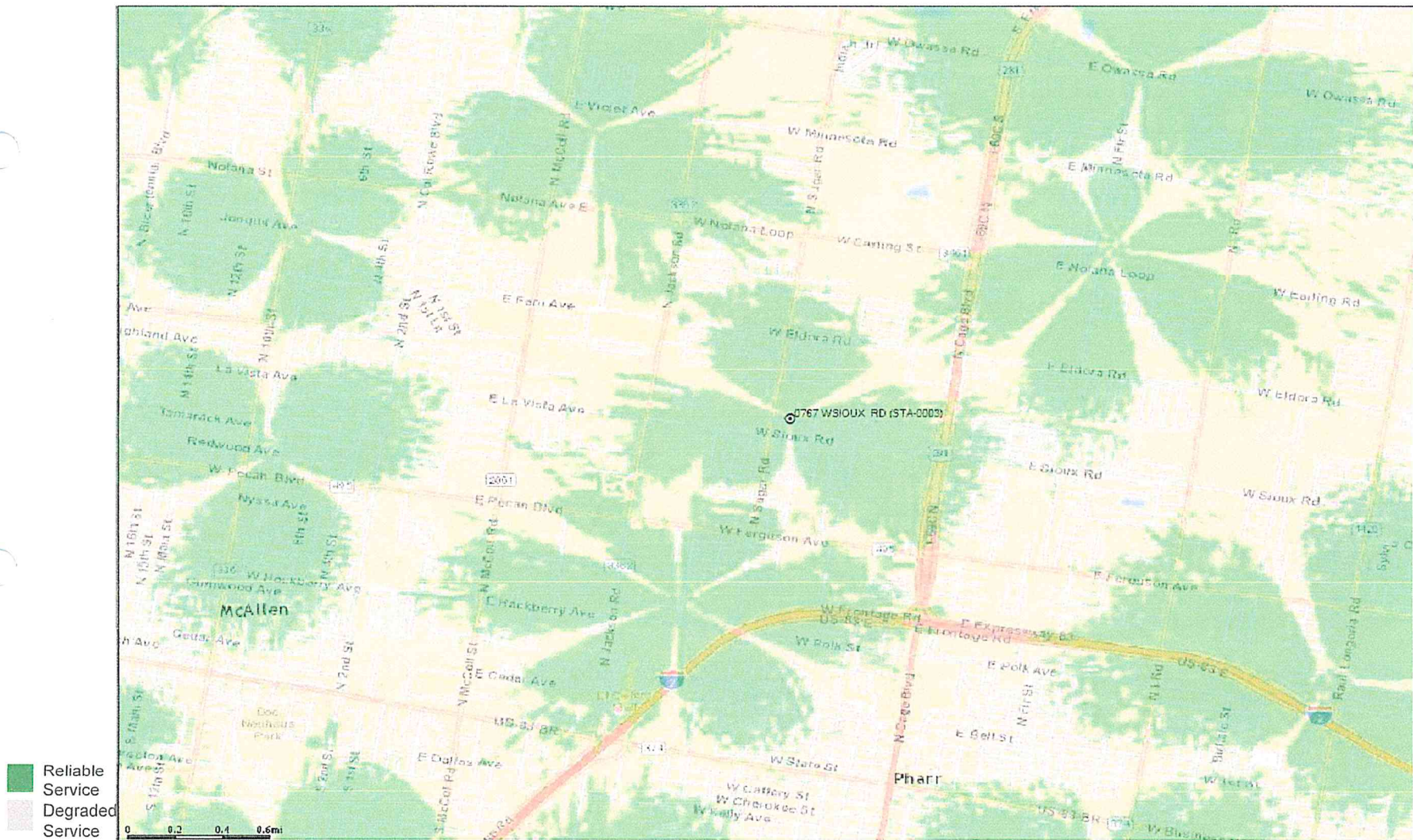
If you need any additional information, please contact us as soon as possible. We will be presenting this case to your P&Z and City Council.

Sincerely,

Vincent G. Huebinger

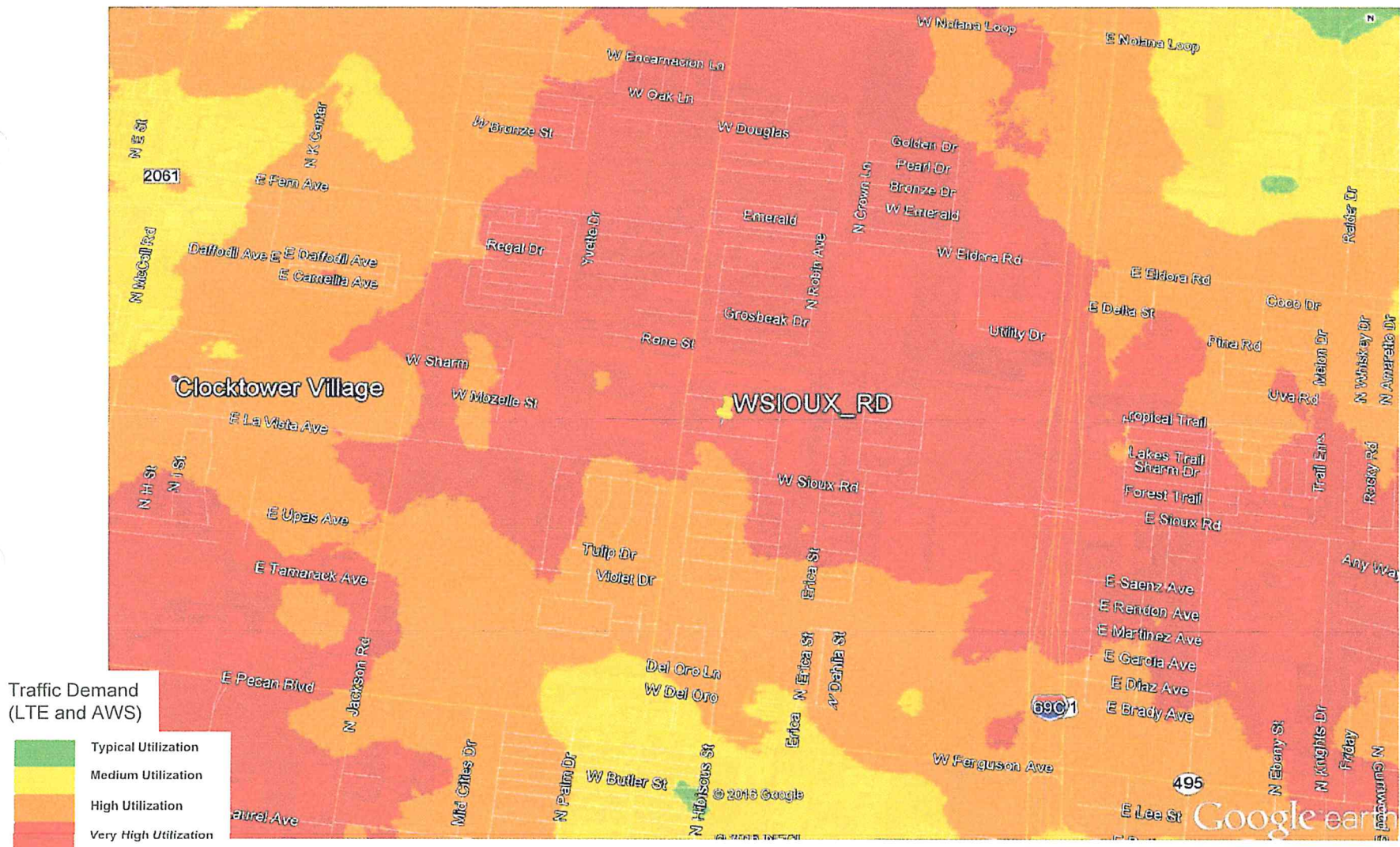


WSIOUX_RD QUALITY AFTER



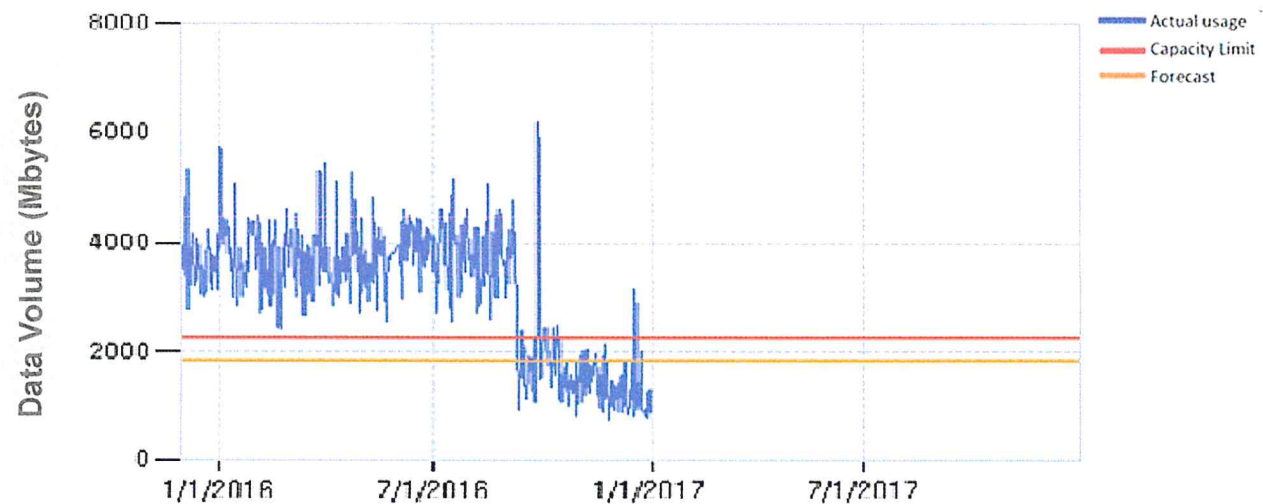
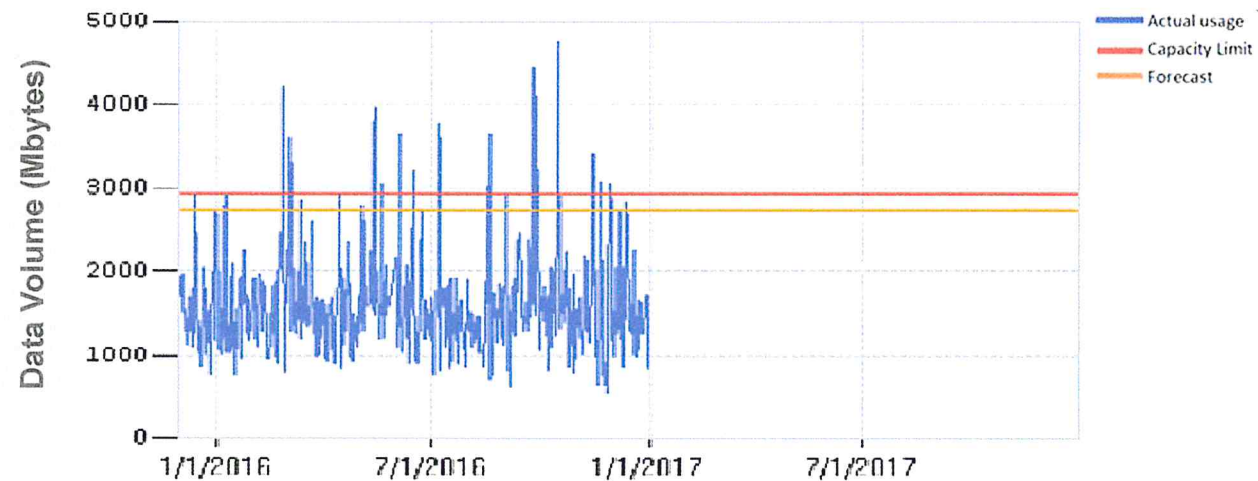


WSIOUX_RD QUALITY AFTER





WSIOUX RD Neighbor site's Data Volume







STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 27, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#170107

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: January 27, 2017

1. Applicant:

Alejandro R. Martinez, owner.

2. Requested Action:

Re-zoning request from a Single-Family Residential District (R-1) to Two-Family Residential District (R-2).

3. Nature / Intent of Request:

In order to use the existing building on said property as a duplex.

4. Routing to Staff:

A. Melanie Cano, Director



Initials



Date

☐ Approval ☒ Denial

B. Planning Staff
Recommendations



Initials

2-24-17

Date

☐ Approval ☒ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: FEBRUARY 27, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From a Single-Family Residential District (R-1) to a Two-Family Residential District (R-2): Being all of Lot 3, Block 2, Ellers Re-Subdivision of Block 2, Palm Terrace Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1204 South Cage Boulevard.

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

Alejandro R. Martinez is requesting a change of zone from Single-Family Residential District (R-1) to Two-Family Residential District (R-2). The subject site is located on the west side of South Cage Boulevard and the physical address is 1204 South Cage Boulevard. The property is legally described as being all of Lot 3, Block 2, Ellers Re-Subdivision of Block 2, Palm Terrace Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which has a frontage of 79.2 feet along South Cage Boulevard and has a depth of 125 feet. South Cage Boulevard is a 120'-150' principal arterial which runs north and south with a posted speed limit of 40 to 55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The property to the north, south and west is zoned Single-Family Residential District (R-1) and the property to the east is zoned Office Professional District (O-P). This area is generally designated for single-family residential use in the Land Use Plan.

The property to the north, south and west was rezoned to Single-Family Residential District (R-1) and the property to the east was rezoned to Office Professional District (O-P) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On August 02, 1988 the properties to the east were denied a rezoning request to change to Medium-Density Multi-family Residential District (R-3). On July 23, 1991, Lot 2 was denied a rezoning request to change to General Business District (C) and on February 17, 2005 the City Council approved the request to change Lot 24 to General Business District (C).

The owner of the property is requesting a change of zone to a Two-Family Residential District (R-2) in order to remodel the existing house on said property so that it may be used as a duplex.

The Two-Family Residential District is established to provide adequate space and site diversification for medium-density, duplex-type residential development with two dwelling units per lot. Duplex developments should be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic or from pollution and or environmental hazards.

Sixteen (16) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One (1) person came in and one (1) person signed up to speak at the public hearing in opposition of the item.

Development Services is recommending **denial** of the proposed change of zone due to the property not being in line with the Future Land Use Plan and not being compatible with the surrounding land uses. If approved, a building permit and certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances, City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 06, 2017** at **5:00 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.**

P:\Admin\COZ\PALM TERRACE BLK 2 LOT 3_A MARTINEZ_R1 TO R2_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Alejandro R. Martinez

APPLICANT

1204 South Cage Boulevard

ADDRESS

Single-Family Residential District (R-1)

CURRENT ZONE

Two-Family Residential District (R-2)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

The property is not in line with the Future Land Use Plan.

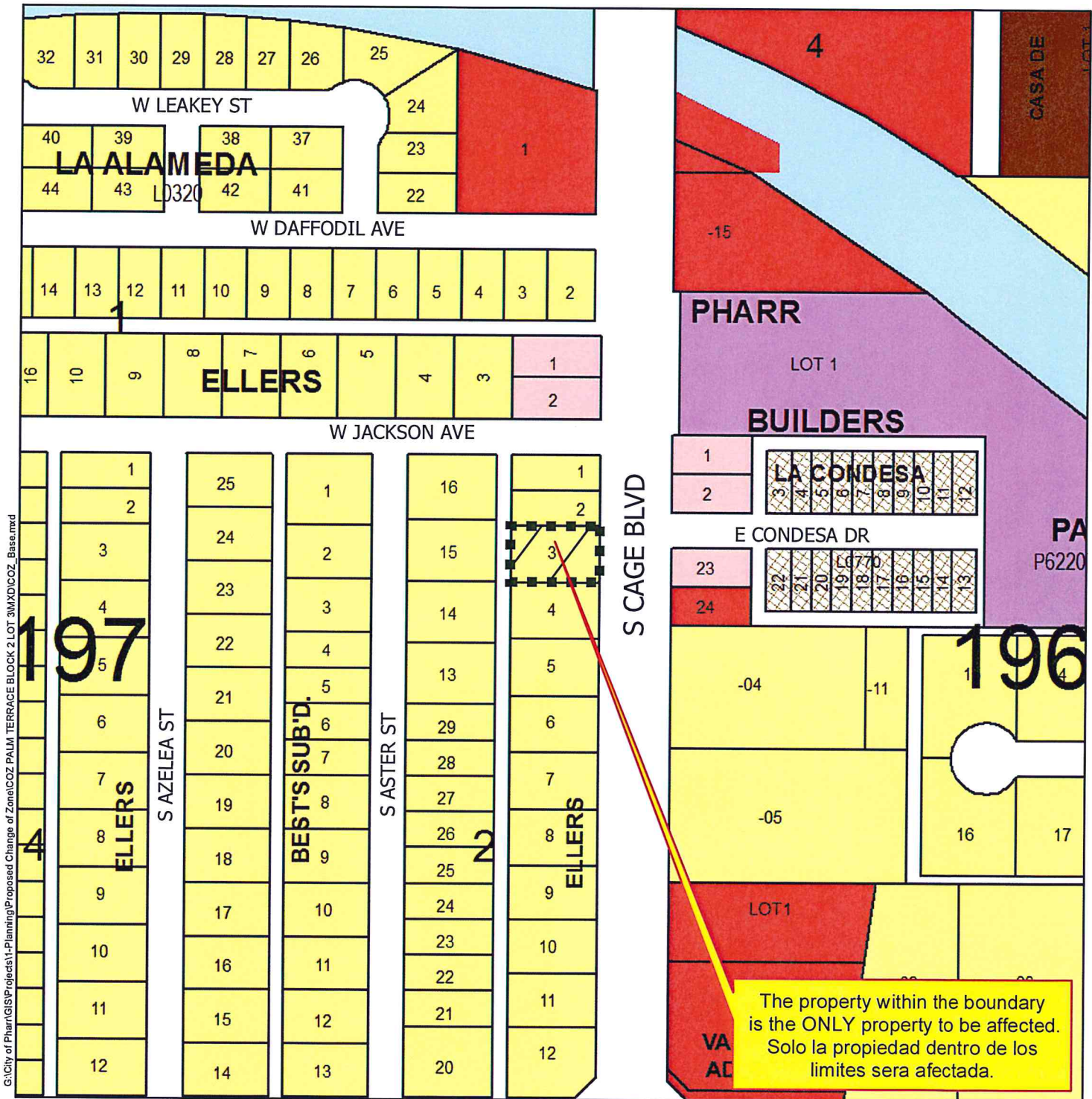
Della Robles, Planner I

PREPARED BY

February 22, 2017

DATE

Proposed Change of Zone
Palm Terrace Block 2 Lot 3
Alejandro R Martinez/ Alejandro R Martinez



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet



Date: 2/6/2017

Proposed Change of Zone
Palm Terrace Block 2 Lot 3
Alejandro R Martinez/ Alejandro R Martinez



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

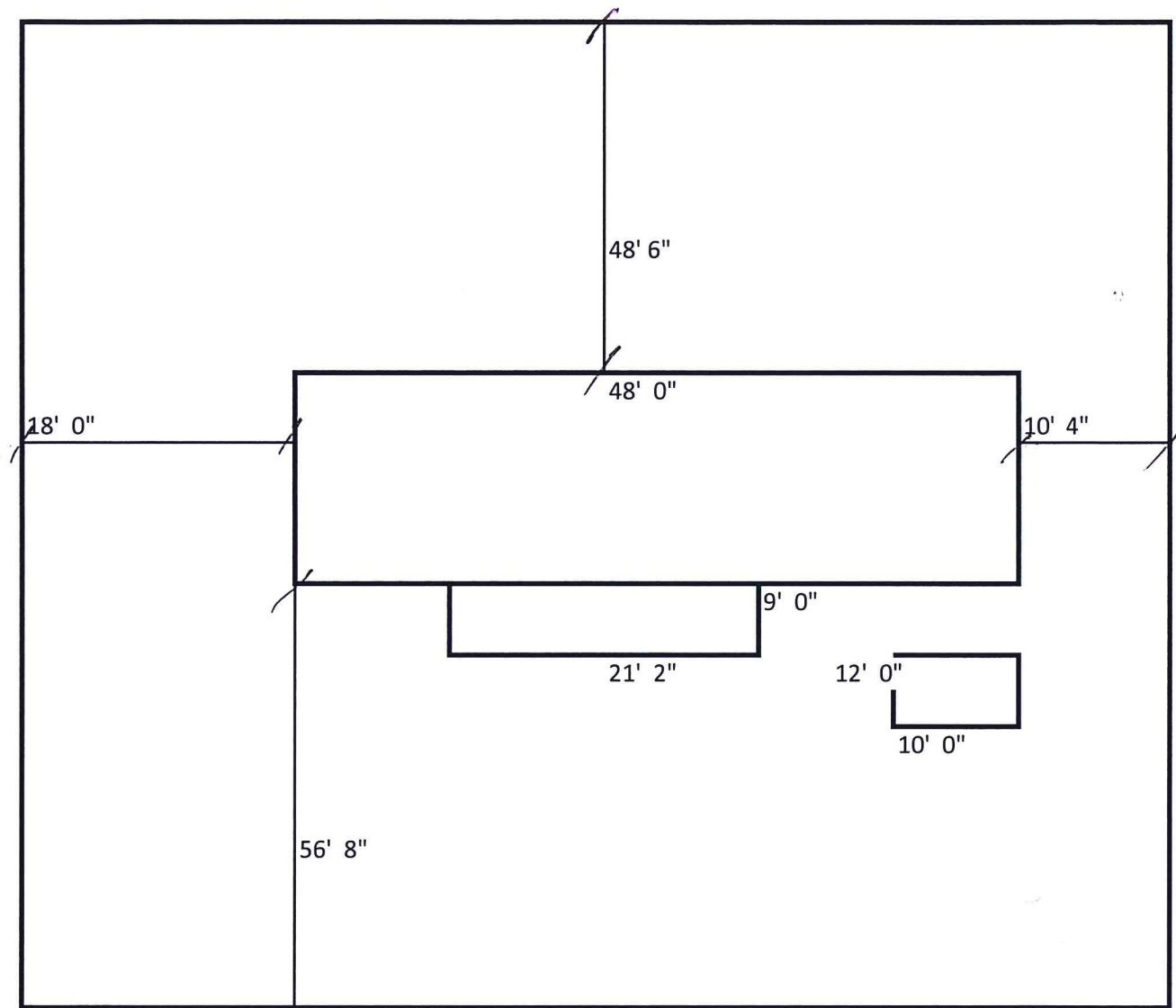


Date: 2/6/2017

1204 S. Cage Blvd

Palm Terrace Subdivision

Block 2 Lot 3



A L L E Y





MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION – (NOTARY PUBLIC OFFICE) FILE NO. CUP#170108
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GENERAL INFORMATION:

APPLICANT: Leticia Salinas has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Notary Public Office) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 11, Villa España Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1600 West Calle España.

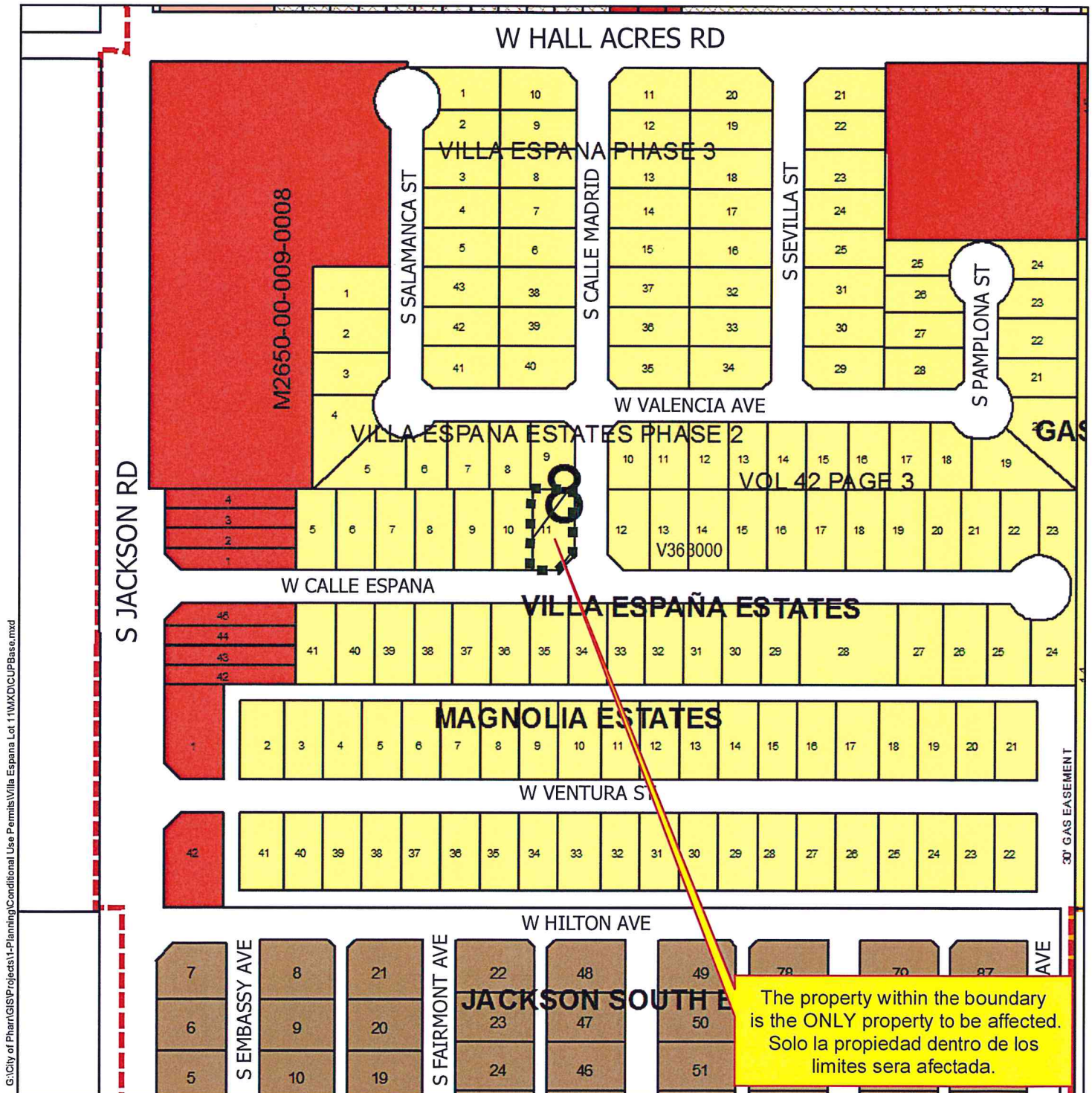
ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, west and east. This area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fifty-four (54) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

PLANNING STAFF RECOMMENDATIONS: Development Services is recommending approval of the request for a Conditional Use Permit to allow a home occupation (Notary Public Office) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements, listed below; any violation of City Ordinance will terminate this Conditional Use Permit;
2. The area used in conducting the home occupation will be clearly secondary to the home use;
3. Only one (1) non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
5. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal thirty (30) days before its expiration date;
8. Garages, carports or accessory buildings, shall not be used for home occupation other than for the storage of an automobile;
9. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
10. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation thereon;
11. No more than one (1) home occupation shall be permitted within any single dwelling;
12. The following shall be considered as grounds for revocation of a home occupation Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits for home occupations that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.
13. Applicant shall be in full compliance with all conditions as set forth by Code Compliance, Fire Department, Police Department and/or Health Department.

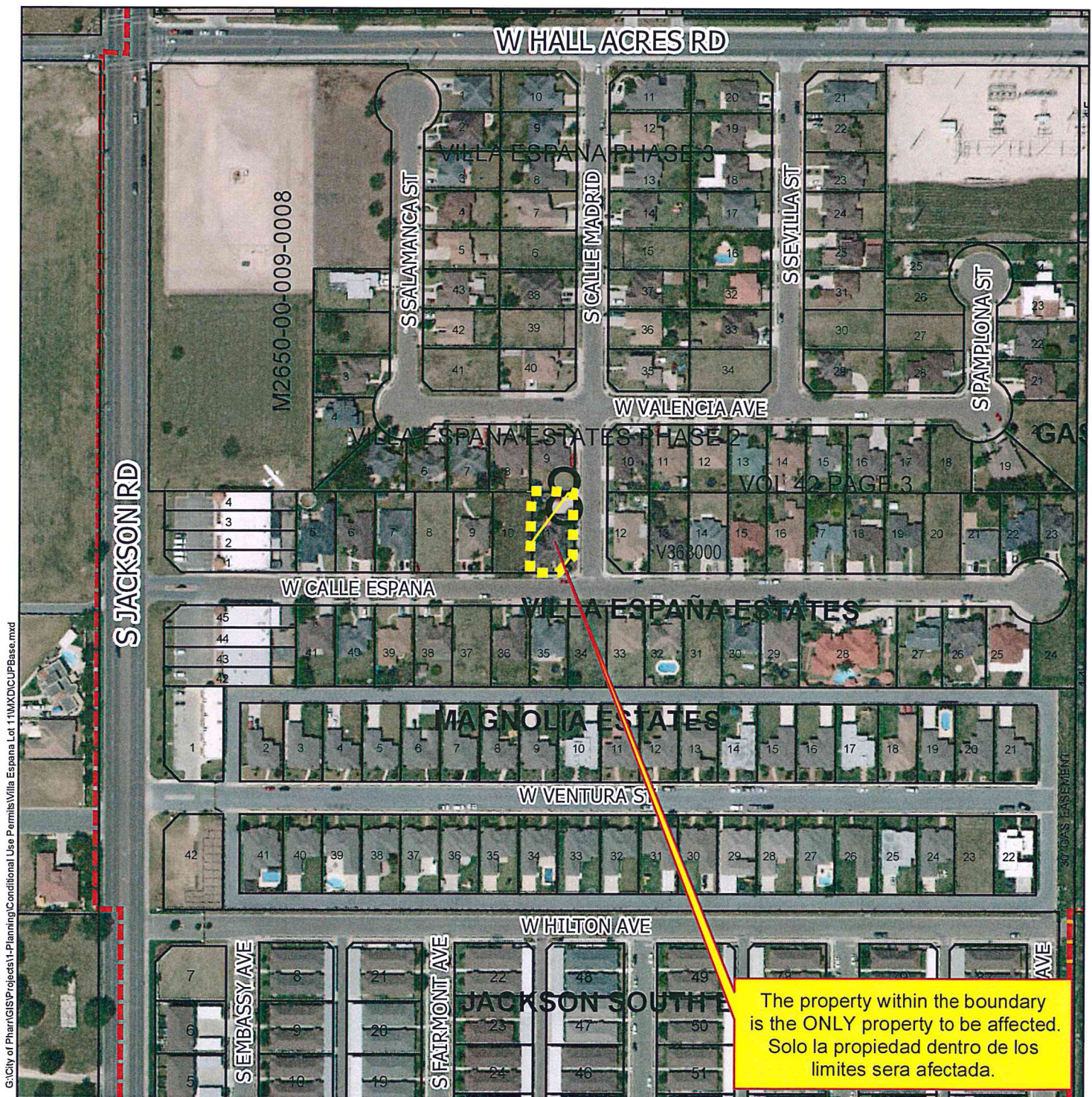
NOTE: This item will go before the City Commission Meeting of **March 06, 2017 at 5:00 p.m.**



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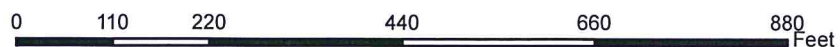
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single 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 | |



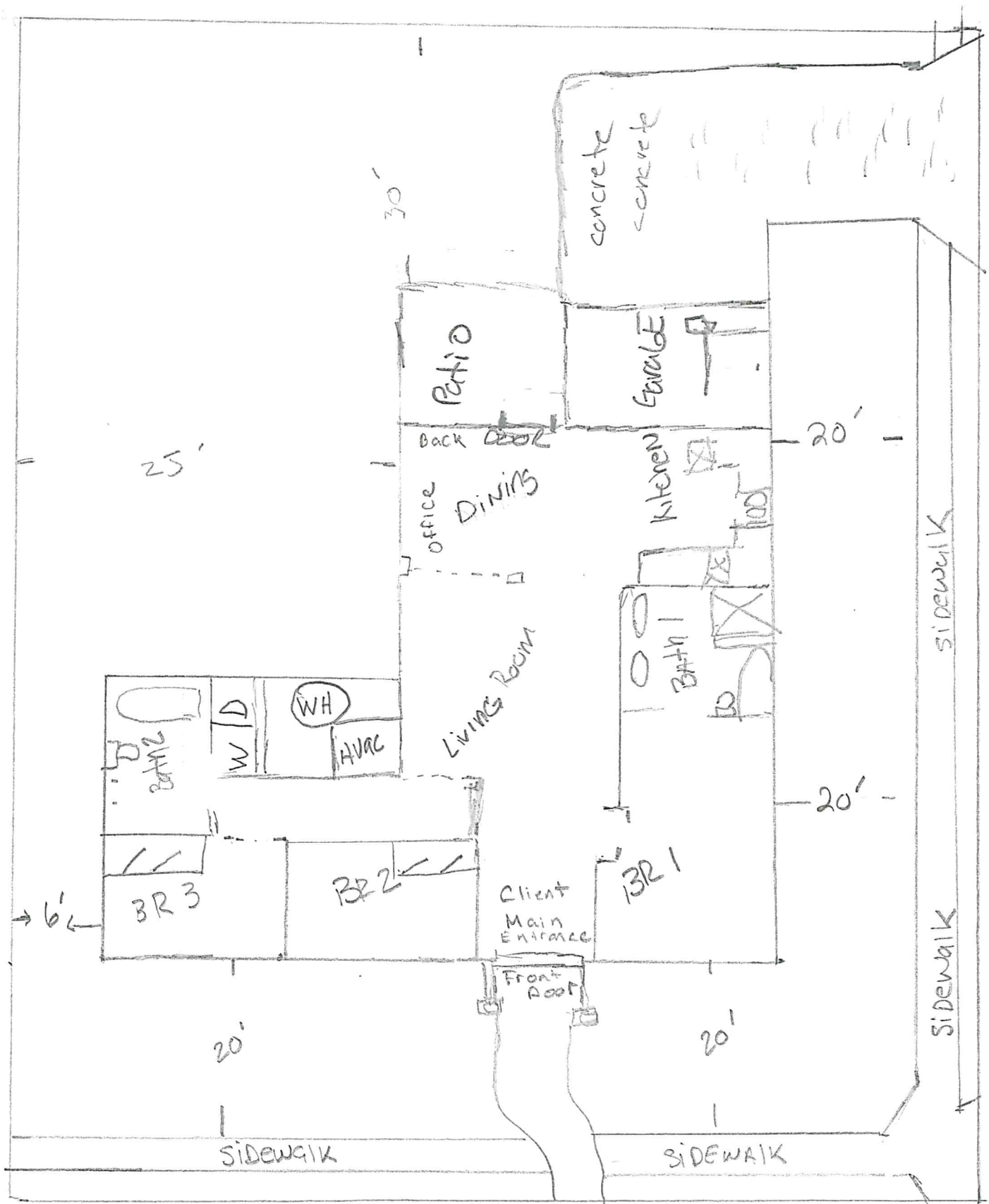


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|--|---|---|--|--|
|  Agricultural Open Space |  High Density Multi-Family |  Government Owned |  Heavy Industrial |  Hidalgo ISD |
|  Single Family |  Mobile Home |  General Business |  Limited Industrial |  Valley View ISD |
|  Single Family Small 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 | |

Scale: 1 inch = 218 feet



Date: 2/1/2017



Calle España

Calle Madrid





MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC – FILE NO. CUP#170109 (CANTINA BAR AND GRILL)

GENERAL INFORMATION:

APPLICANT: Paradise Bar and Grill LLC, dba Cantina Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6905 South Jackson Road.

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

COMMENTS:

CODE COMPLIANCE:	Pending Re-Inspection.
FIRE MARSHAL:	Pending Re-Inspection.

POLICE CHIEF:

Recommends approval of the Conditional Use Permit. (See attached memo)

PLANNING DEPARTMENT:

Recommends approval of the Conditional Use Permit. (See attached memo)

**NOTIFICATION
OF PUBLIC:**

Forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval of the request for a Conditional Use Permit and Late Hours 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.

NOTE: This item will go before the City Commission meeting of **March 06, 2017** at **5:00 p.m.**



Pharr Police Department

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



To: Melanie Cano, Director Development Services

From: Joel Robles, Asst. Chief of Police

Date: 02/23/2017

Re: Conditional use Permit and Late Hours Permit for ABC – File No. CUP#170109 (Cantina Bar & Grill)

Arnoldo Garza Jr. , d/b/a Cantina Bar and Grill, has filed with the Planning and Zoning Commission a request for a Condition Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is more fully described as follows:

- **Legal Description:** Lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 6905 S. Jackson Rd.
- **Contact Number:** 956-616-2896

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

REPLY

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

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

Asst. Chief of Police

A blue ink signature of Joel Robles, written over a horizontal line.

Joel Robles

Office: 956-402-4739

Mobile: 956-878-3233

joel.robles@pd.pharr-tx.gov

MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. CUP#170109 (CANTINA BAR AND GRILL)

Paradise Bar and Grill LLC, dba Cantina Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is more fully described as follows:

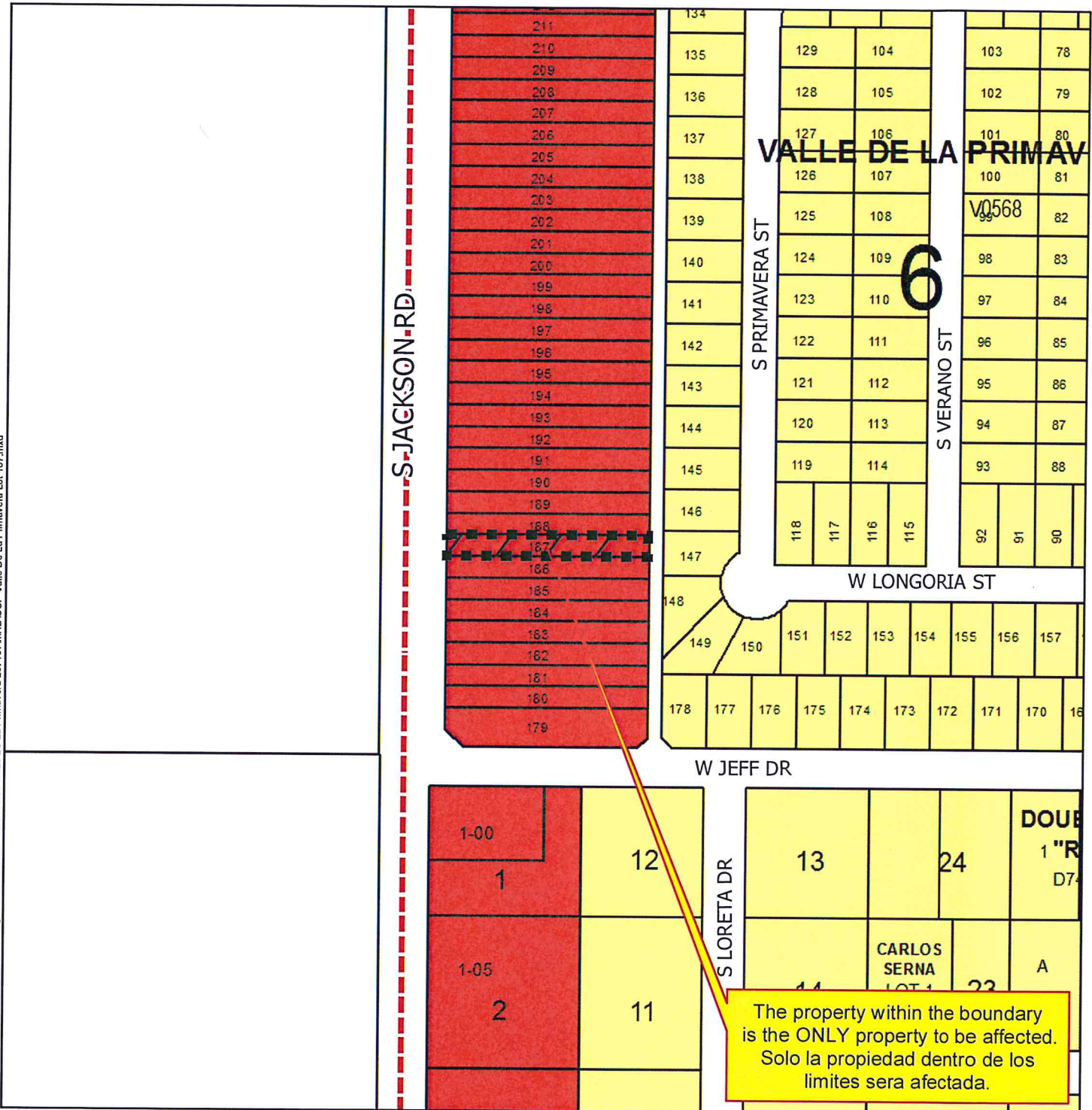
Legal Description: Being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 6905 South Jackson Road.

Development Services is recommending approval of the request for a Conditional Use Permit provided site and applicant being in compliance with all City Ordinances and City Department requirements.



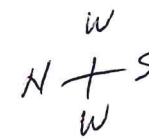
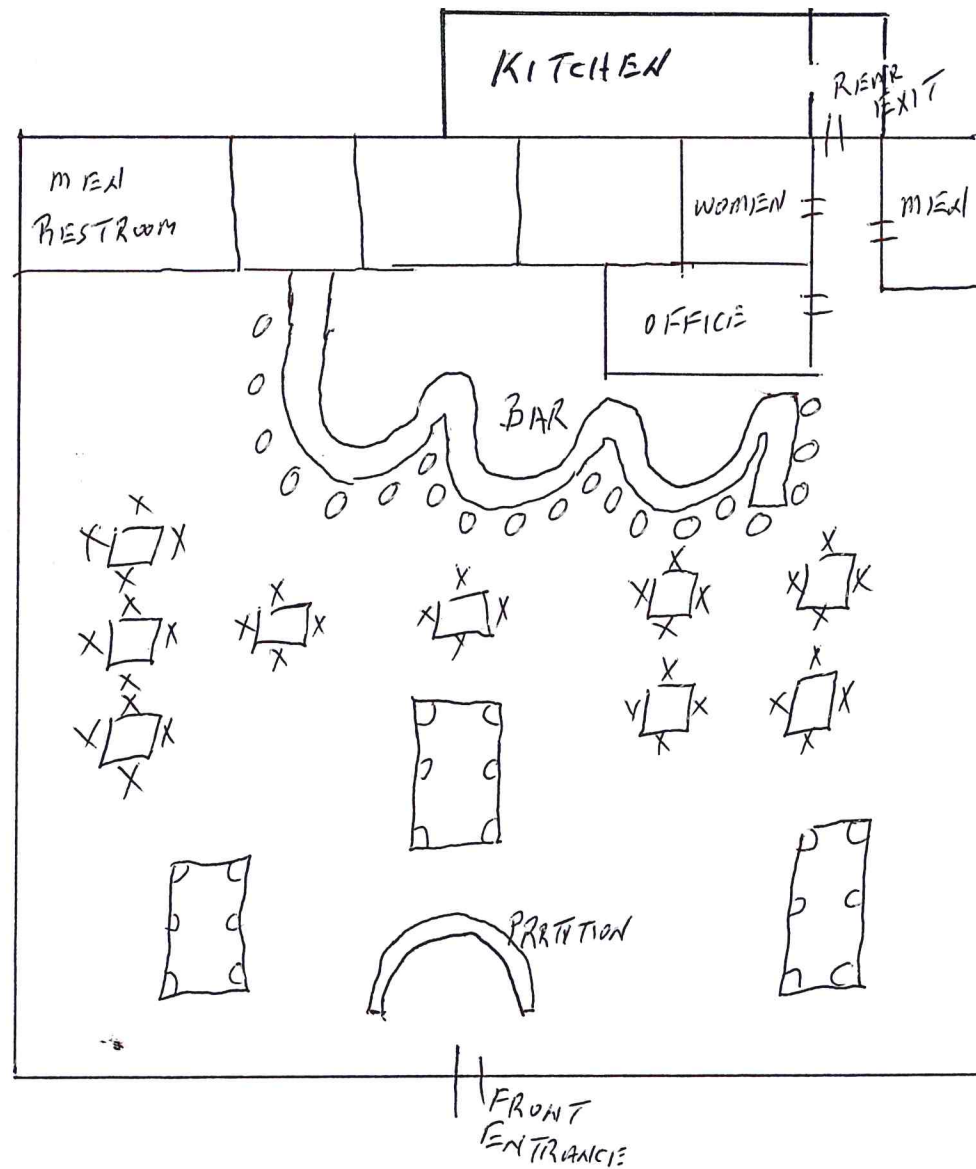
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single 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 | |



CANTINA BAR + GRILL
PARADISE BAR + GRILL, LLC
6905 S JACKSON ROAD



S JACKSON





MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: RGV careers institute.

VARIANCES: None requested.

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

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

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

EASEMENTS:

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

**SIDEWALK:
ADA:**

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

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

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

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



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



Subdivision: April Subdivision

Reviewed By: Jacob Salinas Fire Marshal

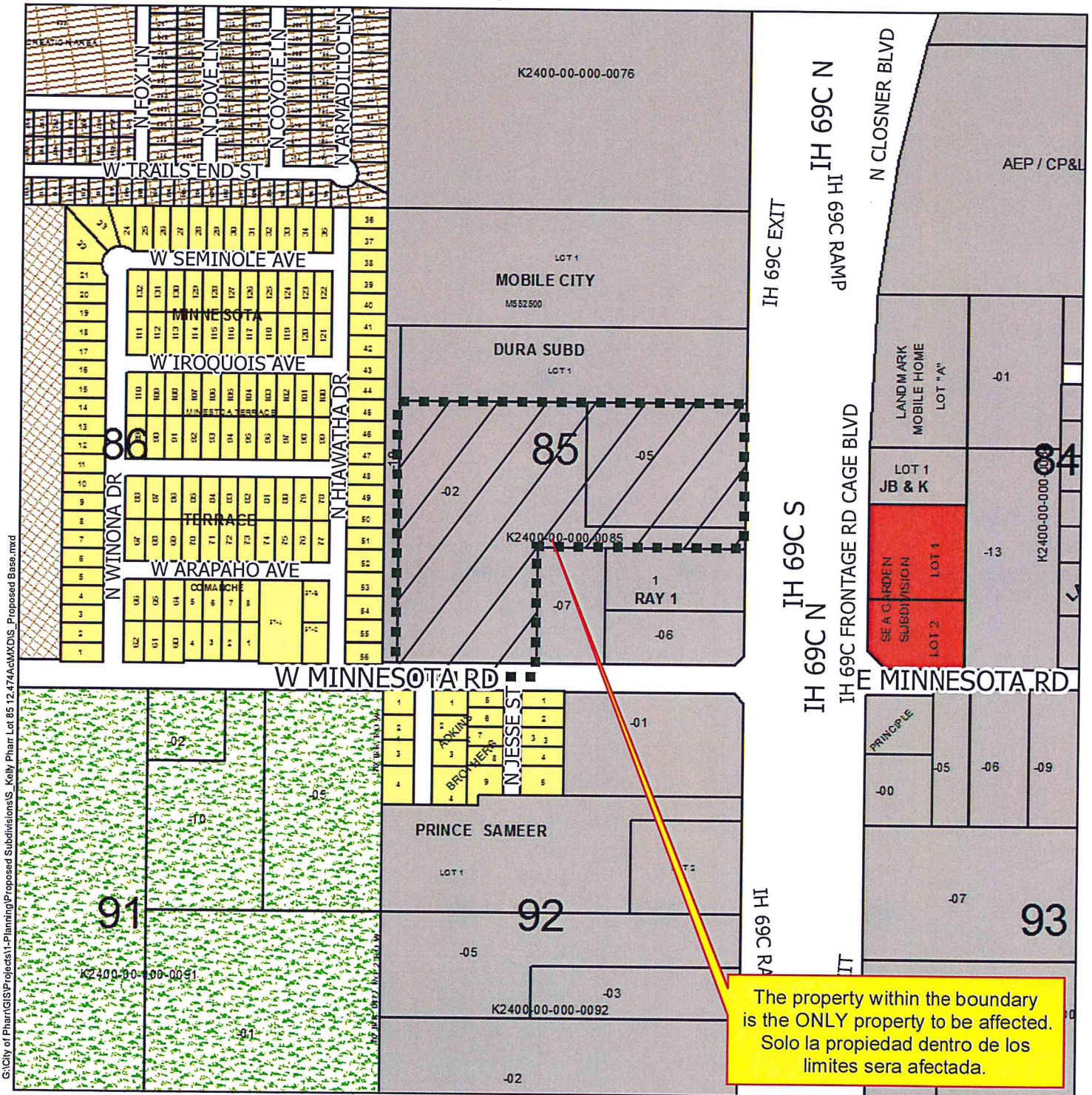
Date: 2/9/17

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

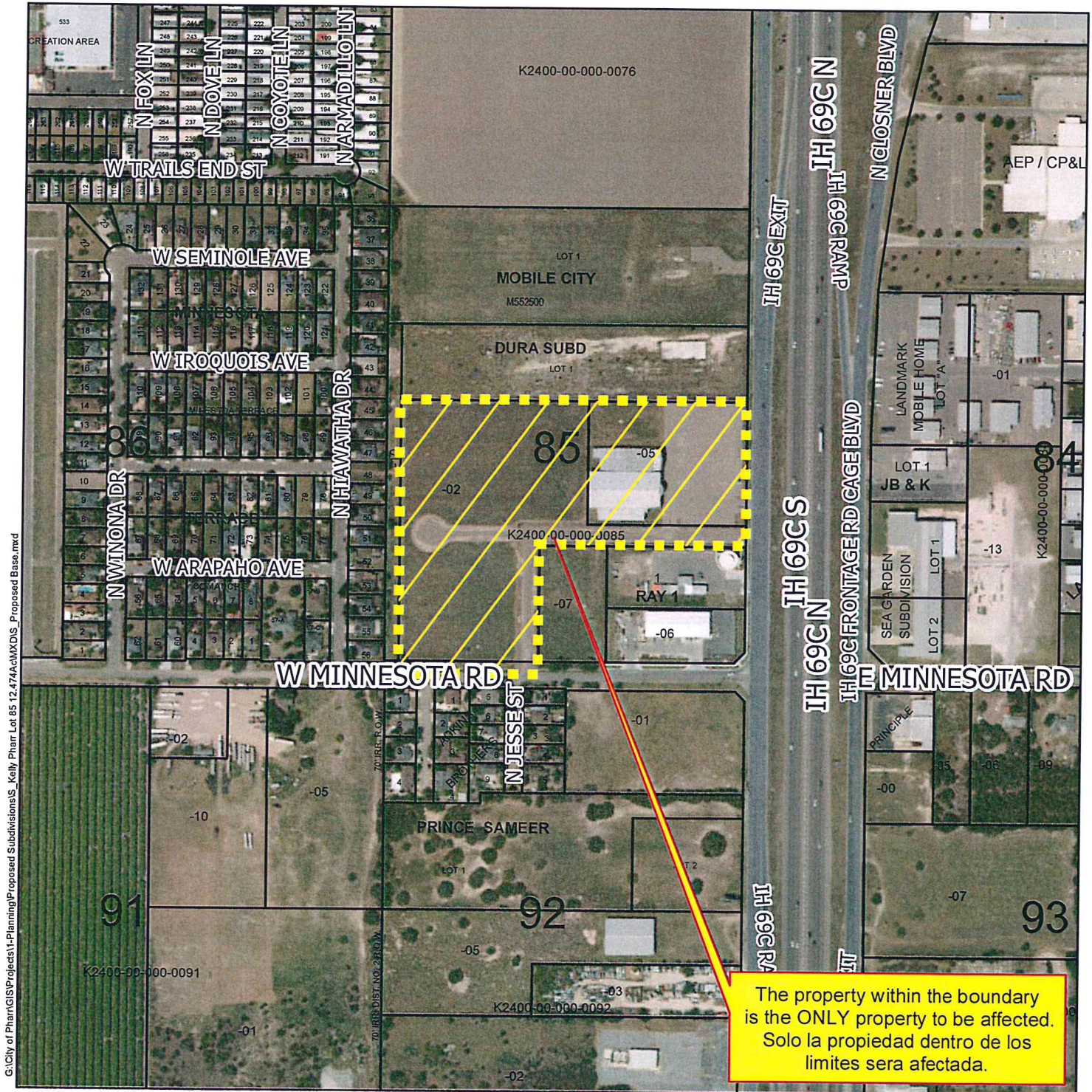
☒ On the proposed 12-inch waterline that would loop back into W Minnesota, additional fire hydrants will be required. Go from the existing fire hydrant found on the south east of the building, go west on the proposed 12-inch waterline and space a fire hydrant every 300 ft until the end of the required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





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





PLAT OF APRL SUBDIVISION

A 12.474 ACRE TRACT OUT OF LOT 85, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS APRL SUBDIVISION DO HEREBY DEDICATE TO THE CITY OF PHARR, AND THOSE WHO MAY NOW OR HEREINAFTER HOLD FRANCHISE UNDER SAID CITY, THE EASEMENTS SHOWN, AND THE USE OF PRIVATE STREETS AND EASEMENTS TO ALL REQUIREMENTS OF THE UTILITIES RESTRICTED TO THE EMPLOYEES OR AGENTS OF SAID CITY, EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

APRL INVESTMENTS LLC DATE
BY: ANNABELLE PALOMO
1201 W. POLK AVE, SUITE G
PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

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

ON UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY
OF _____, 20____

NOTARY PUBLIC

APPROVAL BY THE CITY OF PHARR PLANNING COMMISSION:

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

APPROVED THIS _____ DAY OF _____, 20____

CHAIRPERSON, CITY OF PHARR PLANNING & ZONING COMMISSION

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

AMOROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

CITY CLERK

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

RENE BARRERA, PE # 86862



STATE OF TEXAS
COUNTY OF HIDALGO

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

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571
24593 FM 88
MONTE ALTO, TX 78536

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: APRL INVESTMENTS LLC	1201 W. POLK AVE, STE G	PHARR, TX 78577		
ENGINEER: RENE BARRERA	6316 N. W. BLVD., #A	MCALLEN, TX 78504	361-687-1355	361-693-8501
SURVEYOR: JOSE MARIO GONZALEZ	24593 FM 88	MONTE ALTO, TX 78536	361-300-3154	361-300-3156

HIDALGO COUNTY IRRIGATION DISTRICT #2

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

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

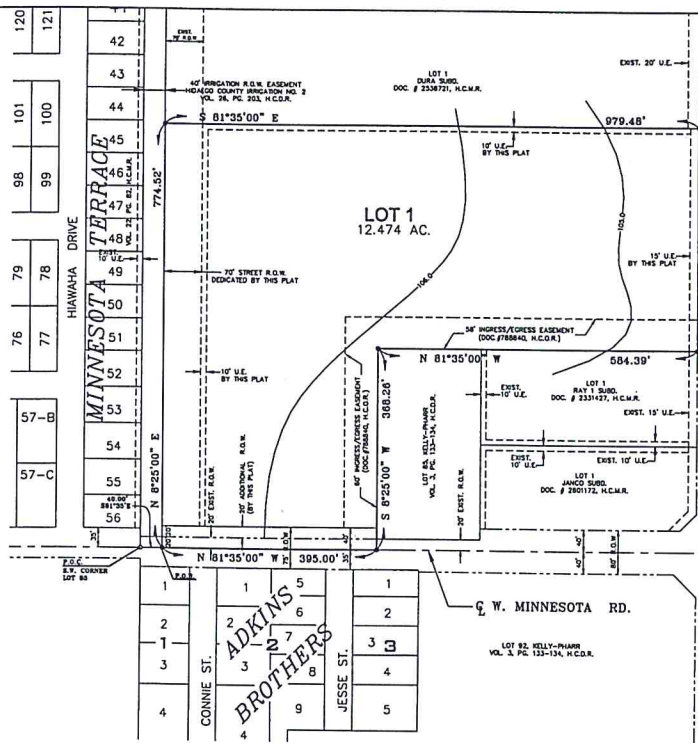
PRESIDENT _____ ATTEST: SECRETARY _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §2.111(6). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

RAUL E. SESIN, P.E., C.F.M.
ENGINEER, MANAUSA

DATE



SCALE: 1"=100'

LEGEND
- DENOTES FOUND 1/2" ROD
- DENOTES FOUND 1/2" MARK
- DENOTES NO MONUMENT
- DENOTES SET 1/2" ROD
U.E. - UTILITY EASEMENT
E.M. - EASEMENT



APRL SUBDIVISION IS LOCATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AT THE CORNER OF U.S. EXPRESSWAY 281 AND W. MINNESOTA ROAD.

PREPARED BY BARRERA ENGINEERING GROUP, INC.
DATE PREPARED: 8/5/18
DATE SURVEYED: _____

GENERAL NOTES:

- THIS SUBDIVISION IS IN ZONE "B", DEFINED AS AREAS SUBJECT TO THE 100-YEAR FLOOD AND 500-YEAR FLOOD; ON CERTAIN SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT AND OR AREAS PROTECTED BY A FLOOD WALL OR ELEVATION OF THE FLOOD WALL, COMMUNITY PANEL NO. 140347 0000 C, EFFECTIVE DATE OCTOBER 18, 1982.
- MINIMUM FINISHED FLOOR ELEVATION IS 18 INCHES ABOVE CURB MEASURED AT FRONT CENTER OF EACH LOT.
- SEWERAGE AS PER CITY OF PHARR ORDINANCE.
- DEVELOPER TO INSTALL A 5 FT. CONCRETE SIDEWALK ALONG EXPRESSWAY 281 AND W. MINNESOTA ROAD AT THE SUBDIVISION CONSTRUCTION. ALL SIDEWALKS ARE REQUIRED TO MEET MINIMUMS AND A.S.A. REQUIREMENTS.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- CITY OF PHARR BEHOLDING, LOCATED ON THE EASTERN U.S. EXPRESSWAY 281, APPROXIMATELY 1/4 MILE SOUTH OF W. MINNESOTA ROAD, PHARR, TEXAS, 78577, ELEVATION 104.31 (M). COORDINATE SYSTEM SOUTH ZONE, ELEVATION 104.31 (M).
- LANDSCAPING AS PER CITY ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM REGISTRATION IS GRANTED.
- EROSION / SEDIMENTATION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT TIDES GUIDELINES.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING REVIEW REQUIREMENT.
- THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS APPROXIMATELY _____ C.F. OF STORM RUNOFF. STORM WATER DETENTION REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY _____ ACRES AND A VOLUME OF APPROXIMATELY _____ C.F. OF WATER SHALL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY. ANALYSTS MAY REVEAL DIFFERENT REQUIREMENT.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLAT UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN REVIEWED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- DETENTION AREAS THAT ARE 3 FT. OR DEEPER WILL REQUIRE FENCE.
- ALL UNDERGROUND FIRE PROTECTION SHALL BE INSTALLED BY LICENSED FIRE SPRINKLER COMPANY.

METES AND BOUNDS DESCRIPTION

A 12.474 ACRE TRACT OUT OF LOT 85, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 85; THENCE, S 81°35'00" E, ALONG THE SOUTH LINE OF SAID LOT 85 AND WITHIN W. MINNESOTA ROAD, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE, N 08°25'00" E, PARALLEL TO THE WEST LINE OF SAID LOT 85, AT 50.00 FEET PASS THE NORTH R.O.W. LINE OF SAID W. MINNESOTA ROAD, A TOTAL DISTANCE OF 774.52 FEET TO AN IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE, S 81°35'00" E, PARALLEL TO THE SOUTH LINE OF SAID LOT 85, A DISTANCE OF 584.39 FEET TO AN IRON ROD FOUND AT THE WEST R.O.W. LINE OF U.S. EXPRESSWAY 281 FRONTAGE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE, S 08°25'00" W, ALONG SAID WEST R.O.W. OF U.S. EXPRESSWAY 281 FRONTAGE ROAD, A DISTANCE OF 408.25 FEET TO AN IRON ROD FOUND FOR AN OUTER CORNER OF THIS TRACT OF LAND;
THENCE, N 81°35'00" W, PARALLEL TO THE SOUTH LINE OF SAID LOT 85, A DISTANCE OF 584.39 FEET TO AN IRON ROD FOUND FOR THE INNER CORNER OF THIS TRACT OF LAND;
THENCE, S 08°25'00" W, PARALLEL TO THE WEST LINE OF SAID LOT 85, AT 348.38 FEET PASS THE NORTH R.O.W. LINE OF W. MINNESOTA ROAD, A TOTAL DISTANCE OF 348.38 FEET TO AN IRON ROD FOUND FOR AN OUTER CORNER OF THIS TRACT OF LAND;
THENCE, N 81°35'00" W, ALONG THE SOUTH LINE OF SAID LOT 85 AND WITHIN W. MINNESOTA ROAD, A DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.474 ACRES OF LAND, MORE OR LESS.



FILED FOR RECORD IN
HIDALGO COUNTY
APRIL 10, 2018
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
PLAT REVIEW BY RENE BARRERA, P.E. No. 86862.
AUG. - 2018



PHARRS
6316 N. W. BLVD., #A
MCALLEN, TEXAS 78504
361-687-1355
361-693-8501 (FAX)



MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: WEST OAK MANOR SUBDIVISION
FILE NO. **SUB#161230**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc, representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Oak Manor Subdivision.

LEGAL DESCRIPTION: The property is legally described as a being a re-subdivision of 31.939 acres out of Lot 87, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North Sugar Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Mobile Home District (R-MH) to the north, Townhouse Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the east, Agricultural and/or Open Space District (A-O) to the south and High Density Multi-Family Residential District (R-4) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed West Oak Manor Subdivision subject to the following conditions:

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

1. Streets to be built to city standards.
2. Need street lighting layout details.
3. Provide 25-foot corner clips R.O.W. required at W. Cheyenne Ave. and W. Iroquois Ave. intersection with N. Sugar Rd

EASEMENTS:

1. Provide 25-foot drainage/ Utility easement "Exclusive to City of Pharr" at the southeast side of property to connect to storm drainage.
2. Need to obtain offsite easement for drainage/utilities and show dimension on plat layout.
3. Need 15' Exclusive easement to City of Pharr on both sides of the street.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. Change note #6, to state 5' sidewalks.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Each water crossing for water service will be 2" with a 4" casing.
2. 1-1" water service to property line per lot.
3. Use polyethylene tubing for water services.
4. Provide 4 additional 8-inch water valves.
5. Meter box needs to be installed with water service and flush with ground.
6. Proposed hydrants will be on the same side with proposed water line.
7. Loop water line to 12-inch water line so subdivision on the west side.
8. Need additional 2-8" valves and box on south west corner.
9. All bends will require megalock.
10. All wet taps shall be with stainless steel.
11. Follow City of Pharr construction standards manual.

SEWER:

1. North Sugar Rd. lift station needs to be upgraded or proposed sewer line to south east corner and upgrade Minnesota lift station and force main to Nolana manhole.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Ditch excavation should be coordinated with other subdivision performing ditch widening as well.

OTHER:

1. Need to combine plat notes # 6 & 7.
2. Add plat note, owner's to maintain R.O.W. and perimeter of subdivision.
3. Need S.W.P.P.P. with C.N.O.I. filed.
4. Add plat note: Owners to maintain R.O.W/ frontage and perimeter of subdivision.
5. Add: Danny Wylie before chairman on the Planning & Zoning, signature block.
6. Plat note #4, benchmark numbers shown are for B.M.# 64 are not for #46, verify.
7. Provide dimension at N. Sugar Rd and W. Iroquois Ave.
8. Lot dimensions to be cleared from easements so they can be legible.
9. On metes & bounds label C.P.S.
10. Add plat note landscaping as per City of Pharr ordinance.
11. Show all existing subdivisions on location map.
12. Plat note #9, remove "should have no curb cut" and replace with "shall not have" and add "N" for north Sugar Rd.



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



Subdivision: West Oak Manor Subdivision

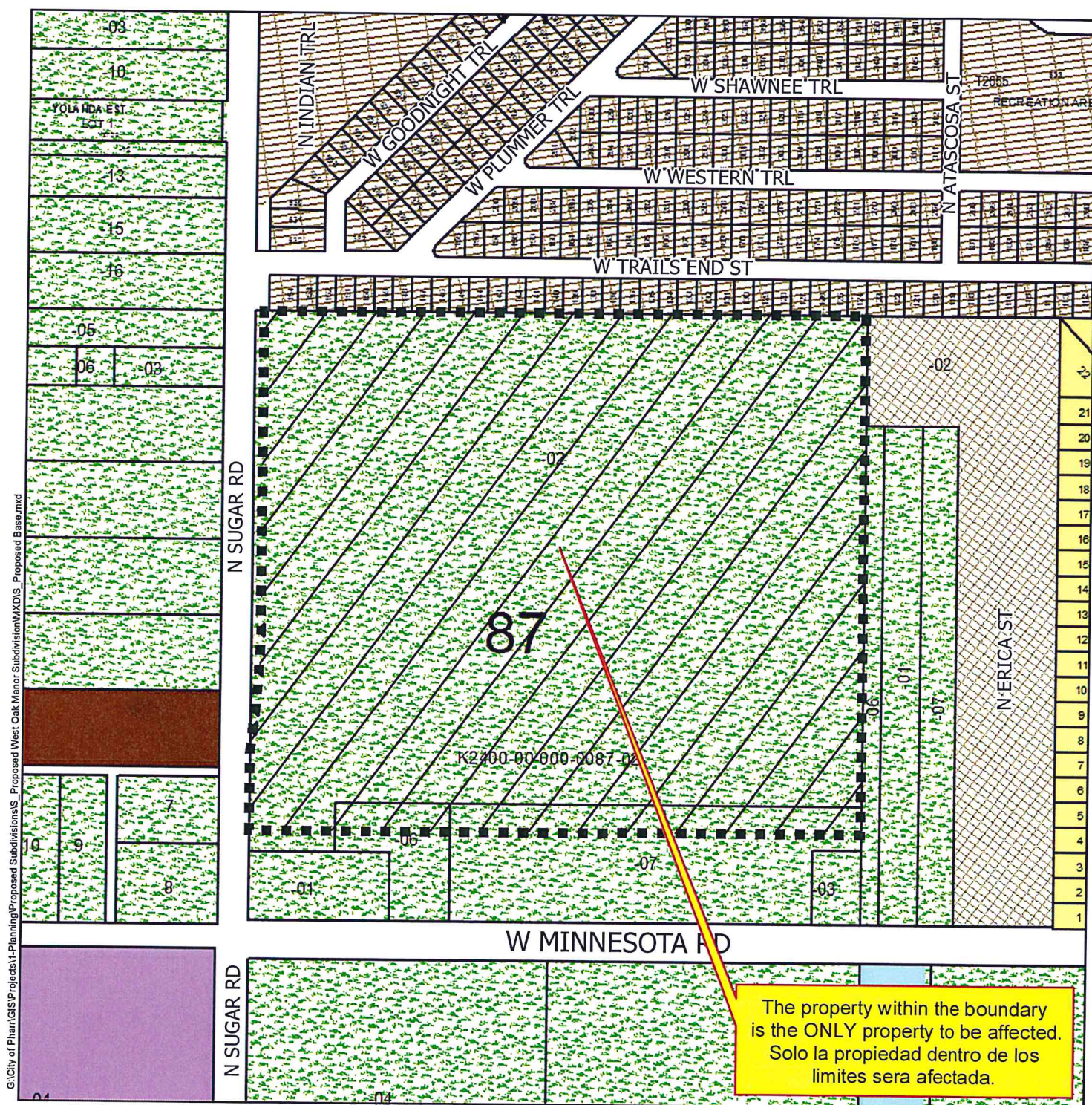
Reviewed By: Jacob Salinas Fire Marshal Date: 2/10/17

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

Additional Comments:

☒ **City of Pharr Standards Manual requires for all waterlines with fire hydrants shall be looped at two approved water sources. Have the second water loop connect into the neighboring subdivision found on the east (Cascades Subdivision) of your property.**





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

Scale: 1 inch = 300 feet

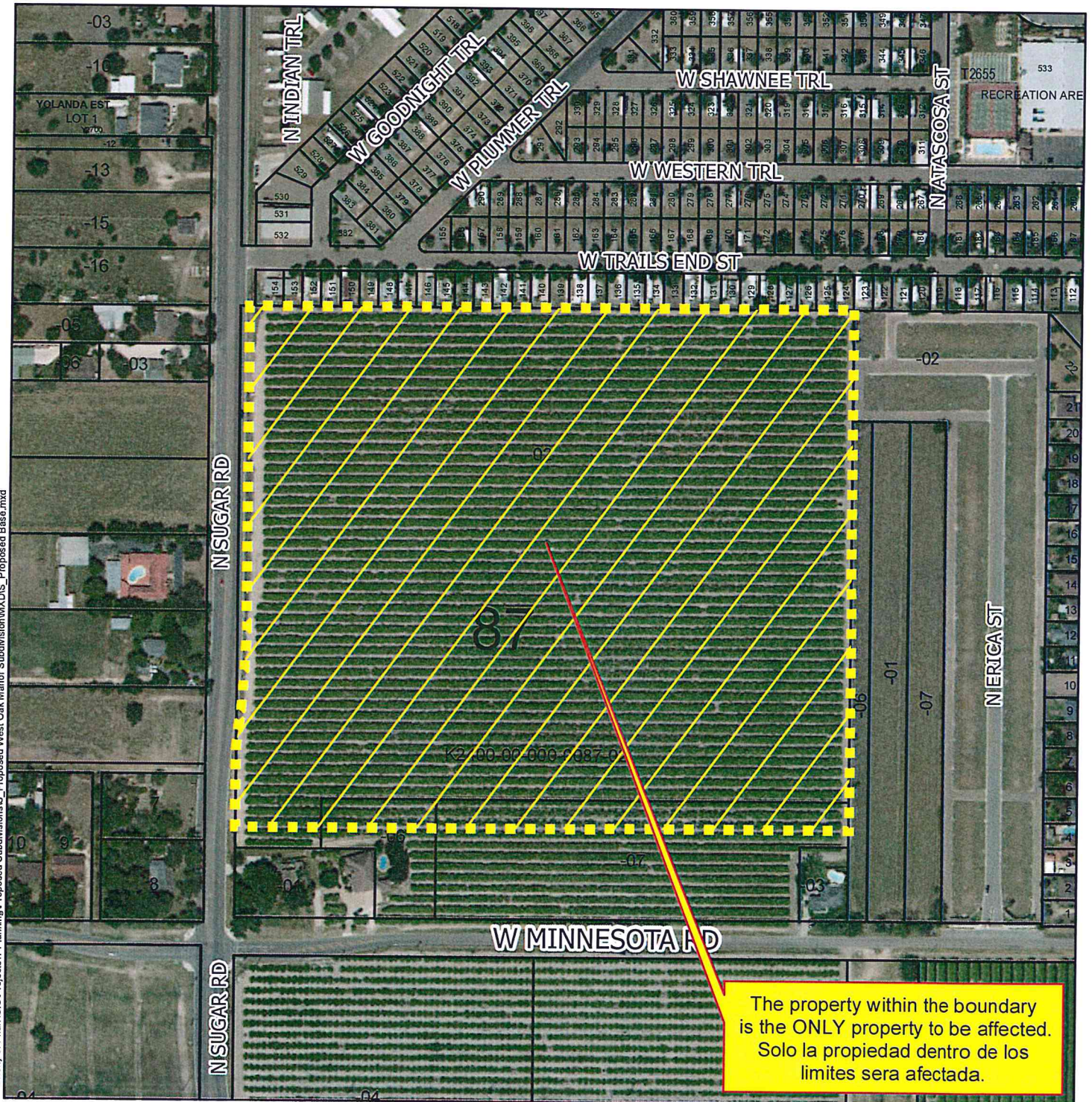


Date: 2/24/2017

Proposed Subdivision
West Oak Manor Subdivision
Melden & Hunt Inc.



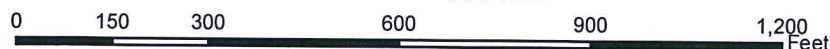
G:\City of Pharr\GIS\Project\1-Planning\Proposed Subdivisions\Proposed West Oak Manor Subdivision\MXD\IS_Proposed Base.mxd



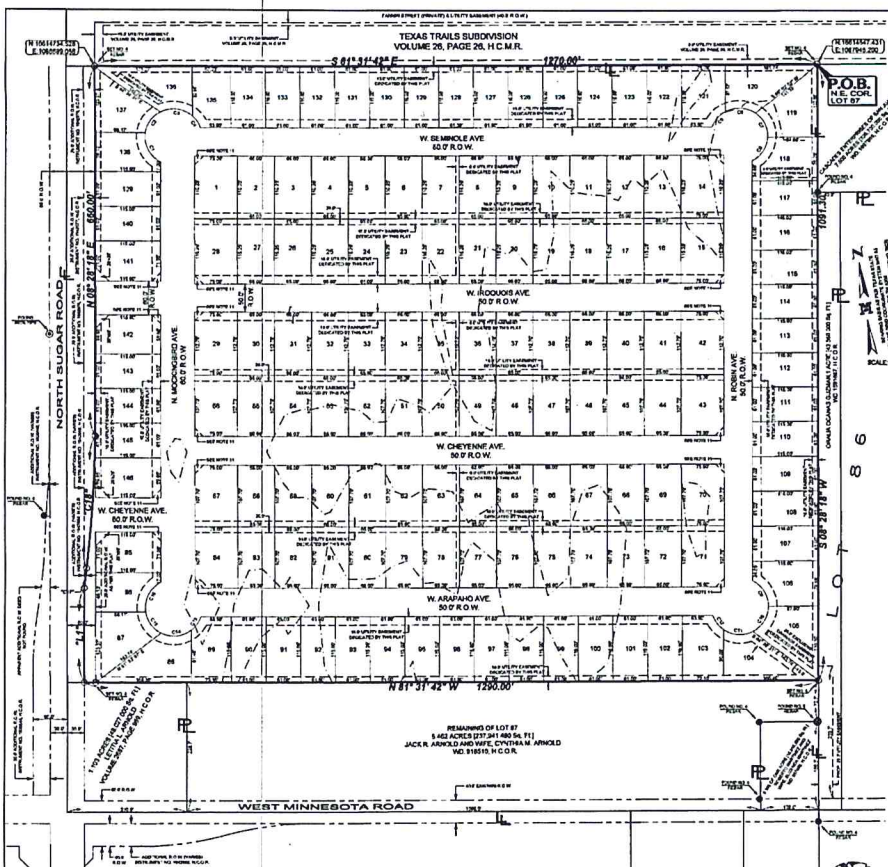
Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage 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

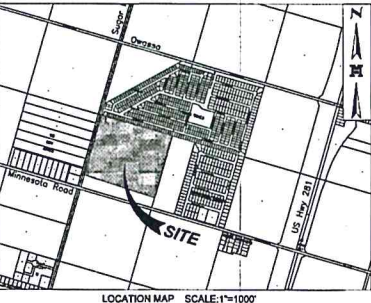


Date: 2/24/2017



**Map of
WEST OAK MANOR**
BEING A RESUBDIVISION OF 31.939 ACRES (1,391,252.559 Sq. Ft.)
OUT OF LOT 87, KELLY PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR, HIDALGO COUNTY, TEXAS

DRAWN BY: J.A. DATE: _____
 SURVEYED, CHECKED: _____
 FINAL CHECK: _____



MELDEN & HUNT, INC.
 TEXAS REG. #1132
 CONSULTANTS - ENGINEERS - SURVEYORS
 111 S. BAYNE
 CHANDLER, TX 75414
 TEL: (940) 387-0881
 FAX: (940) 387-1638
 121 E. 11th Street
 DALLAS, TX 75202
 TEL: (214) 467-4224
 FAX: (214) 468-8881
 E-MAIL: info@meldenandhunt.com
 ESTABLISHED 1947

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	Sq. Ft.	Area	Lot #	Sq. Ft.	Area	Lot #	Sq. Ft.	Area	Lot #	Sq. Ft.	Area
1	8264.75	0.189	41	7222.02	0.168	81	7200.00	0.168	121	7620.00	0.185
2	7399.25	0.168	42	7443.33	0.168	82	7000.00	0.168	122	8010.00	0.185
3	7399.25	0.168	43	8077.01	0.185	83	7200.00	0.168	123	7910.00	0.185
4	7399.25	0.168	44	7600.00	0.168	84	8077.01	0.185	124	7399.25	0.168
5	7399.25	0.168	45	7600.00	0.168	85	7600.00	0.168	125	7910.00	0.185
6	7399.25	0.168	46	7600.00	0.168	86	8077.01	0.185	126	7399.25	0.168
7	7399.25	0.168	47	7900.00	0.185	87	8355.56	0.185	127	7910.00	0.185
8	7399.25	0.168	48	7000.00	0.168	88	8427.78	0.176	128	7910.00	0.185
9	7399.25	0.168	49	7600.00	0.168	89	7600.00	0.168	129	7910.00	0.185
10	7399.25	0.168	50	7000.00	0.168	90	7600.00	0.168	130	7910.00	0.185
11	7399.25	0.168	51	7600.00	0.168	91	7600.00	0.168	131	7910.00	0.185
12	7399.25	0.168	52	7000.00	0.168	92	7600.00	0.168	132	7910.00	0.185
13	7399.25	0.168	53	7000.00	0.168	93	7600.00	0.168	133	7910.00	0.185
14	8264.75	0.189	54	7000.00	0.168	94	7600.00	0.168	134	7910.00	0.185
15	8643.75	0.196	55	7200.00	0.168	95	7600.00	0.168	135	7910.00	0.185
16	7499.25	0.172	56	7600.00	0.168	96	7310.00	0.168	136	9007.01	0.213
17	7499.25	0.172	57	7600.00	0.168	97	7600.00	0.168	137	7600.00	0.168
18	7499.25	0.172	58	7600.00	0.168	98	7310.00	0.168	138	8643.75	0.196
19	7499.25	0.172	59	7600.00	0.168	99	7600.00	0.168	139	7600.00	0.168
20	7499.25	0.172	60	7600.00	0.168	100	7600.00	0.168	140	7600.00	0.168
21	7499.25	0.172	61	7600.00	0.168	101	7600.00	0.168	141	7600.00	0.168
22	7499.25	0.172	62	7600.00	0.168	102	7600.00	0.168	142	8150.00	0.187
23	7499.25	0.172	63	7600.00	0.168	103	7600.00	0.168	143	8600.75	0.194
24	7499.25	0.172	64	7600.00	0.168	104	7600.00	0.168	144	7600.00	0.168
25	7499.25	0.172	65	7600.00	0.168	105	8250.00	0.212	145	7600.00	0.168
26	7499.25	0.172	66	7600.00	0.168	106	8700.00	0.211	146	7600.00	0.168
27	7499.25	0.172	67	7600.00	0.168	107	8700.00	0.211	147	7600.00	0.168
28	7499.25	0.172	68	7600.00	0.168	108	8700.00	0.211	148	7600.00	0.168
29	7499.25	0.172	69	7600.00	0.168	109	8700.00	0.211	149	7600.00	0.168
30	7499.25	0.172	70	7600.00	0.168	110	8700.00	0.211	150	7600.00	0.168
31	7320.00	0.168	71	8077.01	0.185	111	7600.00	0.168	151	7600.00	0.168
32	7320.00	0.168	72	7000.00	0.168	112	7910.00	0.185	152	7600.00	0.168
33	7320.00	0.168	73	7000.00	0.168	113	7910.00	0.185	153	7600.00	0.168
34	7320.00	0.168	74	7000.00	0.168	114	7910.00	0.185	154	7600.00	0.168
35	7320.00	0.168	75	7000.00	0.168	115	7910.00	0.185	155	7600.00	0.168
36	7320.00	0.168	76	7000.00	0.168	116	7910.00	0.185	156	7600.00	0.168
37	7320.00	0.168	77	7000.00	0.168	117	7910.00	0.185	157	7600.00	0.168
38	7320.00	0.168	78	7000.00	0.168	118	7900.00	0.182	158	7600.00	0.168
39	7320.00	0.168	79	7000.00	0.168	119	8000.00	0.207	159	7600.00	0.168
40	7225.00	0.168	80	7000.00	0.168	120	8264.75	0.213	160	7600.00	0.168
									Line Totals		

Curve #	Length	Radius	Delta	Chord	Chord	Target
C1	82.00	50.00	011° 47' 41"	81.9' 42" 46"	81.9'	30.16
C2	47.46	50.00	004° 31' 31"	84.9' 10" 38"	43.6'	23.67
C3	80.48	53.00	009° 18' 32"	87.2' 11" 09"	84.8'	34.98
C4	25.42	53.00	029° 07' 34"	102.4' 30" 07"	25.4'	13.89
C5	37.19	53.00	041° 30' 08"	54.9' 18" 30"	36.3'	19.48
C6	54.49	53.00	051° 32' 38"	107.3' 37" 43"	52.8'	28.37
C7	51.24	53.00	054° 01' 37"	107.3' 37" 43"	49.2'	26.17
C8	52.12	53.00	054° 42' 38"	107.3' 37" 43"	49.2'	26.17
C9	54.00	53.00	057° 38' 31"	107.3' 37" 43"	52.8'	28.37
C10	54.49	53.00	062° 32' 32"	107.3' 37" 43"	52.8'	28.37
C11	54.49	53.00	062° 32' 32"	107.3' 37" 43"	52.8'	28.37
C12	21.00	53.00	081° 07' 30"	120.7' 12" 38"	21.0'	11.28
C13	29.22	53.00	037° 29' 47"	104.7' 48" 49"	28.2'	15.05
C14	50.87	53.00	064° 00' 32"	107.3' 37" 43"	49.2'	26.17
C15	47.46	53.00	041° 31' 31"	84.9' 10" 38"	43.6'	23.67
C16	82.00	53.00	011° 47' 41"	81.9' 42" 46"	81.9'	30.16

METES AND BOUNDS DESCRIPTION

Being a resubdivision of 31.939 acres (1,391,252.559 Sq. Ft.) situated in the County of Hidalgo, Texas, out of Lot 87, KELLY PHARR SUBDIVISION (Hidalgo County Deed Records, Volume 3, Pages 133-134, H.C.D.R.) and 31.939 acres (1,391,252.559 Sq. Ft.) owned by Jack R. Arnold and wife, Cynthia M. Arnold, as tenants in common, and as to their undivided and undivided interest in said 31.939 acres (1,391,252.559 Sq. Ft.) being more particularly described as follows:

BEING PART of a No. 4 rebar set (Bearing: 195°14'54.41", Easting: 1067945.200), at the Northeast corner of said Lot 87 and for the Northeast corner of this new described tract.

- THENCE, S 08° 28' 18" E, along the East line of said Lot 87, at a distance of 231.00 feet to a No. 4 rebar found for the Northeast corner of a one-acre tract conveyed to Oracle Ocean Outlets by virtue of Warranty Deed recorded under Document Number 1091847, Hidalgo County Official Records, for a total distance of 1,091.50 feet to a No. 4 rebar set at the Northeast corner of a 5.462-acre tract conveyed to Jack R. Arnold and wife, Cynthia M. Arnold by virtue of Warranty Deed recorded under Document Number 819151, Hidalgo County Official Records, and for the Southeast corner of the tract;
- THENCE, N 81° 31' 42" W, along the North line of said 5.462-acre tract, at a distance of 1,110.00 feet to a No. 4 rebar set at the Northeast corner of a 1.103-acre tract conveyed to Leslie L. Arnold by virtue of Warranty Deed recorded in Volume 2687, Page 915, Hidalgo County Official Records, and at the Northeast corner of said 5.462-acre tract, continuing a total distance of 1,230.00 feet to a No. 4 rebar set on the East right-of-way line of North Sugar Road, the Southwest corner of the tract;
- THENCE, N 08° 28' 18" E, along the East right-of-way line of Sugar Road, a distance of 155.33 feet to a No. 4 rebar set for the point of curvature for a curve to the right;
- THENCE, in a Northerly direction along the East right-of-way line of Sugar Road and said curve to the right with a central angle of 01° 18' 42", a radius of 1,887.45 feet, an arc length of 231.00 feet, a tangent of 17.83 feet, and a short that bears N 14° 54' 00" E a distance of 35.18 feet to a No. 4 rebar set for the point of tangency of said curve to the right and the point of curvature for a curve to the left;
- THENCE, in a Northerly direction along the East right-of-way line of Sugar Road and said curve to the left with a central angle of 09° 18' 42", a radius of 2,103.22 feet, an arc length of 231.00 feet, a tangent of 115.98 feet, and a short that bears N 12° 28' 50" E a distance of 231.57 feet to a No. 4 rebar set for the point of tangency of said curve to the left;
- THENCE, N 08° 28' 18" E, along the East right-of-way line of Sugar Road, a distance of 860.00 feet to a No. 4 rebar set (Bearing: 105°14'54.41", Easting: 1068095.200) for the Northeast corner of this tract;
- THENCE, S 81° 31' 42" E, along the North line of said Lot 87, a distance of 1,270.00 feet to the POINT OF BEGINNING, and containing 31.939 acres (1,391,252.559 Sq. Ft.) of land, more or less.

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

APPROVED THIS _____ DAY OF _____, 20____.

DAVID WYLLIE, CHAIRMAN, PLANNING COMMISSION

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

DATE _____

ARMANDO HERNANDEZ, MAYOR, CITY OF PHARR

CITY CLERK _____

DATE _____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

Line #	Length	Chord	Chord	Target
Line #	Length	Chord	Chord	Target
1	38.19	1.887 42	107° 04' 00"	38.19
2	231.00	2.103 22	009° 18' 42"	231.00

NOTES:

- GENERAL INFORMATION:
FRONT: 20' OR GREATER FOR EASEMENT
SIDE: 5' OR GREATER FOR EASEMENT
CORNER: 10' OR GREATER FOR EASEMENT
REAR: 15' OR GREATER FOR EASEMENT
- MINIMUM PERMISSIBLE FRESH FLOOD ELEVATION FOR ALL BUILDING IMPROVEMENTS IS 10' ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN ZONE "B"



MEMORANDUM

DATE: MONDAY, FEBRUARY 27, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MAQUILA TRADES SUBDIVISION FILE NO. SUB#170103
--

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Cipriano Garza Barajas, is requesting preliminary plat approval of the proposed Maquila Trades Subdivision.

LEGAL DESCRIPTION: The property is legally described as 8.53 acres of land being a re-plat of Lot 3, P.E.D.C. Subdivision #1, a re-plat of Lot 7, Bona Terra Subdivision and also, 3.86 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of West Anaya Road.

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

PROPERTY PROPOSED USE: Expansion to warehouse and extra parking.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Maquila Trades Subdivision subject to the following conditions:

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

1. Need to show full street dimension for W. Bona Terra Dr.
2. Parking lot with gravel not allowed.
3. Street light details plan to be included at building permit.

EASEMENTS:

1. Proposed easements to be Exclusive to City of Pharr, and shall be 15'.
2. Existing easements with water and sewer need to become exclusive.
3. Need to provide approval letter for the easements being abandoned prior to construction phase.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. 1" water service detail is needed.
2. Use polyethylene tubing.
3. Proposed water line will not be placed in swales.
4. Proposed water line and proposed sewer line location need to switch. Proposed water line will be east of the property sewer line.
5. Proposed waterline shall be placed on the 5' line in the 15' exclusive easement with proposed fire hydrants east of the proposed water line.
6. 2 additional 12" water valves.
7. All wet tap need to have stainless steel sleeves.
8. Meter box need to be installed and flush with ground.
9. Proposed water line will be DR18.
10. Follow City of Pharr construction standards manual.

SEWER:

1. Proposed sewer line will not be placed in swales.
2. Proposed sewer line needs to be SDR26.
3. Need details of sewer service connections.
4. Proposed sewer line by "others" shall be west of the proposed water line.
5. Who is others? And when will they install the proposed sewer line?
6. Will you be moving the stub out closer to the proposed building?
7. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Project engineer shall coordinate the spotting of assume

existing storm line within property with public works department.

2. Storm line inside 15' utility easement to be located and labeled.
3. Need detention on a per lot basis if multiple lots.
4. Need approved drainage report.

OTHER:

1. On metes & bounds need to specify name of subdivision.
2. Paragraph number 2 calling "+" but in plat layout it's a "X" verify.
3. Plat note #7, reword.
4. Need S.W.P.P.P. with C.N.O.I filed.
5. Plat note 7, add "along W. Anaya Rd. and north side of Bona Terra Dr.
6. Add plat note: Owners to maintain detention areas.
7. Add plat note: Detention areas 3' or deeper will require perimeter fence.
8. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
9. Need to correct the spelling for Bonna to "Bona".
10. Provide three (3) hard copies of SWPPP, file CNOI and large construction site notice with TCEQ. (for construction phase)



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



Subdivision: Maquila Trades Subdivision

Reviewed By: Jacob Salinas Fire Marshal Date: 2/09/17

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

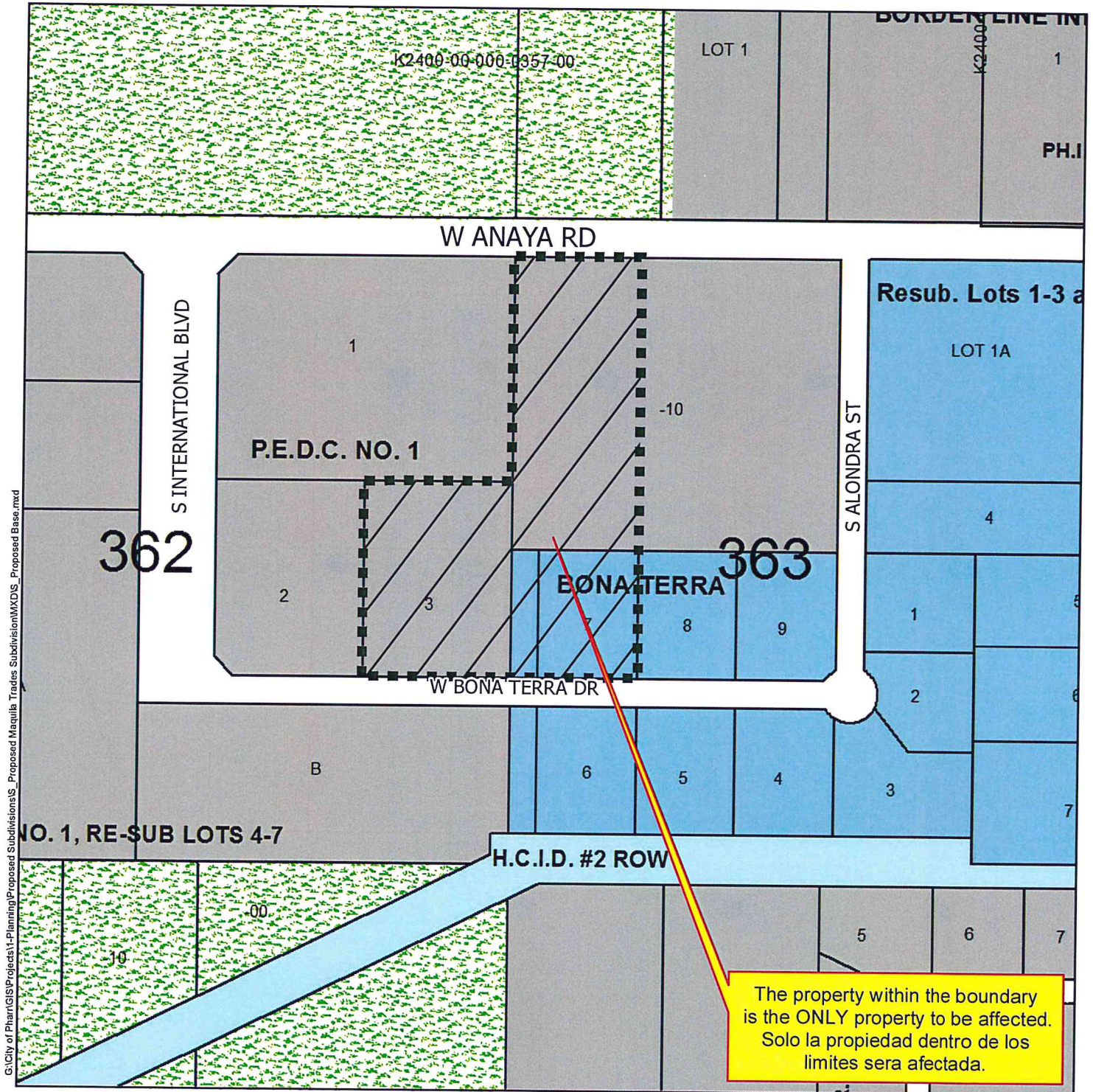
Additional Comments:

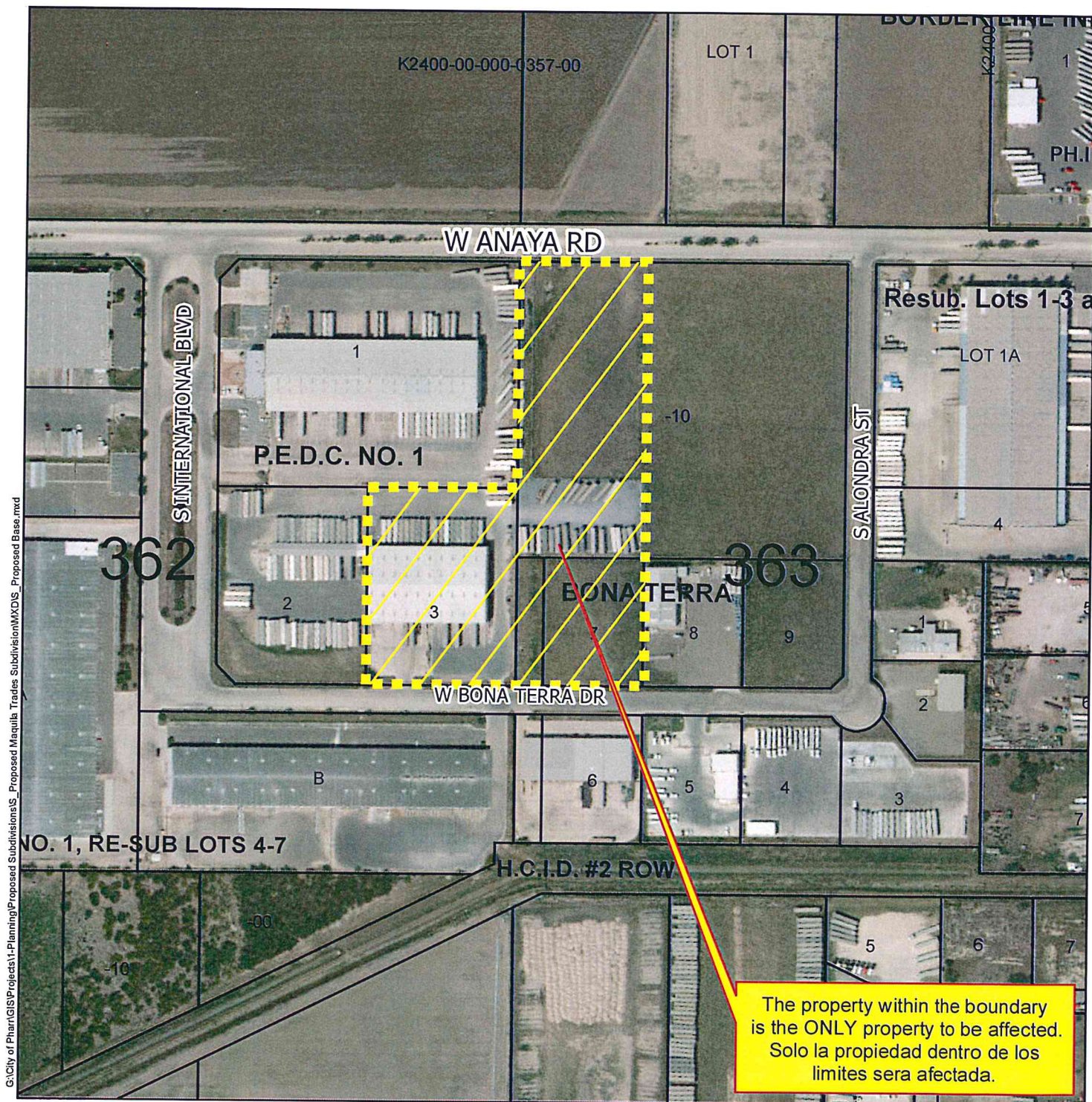
☒ Fire hydrants shall be installed at a maximum of 300 ft. intervals in all industrial areas. **Four additional fire hydrants will be needed for required 12-inch waterline. The existing fire hydrants located across the road on W Anaya are not accessible due to the existing fence found in front of your property.**

☒ Fire hydrants- Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire hydrants. A 3-foot clear space shall be maintained around the circumference of fire hydrants.

☒ Physical protection-where fire hydrants are subject to impact by motor vehicles, vehicle guard posts or other approved means shall be installed in compliance with Section 312 of the 2012 International Fire Code.

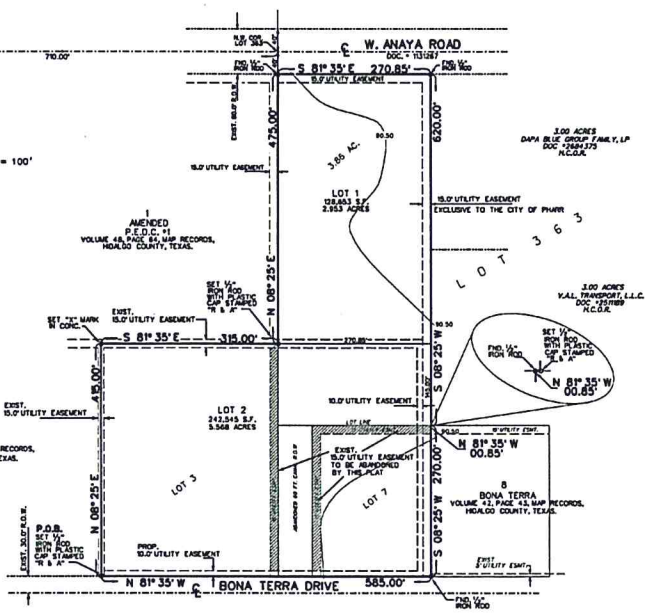
3 As per Dago 2-21-2017 AD.M.





C. INTERNATIONAL BLVD.

SC1 1" = 100'



MAQUILA TRADES SUBDIVISION

BEING 8.53 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING A RE-PLAT OF ALL OF LOT 3, P.E.D.C. SUBDIVISION NO. 1, AS PER MAP RECORDED IN VOLUME 48, PAGE 84 OF THE HIDALGO COUNTY MAP RECORDS, RE-PLAT OF ALL OF LOT 7, BONNA TERRA SUBDIVISION AS PER MAP RECORDED IN VOLUME 42, PAGE 43 OF THE HIDALGO COUNTY MAP RECORDS, 3.00 ACRES OUT OF LOT 363, KELLY-PHARR SUBDIVISION AS PER MAP RECORDED IN VOLUME 3, PAGE 133, OF THE HIDALGO COUNTY DEED RECORDS, AND AN ABANDONED CANAL RIGHT OF WAY.

METES AND BOUNDS

BEING A 3.00 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING A RE-PLAT OF ALL OF LOT 3, P.E.D.C. SUBDIVISION NO. 1, AS PER MAP RECORDED IN VOLUME 48, PAGE 84 OF THE HIDALGO COUNTY MAP RECORDS, RE-PLAT OF ALL OF LOT 7, BONNA TERRA SUBDIVISION AS PER MAP RECORDED IN VOLUME 42, PAGE 43 OF THE HIDALGO COUNTY MAP RECORDS, 3.00 ACRES OUT OF LOT 363, KELLY-PHARR SUBDIVISION AS PER MAP RECORDED IN VOLUME 3, PAGE 133, OF THE HIDALGO COUNTY DEED RECORDS, AND AN ABANDONED CANAL RIGHT OF WAY.

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES AS PER CITY OF PHARR ORDINANCE.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 1' ABOVE TOP OF CURB AT CENTER OF THE LOT.
4. FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
5. ALL LOT CORNERS MARKED WITH NO. 4 REBAR UNLESS OTHERWISE NOTED.
6. BENCH MARK NO. 8, ELEV. 50.00 (CITY OF PHARR) LOCATED ON THE SOUTH SIDE OF W. ANAYA ROAD 1/4 MILE WEST OF THE NORTHWEST CORNER OF LOT 363.
7. A 5.0' CONC. SIDEWALK MUST BE INSTALLED ALONG ANAYA ROAD AND WHEELCHAIR RAMPS LEADING TO THE BUILDING POINT.
8. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.83 ACRES AND A VOLUME OF APPROXIMATELY 1,881 AC FT WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
9. NO BUILDING POINT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THE COMMERCIAL PROPERTY.
10. LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
11. DRAINAGE AREAS TO BE MAINTAINED BY LOT OWNER.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. T.P.D.E.S. SHALL BE SET AT THE TIME OF CONSTRUCTION.
14. ADDITIONAL FINE PROTECTION MAY BE REQUIRED DURING THE TIME OF PLANT REVEY PHASE.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS MAQUILA TRADES SUBDIVISION, TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSIDIARILY HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRIVE, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DWIGHT W. BRYAN
ADDRESS: 1001 N. STREET
PHARR, TEXAS 77537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSIDIARILY HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRIVE, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 ON THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 RIGHTS-OF-WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 3 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE (AS AMENDED) AND THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAL C. SESH, P.E., C.F.A.
GENERAL MANAGER

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

APPROVED BY PHARRING AND ZONING COMMISSION
APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

APPROVAL BY PLANNING AND ZONING COMMISSION
APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DWIGHT W. BRYAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR # 4032
P.O. BOX 478
67 W. HARRIS ST.
PHARR, TEXAS 77536
PH 958-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GALLERNO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

GALLERNO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER # 94001
528 N. 5TH STREET
DOWNA, TEXAS 77537



DATE OF PREPARATION OCTOBER 16, 2018

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

528 N. 5TH STREET
DOWNA, TEXAS 77537
FIRM NO. E-9050
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E-MAIL NAINENGINEERING@HOTMAIL.COM

