

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 9, 2018 – 6:00 PM

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

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

1) Minutes of June 25, 2018

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

D. 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) George Rodriguez 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 (larger than 120 square feet) in a Limited Industrial District (L-I). The property is legally described as being the W40'-E113'-S145' out of Lot 116, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 317 East Eldora Road. **CUP#180641**

2) Brenda Selene Perez, dba J'adore Medi Studio, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1). The property is legally described as being Lots 18 & 19, South Creek Subdivision Phase 2, Pharr, Hidalgo County, Texas. The property's physical address is 306 East Sabatina Avenue. **CUP# 180642**

3) Edinburg RAM, LLC, dba Khan's Grill, has filed with the Planning and Zoning Commission a request for 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 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas. The property's physical address is 1005 South Jackson Road. **CUP#180644**

E. PLATS:

1) SAM Engineering & Survey, representing Job Avalos and Delia Avalos, owners, are requesting preliminary plat approval of the proposed Job Avalos Subdivision. The property is legally described as a 1 Lot subdivision containing 0.81 acres more or less out of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Denny Drive. **SUB# 180409**

2) R. Gutierrez Engineering Corporation, representing Cano Enterprises, LLC, is requesting preliminary and final plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision. The property is legally described as being 5.10 acres of land out of the west 200.00 feet of Lot 9, Block 16, John Closner ET. AL., Subdivision, San Juan, Hidalgo County, Texas. The property is located within the 2900 Block of West Dicker Road.

F. ANNOUNCEMENTS/OTHER BUSINESS:

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

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

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

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

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the

appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 6th day of July, 2018 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 25, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 25, 2018 and following is the record of attendance.

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

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Rita Galvan, Administrative Assistant

ITEM A. CALL TO ORDER

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JUNE 11, 2018

Chairman, Danny Wylie, introduced the item.

Chairman, Danny Wylie, stated there was a correction to be made on page seven (7), the last sentence states Mr. Ramirez and should state Mr. Wylie.

Rita Galvan, Administrative Assistant, stated the correction would be made.

There being no further discussion, Rafael Munguia **moved** to approve the minutes of June 11, 2018, with corrections. Charlie Ramirez seconded the motion and when put to a vote, it carried by majority with five (5) ayes and one (1) abstention to approve the minutes. Andy Castro abstained from voting.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he was a product of a poor Planning and Zoning Commission that allowed Costco's dock to be built too close to his neighborhood. Dr. Fletcher stated he would like to correct the minutes because he stated he would like an acoustical buffer wall instead of the chain link fence that is currently behind Costco because it does not block the sound coming from the trucks at all hours of the night that are parked directly behind his home. Dr. Fletcher further stated the trucks that deliver to Costco are often blocking the fire hydrant and are also parking in the fire lane. He continued stating that the fire lane was not painted properly because although it is red, the words fire lane or no parking are not present so if the Police Department would try to issue a citation they would not be able to because it is not labeled correctly. Dr. Fletcher also stated he signed up to speak during the Public Hearing portion of the meeting and does so for every meeting and if he is not permitted again he would like to speak about the drainage ditch that is located near the Owassa Idea School. Dr. Fletcher stated the drainage ditch has no outlet and the citizens that live in that area see that as a problem and the Planners should be looking into the public interest and not the corporate interest. Dr. Fletcher further stated the same engineering firm that developed the property where Owassa Idea School is located would be developing the land for the COZ# 180540 and he believes the plans need to be carefully reviewed because it could be a mosquito disaster.

ITEM D. PUBLIC HEARING

- 1) MELDEN & HUNT INC., REPRESENTING MARIA ELENA RAMIREZ LOPEZ, MARIA TERESA RAMIREZ LOPEZ AND MARIA EUGENIA RAMIREZ LOPEZ, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10 AC OF THE W352'-E660'-S1,237.5' OUT OF LOT 82, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA ROAD. COZ#180540**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the east and south, Single Family Residential District (R-1) to the west and Heavy Commercial District (H-C) to the north. The property is generally designated for single-family residential use in the Land Use Plan. She further reported forty (40) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) person called in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements. The item will be presented to the City Commission meeting of July 2, 2018 for final approval.

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

There being no discussion Luis Madrigal moved to approve the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **MELDEN & HUNT, INC., REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION II, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HIGH DENSITY MULTI-FAMILY DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.69 ACRE TRACT OF LAND OUT OF NORTH LATERAL F-2, AND 0.44 ACRE TRACT SOUTH OF THE NORTH LATERAL F-3, BLOCK "D" KELLY PHARR LETTERED BLOCKS, OR A PORTION OF LOTS 2 AND 3, BLOCK "D", LYING NORTH OF LATERAL "F" SUBDIVISION OF PORCIONES 69 AND 70, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 601 WEST POLK AVENUE. COZ#180534**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) and High Density Multi-Family District (R-4) to the east, Two Family Residential District (R-2) to the west, Single Family Residential District (Small Lots) (R-1A) to the south and General Business District (C) and Single-Family Residential District (R-1) to the north. The property is generally designated for single family residential use in the Land Use Plan. She further reported fifty-two (52) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One (1) individual signed up to speak at the Public Hearing in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to High Density Multi-Family District (R-4) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements. The item will be presented to the City Commission meeting of July 2, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Rita Galvan, Administrative Assistant, stated there were four (4) individuals signed up to speak at the Public Hearing.

Rosaisela Castro signed up to speak but was not present at the meeting.

Jesus Villanueva, residing at 802 N. Erica, approached the podium and spoke in Spanish.

San Juanita Cerda, residing at 809 N. Erica, stated her concern was the amount of traffic the development may cause in the area. Ms. Cerda stated Polk Avenue and Flag Street are too narrow for the size of the proposed structure. Ms. Cerda asked if the City planned to widen the roads before the development of the property. Ms. Cerda also stated that currently there are vehicles parked on both sides of each street which raises a concern for the safety of the children of the neighborhood along with the children attending Napper Elementary. Ms. Cerda closed in stating that although the City has made improvements to the drainage system in the past year, flooding still occurs and she is concerned that the flooding will be worse with the proposed development of the said property.

Maria Elena Cantu, residing at 906 N. Flag, approached the podium and spoke in Spanish.

Mario Reyna, representing Melden and Hunt Inc., approached the podium and stated he would like to address the concerns that the residents have expressed and any that the Commission may have. Mr. Reyna stated he would like to address the concern about traffic and stated they are required to conduct a (TIA) Traffic Impact Analysis with this type of project and depending on the findings of the analysis it may warrant a traffic light, deceleration lane, or a center lane that may help the traffic problem in the area. Mr. Reyna stated that although the design has not been completed, the bus pick-up and drop-off would be conducted at the club house so that the flow of traffic would not be affected by that. Mr. Reyna stated that although the structure may be at a higher level than the current homes around the area, the drainage would not drop off into the surrounding properties because that is not allowed in the City of Pharr and if anything, the drainage system in the area would be an improvement. Mr. Reyna further stated that the City of Pharr has a Tree Ordinance in which certain trees cannot be removed, and they would comply with the ordinance and submit landscaping plans to Development Services. Mr. Reyna continued stating that there would be a main entrance off Polk and a fire entrance off Flag.

Luis Madrigal asked if Mr. Reyna could explain in more detail the drainage detention and how it would positively impact the current drainage system.

Mario Reyna stated currently the land is flat, but it does have a small slope towards Polk Street so the run off goes onto Polk which attributes to the drainage problems the area is currently experiencing. Mr. Reyna also stated their plan has an area hatched out for detention on the southeast corner to transfer one (1) CFS per minute into the City's drainage system which is less than what is currently in the area.

Chairman, Danny Wylie, asked what the duration of the traffic study is and if the study would be conducted while school is in session and when businesses in the area are open.

Mario Reyna stated that the study would cover a radius around the proposed development and would include the school and surrounding business traffic.

Charlie Ramirez stated that what Mr. Wylie was trying to clarify was that if school is not in session right now, would the school traffic be included in the study.

Roland Gomez, Assistant Director, stated the Traffic Impact Analysis (TIA) is done by a traffic engineer and the study takes the parameters of the school and business during peak hours and generates a report with the findings on how the traffic of the area will be impacted. Mr. Gomez further stated that the finding may require a deceleration lane, a traffic light at the corner of Flag street and Polk, or maybe an improvement on Sugar Road.

Chairman, Danny Wylie, asked that because of the width of Polk, would a turning lane or deceleration lane be feasible.

Mario Reyna stated if the findings of the study required a center turning lane or deceleration lane additional right away would be part of the subdivision plan.

There being no one else signed up to speak, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

At this time, Rafael Munguia recommended the item be discussed in executive session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW:

The time being 6:30 p.m., Chairman, Danny Wylie, stated the commission would be entering closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:52 p.m., Chairman, Danny Wylie stated the commission would be resuming the open meeting.

- 2) **MELDEN & HUNT, INC., REPRESENTING PHARR ECONOMIC DEVELOPMENT CORPORATION II, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HIGH DENSITY MULTI-FAMILY DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 7.69 ACRE TRACT OF LAND OUT OF NORTH LATERAL F-2, AND 0.44 ACRE TRACT SOUTH OF THE NORTH LATERAL F-3, BLOCK "D" KELLY PHARR LETTERED BLOCKS, OR A PORTION OF LOTS 2 AND 3, BLOCK "D", LYING NORTH OF LATERAL "F" SUBDIVISION OF PORCIONES 69 AND 70,**

**PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY
LOCATED 601 WEST POLK AVENUE. COZ#180534**

Luis Madrigal asked staff if they would be available to the citizens in the surround area to answer any questions or concerns they may have.

Della Robles, Planner I, stated yes herself along with Cristina Garcia and Eddie Martinez would be available to answer any question or concerns they may have.

Luis Madrigal moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to High Density Multi-Family District (R-4). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **QUINTANILLA, HEADLY & ASSOCIATES, INC., REPRESENTING JUDGE RAMON GARCIA, FOR THE COUNTY OF HIDALGO, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LAS MILPAS PARK YOUTH FACILITY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A 6.00 ACRE TRACT OF LAND BEING THE NORTH 776.65 FEET AND THE EAST 336.52 FEET OUT OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1600 BLOCK OF WEST ANAYA ROAD. SUB# 180206**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agriculture and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west, and Limited Industrial District (L-I) to the east. The property is designated for Public/Semi-public use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Las Milpas Park Youth Facility Subdivision subject to the conditions.

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

There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Las Milpas Park Youth Facility Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

Roland Gomez, Assistant Director announced our newest member for our Planning and Zoning Commission, Mr. Jonathan Larraga.

ITEM I. ADJOURNMENT

There being no further business, Andy Castro **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:57 p.m.

Chairman, Danny Wylie

ATTEST:

Secretary

APPROVED: _____

MEMORANDUM

DATE: MONDAY, JULY 09, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) FILE NO. CUP#180641
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GENERAL INFORMATION:

APPLICANT: George Rodriguez 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 (larger than 120 square feet) in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being the W40'-E113'-S145' out of Lot 116, Kelly Pharr Tract, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 317 East Eldora Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north and west, Single Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for industrial use in the Land Use Plan.

COMMENTS: **FIRE DEPARTMENT:** Recommends approval of the Conditional Use Permit.

CODE DIVISION: Recommends approval of the Conditional Use Permit.

PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one call in opposition of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Limited Industrial District (L-I) subject to the following conditions:

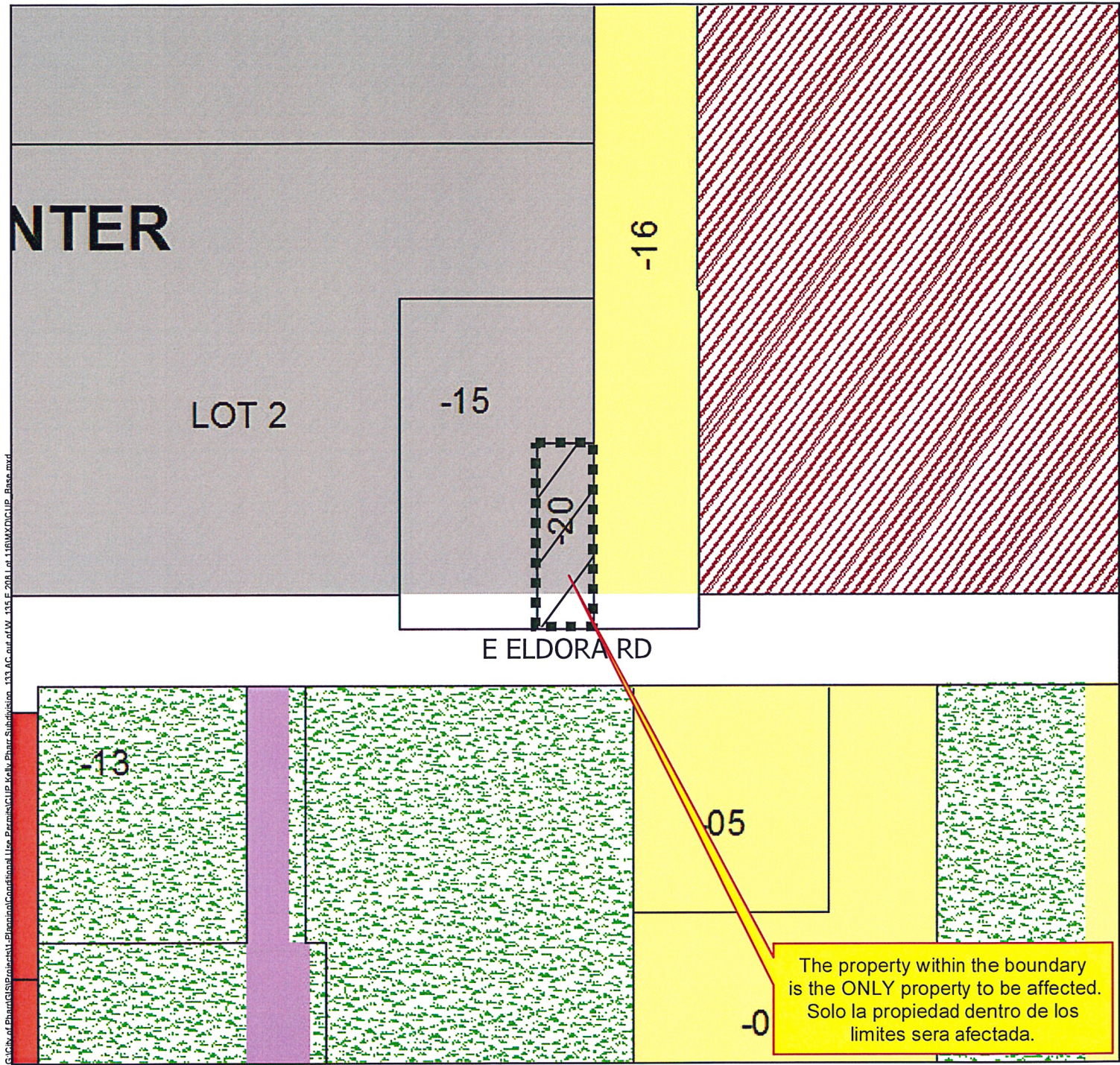
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
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. 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.

NOTE: This item will go before the City Commission Meeting of **July 16, 2018 at 4:00 p.m.**

Proposed Conditional Use Permit
 Kelly Pharr Subdivision .133 AC
 out of W. 135 E 208 Lot 116
 George Rodriguez

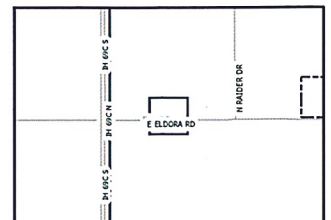


C:\City of Pharr\GIS\Projects\2018\Proposed Conditional Use Permit\CUP Kelly Pharr Subdivision .133 AC out of W. 135 E 208 Lot 116\KUPCUP_Base.mxd



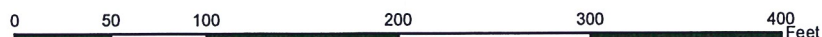
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

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



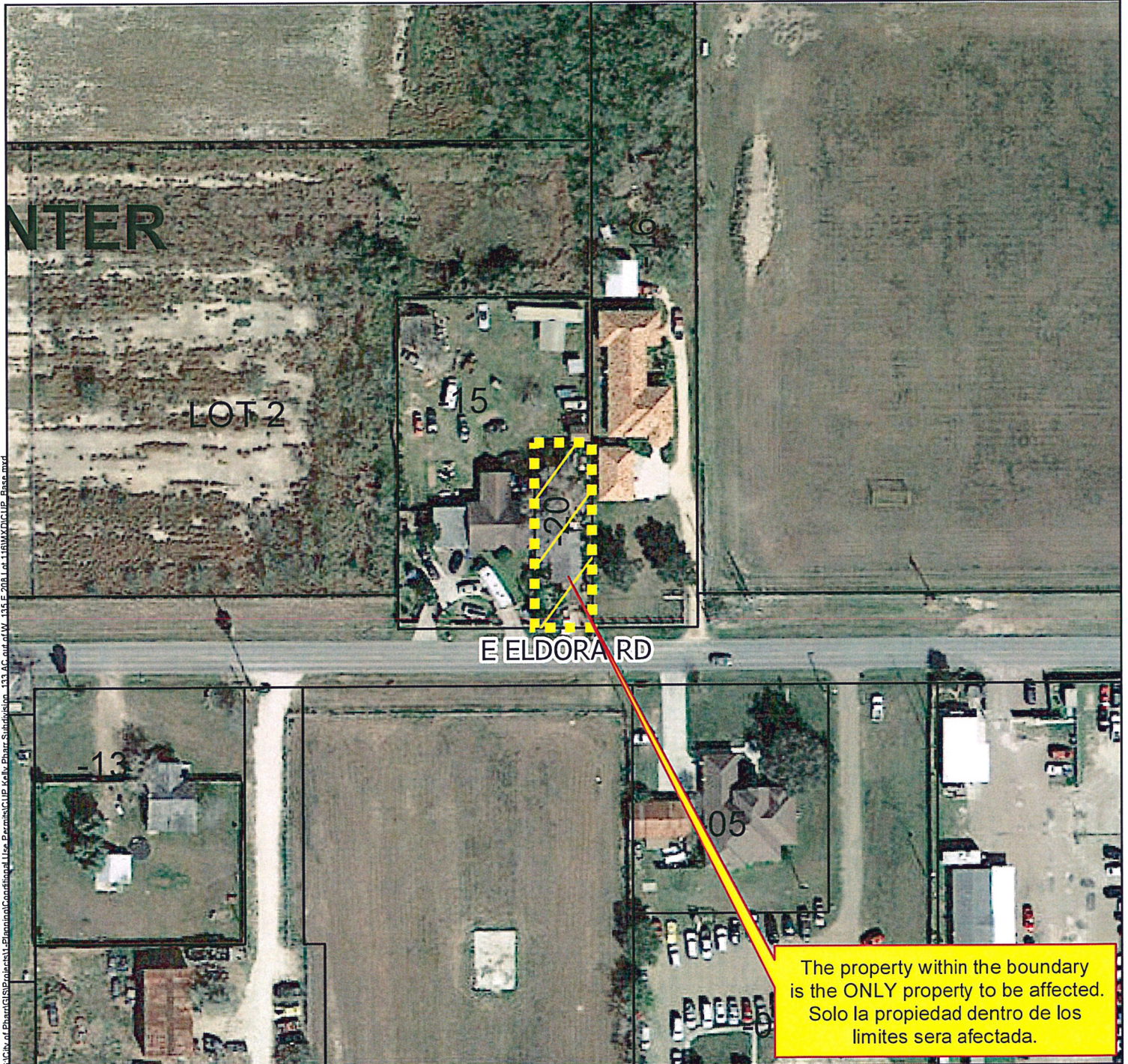
City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 100 feet



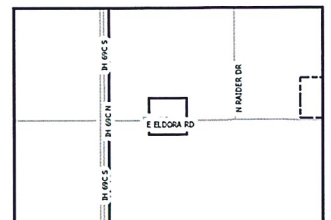
Date: 6/5/2018

Proposed Conditional Use Permit
 Kelly Pharr Subdivision .133 AC
 out of W. 135 E 208 Lot 116
 George Rodriguez



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

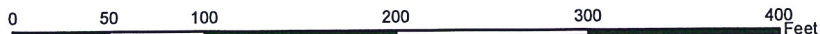
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 6/5/2018

Scale: 1 inch = 100 feet



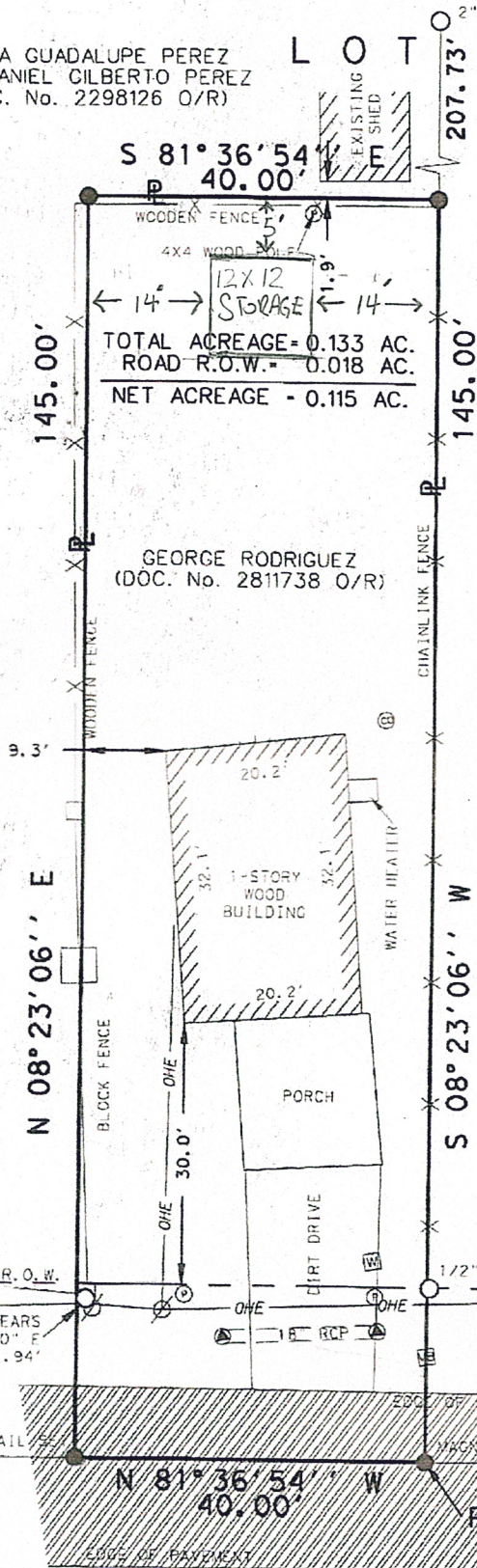
BOUNDARY AND IMPROVEMENT SURVEY

BEING A 0.133 ACRE TRACT OF LAND OUT OF LOT 116,
KELLY PHARR SUBDIVISION,
AS DESCRIBED IN VOLUME 3, PAGE 133, OF THE DEED
RECORDS, HIDALGO COUNTY, TEXAS.



MARIA GUADALUPE PEREZ
AND DANIEL CILBERTO PEREZ
(DOC. No. 2298126 O/R)

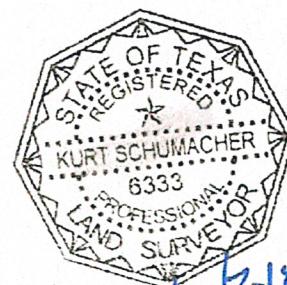
LOT 116



LEGEND:

- FND 1/2" IRON PIN
UNLESS OTHERWISE NOTED
- SET # 5 24" IRON ROD
WITH PLASTIC CAP
STAMPED "ROWSS PROP. COR."
- FENCE
- BLOCK FENCE
- ELECTRIC POWER POLE
- RCP
- WATER METER
- POST
- CLEAN OUT
- MAIL BOX
- OVERHEAD ELECTRIC

ROGELIO R. TORRES
AND WIFE VANESSA TORRES
(DOC. No. 2328834 O/R)



ELDORA ROAD (40' R.O.W.)

STATE OF TEXAS
COUNTY OF HIDALGO





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 09, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION
FILE NO. **CUP#180642** (J'ADORE MEDI STUDIO)

GENERAL INFORMATION:

APPLICANT: Brenda Selene Perez, dba J'adore Medi Studio, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lots 18 & 19, South Creek Subdivision Phase 2, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 306 East Sabatina Avenue.

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, east and west and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for single-family residential use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Inspection is pending for the Conditional Use Permit.
	CODE DIVISION:	Recommends approval of the Conditional Use Permit
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

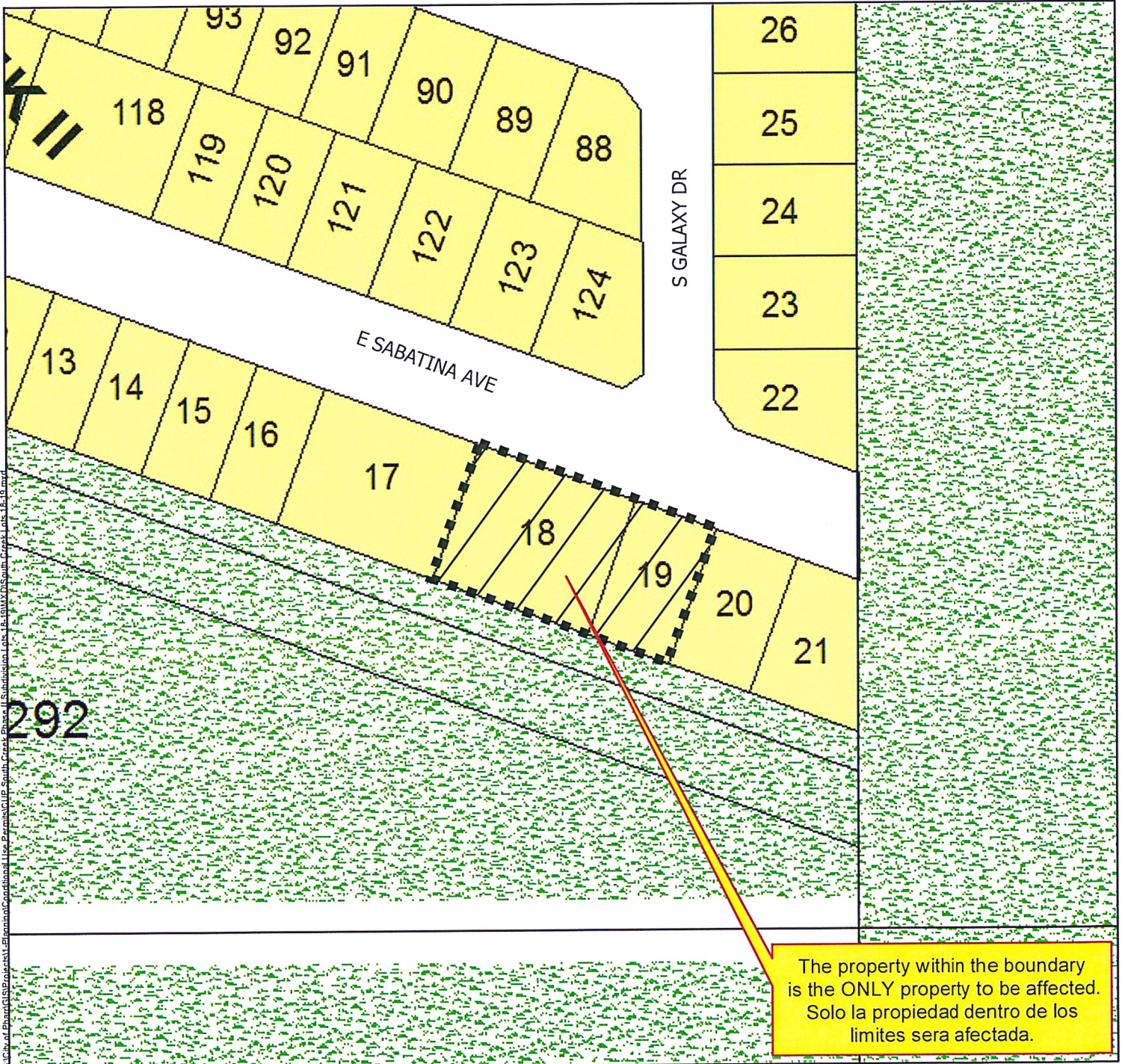
Twenty-six (26) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use Permit to allow a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1) subject to the following conditions:

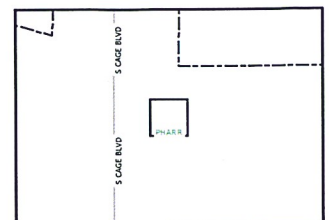
1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the cosmetic salon;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. 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;
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. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed ten percent (10%) of the total floor area; and
9. 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.

NOTE: This item will go before the City Commission Meeting of **July 16, 2018 at 4:00 p.m.**



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

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

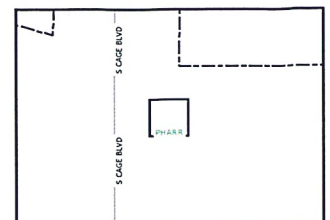




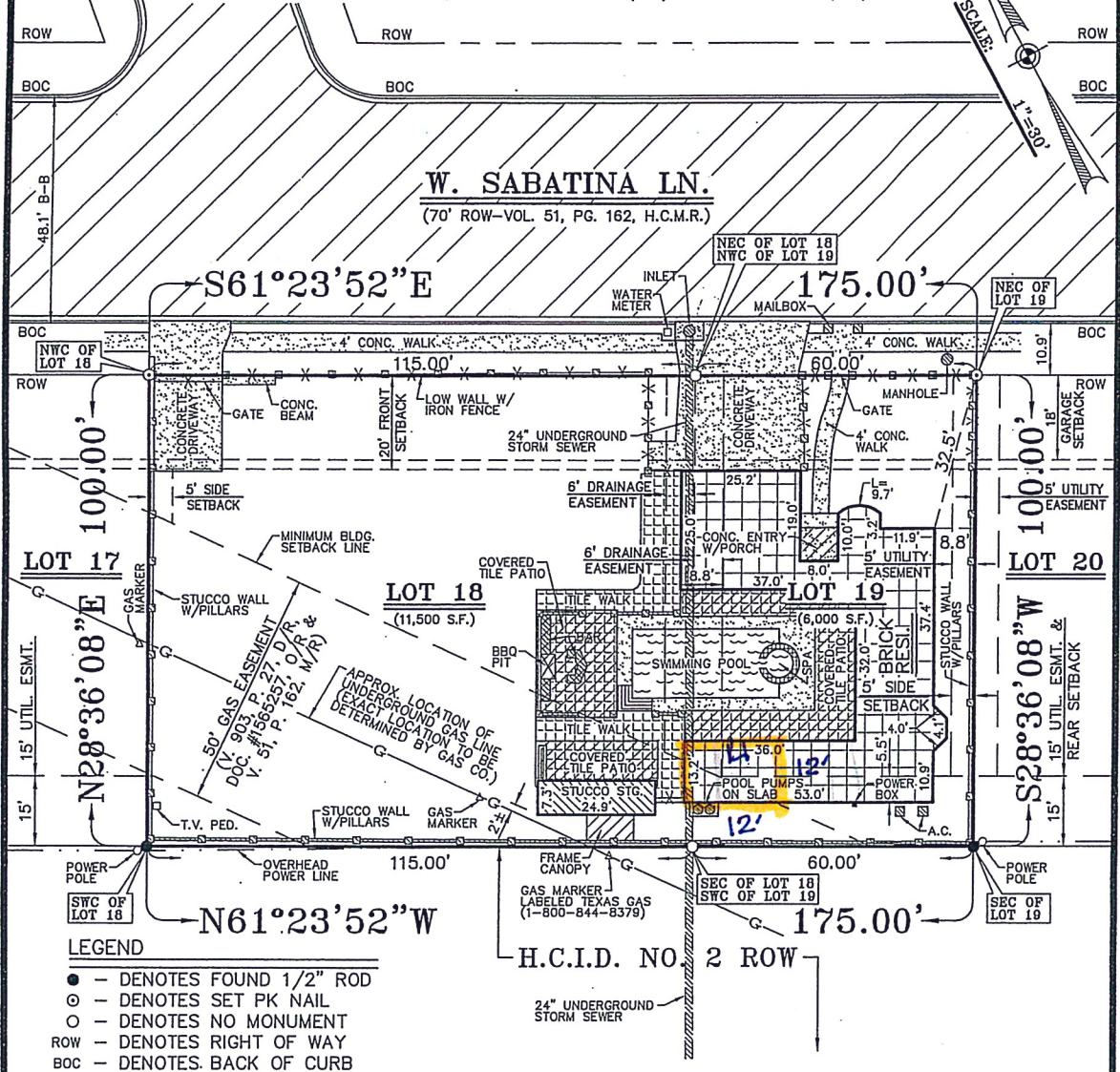
The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

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



1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5585 FAX: (956) 618-5540



LEGEND

- - DENOTES FOUND 1/2" ROD
 ⊙ - DENOTES SET PK NAIL
 ○ - DENOTES NO MONUMENT
 ROW - DENOTES RIGHT OF WAY
 BOC - DENOTES BACK OF CURB

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone AH. Zone AH areas are areas of shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480334-0500-B dated 01-02-81.

PLAT NOTES:

2. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
3. This survey plat is prepared in connection with Title Policy G.F. # 910809 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
4. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
5. This is a standard survey and does not include a subsurface utility or topographic investigation.
6. Right of Way Easement dated July 7, 1959, recorded in Volume 953, Page 197 and dated March 9, 1953, recorded in Volume 1057, Page 436, Deed Records, Hidalgo County, Texas. (Blanket)
7. Right of Way Easement dated March 20, 1979, recorded in Volume 1634, Page 983, Deed Records, Hidalgo County, Texas. (Blanket)
8. Easement and/or other rights, if any, as set forth in Deed dated January 31, 1911, recorded in Volume 19, Page 41, Deed Records, Hidalgo County, Texas. (Blanket)
9. Easements, rights, regulations and rights in favor of Hidalgo County Irrigation District No. 2. (Blanket)
10. Subject to any oil, gas and mineral lease of record.
11. Bearing Basis: "N, line of Lots 18 and 19, South Creek Phase II"

BORROWERS: Brenda Seleno Perez

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 306 W. SABATINA LN., in PHARR, TEXAS, DESCRIBED AS FOLLOWS:

LOTS EIGHTEEN (18) AND NINETEEN (19), SOUTH CREEK PHASE II, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 51, PAGE 162, MAP RECORDS, HIDALGO COUNTY, TEXAS.

17-51224
Job No.

05-16-17
Date

© COPYRIGHT 2017 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

Registered Professional Land Surveyor No. 4802







MEMORANDUM

DATE: MONDAY, JULY 09, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC – FILE NO. CUP#180644 (KHAN'S GRILL)

GENERAL INFORMATION:

APPLICANT: Edinburg RAM, LLC, dba Khan's Grill, has filed with the Planning and Zoning Commission a request for 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 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1005 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, south and east, and City of Pharr limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
------------------	----------------------	--

FIRE DEPARTMENT:	Inspection is pending for the Conditional Use Permit.
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**CODE COMPLIANCE
DIVISION:**

Inspection is pending for
the Conditional Use Permit.

HEALTH DIVISION:

Inspection is pending for
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

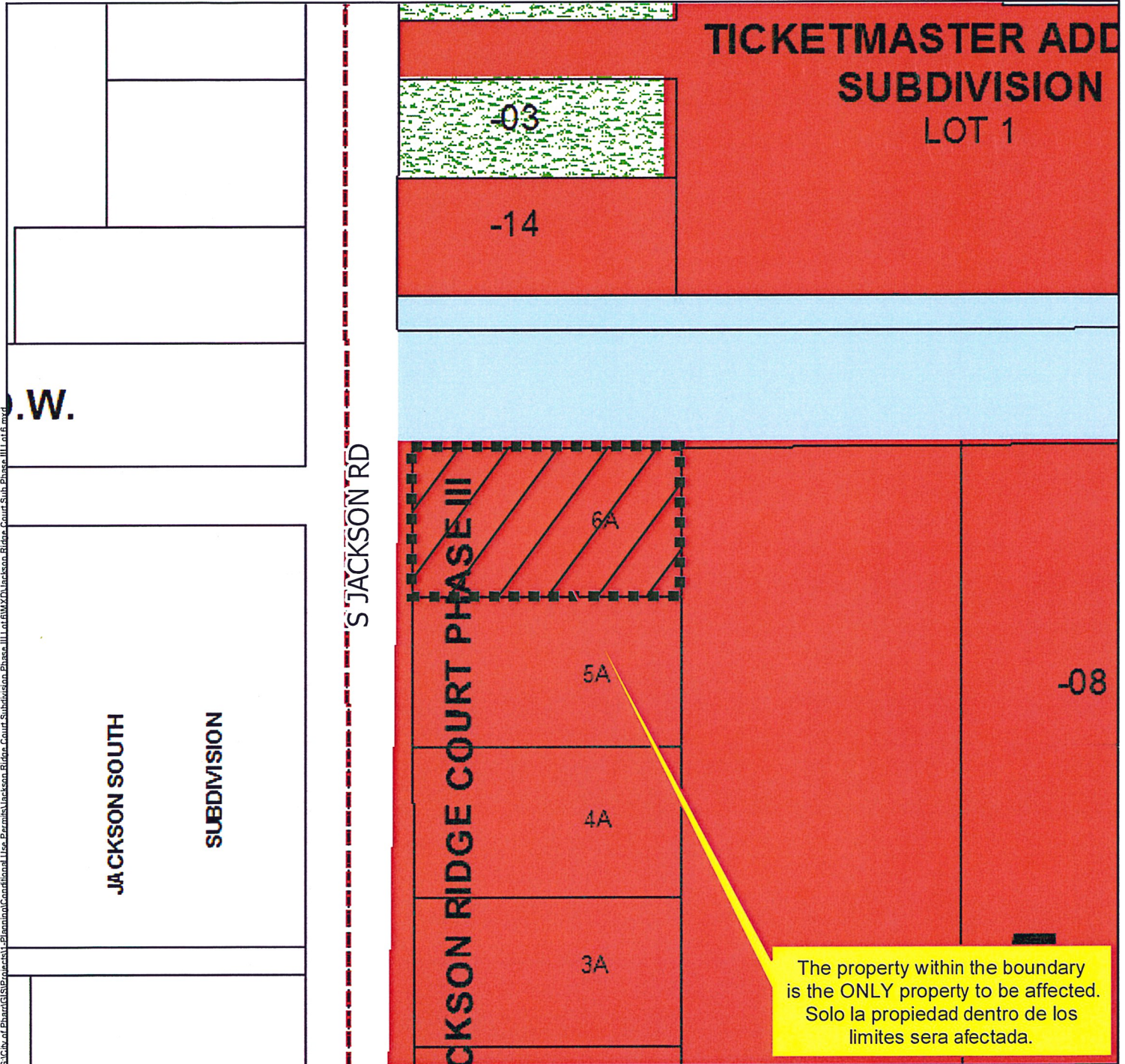
**NOTIFICATION
OF PUBLIC:**

Ten (10) 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:**

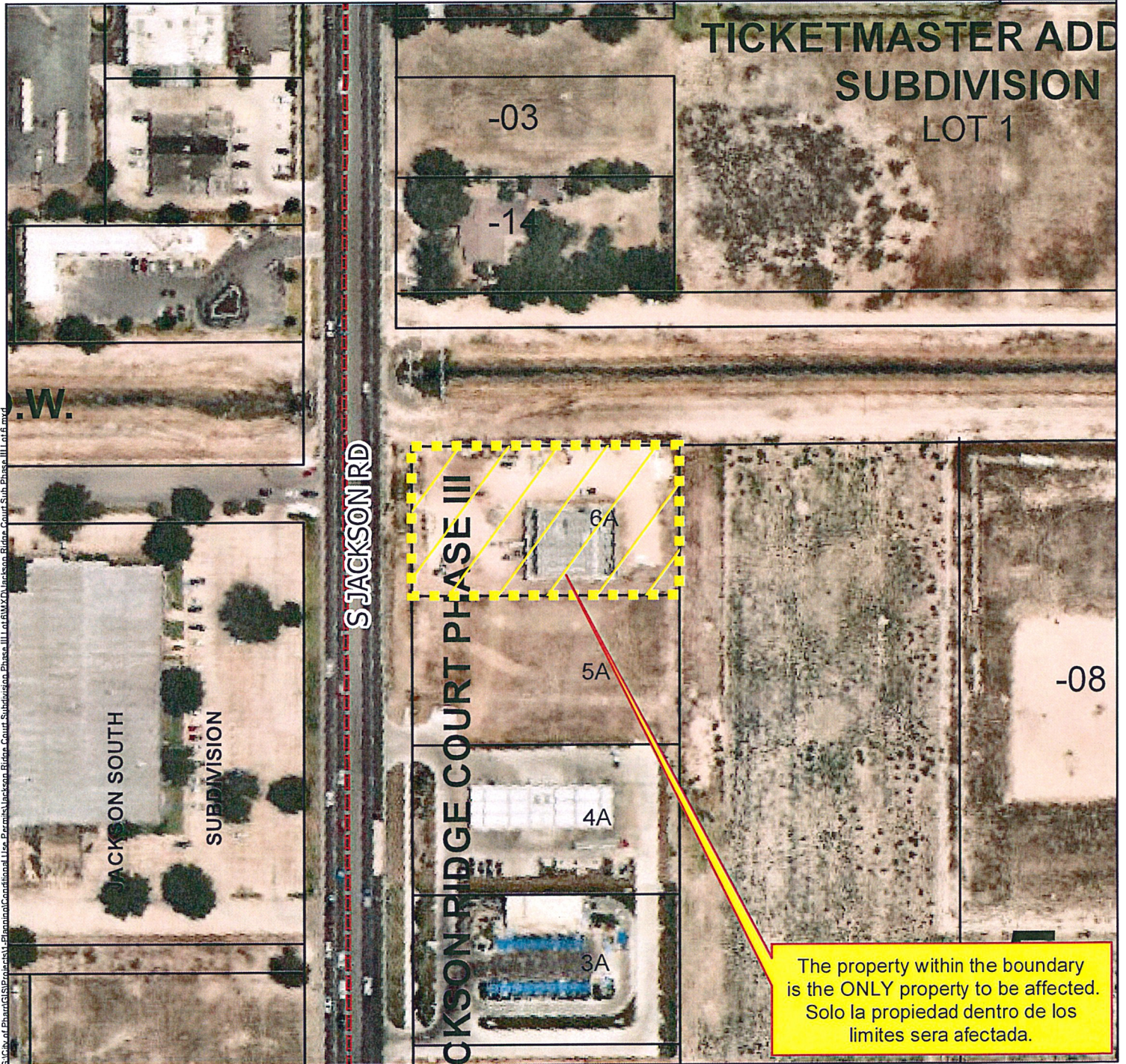
Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **July 16, 2018 at 4:00 p.m.**

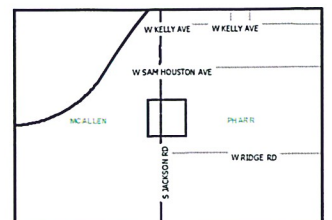


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|-----------------------------|-------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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

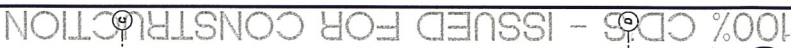




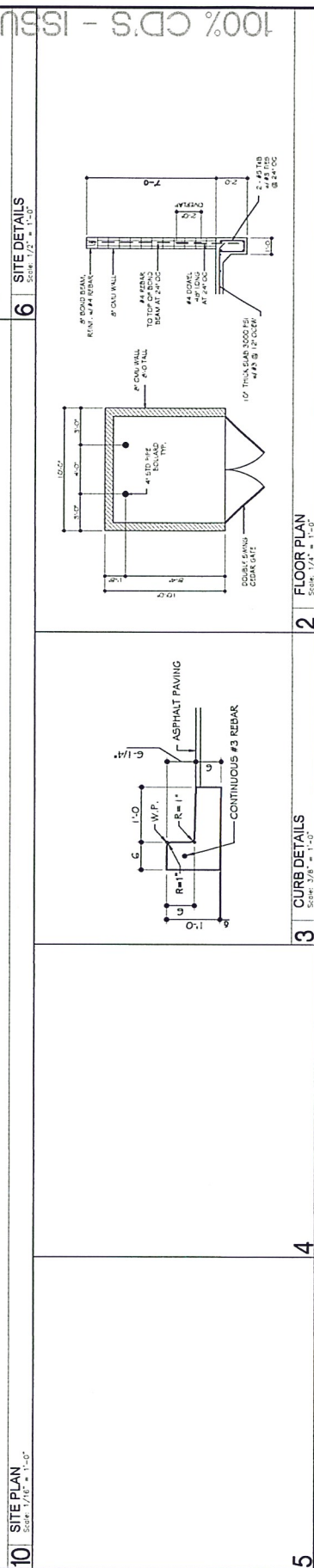
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|-----------------------------|-------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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



A2.01



3 FLOOR PLAN
Scale: 3/16" = 1'-0"





Ask Us About Our
Beer Selection!

Khan's Plates

Choose Healthy, Choose Fresh!®



= \$7.99
Plus Tax

VEGGIE PLATE



+



=

\$8.99
Plus Tax

VEGGIE & SHRIMP PLATE



+



+



=

\$10.99
Plus Tax

EXTRA VEGGIE PLATE



+



=

\$8.99
Plus Tax

KHAN'S PLATE



+



+



=

\$12.99
Plus Tax

KHAN'S PLATE PLUS 6 SHRIMP



+



+



=

\$14.99
Plus Tax

KHAN'S PLATE WITH DOUBLE MEAT



+



+



=

\$14.99
Plus Tax

KHAN'S PLATE PLUS 12 SHRIMP

KIDS MEAL



or



= \$5.99
Plus Tax

ALL PLATES SERVED WITH RICE (FRIED OR STEAMED) & BREAD ROLL



Soda/Drink
(no sharing) \$2.25

Rice Bowl \$1.95



Eggroll \$1.75



Bread Roll \$.50



Cheesecake \$3.50
OR Sundae



Fresh Egg \$.50





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 09, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JOB AVALOS SUBDIVISION
FILE NO. **SUB#180409**

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Survey, representing Job Avalos and Delia Avalos, owners, are requesting preliminary plat approval of the proposed Job Avalos Subdivision.

LEGAL DESCRIPTION: The property is legally described as a 1 Lot subdivision containing 0.81 acres more or less out of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Denny Drive.

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

PROPERTY PROPOSED USE: Single Family residential home.

VARIANCES: None requested.

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

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

1. New subdivision/developments will escrow 1/3 street pavement of R.O.W., sidewalk, curb/gutter and drainage improvements.
2. Follow City of Pharr construction standards manual.

EASEMENTS:

1. Remove labeled easement "Abandoned by this plat 40' road easement". And leave as is.

**SIDEWALK:
ADA:**

1. All sidewalks to be ADA compliant and painted Hazard Red.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Will need to show existing lines to be correct and field verified.
2. 4" WL does not connect to 24" WL.
3. Follow City of Pharr construction standards manual.

SEWER:

1. Elevations on M/H will need to be shown.
2. Residential sewer service will need to be 4".
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Drainage report needs approval from HCDD No. 1.
2. Drainage to be reviewed and approved at building permit stage.

OTHER:

1. Add Danny Wylie, for Planning & Zoning Commission signature block.
2. Plat note 9 & 13, combine.
3. Show on survey all existing structures.
4. Project engineer to verify if house on the west side is encroaching into property.
5. Add directional to streets.
6. Keep the 40' road easement and not to be abandon.
7. Check spelling for plat note #12.
8. Note No. 5 – revise note to say "over any easement or lot line".

9. Note No. 13 – revise note to say “owners to maintain ROW and perimeter of subdivision”.
10. Add drainage directive note.
11. W. Dicker Rd. is a 120' principal arterial road, please make correction in plans.



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



Subdivision: Job Avalos Subdivision Plat Review

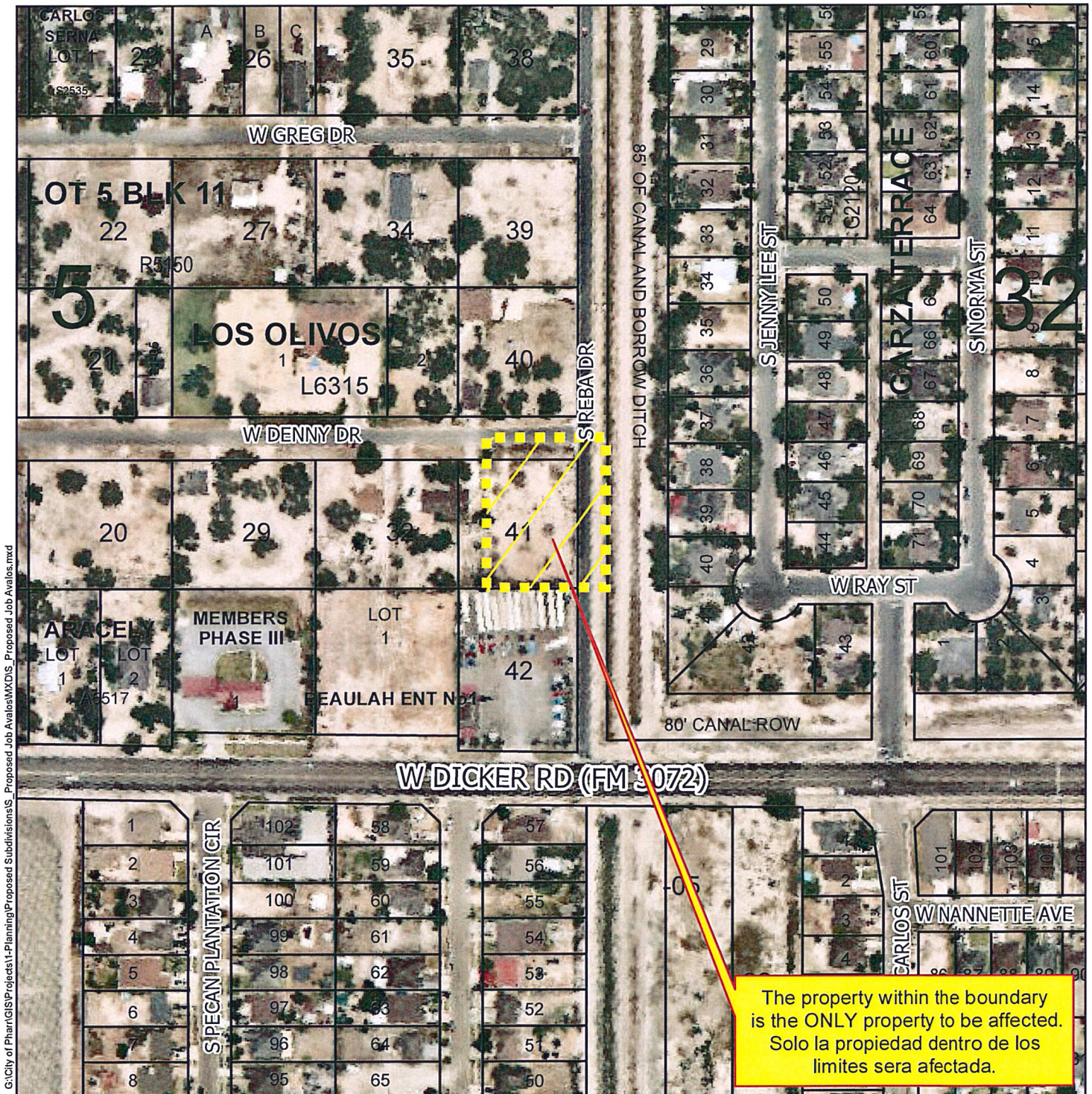
Reviewed By: Jacob Salinas Fire Marshal 7.8 Date: June 26, 2018

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

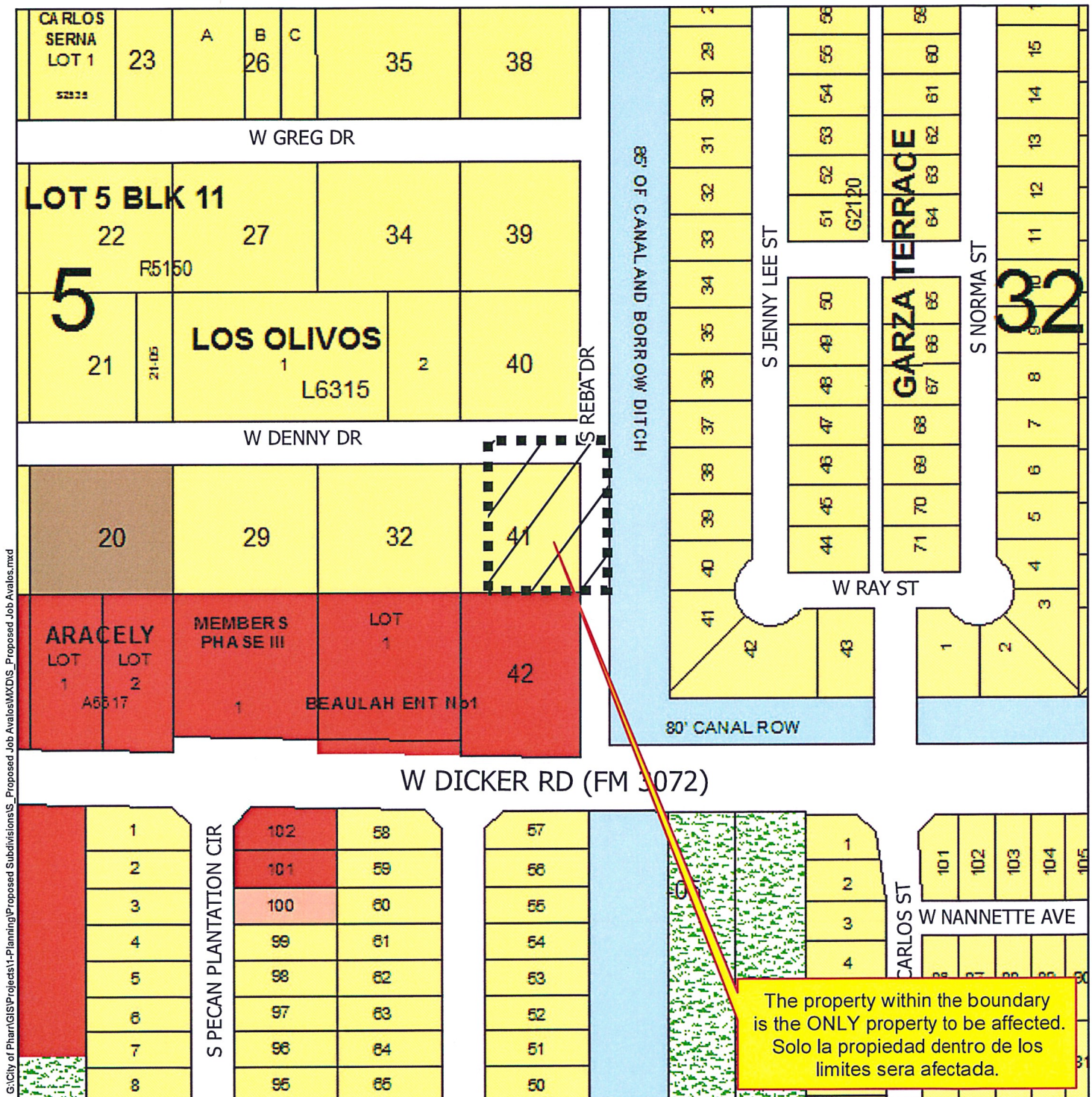
Additional Comments:

☒ The City Standards for residential subdivisions require having a fire hydrant within 600ft of the development property.

☒ A 12-inch waterline will be required and will need to extend all the way to the corner of W Dicker and Reba Street. This waterline is to run from the existing fire hydrant and 12-inch waterline found at the westside corner of the property to Bealuh Enterprises, resulting with a fire hydrant being placed at the southwest corner of both streets.



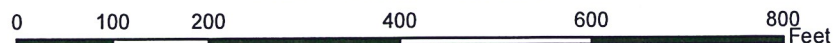
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business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



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Job Avalos\Proposed Job Avalos.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 | |

Scale: 1 inch = 200 feet





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 9, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION (ETJ)
--

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Cano Enterprises, LLC, is requesting preliminary and final plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 5.10 acres of land out of the west 200.00 feet of Lot 9, Block 16, John Closner ET. AL Subdivision, San Juan, Hidalgo County, Texas.

LOCATION: The property is located within the 2900 Block of West Dicker Road.

ZONING: The northern portion of the property is located within San Juan City Limits and the southern portion is located in the City of Pharr's Extraterritorial Jurisdiction (ETJ). The property is designated for Commercial (C), Single Family Residential District (R1) and Mutli-Family use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends denial of the preliminary and final plat of the proposed Grande Produce Warehouse No. 2 Subdivision subject to the following conditions:

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

1. Follow City of Pharr construction standards manual.

EASEMENTS:

1. Label easements as "City of Pharr utility easements dedicated by this plat".

**SIDEWALK:
ADA:**

1. All sidewalks to be ADA compliant and painted Hazard Red.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer service to property lines only. Why do the plans show improvements to the lot to the west?
2. Sanitary sewer that is to be provided by the City of San Juan does not meet the model county subdivision rules or City of Pharr Subdivision Ordinance.
3. See attached comments.
4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Provide a copy of drainage report.
2. Drainage report must be approved by H.C.D.D. No. 1 after being reviewed and approved by COP engineering department.

OTHER:

1. Add general note, "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES)".
2. Add general note, "Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted".
3. Add general note, "Owners to maintain ROW and perimeter of subdivision".
4. Add general note "Owners to maintain detention/retention areas".
5. Add Note: A 5' sidewalk with ADA compliant ramps and landings will be required along the south side E. Dicker Rd. at building permit.

This item will go before the City Commission Meeting of **July 16, 2018** at **4:00 p.m.**



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



Subdivision: Grande Produce Warehouse # 2 Staff Review

Reviewed By: Jacob Salinas Fire Marshal Date: June 16, 2018

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

Additional Comments:

☒ Current 2006 City of Pharr Construction Standards Manual requires all developments within the City and its Extraterritorial Jurisdiction (ETJ) shall be properly connected to the approved water distribution system- All water mains that are made a part of extend from the distribution system of the City of Pharr shall be conformance to the existing standards. Industrial projects require for waterlines of 12-inches or greater.

☒ All waterlines with fire hydrants shall be looped at two approved water sources. ICC 2012 Chap 5 Section 507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

☒ Hydrant spacing shall be that there will be a fire hydrant every 300ft in all commercial and industrial development areas.

☒ Proposed warehouse project-commodity classification and high-rack storage arrangement height will determine what type required fire protection will be needed. All of these are determined by the fire –flow requirement needed for proposed project. See IFC 2012 Chapter 5 Section 507 Fire Protection Water Supplies.

PLAT REVIEW FOR: *GRANDE PRODUCE WAREHOUSE NO. 2* *SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B. JULY 6, 2018

☐ Approve ☐ Approved with Conditions ☒ Denied

WATER:

- The City of Pharr has No existing Utilities in the area
- The water CCN belongs to M.H.W.S.C. (Military Highway Water Supply Corporation)

SEWER:

- Sanitary sewer that is to be provided by the City of San Juan does not meet the model county subdivision rules or City of Pharr Subdivision Ordinance.

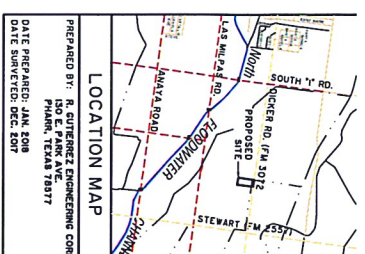
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

Signature: _____

Date: _____

1. THIS IS A COMMERCIAL DEVELOPMENT.
2. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.
3. DEVELOPER WILL PAY \$ _____ IN PARKLAND FEE DUE PRIOR TO RECONSTRUCTION.
4. FRONT SETBACKS:
 - FRONT : 60.0 FEET
 - SIDE : 9.0 FEET OR UTILITY EASEMENT, WHICHEVER IS GREATER.
 - REAR : 9.0 FEET
5. MINIMUM FINISHED FLOOR ELEVATION AS PER ELEVATION CERTIFICATE.
6. BENCH-MARK: 3' x 1/2" ALUMINUM DIAL SET IN CONCRETE WITH A 5 FOOT N.O. 1 REBAR LOCATED 40 FEET SOUTH AND 22 FEET WEST FROM THE NORTHEAST CORNER. BENCH-MARK INFORMATION:
 - TEXAS STATE PLANE - ZONE TEXAS SOUTH 4250
 - VERTICAL (NAVD 83) ELEVATION: 84.65
 - HORIZONTAL (NAD83) : NORTHING = 1659944.65; EAST : 1097372.15
7. FLOOD ZONE & AREAS OF 10-YEAR FLOOD BASE FLOOD ELEVATIONS AND FLOOD HAZARDS DETERMINED:
 - FLOOD ZONE C ; AREAS OF MINIMAL FLOODING.
 - COMMUNITY PANEL NUMBER 48034 050-0
8. UTILITY PROVIDER:
 - EFFECTIVE DATE: JANUARY 2, 1981.
9. WATER MAINLINE:
 - WATERS: HIGHWAY WATER SUPPLY CORPORATION
 - SANITARY SEWER: CITY OF SAN JUAN
10. FIRE PROTECTION:
 - GAS: _____
 - NO TOWNSEMS MARKED WITH NO. 4 REBAR (WITH A PLASTIC CAP STAMPED "TRECOT") UNLESS OTHERWISE NOTED.
11. SITE PLAN APPROVAL BY THE CITY OF SAN JUAN AND CITY OF PAVAR SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
12. NO STRUCTURE WITH WATER SUPPLY CORPORATION, OR AN APPROVED PUBLIC WATER SUPPLY WITH APPROPRIATE PRESSURE AND QUANTITY FOR THE BUILDING USE AND CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR FACILITY.
13. A FIRE LOOP AND ADDITIONAL FIRE HYDRANT(S) SHALL BE ADDRESSED DURING THE SITE PLAN APPROVAL AND PRIOR TO THE BUILDING PERMIT APPROVAL BY THE CITY OF SAN JUAN AND CITY OF PAVAR FIRE DEPARTMENT AND STAFF.
14. DRAINAGE STATEMENT: THE STOICAL RUNOFF FOR THE SUBDIVISION CONSISTS OF THE PROPERTY DRAINING VIA OVERLAND SHEET FLOW AND INTO GRAVE INLETS AND UNDERGROUND PIPES INTO A NETWORK OF EXISTING AND NEW SHARED DETENTION PONDS, AND ULTIMATELY OUTFALLING INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DRAIN DITCH.
15. STORMWATER RUNOFF GENERATED FROM GRASSY PRODUCE WAREHOUSE SUBDIVISION AND GRASSY PRODUCE WAREHOUSE NO. 2 SUBDIVISION, SHALL BE DETAINED ON-SITE, IN THE SHARED DRAINAGE DETENTION SYSTEM CONSISTING OF PONDS CONNECTED BY PIPES, AND RELEASED INTO THE ADJACENT HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DRAIN DITCH AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORAGE EVENT.
16. AN ENGINEERED DRAINAGE DETENTION PLAN SUBMITTED AND APPROVED BY THE CITY OF SAN JUAN, CITY OF PAVAR, AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
17. THE OWNERS OF THIS SUBDIVISION PROPERTY RESERVE AMONG THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON FOR PURPOSES WHICH DO NOT CLFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON INCLUDING, WITHOUT LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING, DRAINAGE, AND LANDSCAPING PROVIDED, HOWEVER, SUCH OWNERS SHALL NOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, HAVE ANY RIGHT TO CONSTRUCT OR MAINTAIN A BUILDING WITH ANY SUCH EASEMENT AREA.
18. THE OWNERS OF GRASSY PRODUCE WAREHOUSE SUBDIVISION AND GRASSY PRODUCE WAREHOUSE NO. 2 SUBDIVISION SHALL BE RESPONSIBLE FOR CONSTRUCTING, MAINTAINING, AND REPAIRING THE DRIVEWAYS, DRIVES, PARKING LOTS, DRAINAGE, DETENTION, WATER, AND SANITARY SEWER IMPROVEMENTS PHYSICALLY SITUATED ON ITS PROPERTY TO BE IN GOOD CONDITION AND REPAIR.
19. THE OWNERS OF GRASSY PRODUCE WAREHOUSE SUBDIVISION AND GRASSY PRODUCE WAREHOUSE NO. 2 SUBDIVISION SHALL BE RESPONSIBLE FOR REMAINING INCIDENTIAL LANDSCAPING, DRAINAGE, WATER AND SANITARY SEWER FACILITIES NECESSARY TO A UTILITY COMPANY MAKING REPAIRS TO PUBLIC UTILITIES.
20. AS PER GRANT OF RECROCAL ACCESS EASEMENTS RECORDED UNDER DOCUMENT NO. _____ GRASSE PRODUCE WAREHOUSE SUBDIVISION SHALL HAVE ACCESS TO GRASSY PRODUCE WAREHOUSE NO. 2 SUBDIVISION AND VICE VERSA FOR GENERAL TRAFFIC CIRCULATION AS WELL AS AS INGRESS AND EGRESS.



BEING 5.10 ACRES OF LAND OUT OF THE WEST 200.00 FEET OF LOT 9, BLOCK 16, JOHN CLOSNEN ET. AL, SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN, VOLUME 0, PAGE 5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.10 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 9, BLOCK 15, JOHN CLOSER ET AL SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF GRANDE PRODUCE WAREHOUSE SUBDIVISION (AS PER MAP RECORDED IN DOCUMENT NO. 218,628, M.A.H.C., TX.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 11 MINUTES OR SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 9, BLOCK 16, A DISTANCE OF 206.00 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THIS TRACT OF LAND;

1. CONTINUING FOR A TOTAL DISTANCE OF 90 MINUTE WEST PASS, TO THE WEST LINE OF SAID TRACT, BLOCK 16, A DISTANCE OF 17.00 FEET PASS, AND A REBAR SET WITH A PLASTIC CAP STAMPED REGC) AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF EAST DICKER ROAD (F.M. 3072), CONTINUING FOR A DISTANCE OF 40.00 FEET PASS A NO. 1 REBAR SET WITH A PLASTIC CAP STAMPED REGC) AT THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF EAST DICKER ROAD (F.M. 3072), CONTINUING FOR A DISTANCE OF 110.00 FEET TO A NO. 2 REBAR SET WITH A PLASTIC CAP STAMPED REGC) AT THE PROPOSED SOUTH IRRIGATION RIGHT-OF-WAY LINE OF HIDALGO COUNTY IRRIGATION DISTRICT #2, CONTINUING FOR A DISTANCE OF 170.00 FEET TO A NO. 4 REBAR SET WITH A PLASTIC CAP STAMPED REGC) AT THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF HIDALGO COUNTY DRAMAINE DISTRICT #2, CONTINUING FOR A TOTAL DISTANCE OF 111.00 FEET TO A NO. 1 REBAR SET WITH A PLASTIC CAP STAMPED REGC) AT THE SOUTH LINE OF SAID LOT 9, BLOCK 18, FROM THE SOUTHWEST CORNER OF THE TRACT OF LAND;

THENCE, NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 9, BLOCK 16, A DISTANCE OF 200.00 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 16, ALSO BEING THE SOUTHEAST CORNER OF SAID GRANDE PRODUCE WAREHOUSE SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND:

THENCE, NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 9, BLOCK 16, ALSO BEING THE EAST LINE OF SAID GRANDE PRODUCE WAREHOUSE SUBDIVISION, A DISTANCE OF 1072.17 FEET PASS, N. 20.4 REBAR FOUND AT THE PROPOSED SOUTH RIGHT OF WAY LINE OF SAID EAST DICKER ROAD (F.M. No. 4), CONTINUING FOR A TOTAL DISTANCE OF 1111.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.10 ACRES OF LAND, MORE OR LESS.

Grande Produce Warehouse

No. 2 Subdivision

BEING 5.10 ACRES OF LAND OUT OF THE
WEST 200.00 FEET OF

HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN,

VOLUME 0, PAGE 5.

MAP RECORDS OF HIDALGO COUNTY, TEXAS.

