

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 14, 2019 – 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 26, 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.*

D. PLATS:

1) Melden & Hunt Inc., representing Andres Zuniga, President of Zuko Family Limited Partnership, a Texas Limited Partnership, is requesting preliminary plat approval of the proposed Gemini Subdivision. The property is legally described as being a 37.397 acres out of Lots 367 and 370, Kelly-Pharr Subdivision and out of Lot 14, Block 1, a Re-subdivision of Closer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East HI Line Road. **SUB#181238**

2) Pablo Soto Jr., P.E., representing Rosana Riojas, President of Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision. The property is legally described as being the East 4.62 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3400 Block of North Sugar Road. **SUB#180720**

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 11th of January, 2019 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 26, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Wednesday, December 26, 2018 and following is the record of attendance.

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

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Alex Meade, City Manager
 Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 Rogelio Rodriguez, Interim 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.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF DECEMBER 10, 2018

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga **moved** to approve the minutes of December 10, 2018. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

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 IS PHYSICALLY LOCATED 206 EAST HAWK AVENUE. CUP#181181

Della Robles, Planner I, introduced the item and stated 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. She further reported forty-two (42) 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.

Della Robles, Planner I, further stated staff recommended 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 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, asked the applicant if she would like to comment on the request for a Conditional Use Permit.

Maria Lilia Garcia, residing 206 East Hawk, stated not at this time.

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.

Andy Castro asked staff if the storage unit that is presented in the picture is the one that the Conditional Use Permit is being requested for.

Della Robles, Planner I, stated they currently have two (2) storage units, but one of the storage units will be removed and the other storage that is going to be built will be 12'x24'. She continued stating they are permitted to have two storage units as long as the building coverage does not exceed fifty percent.

Chairman, Danny Wylie, asked staff to clarify fifty percent of what is going to be covered.

Della Robles, Planner I, stated the they could not exceed fifty (50) percent coverage of the lot area.

There being no further discussion Jonathan Larraga moved to approve the 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). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 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**

Della Robles, Planner I, introduced the item. She stated 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. She added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Replat of Lot 8, Las Fuentes Subdivision subject to the conditions.

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

There being no discussion Rafael Munguia moved to approve the request for preliminary and final plat approval of the proposed Re-Plat of Lot 8 Las Fuentes Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING LAURA RUIZ, 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**

Della Robles, Planner I, introduced the item. She stated 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. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Saylas 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 on the map on drawing in our packet it shows the area and why does the HC not cover the whole area.

Della Robles, Planner I, stated on the HC there is a sliver that is agriculture and or open space and the owners may do the change of zone that will be required after the fact as long as they do it prior in getting a certificate of occupancy or a building permit.

Chairman, Danny Wylie, asked staff the area on the left that goes into Jackson Road.

Charlie Ramirez, asked staff is there is a right away in the drawing that is presented.

Roland Gomez, Assistant Director, stated that area goes into the west of the purposed property is zoned Heavy Commercial but is zoned within the right of way belonging to TX Dot and/or the original authority.

There being no further discussion Jonathan Larraga **moved** to approve the request for preliminary plat approval of the proposed Saylas Subdivision. Charlie Ramirez 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. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 14, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: GEMINI SUBDIVISION
FILE NO. **SUB#181238**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Andres Zuniga, President of Zuko Family Limited Partnership, a Texas Limited Partnership, is requesting preliminary plat approval of the proposed Gemini Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 37.397 acres out of Lots 367 and 370, Kelly-Pharr Subdivision and out of Lot 14, Block 1, a Re-subdivision of Closer Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of East HI Line Road.

ZONING: The property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are Agricultural Open Space District (A-O) to the north, east and west and Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the 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 plat approval of the proposed Gemini Subdivision subject to the following conditions:

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

1. Label the additional ROW as "20.00' Additional ROW dedicated by this plat."
2. Provide all pertinent City of Pharr details.
3. Provide a cross section detail for Hi-Line Rd. widening.
4. Pave 1/3 ROW for E. Hi-Line Rd. in accordance with City of Pharr standards and PW requirements.
5. Label centerline on E. Hi-Line road.
6. Provide street light layout.
7. Irrigation R.O.W. is overlapping with additional road R.O.W., verify.

EASEMENTS:

1. Add a 5' exclusive landscaping easement after the R.O.W.
2. Label existing or dedicated easements on plat.
3. Water and sewer easements shall read: 15' Exclusive easement to City of Pharr.
4. Label all 30 FT HCID No. 2 easements as either "dedicated by this plat" or "existing"

**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:

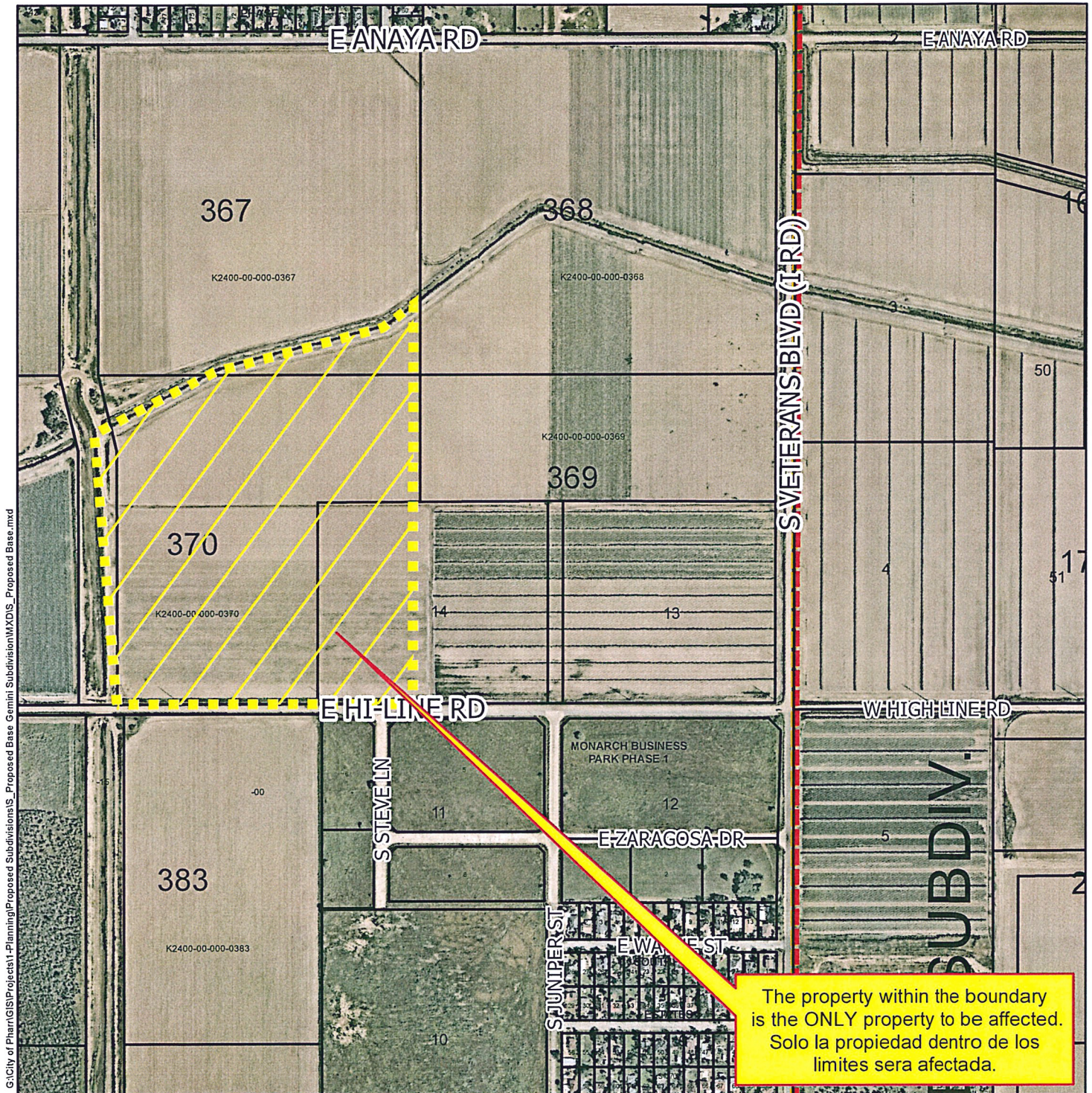
1. See attach comments.
2. Follow City of Pharr Construction Standards Manual.

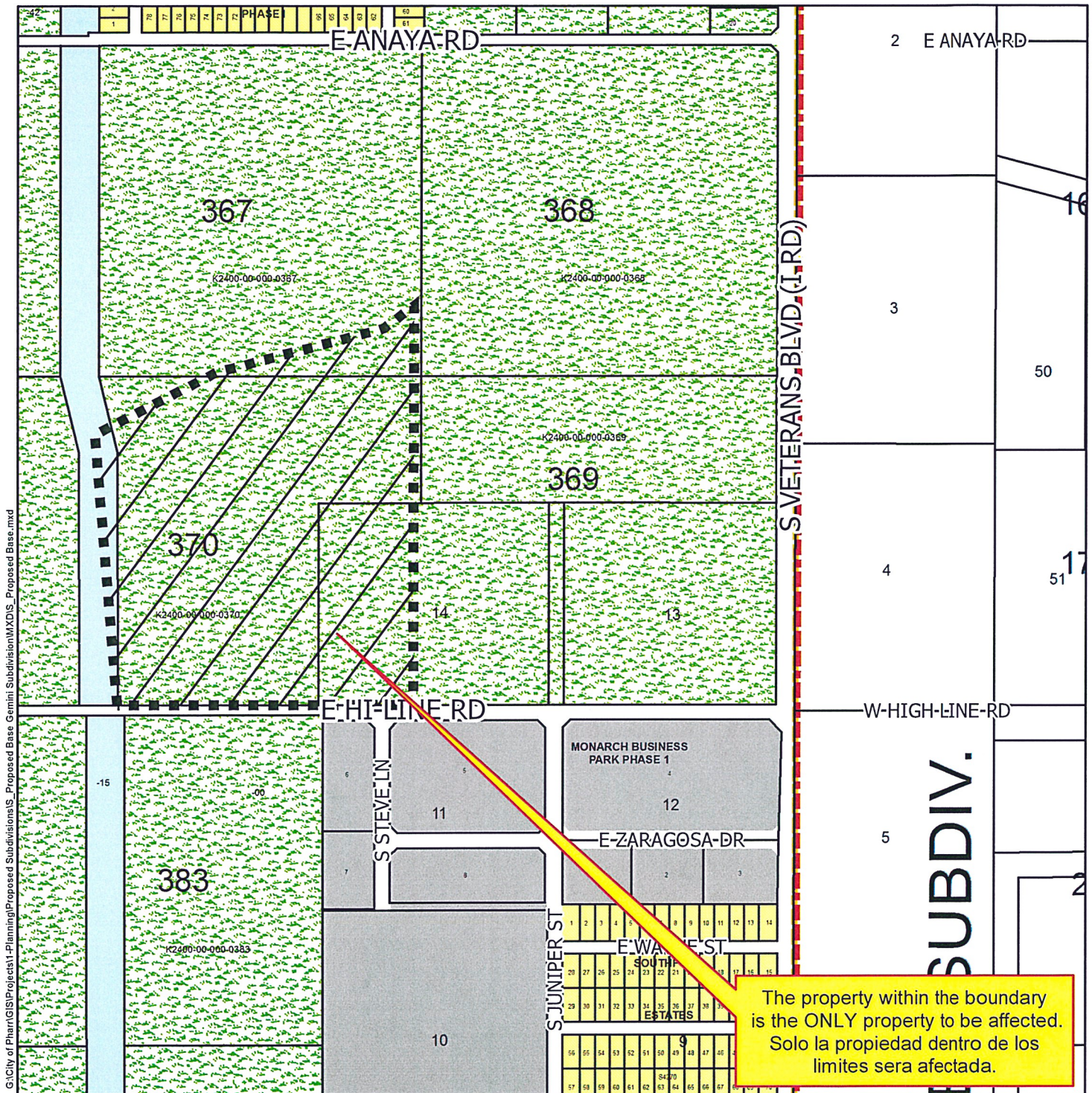
DRAINAGE:

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
3. Use H.C.D.D. No. 1 for detail for Proposed Discharge Structure
4. Provide detail of the transition where the widening of the Drainage Ditch begins and ends. Transition should be smooth.
5. Must stabilize Drainage Ditch after it is widened.

OTHER:

1. Provide distance from R.O.W., to power poles.
2. Note No. 7---Revise note to say "All subdivision improvements must comply with the current storm water pollution prevention plan (SW3P) and the current Texas Discharge Pollution Elimination System (T.D.P.E.S.)"
3. No construction will be allowed on top of zone AH until a Letter of Map Revision (LOMR) is submitted to FEMA.
4. Add Note-"A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the north side of E. Hi Line Rd. at time of subdivision stage."
5. Need signatures on plat (engineer and surveyor).
6. Need to provide a CLOMR, for rear of property.
7. Plat note #4, use the detention directive.
8. Plat note #5, use nearest B.M. to site.
9. Remove original lot line and show lots.
10. Remove the irrigation line from the plat layout.
11. Remove the bearings & distances on parenthesis.
12. Label all monuments.
13. Need to update location map show all existing subdivisions.
14. Project engineer may apply for reimbursement contract on the off-site waterline extension.
15. See staff comments attached.





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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 Fire – Rescue

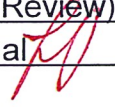
118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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



Subdivision: Gemini Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: January 2, 2019

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile 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:

- ☒ Shall add note to read as follow "All fire protection to be installed by a Texas license fire protection company".
- ☒ The minimum water lines shall be 12" inches in all industrial development.
- ☒ The water line shall be in a green area not underneath the concrete and fire hydrant shall be branch outward toward the building. All fire hydrants shall be located at a distance of 1-1 1/2 times the height of the building to protect from collapse zone. Fire hydrants on east of building are to close to the building.

Subdivision: Gemini Subdivision (Staff Review)
Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: January 2, 2019

- ☒ Fire hydrant on the south side of the building shall be relocated closer to the west side of the entrance.
- ☒ The fire hydrant on the north side shall be install during this phase of the construction.
- ☒ Water line shall run to and through the property.
- ☒ Hydrant spacing shall be that there will be a fire hydrant every 300 feet in all commercial development.
- ☒ The proposed FDC shall not obstruct fire department emergency access into property when connected with a fire hydrant. Additional fire hydrant may be required during the building phase.
- ☒ Fire hydrants shall have a 3-foot clearance radius, and a 15-foot clearance to each side of the fire hydrant from trees and high growing decoration plants or shrubs that may cover the fire hydrant.
- ☒ The width of the fire shall be shown on the plans. Minimum drive width shall be 20 feet.
- ☒ Need to show all water line connection details to the existing water main loop.

PLAT REVIEW FOR: *GEMINI SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B JANUARY 3, 2019

WATER:

- Will need to install 12" water line towards Cage Blvd.
- Utility Easements will need to be 15' Exclusive to the City of Pharr
- Water Line location to be determined (will not allow under concrete
- Water line to be relocated to Green area
- Will need to install Fire Hydrant located on N.E. side of the property
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- 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: Gemini

DATE: January 3, 2019

REVIEW: Preliminary

PLAT

1. Note No. 7---Revise note to say "All subdivision improvements must comply with the current storm water pollution prevention plan (SW3P) and the current Texas Discharge Pollution Elimination System (T.D.P.E.S.)"
2. Note No.4---Use City of Pharr Standard Drainage Directive.
3. Add Note---"A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the north side of E. Hi Line Rd. at time of subdivision stage."
4. Label all proposed utility easements dedicated by this plat. *Please verify and make corrections.*
5. Label the additional ROW as "20.00' Additional ROW dedicated by this plat."
6. Label all 30 FT HCID No. 2 easements as either "dedicated by this plat" or "existing".
7. No construction will be allowed on top of zone AH until a Letter of Map Revision (LOMR) is submitted to FEMA.

SITE PLAN

1. Provide all pertinent City of Pharr details.
2. Provide a cross section detail for Hi-Line Rd. widening.
3. Pave 1/3 ROW for E. Hi-Line Rd. in accordance with City of Pharr standards and PW requirements.
4. Use H.C.D.D. No. 1 for detail for Proposed Discharge Structure.
5. Provide detail of the transition where the widening of the Drainage Ditch begins and ends. Transition should be smooth.
6. Must stabilize Drainage Ditch after it is widened.

DRAINAGE

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

- | |
|---|
| <p>3. Drainage report shall reflect a post (50 –yr) post development storm runoff as per H.C.D.D. No. 1</p> |
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ADDITIONAL COMMENTS

1. Provide a street light layout.
2. Provide an erosion and sediment control plan.
3. 1/3 paved road ROW must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb and Gutter
 - 5' Sidewalk
4. As per our meeting, look into a reimbursement contract to install a 12 inch waterline from S. Cage Blvd. going east to existing 12" waterline located on the south side of E. Hi-Line Rd.

SUBDIVISION: Gemini Subdivision

DATE: 1/2/19

Residential/Commercial: _37.397_ acres

Staff Review:

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). **NOTE ON PLAT**
- 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Developer to construct fence for lots abutting/fronting any drain ditch regardless of who owns it. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Minimum storm water drainpipe diameter shall be 18" RCP.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.

- Need S.W.P.P.P. 3 hard copies, 1 for review, 2 for finalization.
- Erosion and sediment control plan.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 14, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: HERITAGE MANOR NO. 2 SUBDIVISION FILE NO. SUB#180720
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GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Rosana Riojas, President of Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being the East 4.62 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3400 Block of North Sugar Road.

ZONING: The property is currently zoned Medium Density Multi-Family District (R-3). The adjacent zones are Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the north, Single Family Residential District (R-1) to the east and west and Agricultural Open Space District (A-O) and Single Family Residential District (R-1) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision subject to the following conditions:

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

1. Provide street light layout.
2. Street to be 42' back to back and a R.O.W of 60'.
3. Provide a 25'x25' corner clip at the intersection of N. Sugar Rd. & W. Heritage Drive.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Water and sewer easements shall read: 15' Exclusive easement to City of Pharr.
3. Label easements on the north side of property.

**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. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1
2. Detention areas will not be maintained by City of Pharr.
3. As per the owner the HCDD No.1 will maintain detentions, owner will submit letter.

OTHER:

1. Provide all pertinent City of Pharr details.
2. Add plat note: owners are to maintain detention areas.
3. Update the year.
4. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
5. Provide owners name on the dedication block.
6. Add plat note, Landscaping as per City of Pharr Ordinance.
7. Need signatures on plat (engineer and surveyor), may use the combination signature block.
8. Plat note #2, Building setbacks as per City of Pharr Ordinance.
9. Plat note #4, provide B.M. # and northing & easting.

10. Plat note #5, correct the district #.
11. Remove plat note #7.
12. Label all monuments.
13. Plat note #10
14. Provide correct true north arrow for location map.
15. 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: Heritage Manor No 2 Subdivision Staff

Reviewed By: Felipe Pedraza, Asst. Fire Marshal

Date: 12/19/18

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 or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile 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 pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
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:

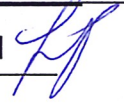
☒ The proposed 8-inch waterline and waterline looping, shown on plat connecting into the existing 4-inch waterline found at Rene Salinas Subdivision, is not approved loop water source. Current City of Pharr Construction Standards Manual requires all waterlines in multi-family and single-family areas and all lines with fire hydrants shall be looped at two approved water sources.

☒ Waterline shall be looped toward the south side and connect to Hummingbird Ct. Subdivision.

☒ Need to show all water line connection details to the existing water main loop.

☒ Shall provide a stub out and a flush valve on the North West corner of property.

Subdivision: Heritage Manor No 2 Subdivision Staff

Reviewed By: Felipe Pedraza, Asst. Fire Marshal 

Date: 12/19/18

CONTINUE

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

☒ If subdivision is going to proposed vehicle access security gates, the gates and access system must meet all requirements set by the International Fire Code 2012 Appendix D D103.5 Fire Apparatus access road gates.

☒ Shall add note to read as follow "All fire protection to be installed by a Texas license fire protection company".

☒ Shall add note to read as follow "Additional fire protection may be required during the plan review phase in order to provide any additional fire protection requirements.

PLAT REVIEW FOR: *HERITAGE MANOR NO. 2 SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B **JANUARY 3, 2019**

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need an Offsite Utility Easement
- Water Line will need to connect to 8" on the S. side of the property
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- All M/H Ring and Covers will need to be Composite base
- 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: _____

SUBDIVISION: Heritage Manor No. 2**DATE:** January 3, 2019**REVIEW:** Preliminary**PLAT**

1. Note No.3—Add to the sentence “. . . top of curb of the street at center of lot.”
2. Note No. 4---Refer to City of Pharr monument. *Provide northing, easting, and elevation.*
3. Note No. 5---Use City of Pharr drainage directive.
4. Note No. 9---Revise note to say, “All subdivision improvements shall comply with the current stormwater pollution prevention plan (SW3P) and the Texas Discharge Pollution Elimination System (TDPES)”.
5. Note No. 10---Word “detention” is misspelled.
6. Add Note---A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the west side of N. Sugar Rd. at time of subdivision construction stage. Internal streets 5-FT ADA compliant sidewalks to be built at building permit stage.
7. Add Note---Owners to maintain R.O.W. perimeter of subdivision.
8. Add Note---Landscaping as per City of Pharr ordinance.
9. Add Note---Owners to maintain detention/retention areas.
10. Add Note---Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
11. Label all utility easements on the southwest corner of Posadas subdivision.

SITE PLAN

1. Provide all pertinent City of Pharr details. *Both sewer and water pipe bedding details do not comply with city standards. Please verify and make corrections.*
2. Curb and gutter for residential streets must be 24” as per City of Pharr standards.
3. Provide only one 50 FT ROW residential street cross section detail. *Remove the rest.*

4. 100' HCID #2 easement keeps going north through Regal Estates Subdivision. Please verify and make corrections.
5. Contact HCID #2 for the proposed sanitary sewer connection to acquire any mandatory utility easements or land purchases.
6. As per Public Utilities, proposed 8" water line must be tied into the 8" water line located on the northwest corner of Empire #2 subdivision.
7. The length of the entrance road leading to cul-de-sacs shall have a minimum driving surface radius of 40 feet. *Must provide a 42 B-B residential road*

DRAINAGE

1. Provide a cross section detail for the proposed headwall/safety end treatment. *Pipe must be flushed against the concrete headwall.*
2. The maximum length of gutter flow before run-off is intercepted by an underground storm sewer stem is 500 FT. The distance from the driveway highpoint to the curb inlet is 560 FT. *Please verify and make corrections.*
3. Will the sewer line along the north side of Heritage under the street or behind the curb inlet? Sewer line must not come in conflict with the curb inlet.
4. Storm drain pipe bedding detail does not comply with the City of Pharr standards. *Please verify and make corrections.*
5. All storm drain pipe must be RCP. Please make corrections.
6. No storm drain RCP pipe will be allowed inside 15 FT utility easements. Provide a 10 FT drainage easement for any proposed RCP pipe. *No structure/building will allowed over the drainage easement.*

ADDITIONAL COMMENTS



SUBDIVISION: Heritage Manor #2 Subdivision **DATE:** 1/2/19

Residential/Commercial: _4.62_ acres

Staff Review:

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

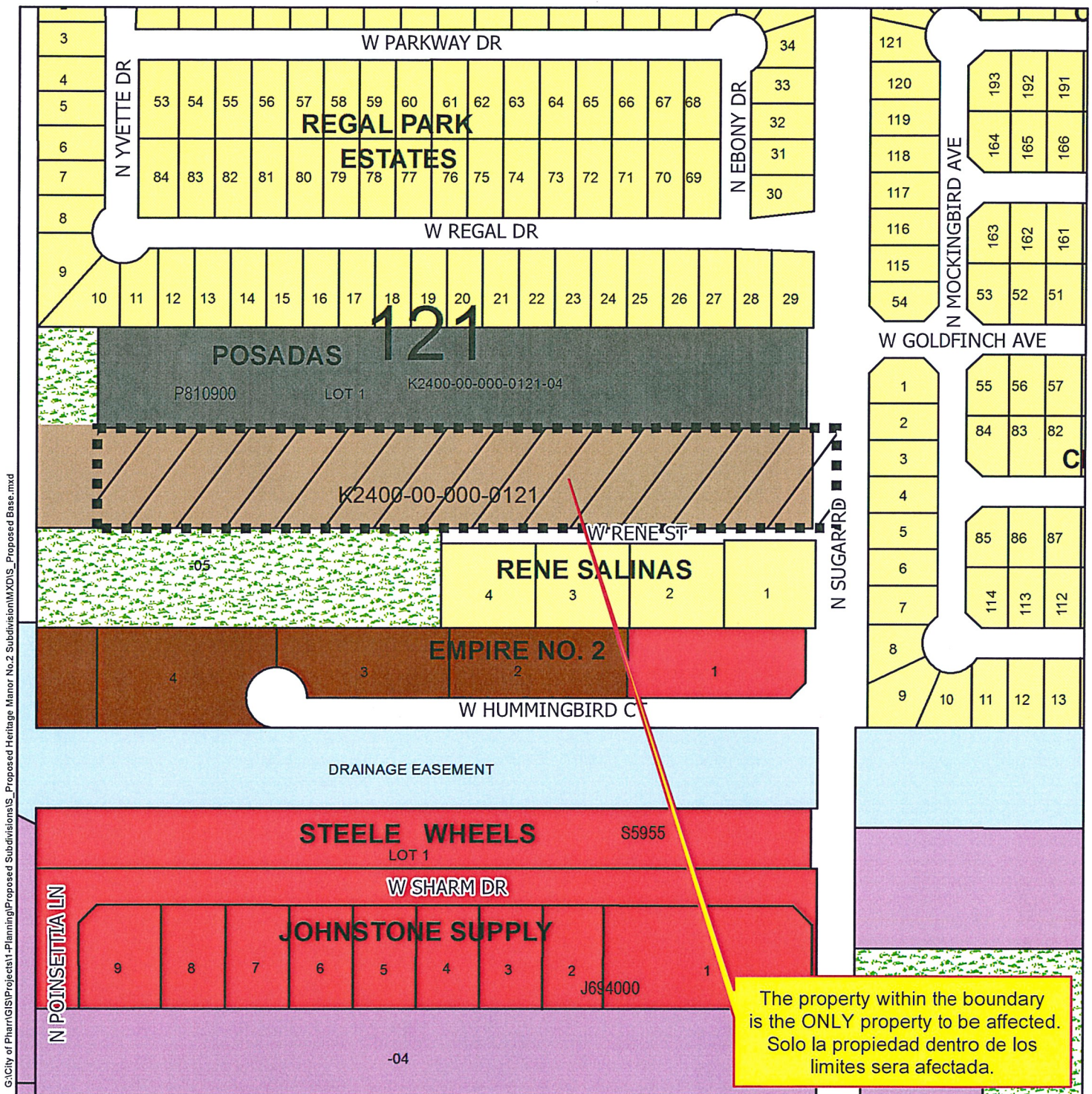
General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- Minimum storm water drainpipe diameter shall be 18"RCP
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Need S.W.P.P.P. 3 hard copies, 1 for review, 2 for finalization.

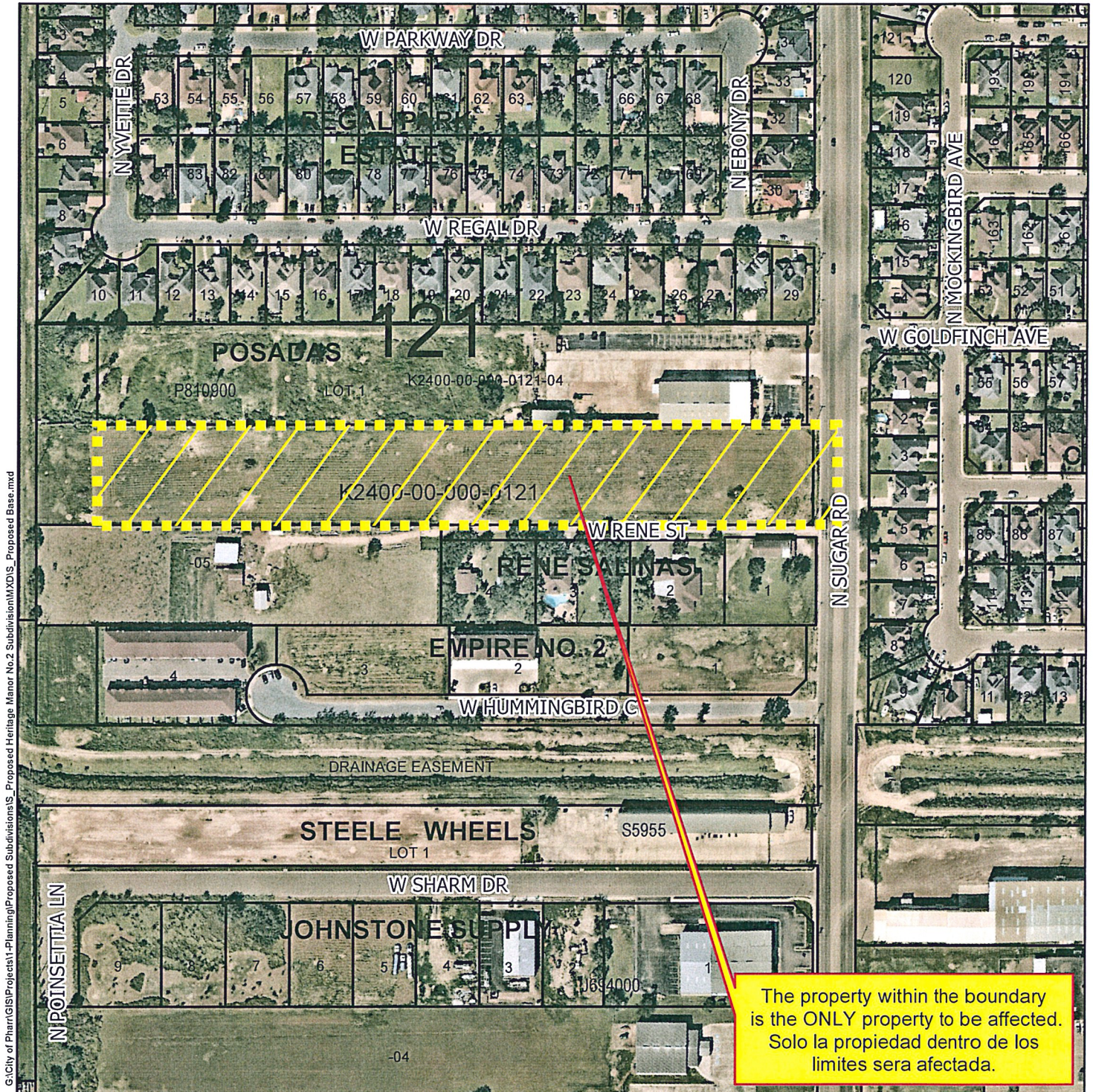
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- Approved Drainage Report needed
- Street light detail plans to be included at building permit.

PABLO SOTO JR. P.E.





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