

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 13, 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 July 23, 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) Brenda Selene Perez, d/b/a D'Vine Beauty 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#180750**

2) Juan F. Serna 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 Single-Family Residential District (R-1). The property is legally described as being Lot 13, Block 4, Hub City Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 213 East Butler Street. **CUP#180751**

3) Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). The property is legally described as being all of Lot 1, Marina Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3301 North Cage Boulevard. **CUP# 180749**

E. PLATS:

1) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Maria Elise Estates Subdivision. The property is legally described as being 20.00 acres out of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Owassa Road. **SUB#170615**

2) R. Gutierrez Engineering Corporation, representing Rigoberto Lopez is requesting final plat approval of the proposed Altezza Subdivision. The property is legally described as being a 8.20 acre tract of land out of Lot 156, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1700 and 1800 Block of North Cage Blvd. **SUB#160614**

3) R.E. Garcia & Associates, representing Jose Andres Villarreal, Owner, is requesting final plat approval of the proposed Villanin Subdivision. The property is legally described as being a 1.375 acre tract of land being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Minnesota Road. **SUB#180104**

4) Melden & Hunt, Inc., representing Douglass Moyers, owner, is requesting final plat approval of the proposed Carmax Auto Superstore Subdivision. The property is legally described as being a re-subdivision of 10.605 acres of land out of Lots 17 and 18, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Interstate 2. **SUB#170717**

5) NAIN Engineering, L.L.C., representing Esperanza Velazquez Parra, Presidnet of Rolivel, L.L.C, is requesting preliminary & final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park. The property is legally described as a 4.883 acre tract of land being all of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park, Pharr, Hidalgo County, Texas. The property is located within the 9200 Block of South Cage Boulevard. **SUB#180822**

6) 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. **SUB#180717**

7) Melden & Hunt, Inc., representing Beatrice Quesada, Owner, is requesting preliminary plat approval of the proposed Quesada Plaza Subdivision. The property is legally described as being a Resubdivision of 0.380 of one acre out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#180614**

8) M.A.S. Engineering LLC., representing Jorge Ivan Garza Valdez, President of AZJOR truck & equipment, Inc., is requesting preliminary plat approval of the proposed AZJOR Subdivision. The property is legally described as being a 0.81 acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4000 and 5000 Block of North IH 69C. **SUB#180615**

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.

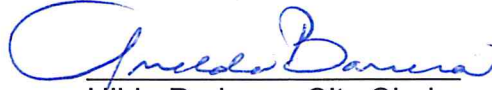
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 10th day of August, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 23, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 23, 2018 and following is the record of attendance.

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

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 John Rigney, City Attorney
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Rita Galvan, Administrative Assistant
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

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

Luis Madrigal **moved** to excuse the absent member. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JULY 9, 2018

Chairman, Danny Wylie, introduced the item.

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

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he is still bothered by the lights, noise, and vibration coming from Costco. He further stated July 17th is his five (5) year anniversary of being released from the Planning and Zoning Commission when it was under different leadership and the Director at the time has since been promoted within the City. Dr. Fletcher continued stating he has been denied to speak during the of Public Hearing portion of the meetings since October 24, 2016, even though he believes in accordance with Chapter 211.006A, the state law entitles him to speak during the Public Hearing. Dr. Fletcher stated one reason for public participation is that items like COZ# 180534, which was placed under consent agenda in the City Commission Agenda Packet, stated Development Services staff recommended denial, which he was told was a typo, and the City Commission still approved it and because it was under consent agenda the public was not able to comment on it. He further stated only non-controversial items should be placed under consent agenda but at the Planning and Zoning Meeting there were four (4) residents in opposition on the item so it should not have been considered non-controversial. Dr. Fletcher stated Chapter 211.006A has two parts that states a person of interest is someone who resides in the affected area or the public and for that reason he believes he should be allowed to speak during the Public Hearing portion of the meeting. Dr. Fletcher closed by stating he signed up to speak during the Public Hearing Portion of the meeting.

Vincent Berry, residing at 809 N. Erica Street, stated he would like to thank the Planning and Zoning Commission for their service throughout the community and for all they do. Mr. Berry stated last year the City of Pharr improved the roads in his neighborhood by installing speed bumps and it has improved the safety of the neighborhood. Mr. Berry expressed his concerns about the proposed apartments that are to be built on Polk Avenue and stated he would like the City to make it a priority to review what effect it would have on the flooding that already occurs in the surrounding areas. He further stated the surrounding neighborhood is prone to flooding and with the recent rain, areas that had not been prone to flooding in the past did experience flooding and believes it was due to the addition of homes in the area without drainage improvements. Mr. Berry stated his house does not flood but is concerned because the proposed apartments will be constructed right across the street from his home and worries that it may cause flooding in the future. Mr. Berry continued stating the traffic in this area is also problematic due to the large number of cars parked on the side of the road and believes that the apartments will only add to the problem. Mr. Berry stated he and his wife enjoy living in City of Pharr and want to continue living in Pharr. He closed stating he is aware of the importance of new businesses in the community and how it will help the community but hopes that the City looks into the residents' best interest as well.

ITEM D. PUBLIC HEARING

- 1) SMOKIN' MOON, LLC. 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1-A, ALBRAD UNIT NO. 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1617 WEST POLK AVENUE. CUP#180648

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned Heavy Commercial District (H-C) to the east and west and General Business District (C) to the north, south and west. This area is generally designated for commercial use in the Land Use Plan. She further reported ten (10) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the conditions and advised the item will be presented to the City Commission meeting of August 6, 2018 for final approval.

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

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Bernard Watson, residing at 407 Cotton Wood in McAllen, stated the location of the property is 1617 West Polk. Mr. Watson further stated a gentleman earlier inquired about the flooding in that area and assured the Commission the property is one hundred percent contained. Mr. Watson closed by stating he has complied with the City of Pharr requests and hopes to receive the Conditional Use Permit.

There being no further discussion Charlie Ramirez **moved** to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Jonathan Larraga seconded the motion and when put to a vote, it carried majority with five (5) ayes and one (1) abstention to approve the item. Luis Madrigal abstained from voting.

ITEM E. PLAT APPROVAL

- 1) NAIN ENGINEERING, L.L.C., REPRESENTING ELIGN XAVIER, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LAS CANTERAS PLAZA SUBDIVISION. THE PROPERTY**

IS LEGALLY DESCRIBED AS 1.08 ACRES OF LAND OUT OF LOT 7, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH JACKSON ROAD. SUB# 180413

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the City of Pharr's City Limits to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Las Canteras Plaza 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.

Chairman, Danny Wylie, asked staff what type of business was being proposed and how will they handle the traffic volume on Jackson.

Eddie Martinez, Planner II, stated its proposed use is a snow cone stand and there will be onsite queuing requirements that must be followed by ordinance inside the property.

Chairman, Danny Wyle, asked staff if that was a new ordinance new and what it entailed.

Eddie Martinez, Planner II, stated the ordinance was passed on May 29, 2018, and the businesses are required to comply with eleven (11) vehicles on site which includes seven (7) vehicles in the order window and four (4) vehicles in the pickup window. He further stated staff will review the site plans to make sure the business is in compliance with the ordinance.

Chairman, Danny Wylie, asked staff if this would be the first business that would fall under this new ordinance and if the pre-existing businesses would be subject to the ordinance.

Eddie Martinez, Planner II, stated staff would be looking at each business case by case and bring them all into compliance.

There being no further discussion Luis Madrigal moved to approve the request for final plat approval of the proposed Las Canteras Plaza Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

1) NOMINATION AND ELECTION OF SECRETARY

Roland Gomez, Assistant Director, stated the Commission would now nominate and elect a new Secretary of the Planning and Zoning Commission.

Chairman, Danny Wylie, asked the Commissioners if they would like to nominate a member of the Commission. With no response from the other Commissioners Chairman, Danny Wylie, nominated Luis Madrigal and asked if Mr. Madrigal would accept the nomination.

Luis Madrigal accepted the nomination.

There being no further discussion Rafael Munguia **moved** to approve the nomination and election of Luis Madrigal as Secretary of the Planning and Zoning Commission. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Luis Madrigal was named Secretary for the Planning and Zoning Commission.

2) AMERICAN PLANNING ASSOCIATION COMMISSIONER'S WORKSHOP AUGUST 10, 2018.

Cristina Garcia, Senior Planner, stated the Agenda Packet included a form the American Planning Association Commissioner's Workshop. She continued stating the workshop is a Planning 101 course that entails general procedures for the Commissioners, elected officials, and staff. She further stated Developments Services would like to welcome all members to attend the workshop as it will go over planning and development, conducting meetings, and ethics and principles. She further stated it would be beneficial for everyone to attend and if interested they may sign up with Rita Galvan, Administrative Assistant for the Development and Engineering Department. Ms. Garcia continued stating the workshop will take place on Friday, August 10, 2018, from 9:00 a.m. to 3:00 p.m. at the Mission Event Center.

Chairman, Danny Wylie, asked staff if the workshop is for the new members and if current members were required to retake the class every three (3) or four (4) years.

Cristina Garcia, Senior Planner, stated Commission members may attend the workshop every year as new information is always presented and insight from other Cities is also presented.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business, Rafael Munguia **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:19 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION FILE NO. CUP#180750 (D' VINE BEAUTY STUDIO)

GENERAL INFORMATION:

APPLICANT: Brenda Selene Perez, dba D' Vine Beauty 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:	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
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FIRE DEPARTMENT:	Inspection is pending for the Conditional Use Permit.
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HEALTH DIVISION:	Recommends approval of the Conditional Use Permit.
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PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.
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**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 no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

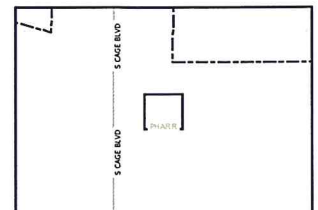
Development Services is recommending approval of the Conditional Use Permit to allow a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1) subject to the following conditions:

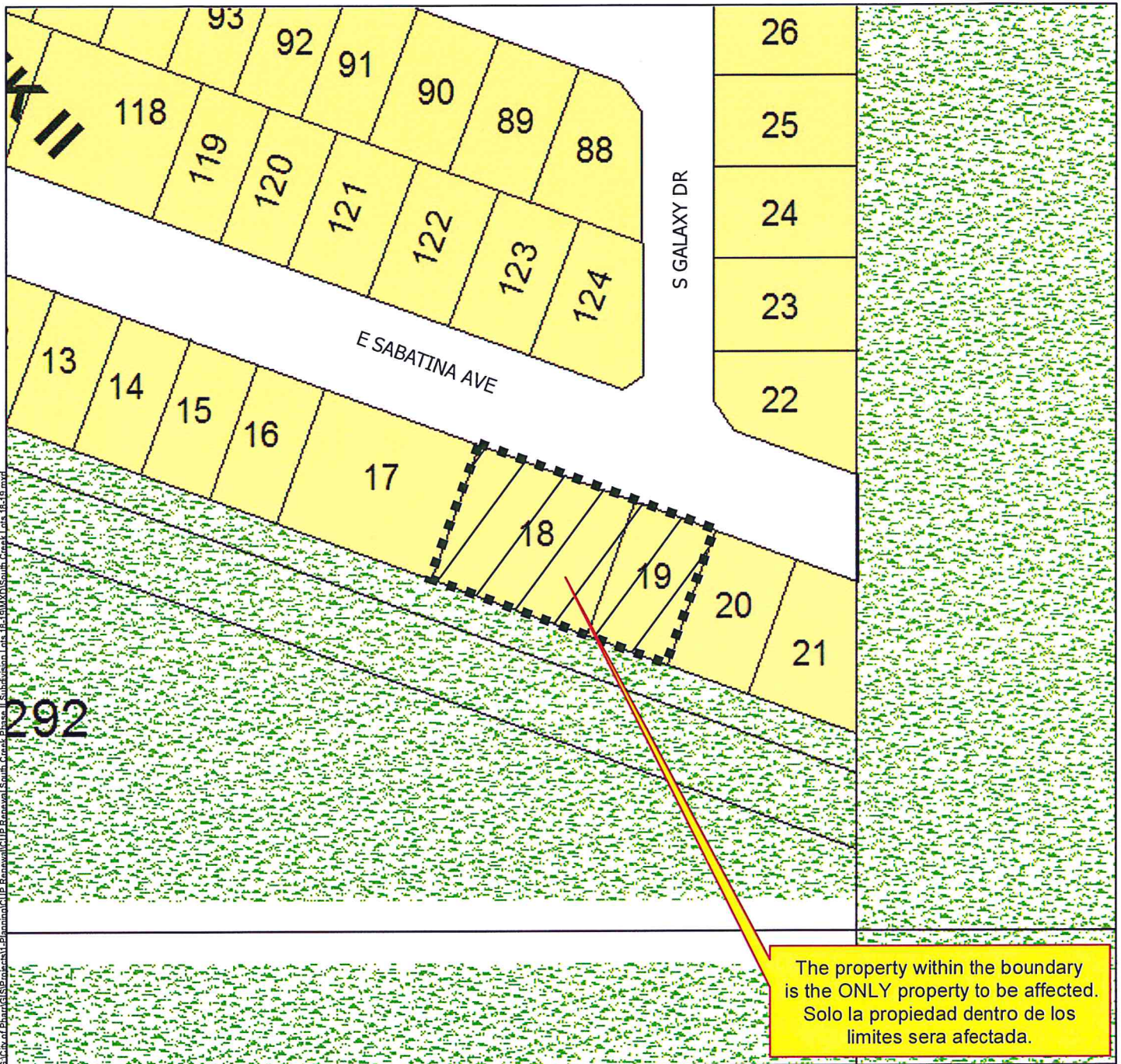
1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the cosmetic salon;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her 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.



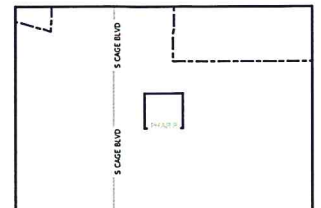
Agricultural Open Space	Townhouse	Heavy Commercial	Valley View ISD
Single Family	HUD Code	Heavy Industrial	Planned Unit Development
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial	
Two Family	Government Owned	Neighborhood Commercial	
Medium Density Multi-Family	General Business	Office Professional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

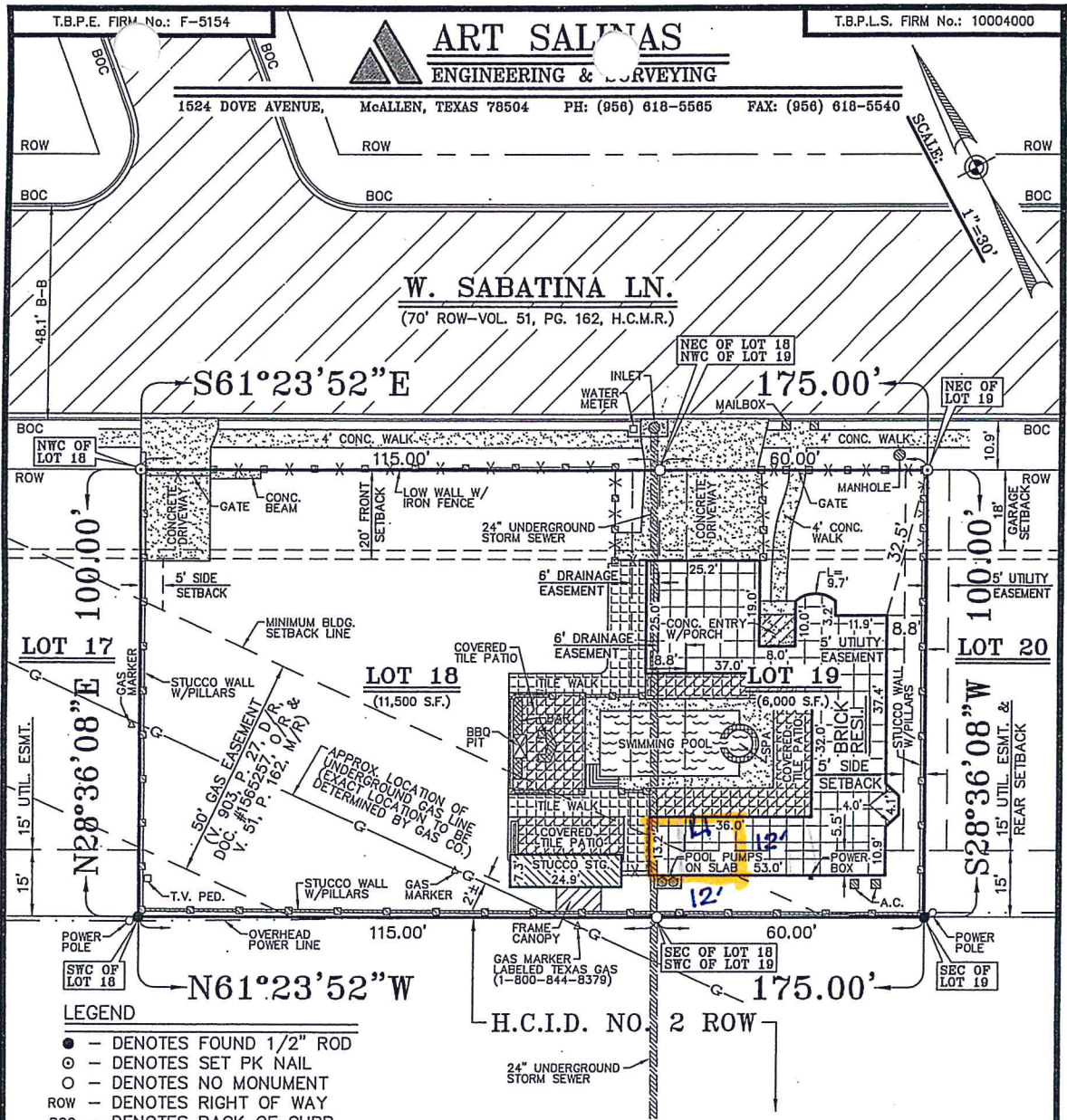




All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 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:

- 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.
- 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.
- 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".
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- 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)
- Right of Way Easement dated March 20, 1979, recorded in Volume 1634, Page 983, Deed Records, Hidalgo County, Texas. (Blanket)
- 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)
- Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2. (Blanket)
- Subject to any oil, gas and mineral lease of record.
- 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

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Registered Professional Land Surveyor No. 4802







MEMORANDUM

DATE: MONDAY, AUGUST 13, 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#180751
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GENERAL INFORMATION:

APPLICANT: Juan F. Serna 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 Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 13, Block 4, Hub City Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 213 East Butler Street.

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 and east and west. The area is generally designated for single-family residential use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

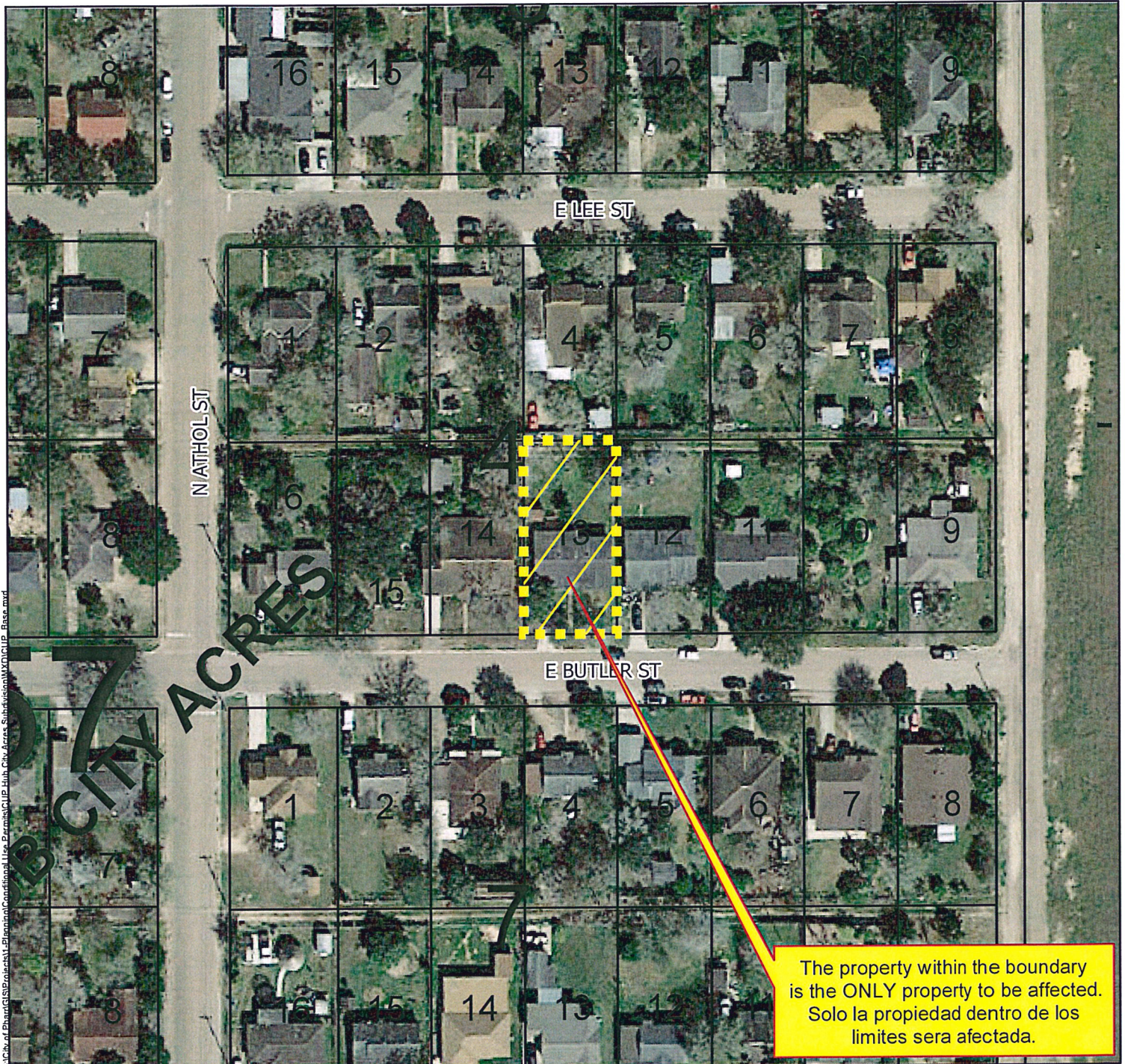
Forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval of the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) 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 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 **August 20, 2018** at **4:00 p.m.**

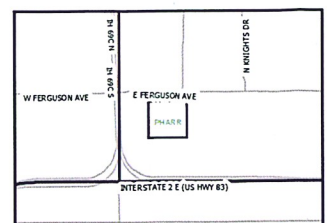


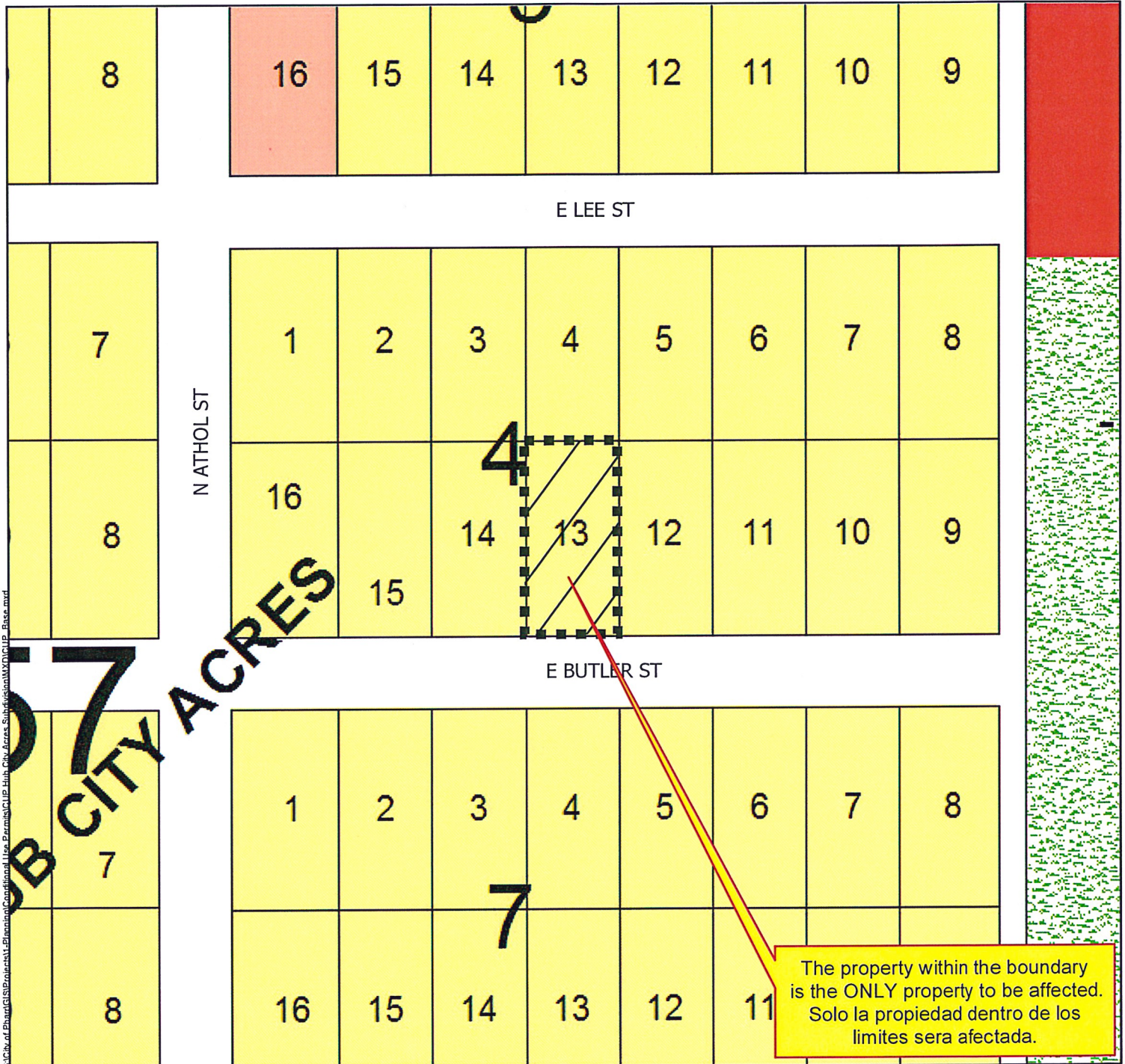
The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

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

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





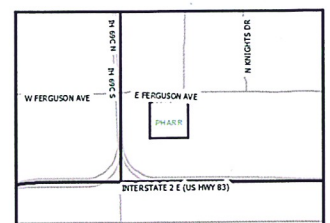
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

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

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

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.



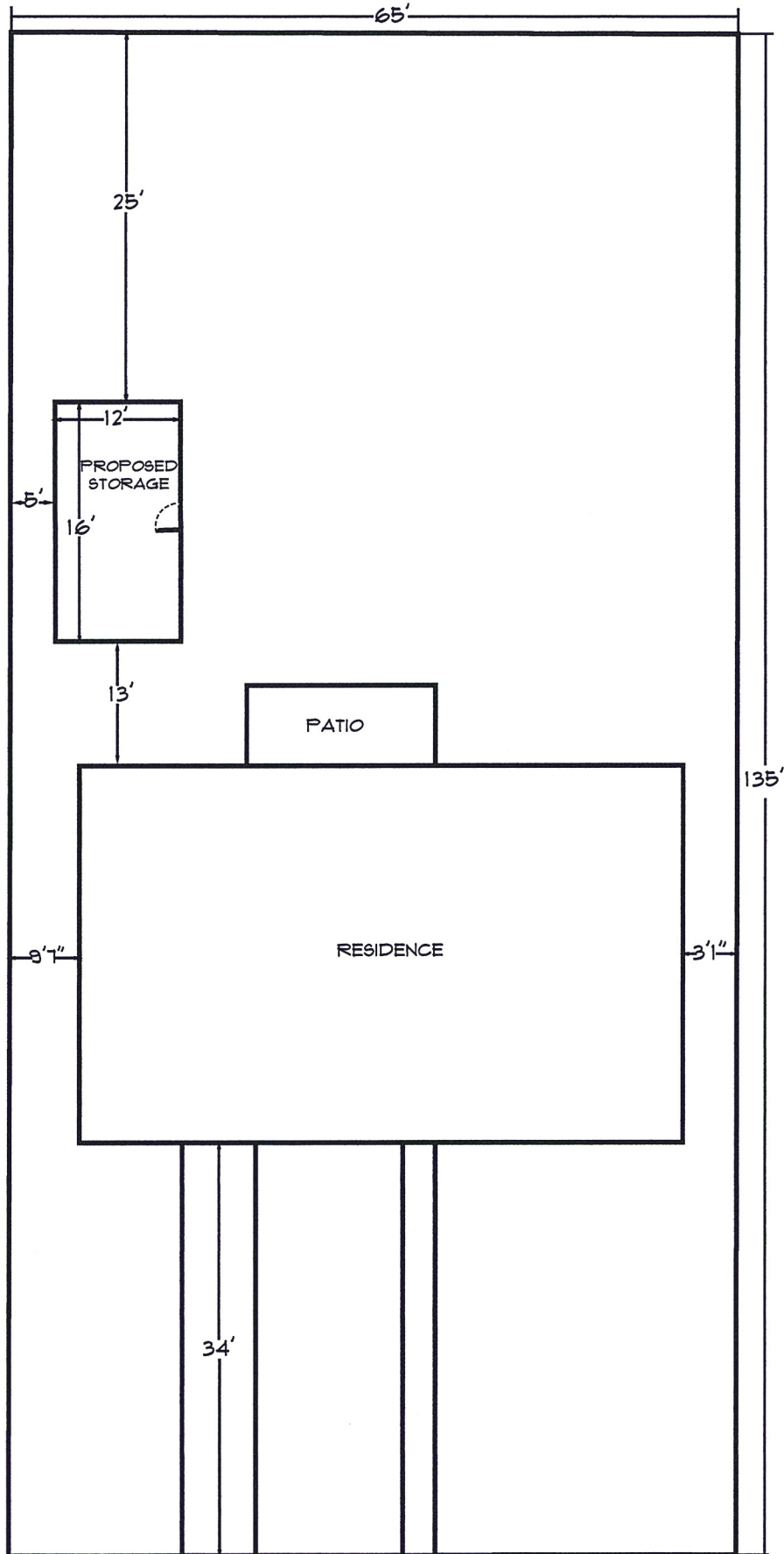
SITE PLAN

Address: 213 E. Butler St.

Subdivision: Hub City Acres

Phase: Block#: 13

Lot#: 4



213 E. BUTLER STREET



3D Illustration – 12'x16' Lofted Barn Portable Building





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE – FILE NO. CUP#180749 (UNIVERSAL TOWING, INC.)

GENERAL INFORMATION:

APPLICANT: Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 1, Marina Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3301 North Cage Boulevard.

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

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

**NOTIFICATION
OF PUBLIC:**

Five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One person called in for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

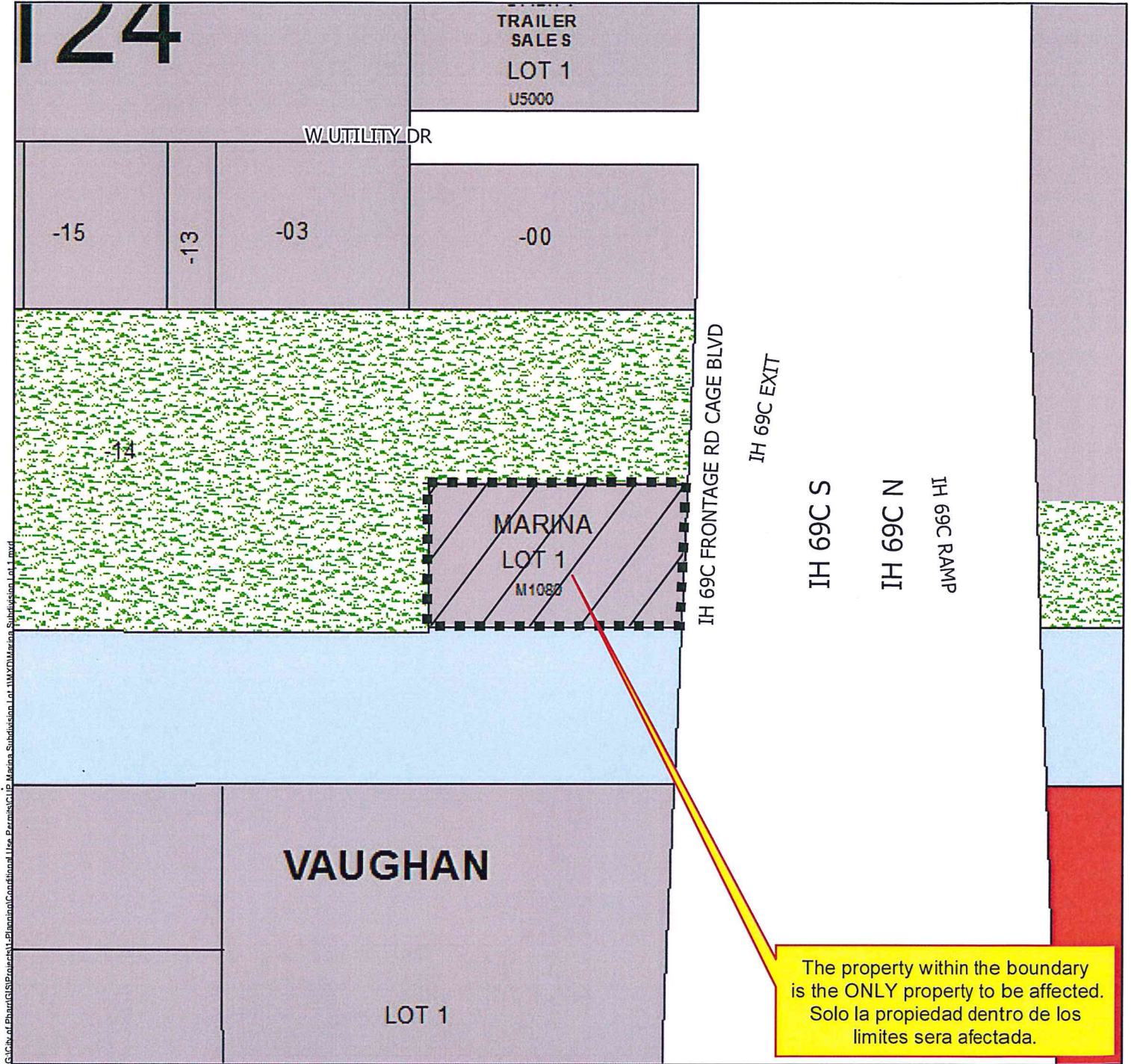
Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being 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. Applicant shall comply with landscaping ordinance O-2017-02, must be fully landscaped inside as well as the perimeter of lot and must include 25' overlay district buffer along IH-69C as indicated in the ordinance;
3. All materials stored outside shall be kept within the fenced area, fenced area must be a solid opaque fence;
4. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
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. 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;
7. All areas used for outside storage and parking areas for customers shall have an all-weather surface (asphalt or concrete) and comply with Wrecker Service Ordinance; and
8. 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.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30)

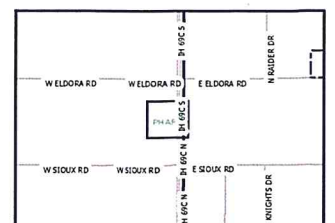
days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.

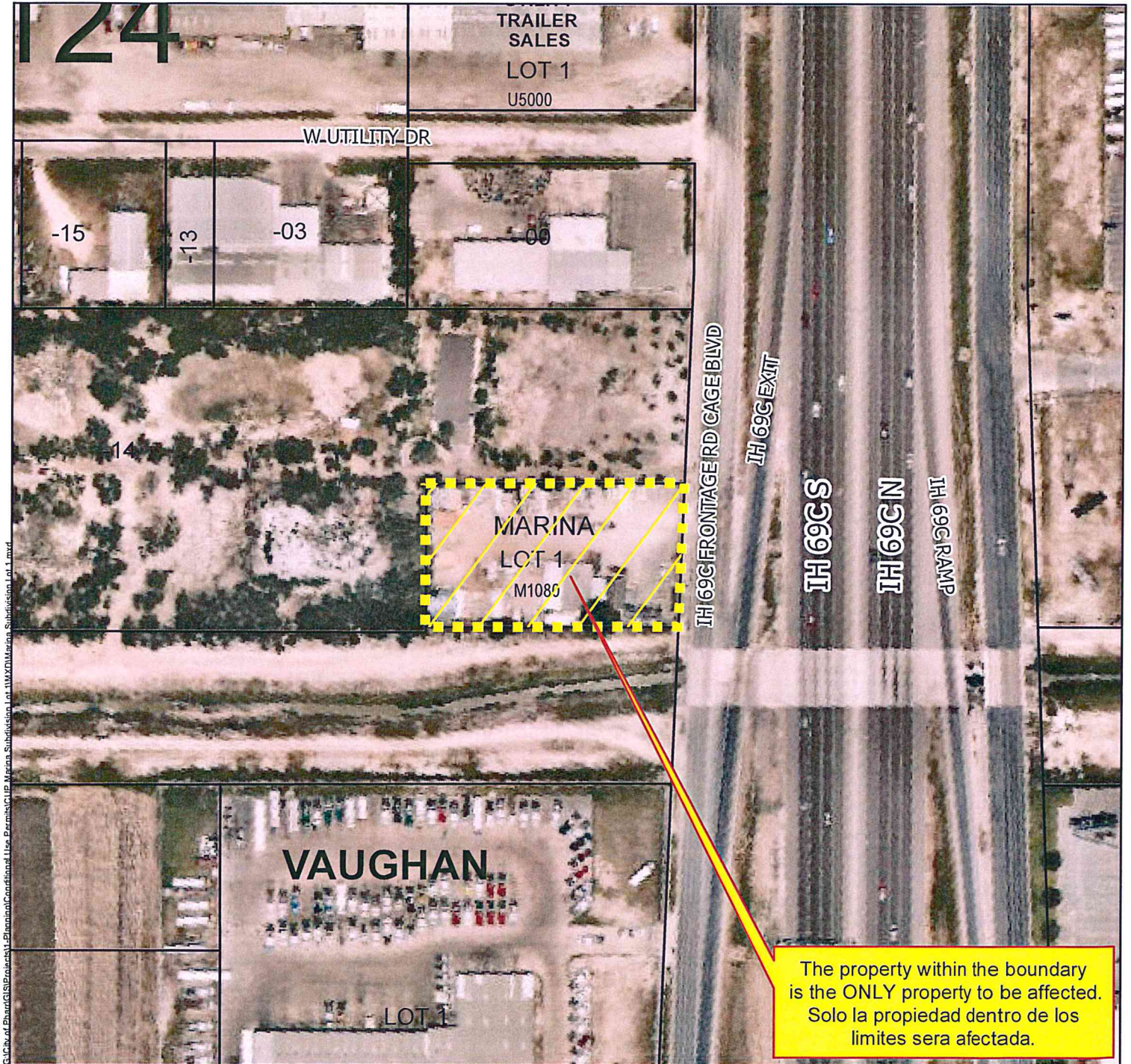
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item is scheduled to go before the City Commission Meeting of August 20, 2018 at 4:00 p.m.



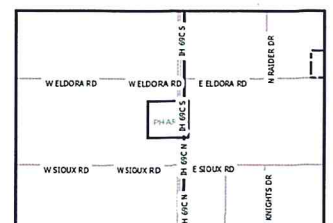
- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail 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 | |





- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| 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 | |
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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.





300 ft

150 ft

W

150 ft

Impound

Wrecker lot



20 ft

Gate
Property
Entrance

Gate

Light pole

Light pole

Shed

Storage

Office

Green Area



30ft

40ft

40ft

24ft

24ft

3301 N Cage

E

S





MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MARIA ELISE ESTATES SUBDIVISION FILE NO. SUB#170615

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Maria Elise Estates Subdivision

LEGAL DESCRIPTION: The property is legally described as being 20.00 acres out of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of East Owassa Road.

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

PROPERTY PROPOSED USE: Single-family residential subdivision.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Maria Elise Estates Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

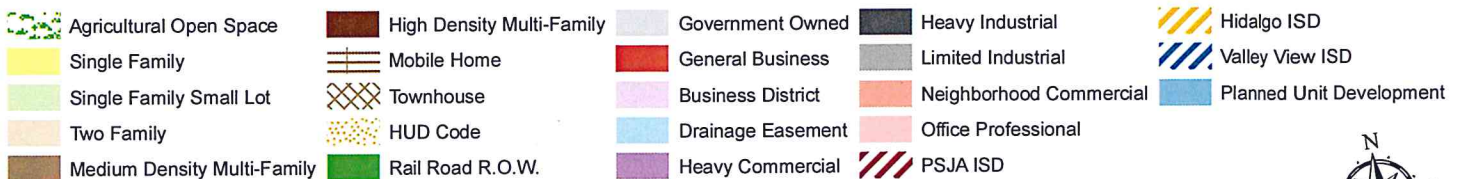
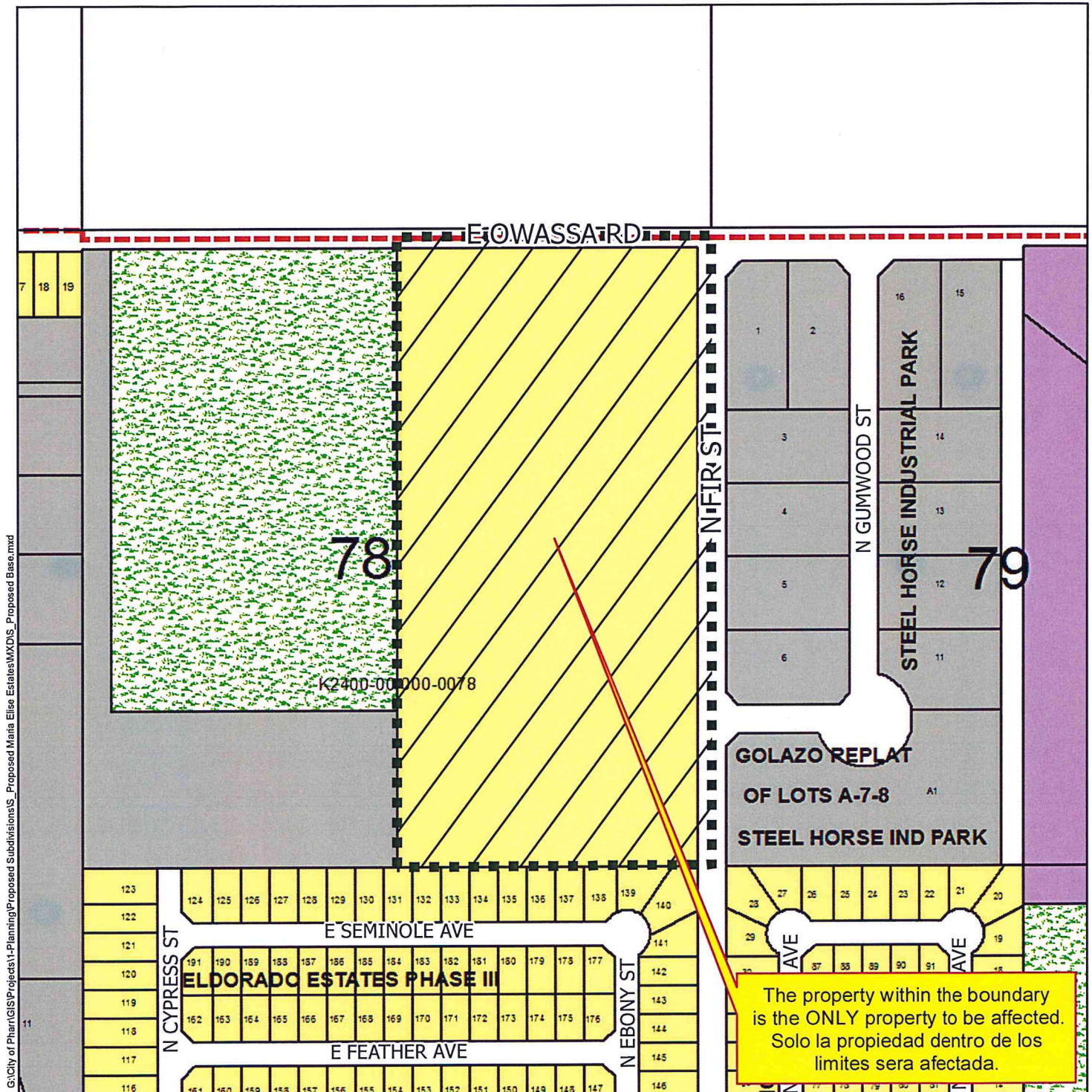
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on August 20, 2018 at 4:00 p.m.





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MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ALTEZZA SUBDIVISION FILE NO. SUB#160614

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Rigoberto Lopez is requesting final plat approval of the proposed Altezza Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 8.20 acre tract of land out of Lot 156, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 1700 and 1800 Block of North Cage Blvd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) and General Business District (C) to the North, General Business District (C) to the East, Mobile Home District (R-MH) and General Business District to the South and Agricultural and/or Open Space District (A-O) to the West. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Event Center and retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Altezza Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

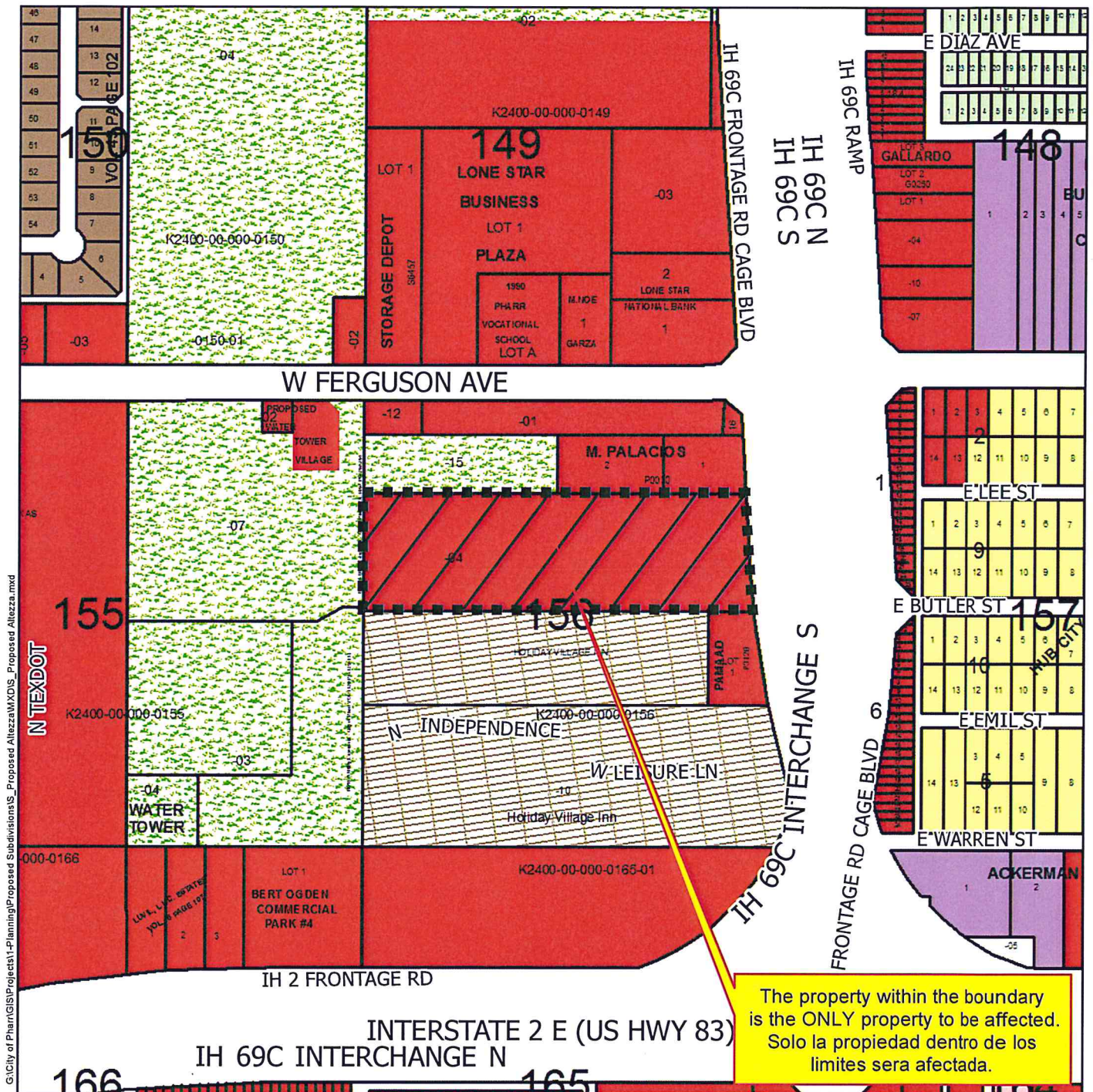
WATER: 1. In compliance.

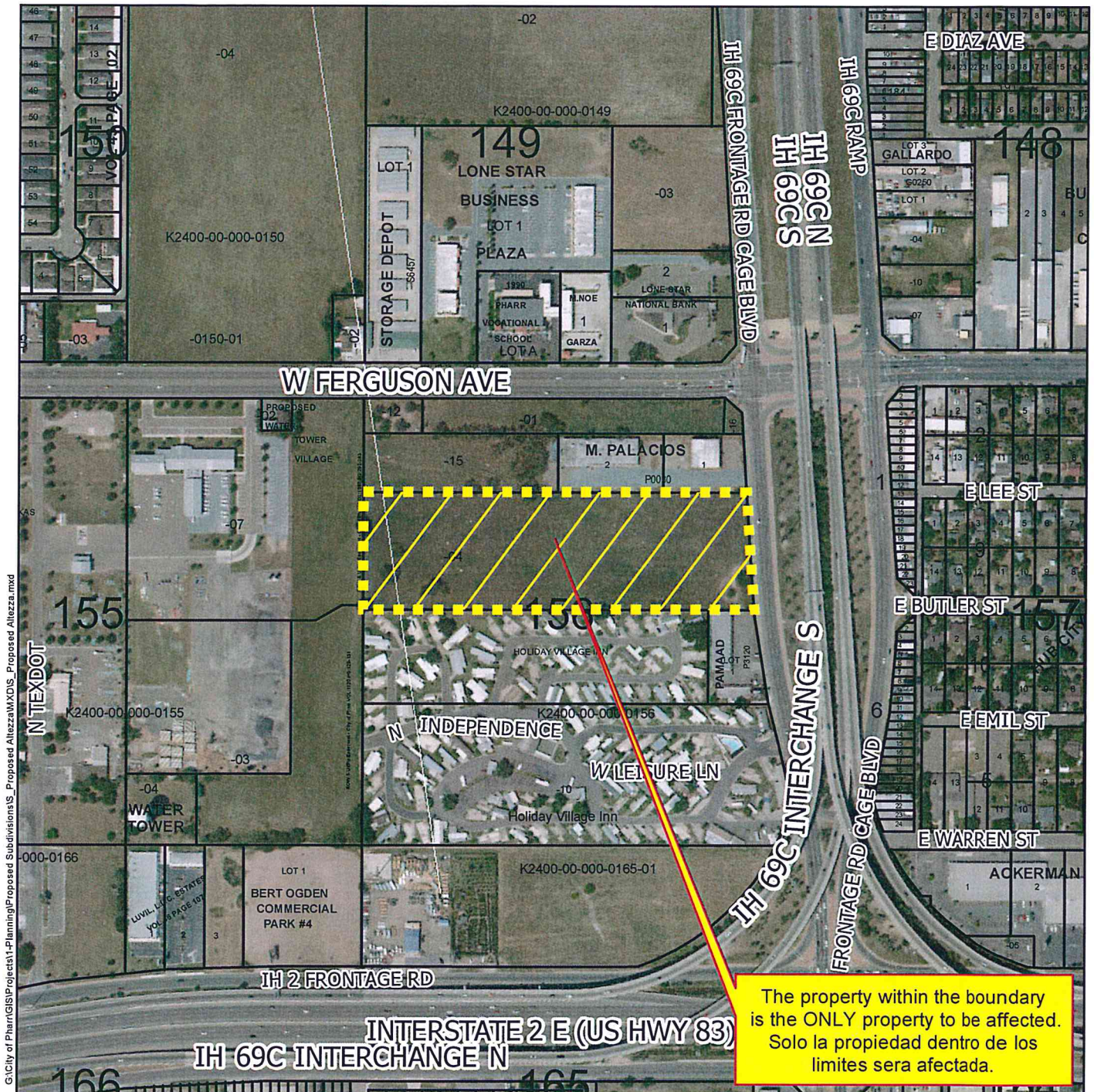
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on August 20, 2018 at 4:00 p.m.







MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: VILLANIN SUBDIVISION FILE NO. SUB#180104
--

GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates, representing Jose Andres Villarreal, Owner, is requesting final plat approval of the proposed Villanin Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.375 acre tract of land being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of East Minnesota Road.

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

PROPERTY PROPOSED USE: Office/warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Villanin Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. The water is on North Alamo Water Supply Corporation area.

SEWER:

1. In compliance.

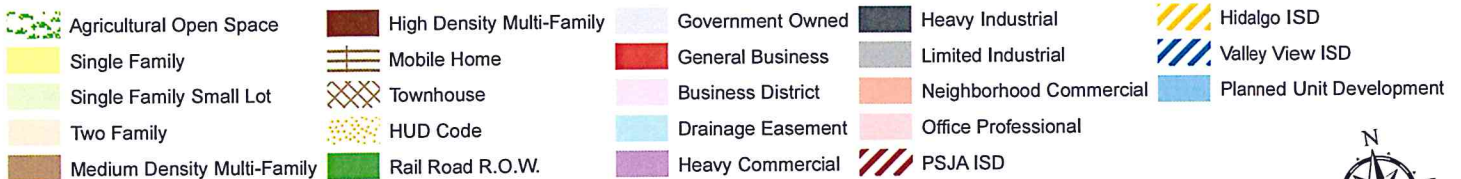
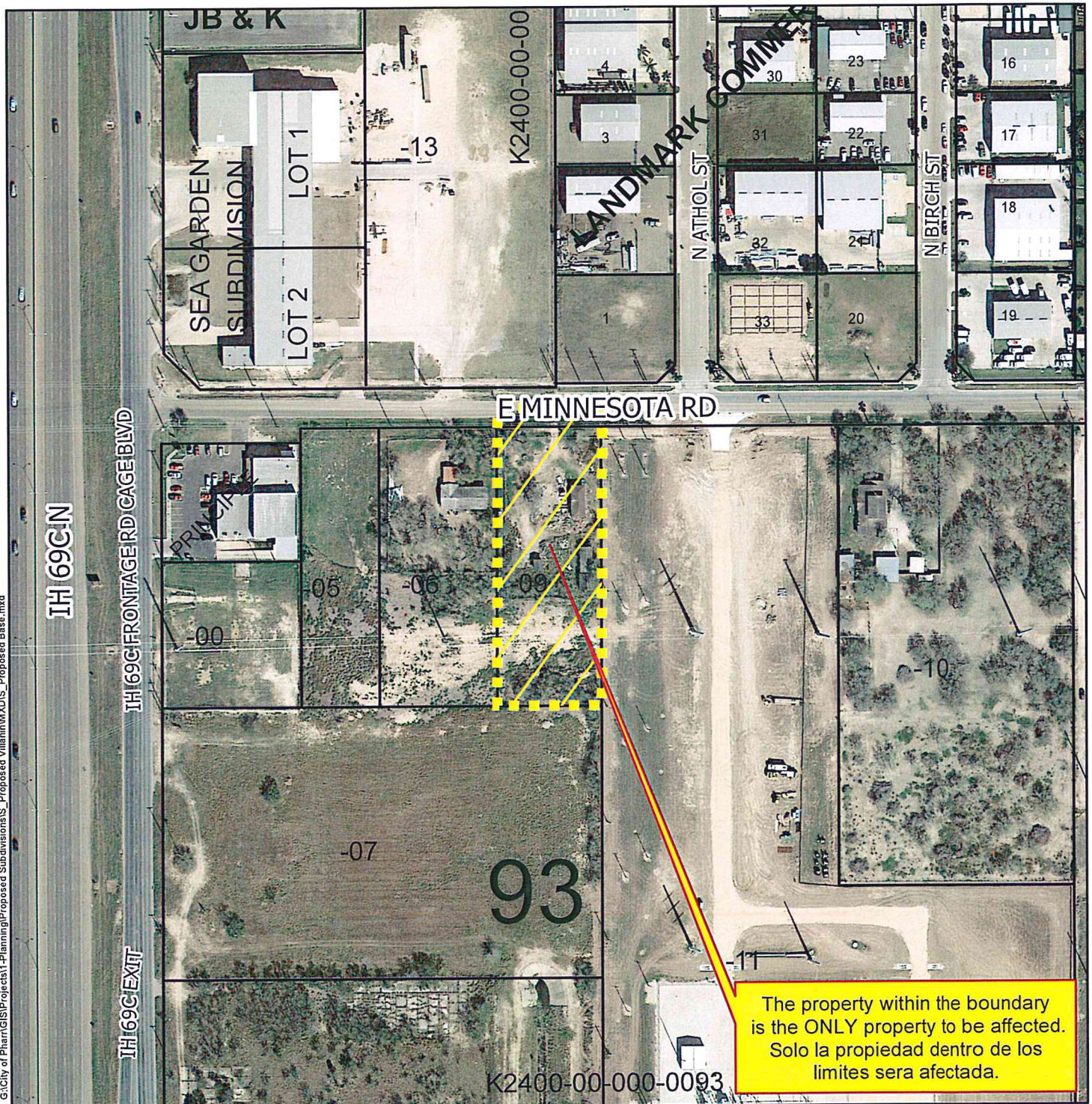
DRAINAGE:

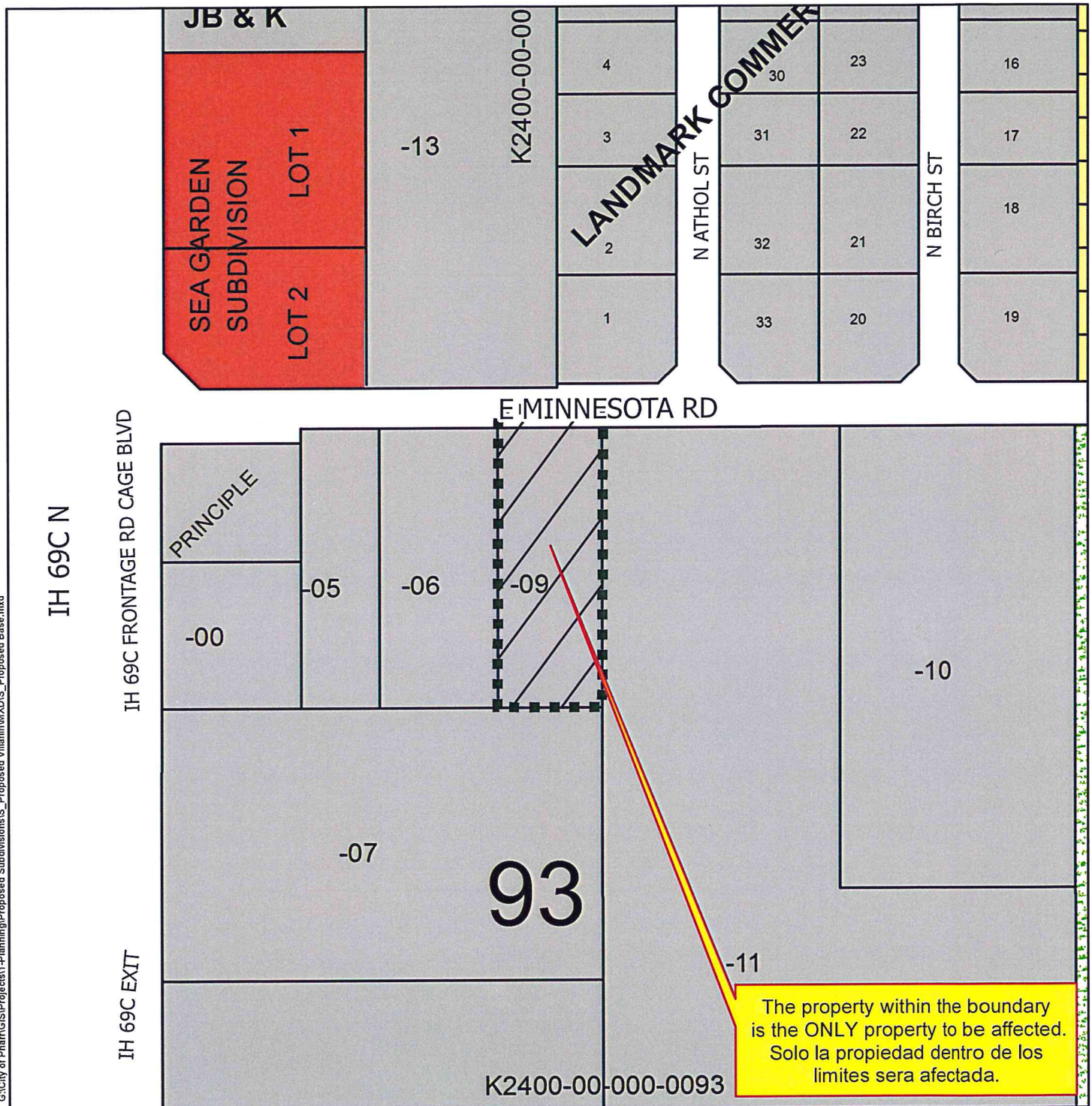
1. In compliance.

OTHER:

1. In compliance.

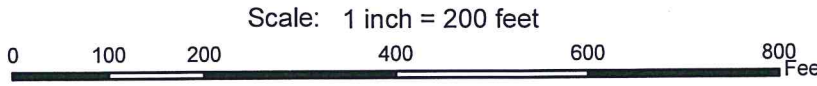
This item will go before City Commission on August 20, 2018 at 4:00 p.m.





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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 | |





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CARMAX AUTO SUPERSTORE SUBDIVISION FILE NO. SUB#170717
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Douglass Moyers, owner, is requesting final plat approval of the proposed Carmax Auto Superstore Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 10.605 acres of land out of Lots 17 and 18, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Interstate 2.

ZONING: 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 and west, Heavy Commercial District (H-C) to the south and city limits to the east. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot dealership.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Carmax Auto Superstore Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. Along frontage easements shall be 10' Exclusive Easements to City of Pharr following with a 15' easement for landscaping & swale.
2. All utilities should be inside easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments

OTHER:

1. See attached comments.
2. Recording with a performance bond.

This item will go before City Commission on August 20, 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



Stamped Plans 7-19-2018

Subdivision: Carmax Auto Superstore (Pre- Construction) Revised

Reviewed By: Jacob Salinas Fire Marshal 7.8 Date: July 24, 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:

☒ At this time of the revised pre-construction meeting, proposed subdivision was found in reasonable compliance with the City of Pharr Standard Manual requirements for fire protection.

☒ Fire hydrant shall have a 3 foot radius clearance from any type of object and a 15 foot clearance to each side of the hydrant from trees and high growing decoration plants or shrubs that may cover fire hydrants.

Date: _____

PROJECT NAME: CARMAX SUBDIVISION**DATE:** 07/25/2018

SWPPP	10.605 acres
1. Remove list of support facilities 2. Contact name and email is missing in site contact information 3. In pg. 1-3, signatures are missing for responsible parties 4. In pg. 6, verify site description. Streets mentioned are not within the City of Pharr 5. In pg. 7 Major Construction Activities section, add the construction of the building and final stabilization along with dates. 6. In pg. 8, incorrect receiving waters 7. In pg. 10 Soil Stabilization section, correct 21 days to 14 days 8. In Table IV (inspection form), NPDES shall be corrected to TPDES 9. Copy of TPDES CGP TXR150000 is the incorrect version. Attach the latest permit renewed in March 5, 2018 10. Copy of N.O.I. is needed 11. Large Construction Site Notice is missing site specific TPDES Authorizaiton Number and Contact name with phone number	

DETAILED SITE / EROSION & SEDIMENT CONTROL PLAN
1. Copy of the Erosion and Sediment Control plan in the SWPPP must be legible 2. Location of sanitary facilities is missing (cannot be placed near detention areas) 3. Erosion and Sediment Control Plan to be update to show new detention area

DRAINAGE
1. Attach a legible copy of drainage pattern plan/layout in SWPPP. Drainage plan is not approved until Building Permit Stage 2. Find alternative method for bleeder connection that does not run extensively along city right-of-way.

ADDITIONAL COMMENTS:

1. Submit three (3) hard copies of the Stormwater Pollution Prevention Plan
2. Additional attachments plans must be legible

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



SUBDIVISION REVIEW COMMENTS

City of Pharr • 118 S. Cage Blvd., 1st Floor • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: CarMax Auto Superstore

DATE: July 25, 2018

REVIEW: Pre-Construction

PLAT

1. Add note "Owners are to maintain ROW and perimeter of property."
2. Note No. 7---Revise note to say "... a 5-foot concrete sidewalk with A.D.A ramps and landings along the west side of N. Veterans Blvd ("I" Road) and along the north side of N. Interstate 2 at the time of subdivision construction".
3. Remove Note No. 16.

SITE PLAN

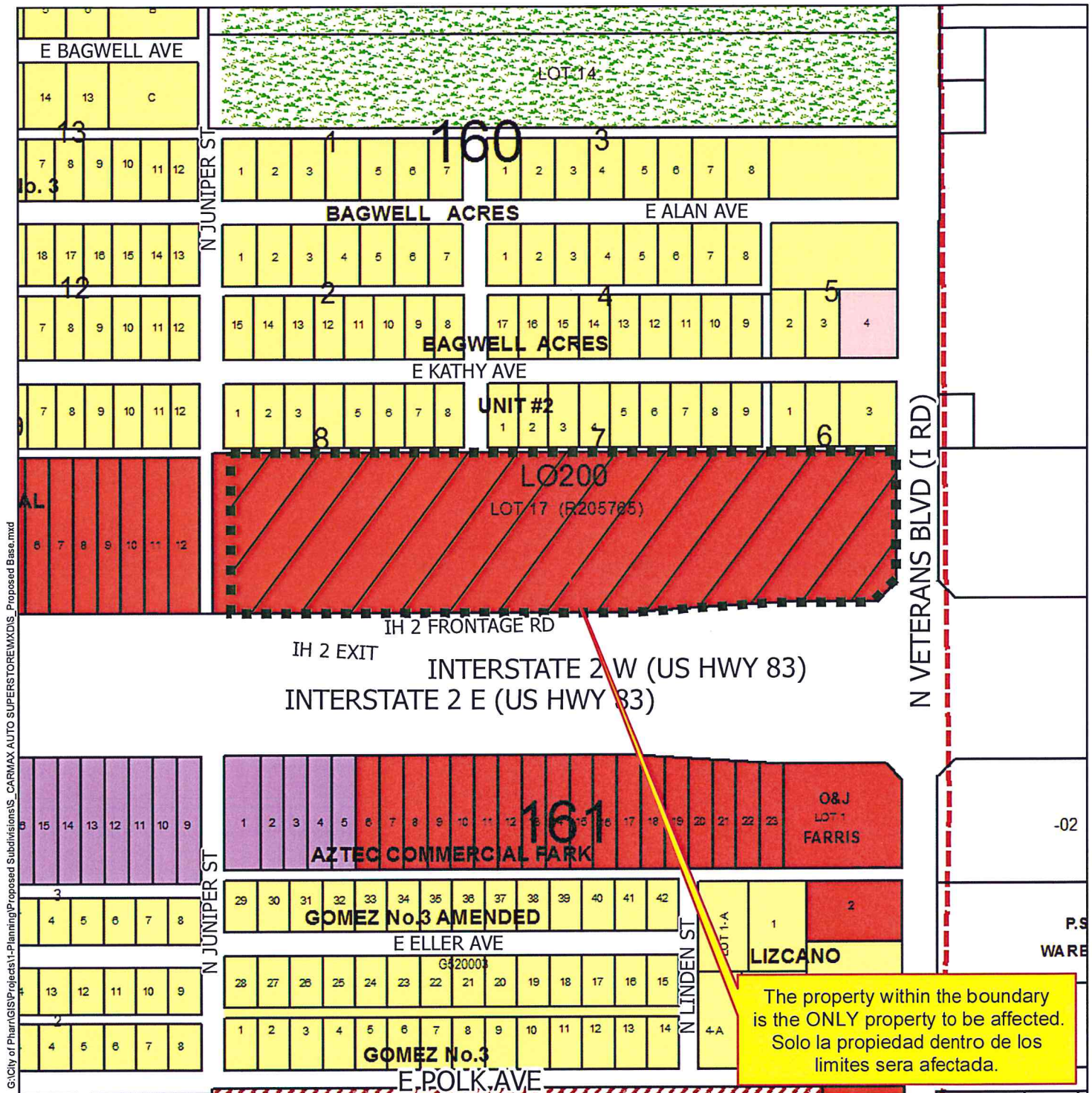
1. Follow Tx DOT Pedestrian Facilities Standards for sidewalks and ADA ramps along Frontage Rd. Follow the City of Pharr standards for sidewalks and ADA ramps along N. Veterans Blvd.

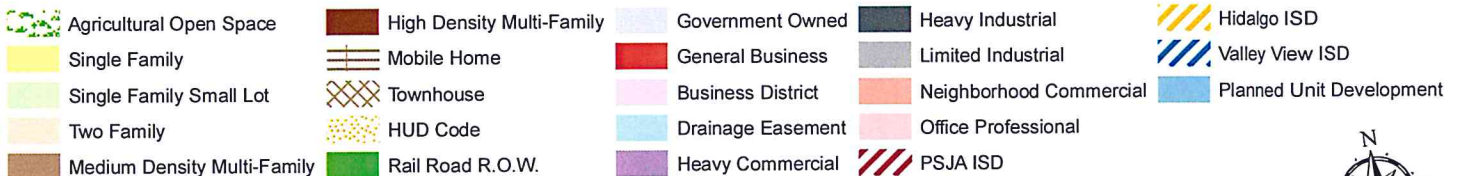
DRAINAGE

1. Stormwater runoff drainage to be reviewed and approved at building permit stage. No detention pond or swales are allowed on easements.

ADDITIONAL COMMENTS

1. Do not include private drainage improvements in cost estimate.







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RESUBDIVISION OF LOT 4, OUT OF THE RESUBDIVISION OF LOT 1,
OF THE RESUBDIVISION OF LOTS 43-46, PHARR/LAS MILPAS
INDUSTRIAL PARK
FILE NO. **SUB#180822**

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Esperanza Velazquez Parra, Presidnet of Rolivel, L.L.C, is requesting preliminary & final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park.

LEGAL DESCRIPTION: The property is legally described as a 4.883 acre tract of land being all of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 9200 Block of South Cage Boulevard.

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

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

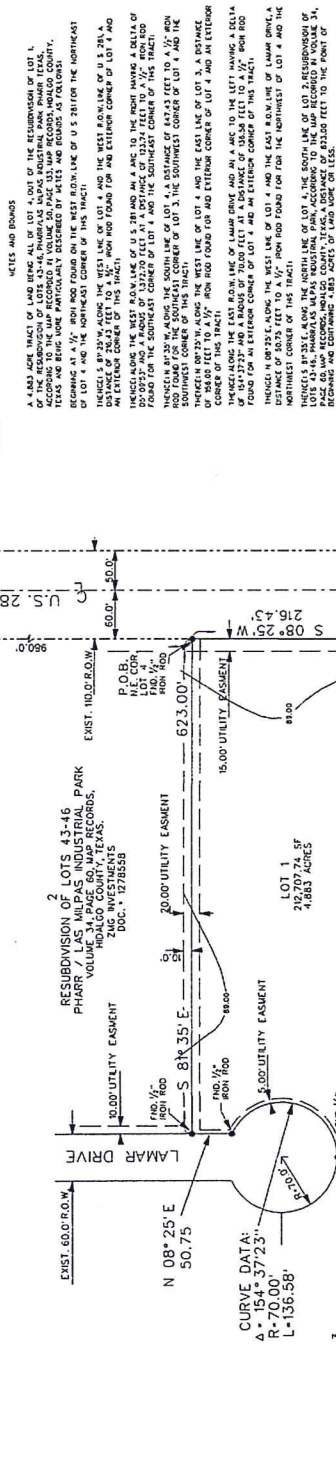
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on August 20, 2018 at 4:00 p.m.

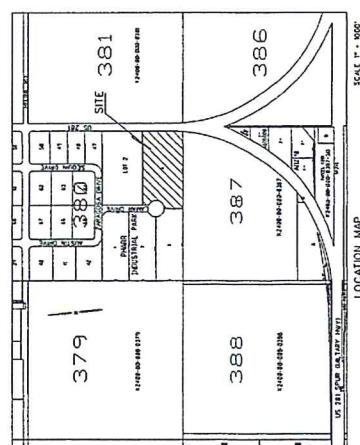
Resubdivision of lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, PHARR / LAS MILPAS INDUSTRIAL PARK Pharr, Texas

A-4 BEG TRACT OF LAND BEING ALL OF LOT 4, OUT OF THE RESUBDIVISION OF LOT 1,
OUT OF THE RESUBDIVISION OF LOTS 43-46, PHARR / LAS MILPAS INDUSTRIAL PARK
VOLUME 31, PAGE 60, MAP RECORDS, HIDALGO COUNTY,
TEXAS.



CURVE DATA:
A-107.9533"
R-123.741"
L-123.741"

RESUBDIVISION OF LOT 1
OF THE RESUBDIVISION OF LOTS 43-46
PHARR / LAS MILPAS INDUSTRIAL PARK
VOLUME 31, PAGE 60, MAP RECORDS,
HIDALGO COUNTY, TEXAS
DOC. # 276724



FILED FOR RECORD IN
HIDALGO COUNTY
REGISTERED CLERK
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
IN PRESENTMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

NOTARY PUBLIC FOR THE STATE OF TEXAS
BY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, _____, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

NOTARY PUBLIC FOR THE STATE OF TEXAS
BY COMMISSION EXPIRES: _____

APPROVED BY DISTRICT CLERK

HIDALGO COUNTY DISTRICT CLERK DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

HIDALGO COUNTY DISTRICT CLERK

DATE: _____ CLERK

I, THE UNDERSIGNED, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

APPROVED BY TRAINING AND ZONING COMMISSION

TRAINING AND ZONING COMMISSION
I, _____, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

DATE: _____ CLERK

STATE OF TEXAS

COUNTY OF HIDALGO
I, _____, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.

NOTARY PUBLIC FOR THE STATE OF TEXAS

BY COMMISSION EXPIRES: _____

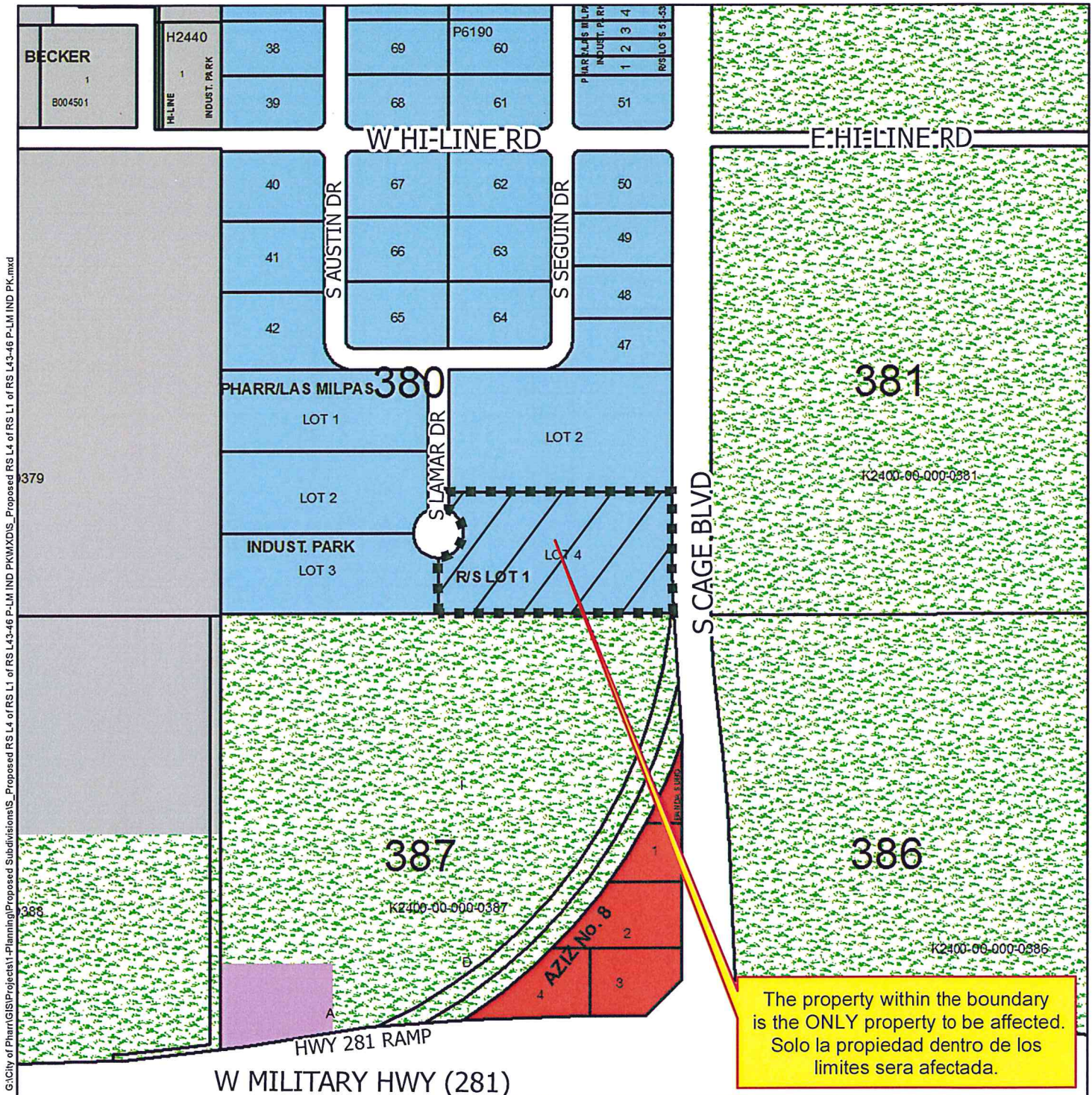
STATE OF TEXAS

COUNTY OF HIDALGO
I, _____, CLERK OF THE COUNTY OF HIDALGO, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.



COLLEEN A. JENNIFER
CLERK OF THE COUNTY OF HIDALGO
328 N. 5TH ST.
CORRAL, TEXAS 78027

DATE OF INFORMATION: APR. 20, 2018
NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
528 N. 5TH STREET
CORRAL, TEXAS 78027
PH: (512) 784-0218
FAX: (512) 784-0218
WWW.NAINENGINEERING.COM





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VETERANS SUBDIVISION FILE NO. SUB#180717
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GENERAL INFORMATION:

APPLICANT: M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located at 1208 East Polk Avenue.

ZONING: 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: Retail/wholesale.

VARIANCES: None requested.

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

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

1. Label corner clip 30'x30'.
2. Driveway approach to be built to city standards.
3. No driveway entrance within 40' from intersection.

EASEMENTS:

1. Label all existing easements adjacent to property and show complete easements.
2. Need a 10' Exclusive easement to City of Pharr along E. Polk Ave and N. Veterans Blvd. then after the 10' add a 5' landscaping easement along E. Polk Ave. and N. Veterans Blvd.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. City of Pharr discharge permit required if discharging to a city owned drain system.
2. Follow directive for detention.

OTHER:

1. Need to match acreage on metes & bounds.
2. Center lines on roads to be labeled correctly.
3. Change scale to 1"=20'.
4. Remove plat note #15.
5. Add signature line on owners dedication block.
6. Remove plat note# 9 & 12.
7. On plat note #16, add the word "of" after perimeter.
8. Add north arrow on location map.
9. Add "E" for East Polk Ave.
10. Be consistent with line type it's to light to read.
11. Provide a tree protection plan
12. The street wording order for N. Veterans Blvd. need to correct.
13. Plat note: Owners to maintain R.O.W. and perimeter of

subdivision.

14. Add plat note: Erosion and sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
15. Storm Water Pollution Prevention Plan (SWPPP) will be required on any subdivision that is 1 acre or more (will also be needed with lot is less than 1 acres but part of a larger common plan of development).
16. Need SWPPP.
17. SWPPP, will be required before notice to proceed (NTP) is issued, SWPPP will be submitted at pre-construction meeting.
18. Need SWPPP, 1 for review, 2 for finalization.
19. Missing erosion and sediment control plan.



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



Subdivision: Veterans Subdivision Staff Review

Reviewed By: Jacob Salinas *Q.S.*

Date: July 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:

☒ At the time of the subdivision plat review, proposed subdivision was found to be in reasonable compliance with the City of Pharr Standard Manual requirements for fire protection.

☒

☒

STAFF REVIEW FOR: *VETERANS SUBDIVISION*

COMMENTS: **Initials: J.V. / O.D.L. / R.B.** **JULY 31, 2018**

WATER:

- Utility Easement will be 10' Exclusive to the City of Pharr on the N. and E. side of the property
- Will need to show existing water meter to school
- Old water service will need to be cut from main line
- Entrances from Polk will require casing 24" PVC for 12" water line
- Entrances from Veterans will require 24" split casing
- Proposed 12" water line will need to be re-connected back to distribution system on the N.W. corner of property to create a loop
- Will need to cap A/C line that will be replaced
- A/C water line will be abandoned in place
- Follow City of Pharr Construction Standards Manual

SEWER:

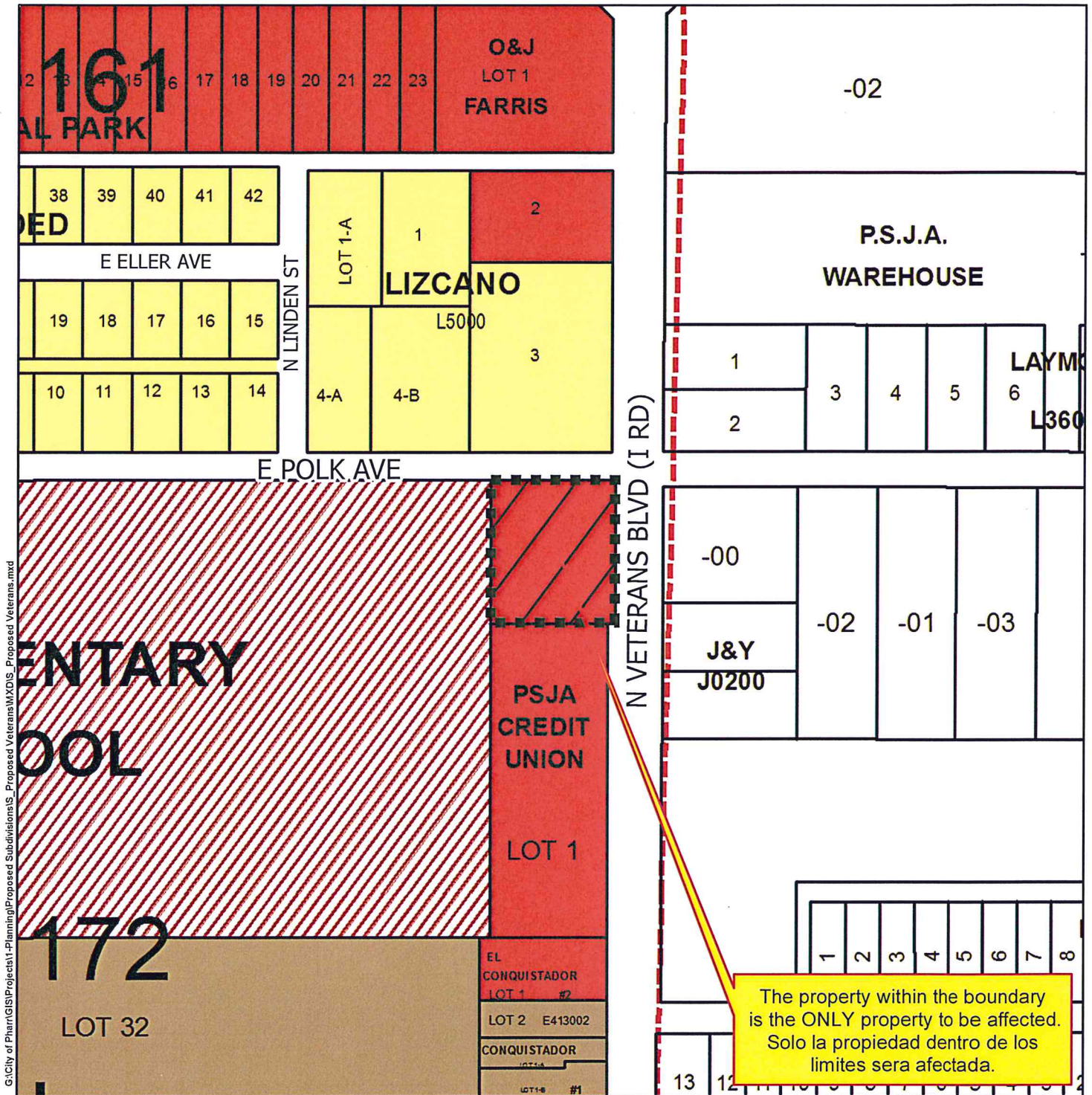
- Sewer Service will need to connect to Main line, not into the M/H
- Sewer service will remain private.
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

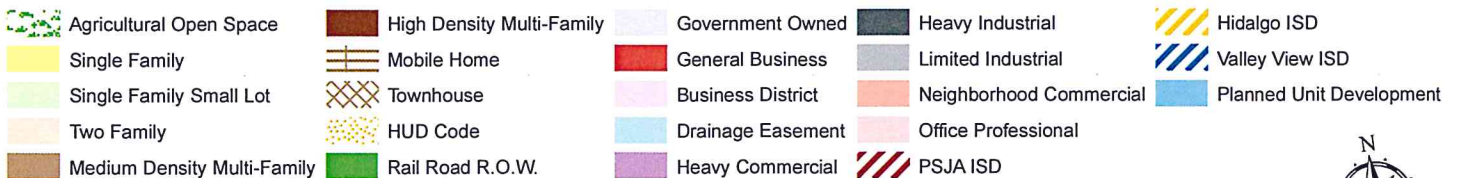
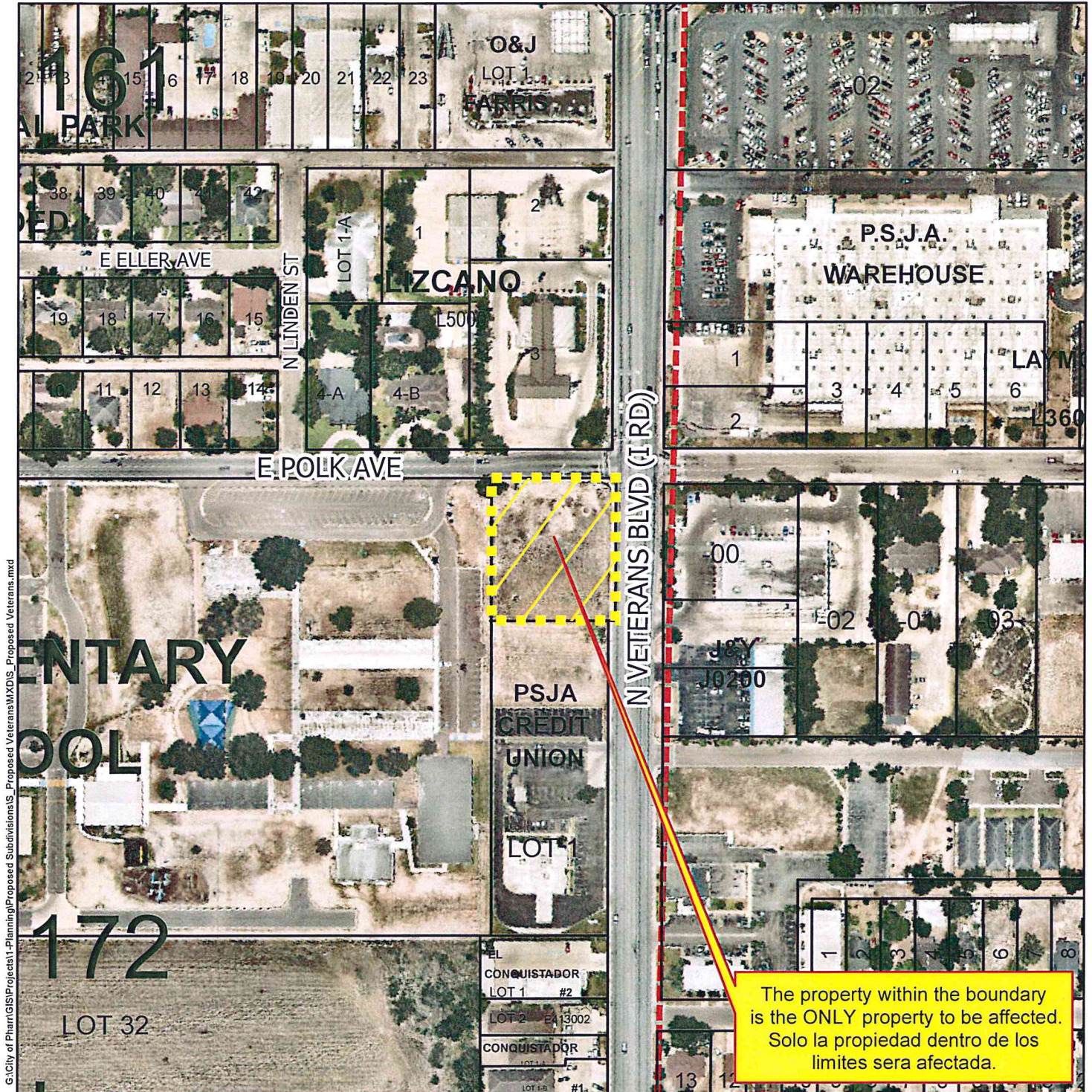
Signature: _____

Date: _____



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Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: QUESADA PLAZA SUBDIVISION
FILE NO. **SUB#180614**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Beatrice Quesada, Owner, is requesting preliminary plat approval of the proposed Quesada Plaza Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Resubdivision of 0.380 of one acre out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of East Nolana Loop.

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

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

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

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

1. Need a 30' X 30' corner clip. Show on plat and label.
2. Need to show all existing R.O.W. for Nolana Loop.

EASEMENTS:

1. Need to show all existing easements for Lot 1, Talavera Subdivision.
2. Remove 15 ft. exclusive easement along E. Nolana Loop, not required.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. General note No. 4 – incomplete, follow detention directive.
2. Drainage report needs to be approved by H.C.D.D. No. 1.
3. Detention pond to be reviewed and approved at building permit phase.
4. Follow directive for detention.

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. Verify setbacks if proposed or by City of Pharr.
3. General note No. 2 – remove crown and place curb.
4. Label center lines of Cypress and Nolana.
5. Place East on Nolana Loop (anywhere necessary).
6. Plat acknowledgement for chairman under his name place "Planning and Zoning".



Pharr Fire – Rescue

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

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



Subdivision: Quesada Plaza Subdivision Plat Review

Reviewed By: Jacob Salinas

Date: August 02, 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:

☒ At this time proposed subdivision was found in reasonable compliance with the City of Pharr Standard Manual requirements for fire protection.

☒

☒

STAFF REVIEW FOR: *QUESADA PLAZA SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B JULY 31, 2018

WATER:

- NAWSC

SEWER:

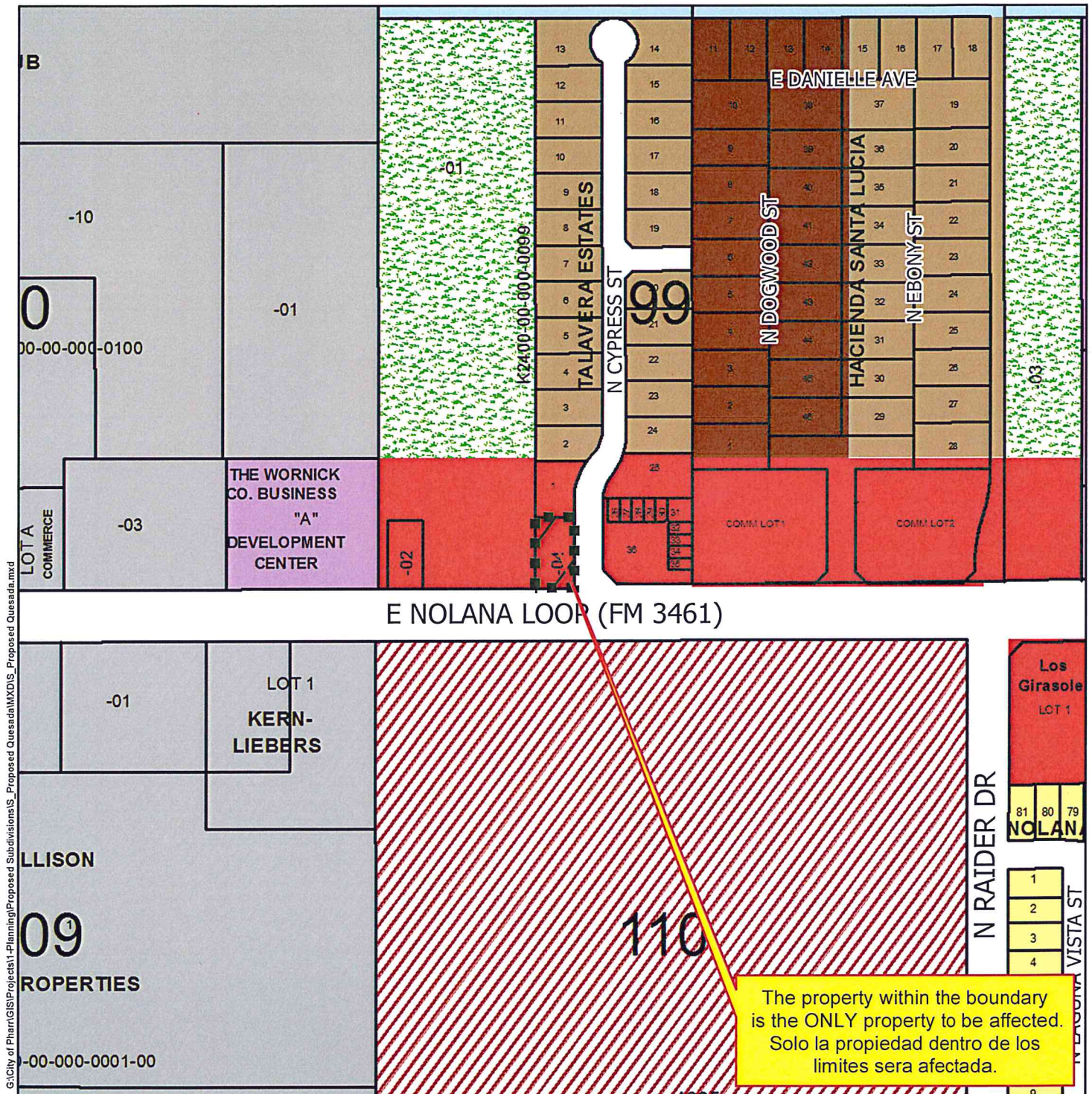
- Sewer services will need to be relocated to Cypress rd. due to depth on sewer main line
- Sewer service to be 6" SDR 26
- Sewer service to remain private
- M/H will need to be installed on cypress for sewer service connection
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

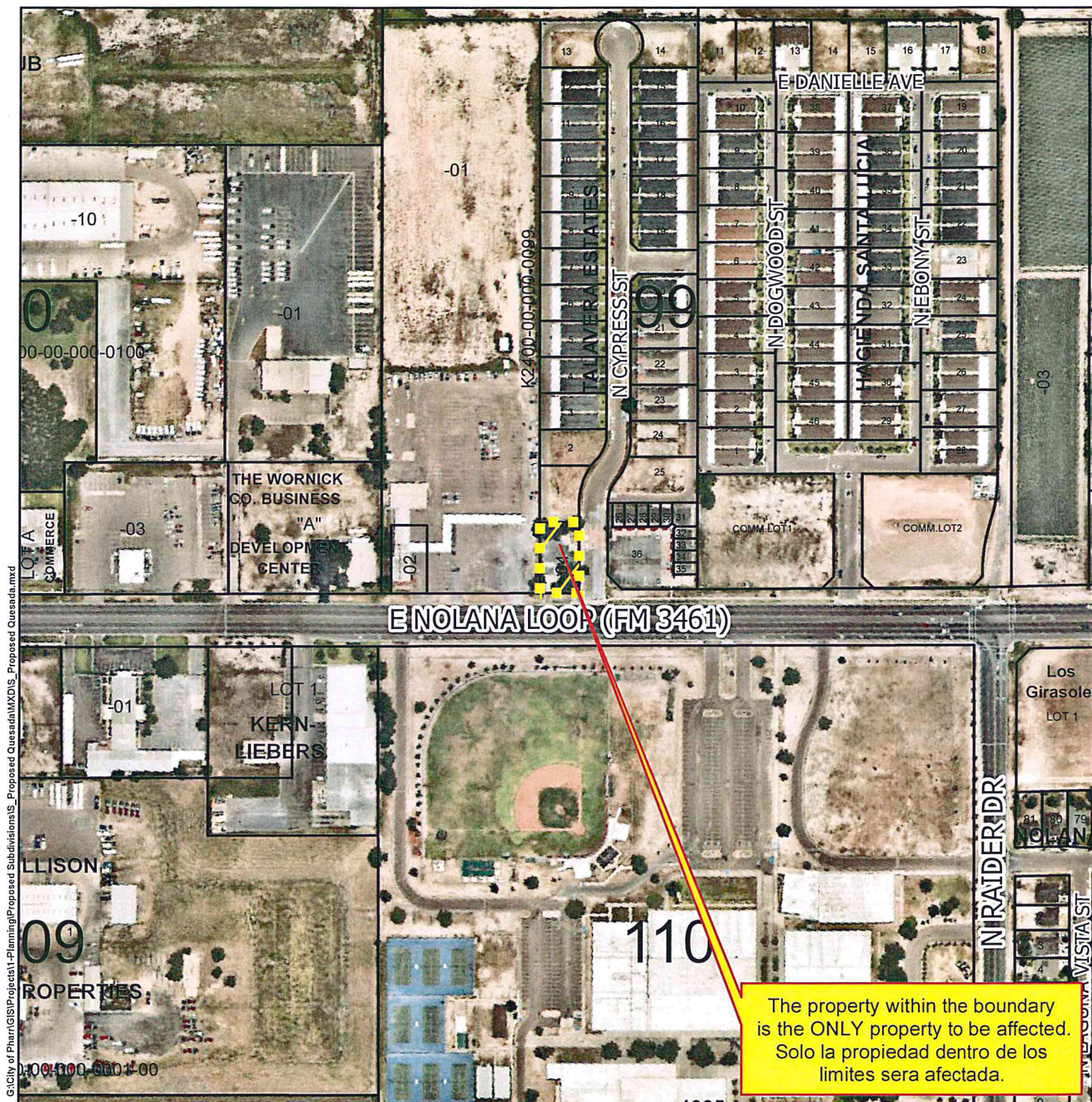
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

Signature: _____

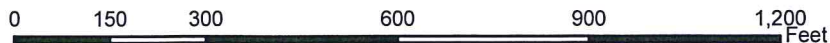
Date: _____





- | | | | | |
|--|---|---|---|--|
|  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: 8/10/2018



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 13, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AZJOR SUBDIVISION FILE NO. SUB#180615

GENERAL INFORMATION:

APPLICANT: M.A.S. Engineering LLC., representing Jorge Ivan Garza Valdez, President of AZJOR truck & equipment, Inc., is requesting preliminary plat approval of the proposed AZJOR Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.81 acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4000 and 5000 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, east and west and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Truck sale lot.

VARIANCES: None requested.

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

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

1. Will need a U.I.R. from TxDot for utility installation.

EASEMENTS:

1. Label all existing easements adjacent to property and show complete easements.
2. Verify H.C.I.D. No. 2 exclusive easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report needs to be approved by H.C.D.D. No. 1.
2. Detention pond to be reviewed and approved at building permit phase.
3. Follow directive for detention.

OTHER:

1. Move North Arrow and Scale closer to plat and change scale to 1"=30'.
2. Provide seals for engineer and surveyor.
3. Verify Basis of Bearing.
4. General Note No. 6 – add with ADA “compliant” ramps and add parenthesis () to Cage Blvd. should read N. Cage Blvd.
5. Remove general note no. 11.
6. Need border line around vicinity map.
7. Remove (120.0) on plat bearing call outs. Only show what was surveyed.
8. General Note No. 4 – verify date.
9. General note plat No. 10 to read: “Owner to maintain detention area”.
10. Add Minnesota Road to vicinity map.
11. Add parenthesis () to Cage Blvd. should read N. Cage Blvd.
12. Metes and Bounds add parenthesis () to Cage Blvd. should read N. Cage Blvd, where necessary.

13. Metes and Bounds: acreage net or gross? Clarify.
14. Add East to bearing call out at commencing point.
15. Remove Lot 92 Kelly Pharr Subdivision call out in plat.
16. Verify subdivision name and owners acknowledgment.
17. Provide a copy of utility crossing permit from H.C.I.D. #2.
18. Provide three copies of SWPPP, for public works review.



Pharr Fire – Rescue

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

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



Subdivision: Azlor Subdivision Plat Review

Reviewed By: Jacob Salinas

Date: August 01, 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:

☒ Provide site plan for proposed subdivision.

☒ If the existing 8-inch waterline found along the frontage road, running from property line to property line is an AC waterline, current section of waterline would need to be upgraded to PVC 12-inch waterline.

☒

STAFF REVIEW FOR: *AZJOR SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B JULY 31, 2018

WATER:

- Will need UIR
- Possible upgrade of water line depending on use
- Water line on frontage will need to be upgraded to 12" C900 DR18
- 8" A/C water line will be abandoned in place
- Will need to show correct size of water line on the S. Side of Property
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service will need to be 6" SDR26
- Sewer service to property line only
- Sewer service to remain private
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

OWNER: 1108 GURFIN INVESTMENTS LLC
PROPERTY ID NO.: 202211
FELLY PRAIRIE TRACT
5367-W1019 27 ETC. 5120-4296 09 LOT 8
7.83AC
GENERAL WARRANTY DEED
DOCUMENT NO. 2882604, H.C.D.R.

PLAT OF
AZJOR SUBDIVISION
PHARR, TEXAS

BEING A 0.01 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING ALL OF THOSE LANDS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LENS SCALE 1:25,000, CONVEYANCE FROM ESTELIA G. RENAUD TO AZUL TRUCK & EQUIPMENT, INC., AS PER DOCUMENT NO. 2895846, OPTICAL RECORDS OF THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 92, KELLY - PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS

1. JAMES LLOYD GARCIA WIDZAS, AS PRESIDENT OF A.M.A.R. TRUCK & EQUIPMENT, INC., OWNER(S) OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS AMENDED PLAT OF LOT 1 - AZALEA SUBDIVISION, TO THE CITY OF PHOENIX, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE PUBLIC ALL STREETS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREON EXPRESSED.

DATE _____
JORGE IVAN GARZA VALDEZ, PRESIDENT OF
AZCOR TRUCK & EQUIPMENT, INC.
808 S. SHARY RD., 5-250
MISSION, TX 78572

BEFORE HE, THE UNDERSIGNED JUDGE PUBLIC, ON THIS DAY PERSONALLY APPEARED, ADOLF LUNA, GABRIEL VILKES, AND PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, WHO, LEAD BY MY BEST DAILY SWORN, DECLARED THAT THE STATEMENTS HEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT HE/SHE RECEIVED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HOLD COMPANY 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, NO. 49.2161. 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 SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

ATTEST: CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHANO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAN COMES UP TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN	DATE
	

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS DEED IS HEREBY APPROVED BY THE HIGHLAND COUNTY REGISTRATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 2018.
NO APPROVEMENTS OF ANY KIND (INCLUDING BUT NOT LIMITED TO, FEES, FINES, AND BUILDINGS) SHALL BE PLACED UPON HIGHLAND COUNTY REGISTRATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

DATE

REGISTRAR

1. THE UNDERSIGNED, DAVID O. SOKAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER POINTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF THE SAME ARE IN ACCORDANCE WITH THE CITY OF MOBILE SUBORDINANCE ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

DATE _____

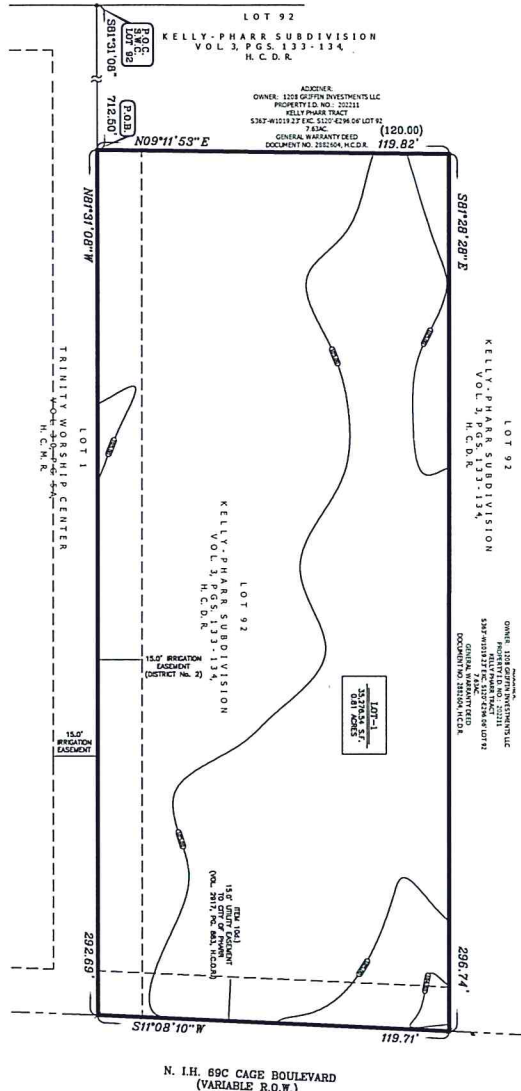
MARCO A. SAUNAS P.E.
REG. PROFESSIONAL ENGINEER NO. 96611
3911 N. 10TH ST. STE H
MCALLEN, TEXAS, 78501

THIS PLAT HEREBY APPROVED BY THE HONOLULU COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ 20____,
NO IMPROVEMENTS OF ANY (INCLUDING WITHOUT LIMITATION, TRENCHES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HONOLULU COUNTY IRRIGATION DISTRICT # 2 RIGHTS OF WAY OR EASEMENTS

PRESENT

~~SECRETARY~~

DATE OF PREPARATION: 22-6-2016



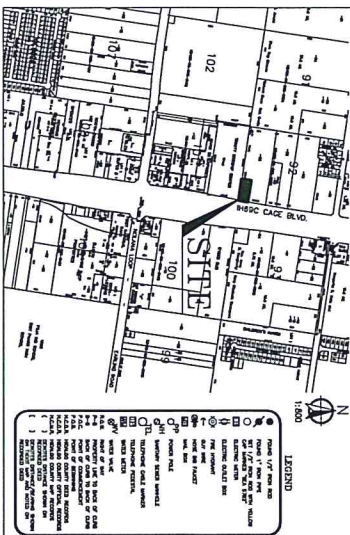
GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES, AS PER CITY OF PHOENIX ORDINANCE.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EXISTING.
3. MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT AT ELEVATION 107.50 FEET WHICH IS GREATER.
4. THIS PROPERTY FALLS IN ZONE TL OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40317 0005 C. MAP REVISED OCTOBER 1, 1985.

[illegible]

8. EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION RULES (PREPDS) RULES APPLICABLE TO THE PROJECT.
9. EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION RULES (PREPDS) RULES APPLICABLE TO THE PROJECT.
10. DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRE PONDING FENCE.
11. ADDITIONAL FENCE PROTECTION MAY BE REQUIRED DURING THE PLAIN REVEAL PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FENCE PROTECTION REQUIREMENTS.
12. EROSION CONTROL AND PLANT PLANTS AND REVEALATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OF ENTRY TO WHOM THE EROSION IS GRANTED.
13. THE SPERMATOPHYTES UNDERGROUND JOINT GROUND AND FINE SAND SHALL BE INSTALLED BY A TEXAS LICENSED CONTRACTOR WITH A MINIMUM 100-C-1 LICENSE.
14. DEVELOPER TO CONSTRUCT FENCE ON LOT 4 AND/OR REMOVAL ANY DRAIN DITCH REVERSED OF TWO OWS IT.
15. OWNERS TO MAINTAIN ROW AND PREVENTER OF SUBSIDENCE.

VICINITY MAP



METES AND BOUNDS DESCRIPTION

BEING A 0.81 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING ALL OF THOSE LANDS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEU CONVEYANCE FROM ESTELITA C. REMAUD TO ADAMS TRUCK & EQUIPMENT, INC., AS PER DOCUMENT NO. 28659446, OFFICIAL RECORDS OF THE COUNTY OF HENDAL, TEXAS, OUT OF LOT 92, KELLY - PHARR SUBDIVISION, HENDAL COUNTY, TEXAS, AS PER THE MAP ON P.141 THEREOF RECORDED IN VOLUME 02, PAGES 131-134, DEED RECORDS OF HENDAL COUNTY, TEXAS. SAID 0.81 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 92; THENCE, AS FOLLOWS:

[illegible]

On: _____

FILED FOR RECORD IN
HOLLOMAN COUNTY,
ARIZONA
HOLLOMAN COUNTY CLERK

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____

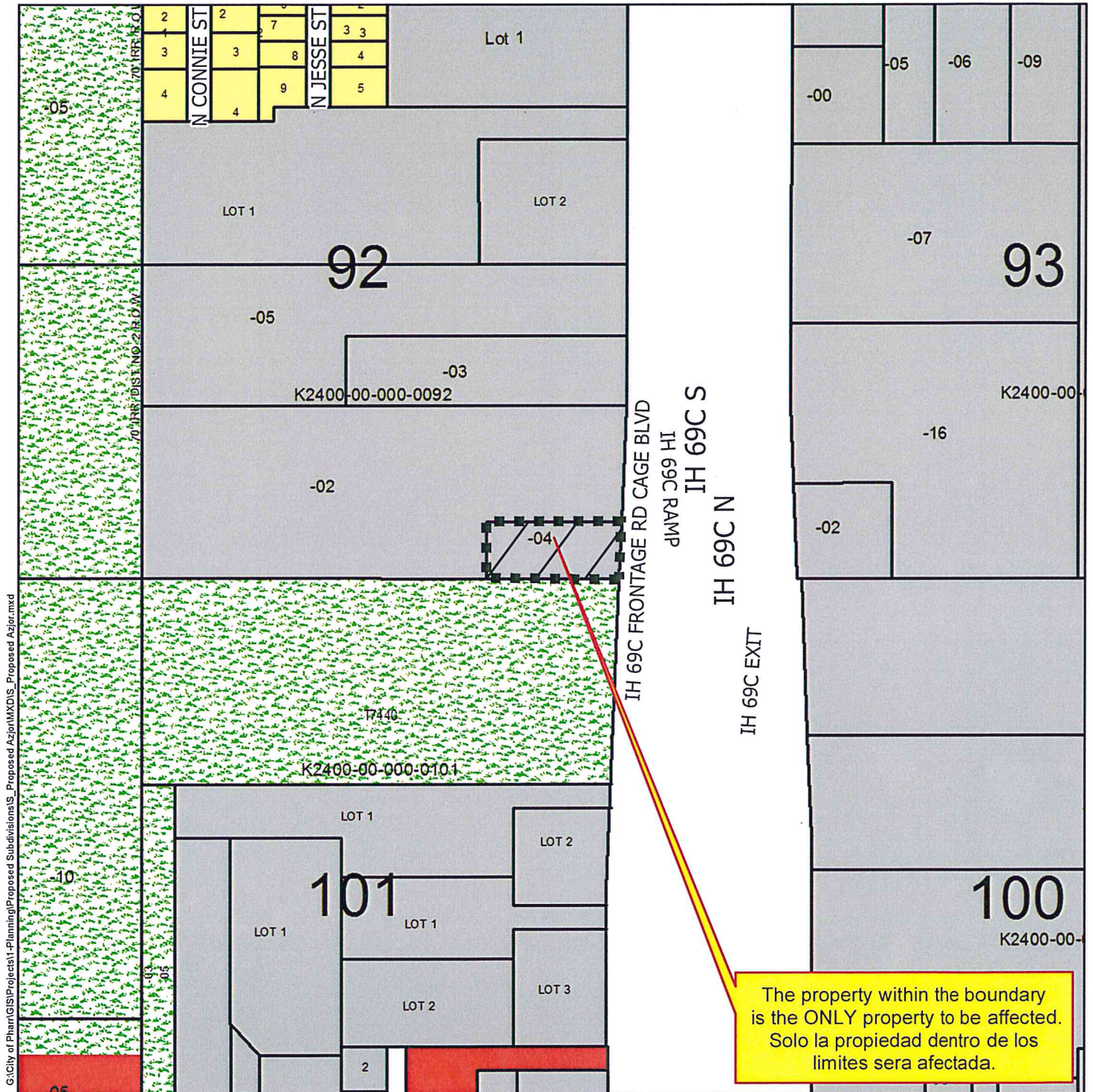
OF THE MAP RECORDS OF HOLLAND COUNTY, TEXAS

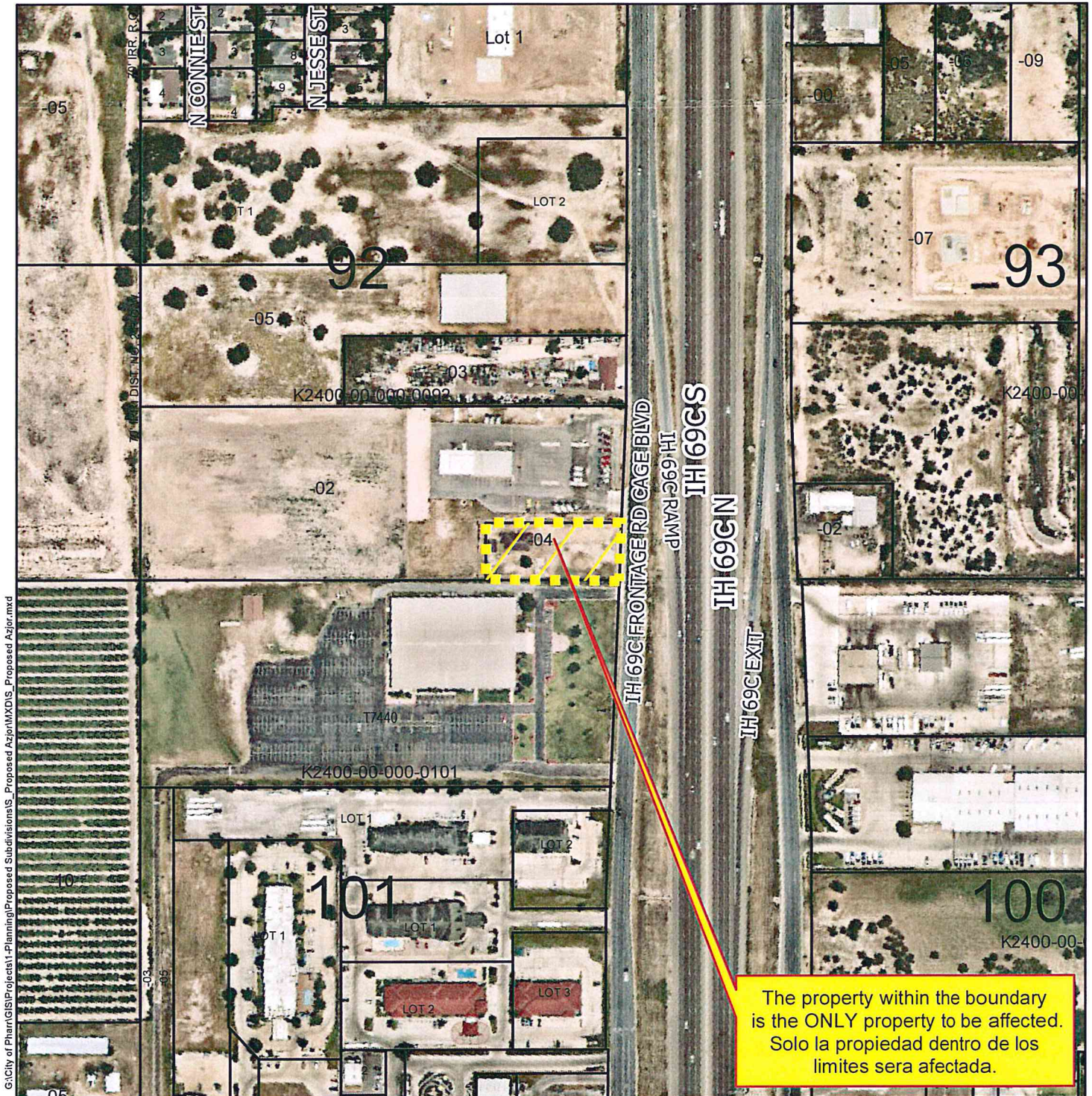
BY: _____ DEPUTY

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

PH. (956) 537-1311
3911 N. 10TH ST. STE. H
MCALLEN, TEXAS 78504
E-MAIL: MSALINA5657@ATT.NET

PH. (956) 537-131
E-MAIL: MSALINAS6973@ATT.NET





G:\City of Pharr\GIS\Project\1-Planning\Proposed Subdivisions\Proposed Azjor\WXS\Proposed Azjor.mxd

