

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 26, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. 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 December 10, 2018

C. PUBLIC HEARING: *(Ordinance No. O-2018-45). 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) Maria Lilia Garcia, 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 all of Lots 1 thru 4, Block 22, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 206 East Hawk Avenue.
CUP#181181

D. PLATS:

1) Pablo Soto Jr., P.E., representing Silvano Delgado and Maria Elena Delgado, owner's, are requesting preliminary and final plat approval of the proposed Replat of Lot 8, Las Fuentes Subdivision. The property is legally described as being a 0.97 acre tract of land, coming out of Lot 8, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Navarro Street. **SUB#180821**

2) Melden & Hunt Inc., representing Laura Ruiz, owner, is requesting preliminary plat approval of the proposed Saylas Subdivision. The property is legally described as being a 0.563 of one acre out of A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5000 Block of South Jackson Road. **SUB#180928**

E. ANNOUNCEMENTS/OTHER BUSINESS:

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

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.

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

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 21st day of December, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 10, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 10, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Jonathan Larraga
 Romeo Robles Andy Castro

ABSENT: Charlie Ramirez Luis Madrigal
 Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 John Rigney, City Attorney
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 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.

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 26, 2018

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga **moved** to approve the minutes of November 26, 2018. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

1) FERNANDO R. MENDOZA, D/B/A TRES HERMANOS DROP YARD, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE

PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3B, RE-SUBDIVISION OF LOT 3 SPAMER BUSINESS PARK, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1800 WEST LAS MILPAS ROAD. CUP#181178

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, east and west and Limited Industrial District (L-I) 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. She further reported eight (8) 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 letter or the legal notice.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for a Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

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.

Angie Resio, Secretary, stated Santiago Alanis signed up to speak for public hearing.

Cristina Garcia, Senior Planner, stated Santiago Alanis did not sign up for this item and is not in the affected area.

At this time, Andy Castro recommended the item be discussed in closed session. There was no objection.

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

The time being 6:03 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:34 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM C. PUBLIC HEARING

- 1) **FERNANDO R. MENDOZA, D/B/A TRES HERMANOS DROP YARD, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3B, RE-SUBDIVISION OF LOT 3 SPAMER BUSINESS PARK, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1800 WEST LAS MILPAS ROAD. CUP#181178**

There being no further discussion Jonathan Larraga moved to approve the request for a Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **LOS BANDIDOS MEXICAN GRILL & SPORTS BAR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.06 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 188, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6903 SOUTH JACKSON ROAD. CUP#181179**

Cristina Garcia, Senior Planner, introduced the item and stated the property currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and Pharr city limits lie to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported thirty-seven (37) 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.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process and advised the item will be presented to the City Commission meeting of December 17, 2018 for final approval.

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

Manuel Lince, residing at 401 South 23rd Street, Hidalgo, Texas, stated if there were any questions he would be glad to answer, and this is his first time in a Planning and Zoning meeting

Chairman, Danny Wylie, asked if applicant has to state anything on his behalf.

Manuel Lince, stated no not at this moment.

Andy Castro asked the applicant what the hours of operation are.

Manuel Lince stated Monday through Thursday they will be open from 11:00 a.m. to 12:00 a.m., Friday and Saturday the restaurant will be open until 2:00 a.m. and Sunday they will be open from 11:00 a.m. to 12:00 a.m.

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.

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

- 3) THE CITY OF PHARR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1 THROUGH 7, BLOCK 27, AND PART OF A 20 FOOT ALLEY R.O.W. (ABANDONED), PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 200 EAST CLARK AVENUE. COZ#181177**

Cristina Garcia, Senior Planner, introduced the item and stated the property currently zoned Single-Family Residential District (R-1). The surrounding properties are zoned Single-Family Residential District (R-1) to the north, and Heavy Commercial District (H-C) to the south, east and west. The property is generally designated for public/semi-public use in the Land Use Plan. She further reported sixteen (16) 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 two (2) walk-in, one being against and the other for information only.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request to re-zone to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply

with all City Ordinances and City Department requirements and must complete the subdivision process and advised the item will be presented to the City Commission meeting of December 17, 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.

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he signed up to speak during the Public Hearing portion of the meeting.

Chairman, Danny Wylie advised Dr. Fletcher if he continues to interrupt the meeting he will be removed from the audience.

Santiago Alanis, residing 121 East Clark, stated he was born and raised in the City of Pharr and his family has owned the house and property where he now resides for over seventy (70) years. He further stated he would like to express his concerns for the safety and well-being of his family, young daughter and neighbors who are geriatrics. He continued stating by allowing heavy cargo such as eighteen wheelers and box trucks storing flammable liquids, chemicals and solvents their safety is in question. Mr. Alanis stated in Waco, Texas there was an incident where the improper storing ammonium nitrate that caused an explosion. He further commented by stating we hear the phrase safety first, yet accidents happen and must we wait until someone gets injured or killed before adjusting issues. Mr. Alanis commented the City can we be pro-active and insure with one hundred (100) percent certainty that this will not occur by denying this change of zone as the property in question currently stands and is owned by the City of Pharr. Mr. Alanis continued stating the City of Pharr does not abide by their own city ordinances because grass has been allowed to grow two to three feet high in certain areas and should be no more than twelve inches. He further stated if the City of Pharr sets a precedent of not following its own rules then what reason does the next owners have to do any different. Mr. Alanis stated less than one hundred (100) yards from his front door is a produce transportation company that would like to buy this property. He further commented by stating rotting produce fills the street and air around our neighborhood and believes there is no wall that acts as a barrier. Mr. Alanis stated he implores the Planning and Zoning Commission to reconsider this decision and require that a wall at least be put up between the neighborhood and the heavy industry. Mr. Alanis closed by stating thank you for your time and considerations in our concerns.

Chairman, Danny Wylie, asked staff if Mr. Alanis had spoken to staff about his concerns.

Cristina Garcia, Senior Planner, stated Mr. Alanis had met with staff.

Roland Gomez, Assistant Director, stated Mr. Alanis had met with staff and they explained the reasons for the change of zone.

There being no further discussion Jonathan Larraga moved to approve the request to re-zone to Heavy Commercial District (H-C). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) **M. GARCIA ENGINEERING, LLC, REPRESENTING DARREL JOHNSON, A ATTIC XI LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED A ATTIC XI SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.957 ACRE TRACT OF LAND SITUATED IN LOT 202, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST RIDGE ROAD. SUB# 181135**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north, High Density Multi-family District (R-4) and Agricultural Open Space District (A-O) to the east, Medium Density Multi-family District (R-3) to the south and High Density Multi-family District (R-4) to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed A Attic XI Subdivision subject to the conditions.

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

There being no discussion Jonathan Larraga moved to approve the request for preliminary and final plat approval of the proposed A Attic XI Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) **CLH ENGINEERING INC., REPRESENTING RICARDO ABREU, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED KISKEYA PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 3.42 ACRES OUT OF LOT 8, BLOCK 4, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST MINNESOTA ROAD. SUB# 160924**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and south and Agricultural and/or Open Space District (A-O) to the east and west. The property is designated for multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Kiskeya Park Subdivision subject to the conditions.

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

There being no discussion Romeo Robles **moved** to approve the request for final plat approval of the proposed Kiskeya Park Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:50 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, DECEMBER 26, 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#181181

GENERAL INFORMATION:

APPLICANT: Maria Lilia Garcia, 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 all of Lots 1 thru 4, Block 22, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 206 East Hawk 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, south, and Single Family Residential Small Lot District (R-1A) to the west. This area is generally designated for Single Family use in the Land Use Plan.

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:**

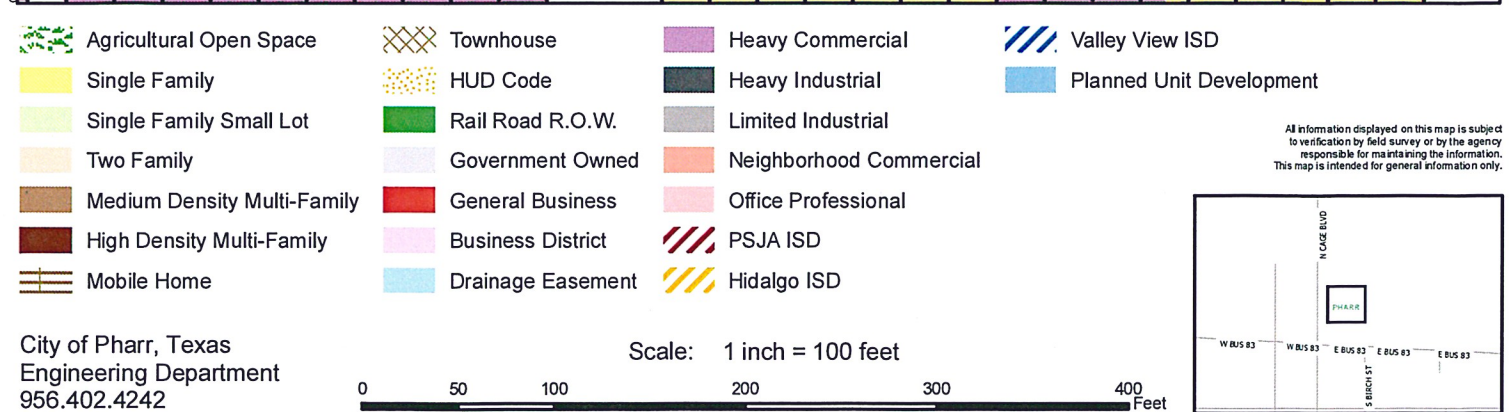
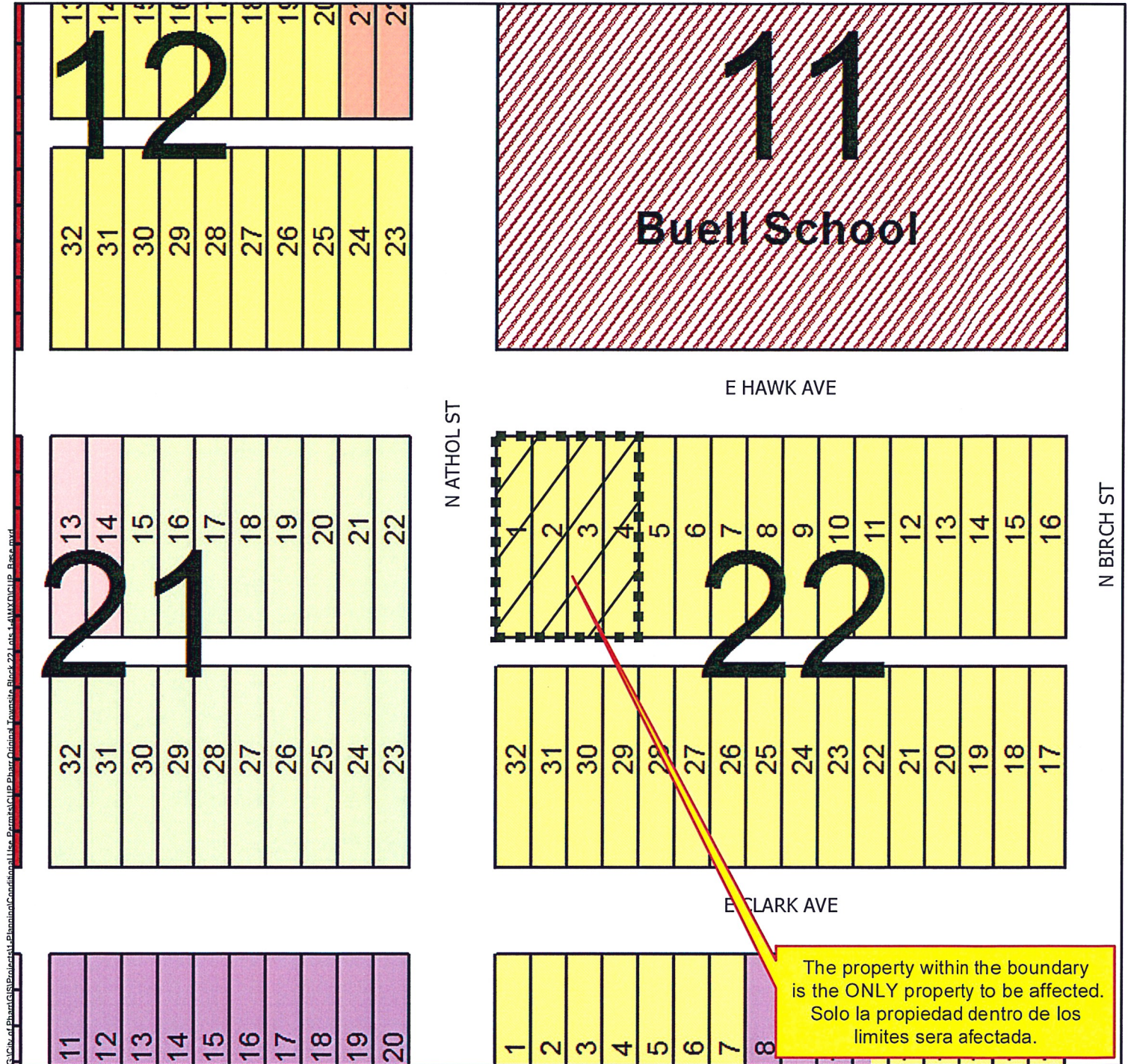
Forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

**DEVELOPMENT
SERVICES
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 **January 7, 2019** at **4:00 p.m.**



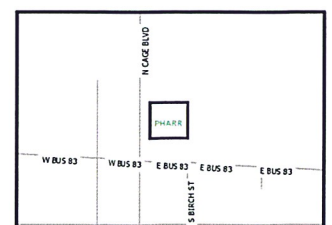


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

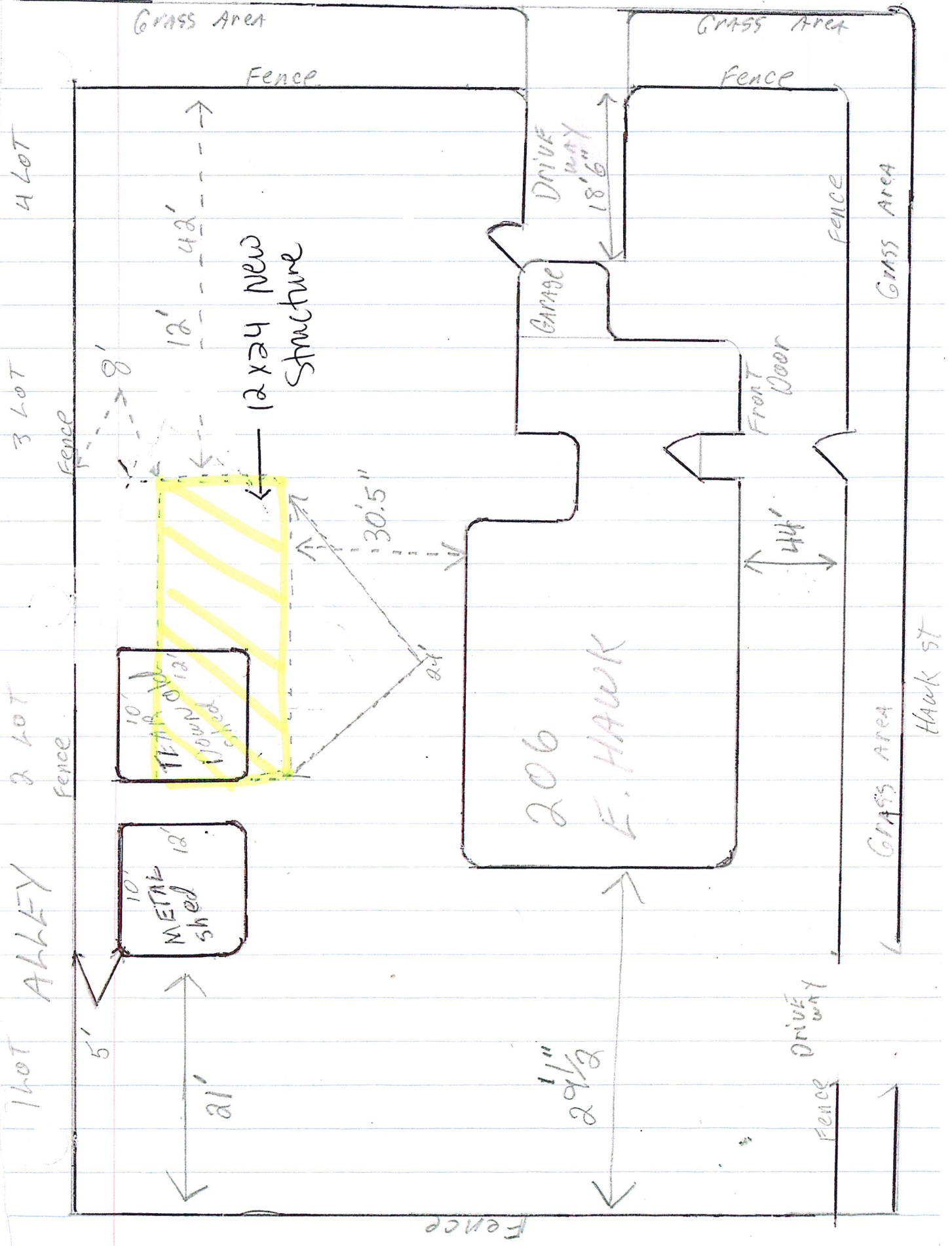
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

- Valley View ISD
- Planned Unit Development



ATHOL ST









MEMORANDUM

DATE: WEDNESDAY, DECEMBER 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: REPLAT OF LOT 8, LAS FUENTES SUBDIVISION
FILE NO. **SUB#180821**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Silvano Delgado and Maria Elena Delgado, owner's, are requesting preliminary and final plat approval of the proposed Replat of Lot 8, Las Fuentes Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.97 acre tract of land, coming out of Lot 8, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Navarro Street.

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

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Replat of Lot 8, Las Fuentes Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. Will need a street cut permit at building permit stage for sewer installation.
EASEMENTS:	1. Label existing or dedicated easements on plat. 2. Show existing easements and ROW's if any.
SIDEWALK: ADA:	1. Follow City of Pharr Construction Standards Manual.
FIRE PROTECTION:	1. At the time of the Subdivision review it was found to be in reasonable compliance.
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. Proposed 8-inch bleeder line from the pond to the swale must have either a safety end treatment or concrete rip-rap at both ends. Bleeder pipe must be flush against side slopes.
OTHER:	1. Owners are to maintain detention/retention areas. (add note on plat) 2. Owners to maintain R.O.W. and perimeter of subdivision. (add note on plat) 3. Use dual signature block for Surveyor and Engineer (since it is same person). 4. Need to update the year in all signature blocks to 2019 or place a blank line. 5. For Planning and Zoning signature block place Mr. Wyllie's name first then Chairman 6. For City of Pharr signature block change City Secretary to City Clerk. 7. For Irrigation signature block Irrigation is misspelled. 8. For metes & Bounds please verify the wording on the first sentence of the first paragraph. 9. General Plat note #1: provide full description for flood zone. 10. General Plat note #2: remove setback feet and place "As per City of Pharr Ordinance"

11. General Plat note #6: Follow new HCDD No. 1 Directive.
12. Missing a plat note, provide landscaping note.
13. Provide full description of monuments.
14. Be consistent with text in plat.
15. See staff comments attached.

This item will go before the City Commission meeting on January 07, 2019 at 4:00 p.m.

PLAT REVIEW FOR: *RE-PLAT OF LOT 8 LAS FUENTES SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B **DECEMBER 13, 2018**

WATER:

- Water service line will need to be 1" with a 1"x3/4" reduction at the meter
- Water meter box will need to be installed prior to meter installation
- Water meter will be 3/4"
- Will need to correct water service detail (polyethylene tubing)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Both lots will need to have individual sewer services 4"
- Sewer services will not be allowed to connect to a sewer M/H
- Sewer M/H will not be allowed
- Will need to connect sewer service to main line
- 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: _____



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Replat of Lot 8,
Las Fuentes

DATE: December 13, 2018

REVIEW: Preliminary

PLAT

1. Location Map---Street names are not legible.
2. Location Map---Show a true north arrow.
3. Note No. 4---Add to note “. . . of curb of the street at center of lot.”
4. Note No. 6---Use City of Pharr drainage directive. Detention volume calculations do not concur with the approved drainage report.
Please verify and make corrections.
5. Note No. 10---Revise note to say “All subdivision improvements must comply with the current stormwater pollution prevention plan (SW3P) and the Texas Pollutant Discharge Elimination System (TPDES).”
6. Add Note---Owners to maintain detention/retention areas.
7. Add Note---Owners to maintain ROW and perimeter of subdivision.
8. Add Note---Landscaping as per City of Pharr ordinance.

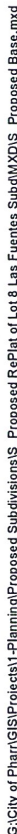
SITE PLAN

1. Revise overlapping text on the sewer line callout.
2. Revise overlapping text at the detention pond callout.

DRAINAGE

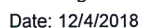
1. Proposed 8” bleeder line from the pond to the swale must have either a safety end treatment or concrete rip rap at both ends.
Bleeder pipe must be flushed against side slopes.

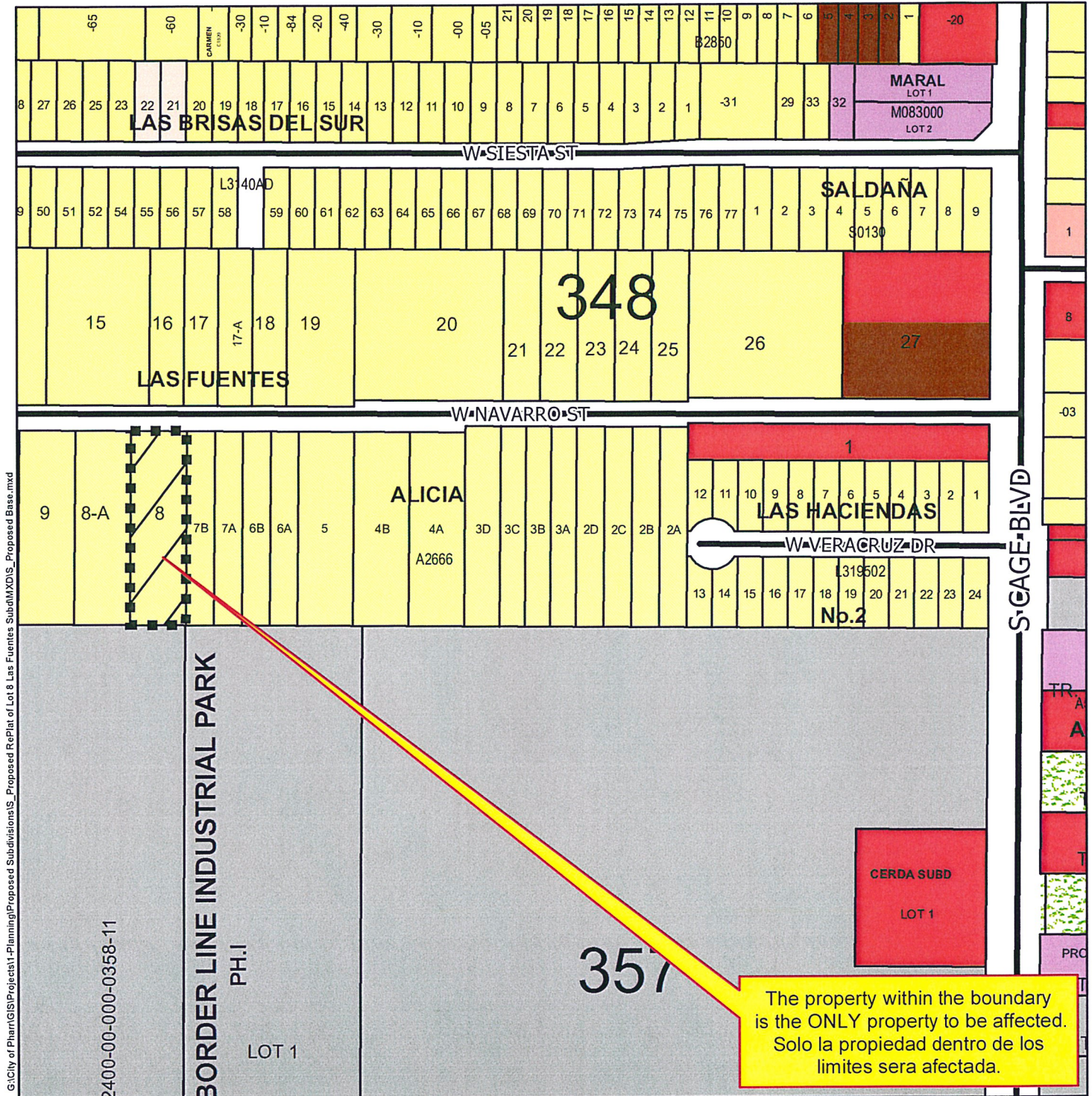
ADDITIONAL COMMENTS



- City of Pharr, Texas
Engineering Department
956.702.5355

0 140 280 560 840 1,120 Feet





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

MEMORANDUM

DATE: WEDNESDAY, DECEMBER 26, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: SAYLAS SUBDIVISION FILE NO. SUB#180928
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Laura Ruiz, owner, is requesting preliminary plat approval of the proposed Saylas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.563 of one acre out of A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5000 Block of South Jackson Road.

ZONING: The property is currently zoned Heavy Commercial District (H-C) and Agricultural Open Space District (A-O). The adjacent zones are Heavy Commercial District (H-C) to the north and south, Agricultural Open Space District (A-O) to the east and City limits to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

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

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

1. Project engineer to verify with Hidalgo County Regional Mobility Authority (HCRMA) for any additional R.O.W. taking and future entrances to property.
2. Label centerline on W. Juan Balli Rd. and show R.O.W.
3. Show existing S. Jackson Rd. R.O.W.
4. Provide street light layout.

EASEMENTS:

1. Add a 5' exclusive landscaping easement after the 15' Exclusive easement to City of Pharr.
2. Label existing or dedicated easements on plat.
3. Show existing easements and ROW's if any.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

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. Sewer shall be escrowed project engineer to use front of property to escrow sewer.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by H.C.D.D.#1

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. Project engineer shall apply for a change of zone, property has a portion on the east side that is agricultural.
3. Label all monuments.
4. Need to update location map year.
5. Plat note #4, provide detention numbers.
6. Verify the metes & bounds. (label monuments, street direction and instrument # callouts).
7. Verify gap south of property line.
8. Add space for plat note #6.
9. For plat note #9, remove the work may and replace with "will".
10. Remove plat note #12.
11. Junkyard not allowed in the City of Pharr.
12. See staff comments attached.



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



Subdivision: Saylas Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal Date: 12/13/18

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

Additional Comments:

☒ The 8-inch waterline showing on the plat, running north and south along South Jackson does not exist. The current existing waterline is a 4-inch and not an 8-inch waterline found in front of this property. These existing 4-inch waterline must all be upgraded into a 12-inch waterline. The required 12-inch waterline would connect into the existing 12-inch waterline found just south of Lot 8 on Jackson Rd. The new section of 12-inch waterline must extend north, along Jackson Rd and turn to the east on W Juan Balli and the end of waterline needs a flush valve at the end of the property on Juan Balli.

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

☒ General Notes: note 9 will read. Additional fire protection will be required during the plan review phase in order to provide any additional fire protection requirement.

PLAT REVIEW FOR: *SAYLAS SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B. **DECEMBER 13, 2018**

WATER:

- Water Utilities are incorrectly shown
- 4" W.L. on N. side of the property does not exist
- Will need to install a 12" W.L. to and through the front of the property from F.H. to N.E. corner of property
- Will need 15' Utility easements to be exclusive to the City of Pharr
- Will need OFF site easements for Water line
- F.H.'s will be installed to F.D. request
- Follow City of Pharr Construction Standards Manual

SEWER:

- No sewer services are currently in the area
- 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: _____



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Saylas

DATE: December 13, 2018

REVIEW: Preliminary

PLAT

1. Note No. 2---Revise note to say “. . . above top of curb of the street at the center of the lot.”
2. Note No. 4---Include the required detention volume (acres & c.f.) as per submitted drainage report.
3. Remove Note No. 12.
4. Show existing street width and ROW for both S. Jackson Rd. & W. Juan Balli Rd. Include centerline and arrowhead dimensions. *If street ROW varies, type “ROW Varies” for both streets.*

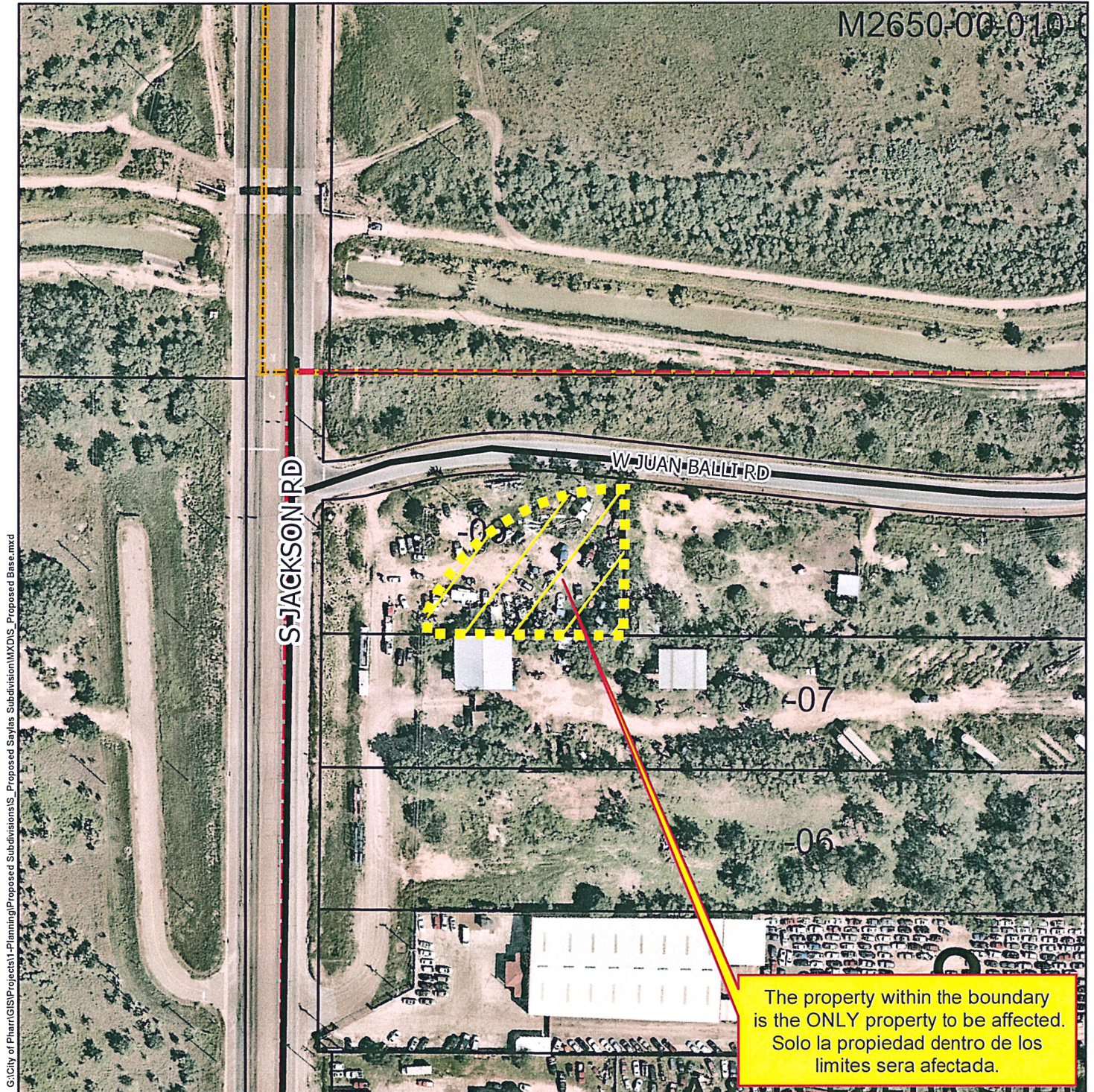
SITE PLAN

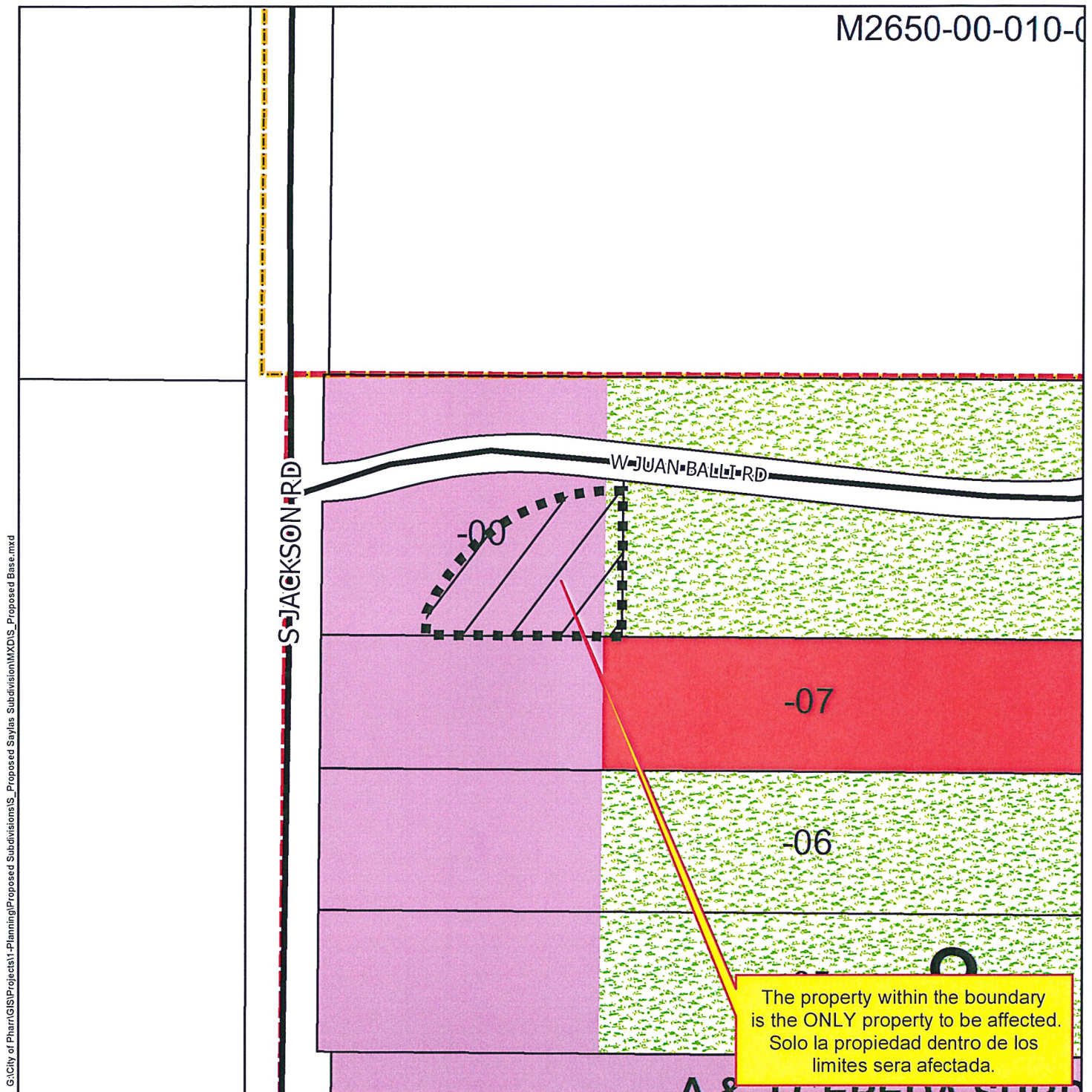
DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by H.C.D.D. No. 1

ADDITIONAL COMMENTS

1. Provide a discharge permit from TxDOT at building permit stage.





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Saylas Subdivision\MXD\1-Proposed Base.mxd

