

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 8, 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.

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 March 25, 2019.

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) Cesar Chavez Foundation or affiliate has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4). The property is legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **COZ#190316 (TABLED)**

2) Lizbeth G. Velasco has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7508 South Carlos Street. **CUP#190317**

3) Phiprin Holdings, Inc., d/b/a Bravo Carne Asada, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 209, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6701 South Jackson Road. **CUP#190318**

4) Mayra Elizabeth Pedraza has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 48, Los Ranchitos No. 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7517 South Plata Lane. **CUP#190319**

5) 1500 Hall Acres, LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Medium Density Multi-Family District (R-3). The property is legally described as being a 12.997 acre tract of land, out of Lots 5 & 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Hall Acres Road. **COZ#190320**

D. PLATS:

1) R. Gutierrez Engineering Corporation, representing Cruz Cortez and Enriqueta Cortez, owner's are requesting final plat approval of the proposed Cortez Subdivision. The property is legally described as being a 2.15 acre tract of land out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Eldora Road. **SUB#151126**

2) Urban Infrastructure Group, Inc., representing Valley Cathedral, Inc., a Texas non-profit corporation, owner, is requesting final plat approval of the proposed Vanguard-Bethel Subdivision. The property is legally described as being a 19.145 acre tract of land, more or less, being comprised of an 8.86 acre tract of land out of Lot 181, Kelly-Pharr Subdivision, all of Lot 1, Vanguard Academy Subdivision No. 8 and all of Lot 1, Templo Bethel Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 East Block Kelly Avenue. **SUB#180931**

3) Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting preliminary plat approval of the proposed Junction View Subdivision. The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of North IH 69C. **SUB#190307**

E. ANNOUNCEMENTS/OTHER BUSINESS:

1) Election of Officers

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 5th day of April, 2019 at 2:00 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. March 25, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 25, 2019 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Rafael Munguia
	Luis Madrigal	Romeo Robles
ABSENT:	Luis Madrigal	Jonathan Larraga
	Andy Castro	
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Alex Meade, City Manager	
	Patricia Rigney, City Attorney	
	Melanie Cano, Director	
	Roland Gomez, Assistant Director	
	Cristina Garcia, Senior Planner	
	Eddie Martinez, Planner II	
	Alvaro DeLeon, Building Inspector	
	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.

Rafael Munguia stated there was a correction needed during, roll call Rafael Larraga was stated instead of Jonathan Larraga.

Luis Madrigal **moved** to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MARCH 11, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal **moved** to approve the minutes of March 11, 2019. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

1) SECTION PUBLIC HEARING: SOLICITATION OF COMMENTS ON THE MORATORIUM FOR THE ISSUANCE OF ANY NEW PERMITS FOR INDIVIDUALLY RENTED STORAGE UNITS WITHIN THE CITY OF PHARR.

Della Robles, Planner I, introduced the item and asked if anyone had signed up to speak.

Robert Palmer, 5420 L.B.J Freeway Ste 1200 Dallas, TX, stated he would be speaking on behalf of Darrel Johnson and Azael Gomez of the Attic Corporation. Mr. Palmer stated that the Attic Corporation was granted a zoning change request in September to build a self-storage unit in Pharr and that project has been on-going since then. He further stated they have complied with the platting process and are now ready for the building permit process and would like to put on the record that the moratorium should not affect the progress of this project because it was underway well before the start of the moratorium. Mr. Palmer also stated that 245 of the Texas Local Government Code clearly exempts their project from this code.

Andrew K. Russel, representing the Attic Corporation, stated if you look at the statutes that support this moratorium, Chapter 212 of the Local Government Code, we dispute the idea that this project will be detrimental to the health, safety or welfare of the citizens of Pharr. He further stated that this Commission approved the zoning request for this project and nothing about the project has changed since then. Mr. Russel continued stating the project would use very little water and would not produce a lot of traffic. He also stated they do not believe that the conditions that are necessary to justify the moratorium under the controlling law exists and the project would be exempt from it since the project started before the moratorium was presented.

2) YOLANDA G. RODRIGUEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY USE STRUCTURE (GUEST HOUSE) IN A TWO-FAMILY RESIDENTIAL DISTRICT (R-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 33, LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 408 WEST LAS MILPAS ROAD. CUP#190211 (TABLED)

Della Robles, Planner I, introduced the item and stated the property is currently zoned Two-Family Residential District (R-2). The surrounding area is zoned Two-Family Residential District (R-2) to the north, east and west and Single-Family Residential District (R-1) to the south. This area is generally designated for single family residential use in the Land Use Plan. She further reported thirty-eight (38) 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 Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

Luis Madrigal stated the item was previously tabled and there needed to be a motion to untable before proceeding.

Luis Madrigal moved to untable the request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

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 discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest house) in a Two-Family Residential District (R-2). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) JG CUSTOMS FORWARDING, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.9 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE W10.0 ACRES OUT OF LOT 8, JOHN CLOSER SUBDIVISION OF PORCION 70, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1400 BLOCK OF EAST MILITARY HIGHWAY 281. CUP#190214**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Single-Family Residential District (R-1) to the north, Limited Industrial District (L-I) to the west, Agricultural and/or Open Space District (A-O) to the east and Heavy Commercial District (H-C) to the south. This area is generally designated for industrial use in the Land Use Plan. She further reported six (6) 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 Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Applicant shall move forward with the subdivision process as well as being subject to the listed conditions. If approved, the owner must comply with all City Ordinances and City Department requirements.

Cloromiro Hinojosa, representing CLH Engineering, stated they have begun the subdivision process and for now it will be used for boat storage.

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.

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

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:11 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 G. RECONVENE:

The time being 6:44 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM C. PUBLIC HEARING

- 3) JG CUSTOMS FORWARDING, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.9 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE W10.0 ACRES OUT OF LOT 8, JOHN CLOSNER SUBDIVISION OF PORCION 70, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1400 BLOCK OF EAST MILITARY HIGHWAY 281. CUP#190214**

There being no further discussion Luis Madrigal moved to approve the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 4) MARTIN RAMIREZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 12, BLOCK 2, BUSTAMANTE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 910 EAST ELLER AVENUE. CUP#190215**

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, south, east and west. This area is generally designated for single family residential use in the Land Use Plan. She further reported forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one individual came in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

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 discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 5) CESAR CHAVEZ FOUNDATION OR AFFILIATE HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 201, KELLY-**

PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1500 BLOCK OF WEST RIDGE ROAD. COZ#190316

Della Robles, Planner I, stated the applicant requested to table the item.

There being no discussion Rafael Munguia moved to **table** the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) **CDSMUERY ENGINEERS, REPRESENTING TODD IRELAND, REAL ESTATE MANAGER FOR AEP TEXAS CENTRAL COMPANY IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED AEP YOUNG SUBDIVISION LOTS 1&2, BLOCK 1. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.150 ACRE AND 3.143 ACRE TRACTS OF LAND LYING IN THE SOUTH 10 ACRES OF LOT 7, BLOCK 5 OF THE A.J. MCCOLL SUBDIVISION. THE PROPERTY IS LOCATED WITHIN THE 2900 BLOCK OF N. JOHNSON STREET. SUB# 190202**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Heavy Commercial District (H-C) and Agricultural Open-Space District (A-O) to the north, Heavy Commercial District (H-C) to the east, General Business District (C), Limited Industrial District (L-I) and High-Density Multi-Family Residential District (R-4) to the south and City limits to the west. The property is designated for industrial and commercial use in the land use plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Andres Garcia Subdivision subject to the conditions.

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

There being no discussion Rafael Munguia moved to **approve** the request for preliminary plat approval of the proposed AEP Young Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Luis Madrigal 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:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 25, 2019

ROUTE TO BOARD:

- ☐ CITY COMMISSION AGENDA ITEM: COZ:#190316
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: March 01, 2019

1. **Applicant:** Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to Heavy Density Multi-Family District (R-4).
3. **Nature / Intent of Request:** In order to develop and construct a 112 multi-unit residential complex on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**



Initials

3/19/19

Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**



Initials

3-19-19

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 25, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4): Being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road.

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

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

DESCRIPTION OF PROPERTY:

Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family District (R-4) in order to develop and construct a 112 multi-unit residential complex on said property.

The subject site which is located on the south side of the 1500 Block of East Ridge Road and legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Ridge Road, a 100' minor arterial which runs east and west with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north and on March 05, 1996 the property to the south was zoned to Single-Family Residential District (R-1). On March 06, 2012, a portion of the property to the west was zone to General Business District (C) and on April 21, 2015, the remaining portion was zone to Medium-Density Multi-Family District (R-3). On May 02, 1995, a portion of the property to the east was zoned to High Density Multi-Family District (R-4) and on June 18, 1996, the remaining portion was zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property. The property is generally designated for multi-family residential use in the Land Use Plan.

The High Density Multi-Family District (R-4) is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. This zone allows higher density developments and where there is increased water capacity, fire protection, wastewater, and drainage capacity. Higher density multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered.

Twenty-six (26) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to High Density Multi-Family District (R-4) as the properties meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **April 15, 2019 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Cesar Chavez Foundation or affiliate, representing Manrique
Properties, LTD

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

Within the 1500 Block of West Ridge Road

ADDRESS

Heavy-Density Multi-Family District (R-4)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

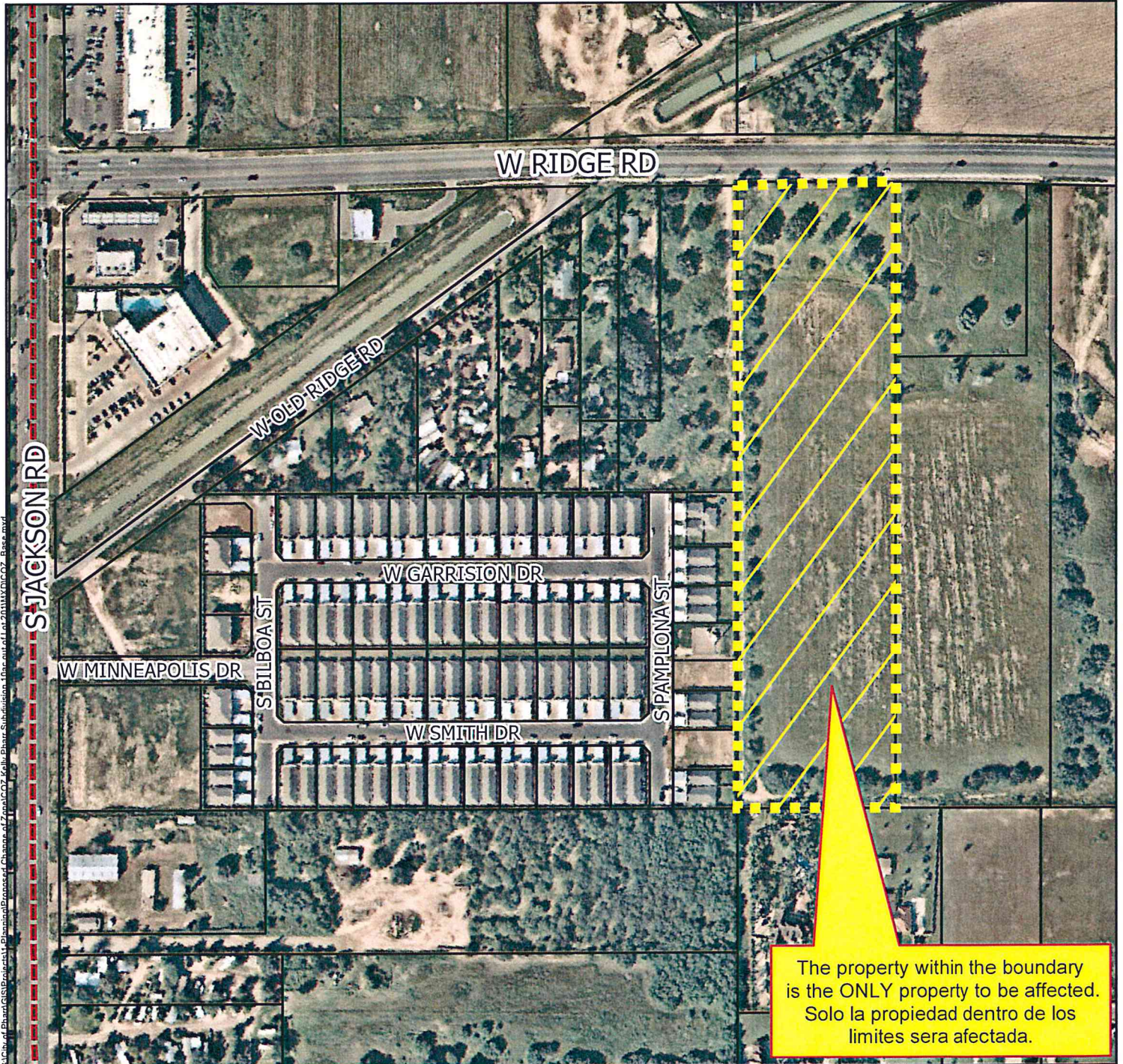
The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

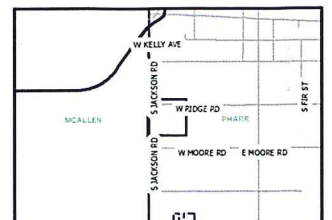
PREPARED BY

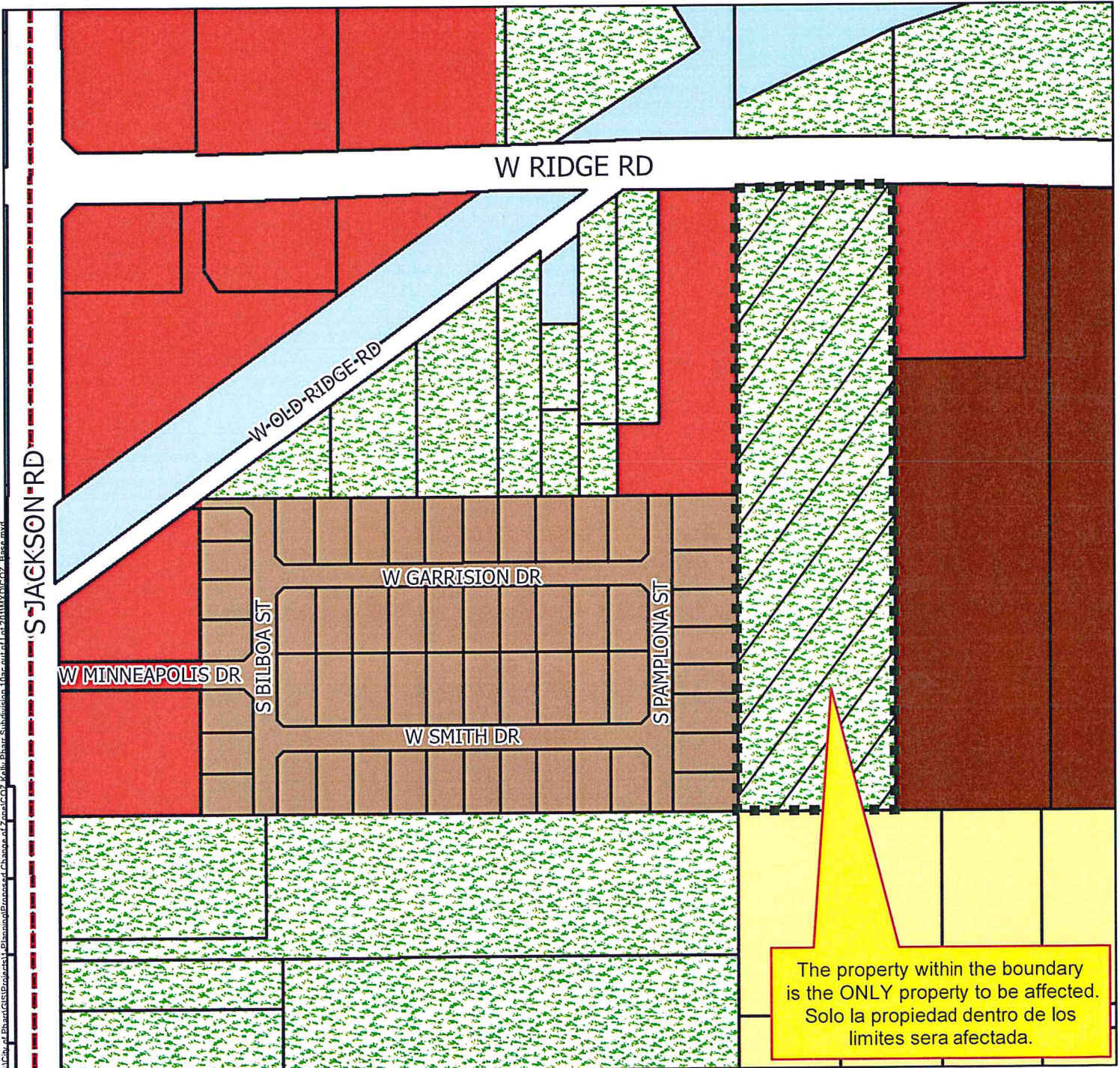
March 5, 2019

DATE



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.

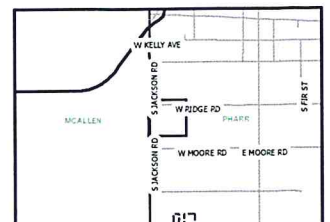




- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood 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.



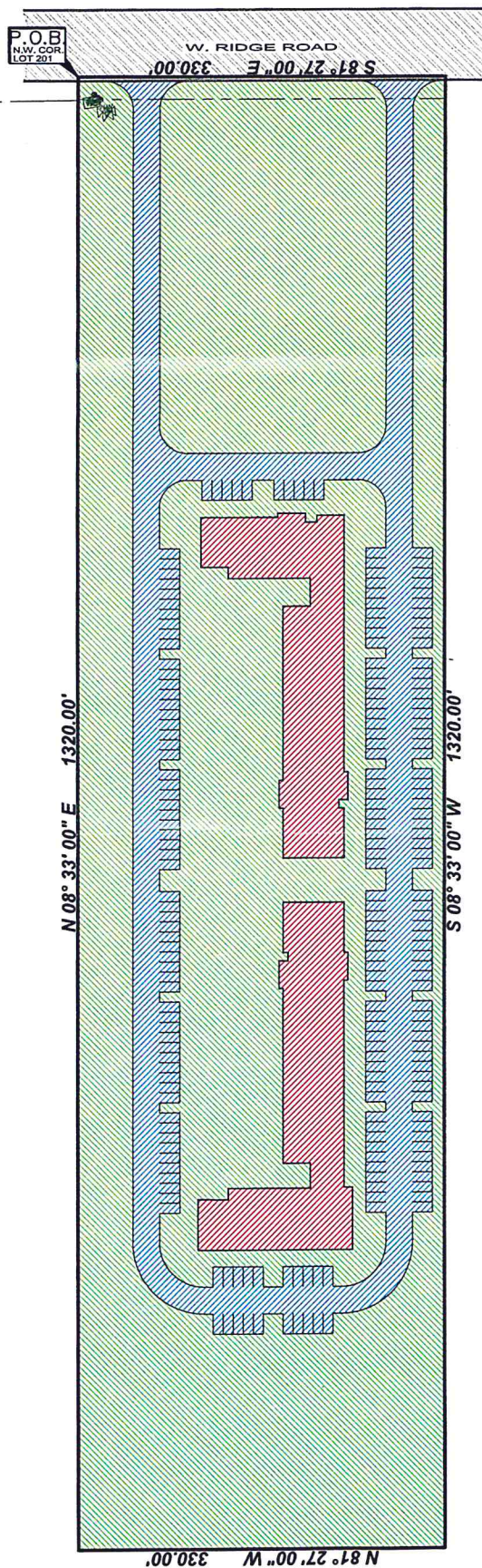


 BEARING BASIS AS PER TEXAS

 COORDINATE SYSTEM OF 1983 (NAD 83)

 ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)

 SCALE: 1" = 100'



WESTRIDGE MULTI-FAMILY DEVELOPMENT PHARR, TEXAS

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS



115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com





MEMORANDUM

DATE: MONDAY, APRIL 08, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) FILE NO. CUP#190317

GENERAL INFORMATION:

APPLICANT: Lizbeth G. Velasco has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize 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 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7508 South Carlos 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 Agricultural and/or Open Space District (A-O) to the west. This 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 denial of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

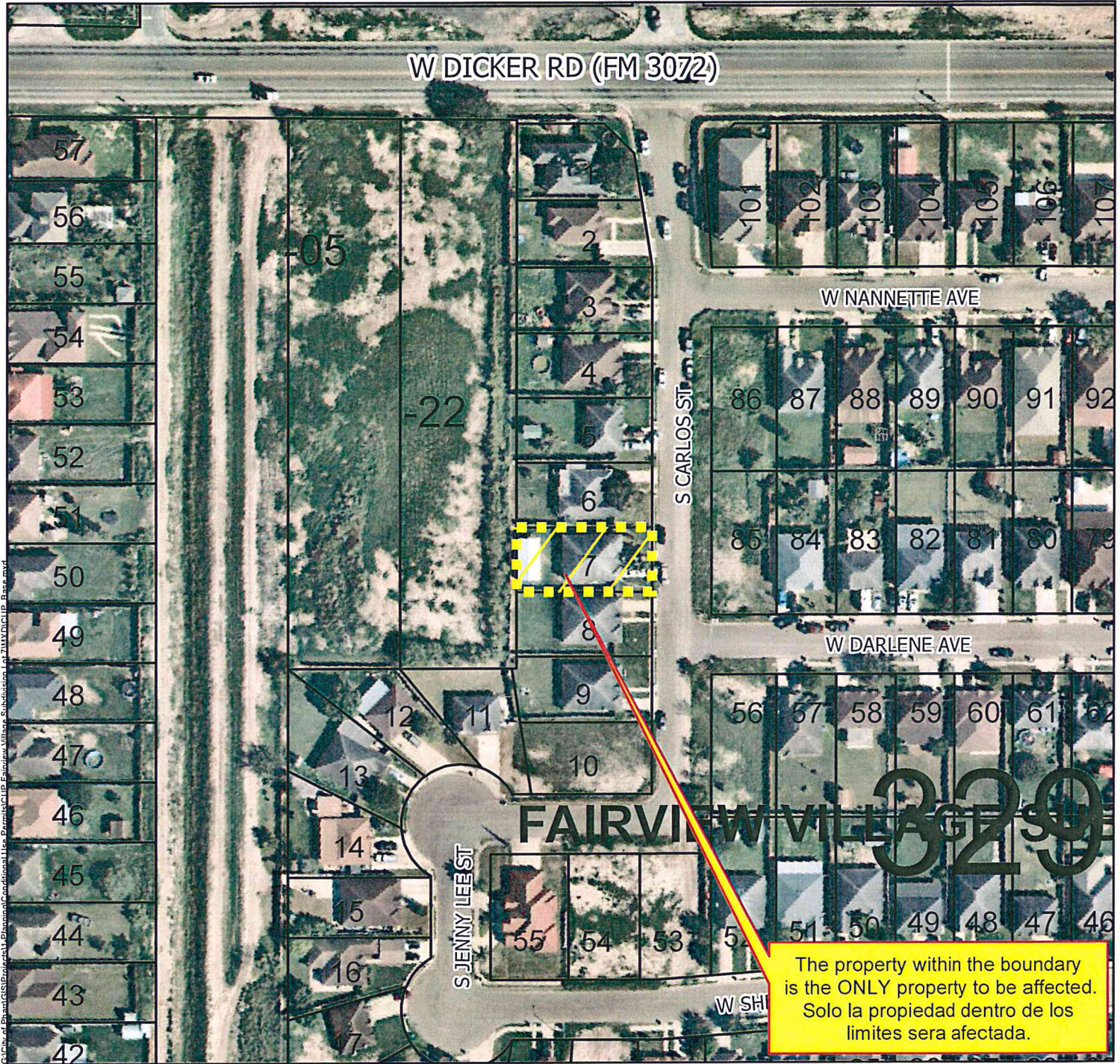
Forty (40) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One person called in in favor of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending denial 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). If approved, this item must comply with the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
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 **April 15, 2019 at 4:00 p.m.**



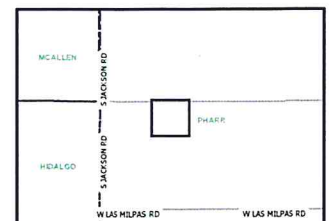
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

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

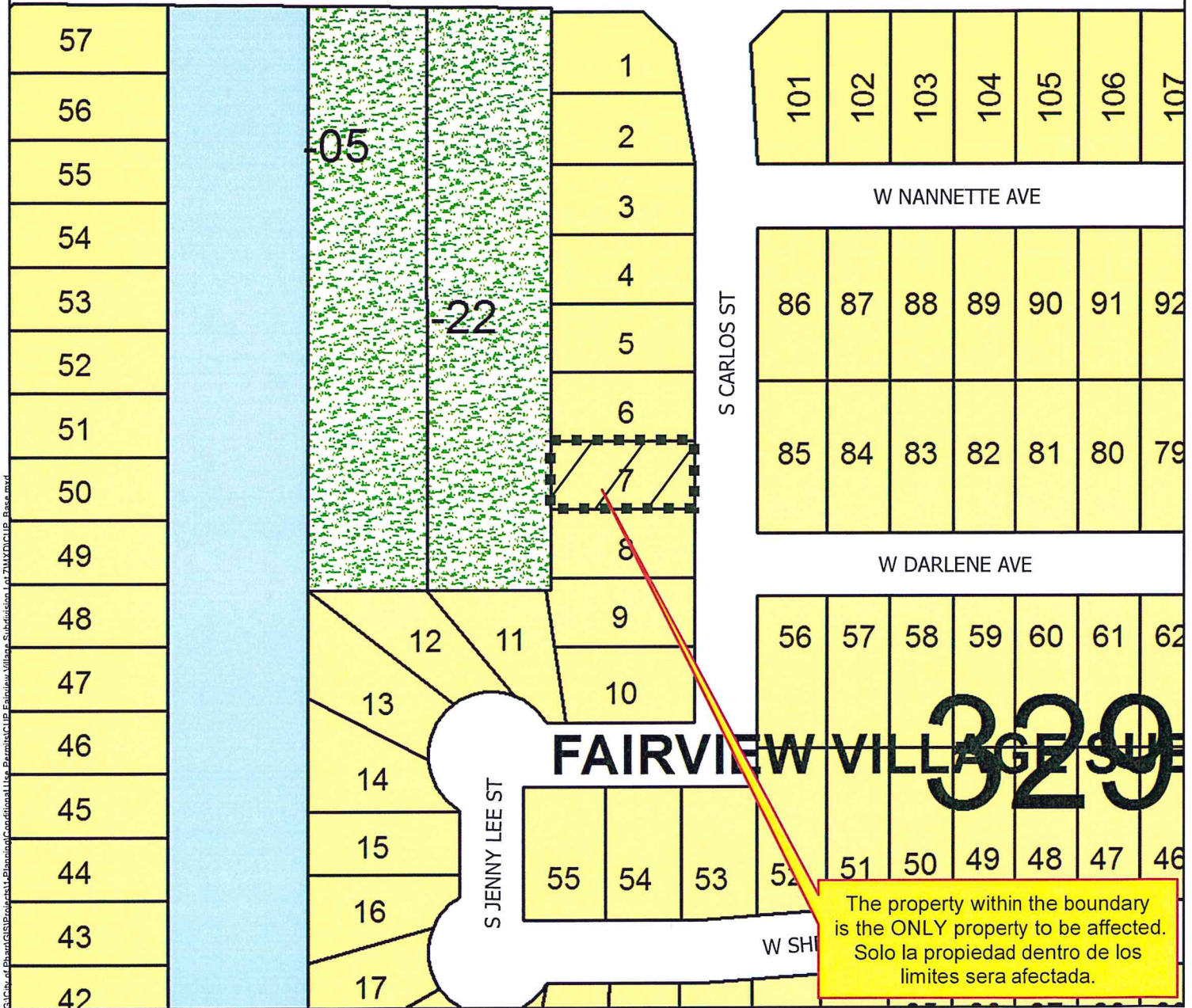
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

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.



W DICKER RD (FM 3072)



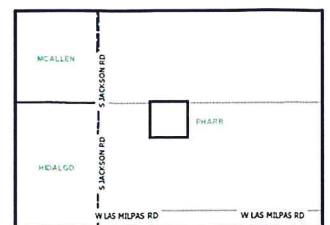
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

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

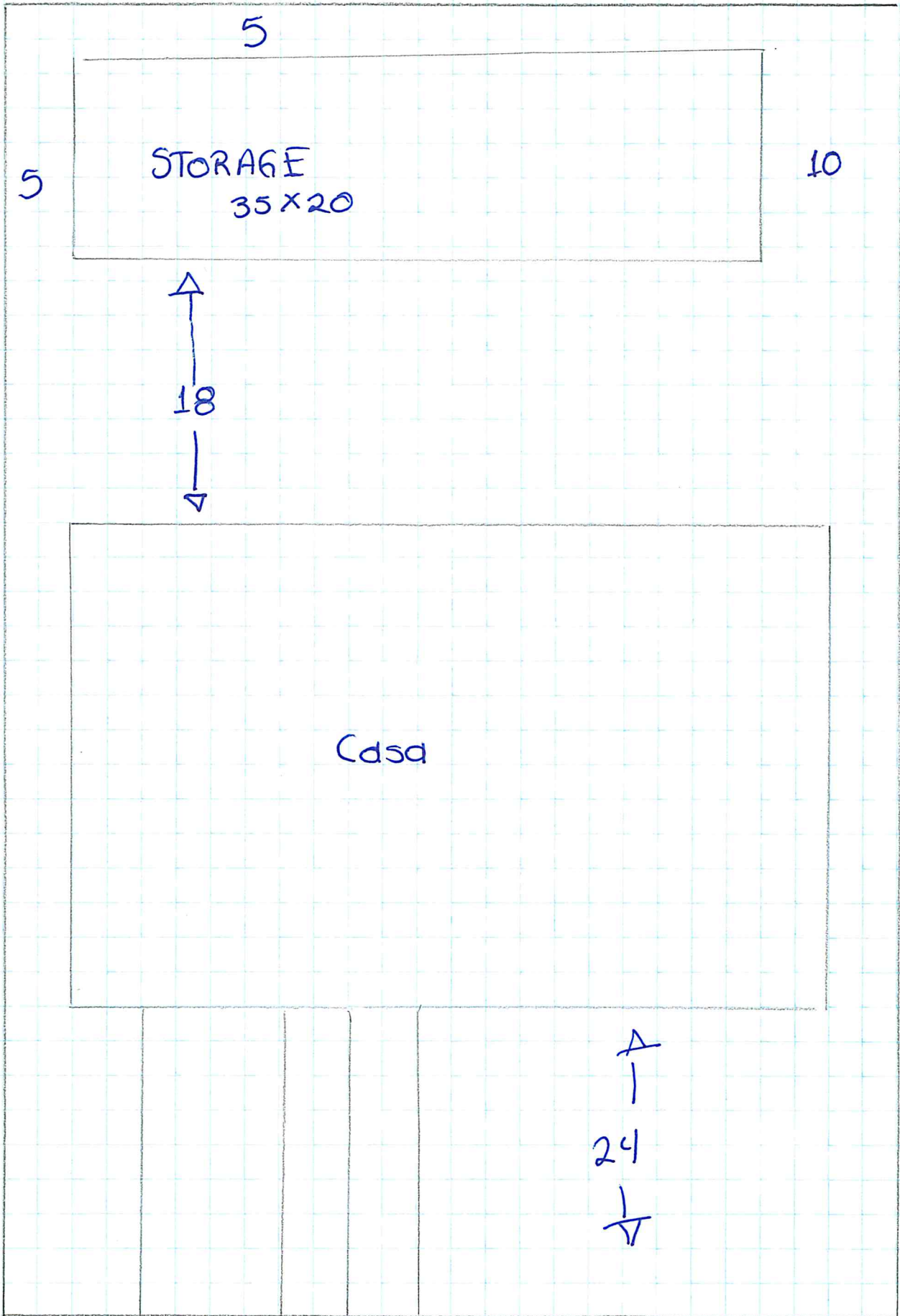
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

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54



113

S. Carlos St





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#190318 (BRAVO CARNE ASADA)
--

GENERAL INFORMATION:

APPLICANT: Pipirin Holdings, Inc., d/b/a Bravo Carne Asada, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.09 acre, more or less, out of Lot 209, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6701 South Jackson Road.

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

COMMENTS:

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

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
-------------------------	--

CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
----------------------------------	--

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Thirty-seven (37) 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.

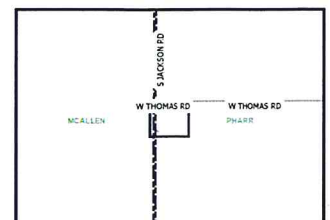
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

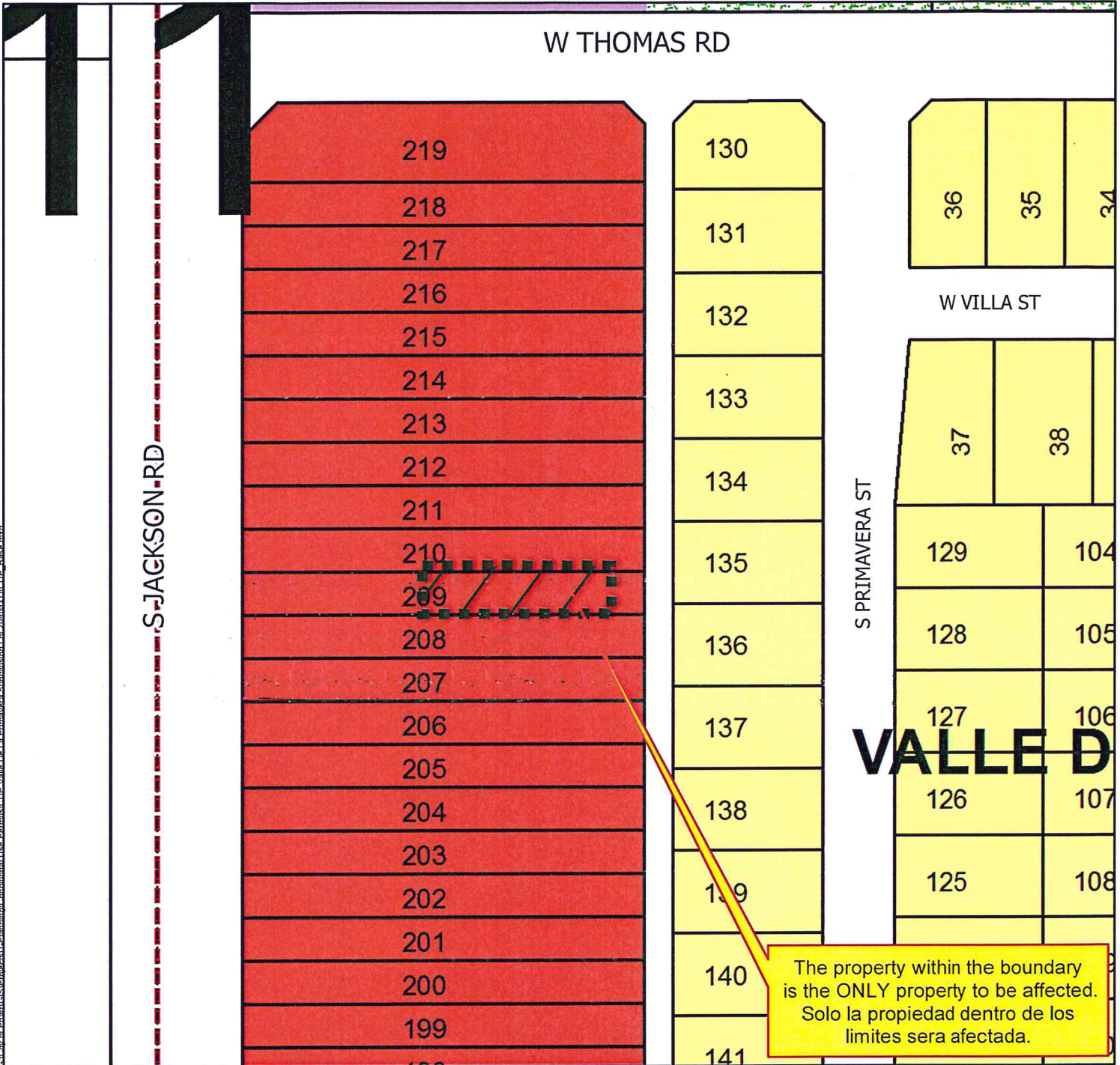
Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 15, 2019 at 4:00 p.m.**

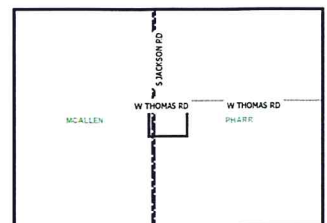


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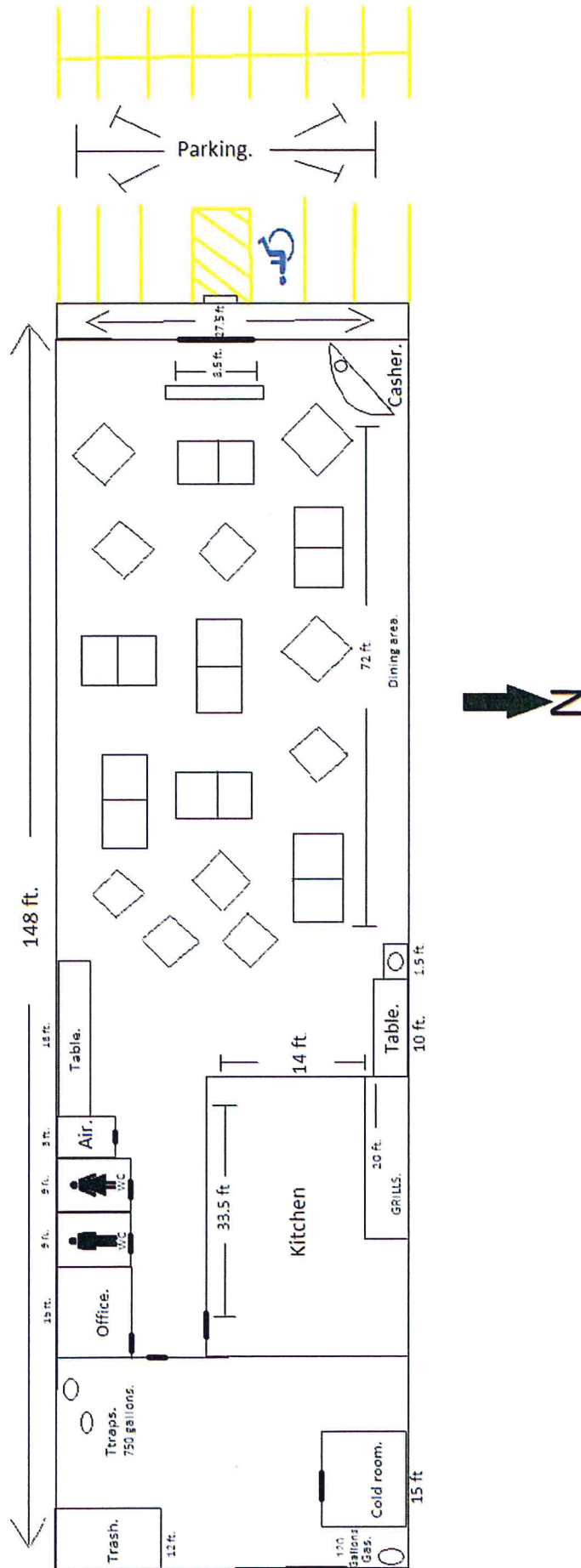




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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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



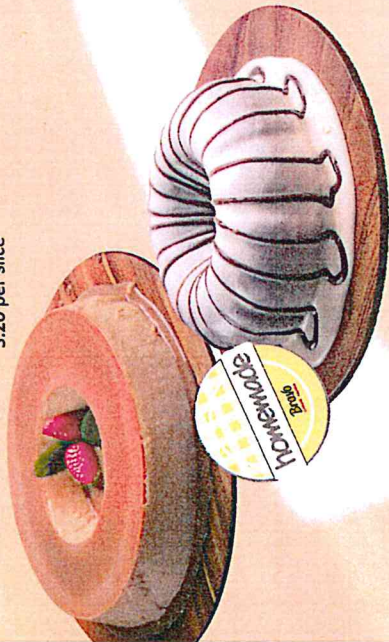
_____ S Jackson Rd. _____



And for the grand finale...

DELICIOUS HOMEMADE FLAN & CAKE

3.20 per slice



BEVERAGES



Coca-Cola

Horchata 8 oz	1.00
Horchata Jumbo 16 oz	2.00
Fountain Soda (1 Refill)	2.00
Iced Tea	2.00
Glass Bottled Soda (imported)	2.50
Bottled Water	1.00
Beer	4.00
Corona / Corona Light / Pacifico	
Modelo Especial / Coors Light	
Negra Modelo	

Bravo

CARNE ASADA

campfire flavor

Bravo

CARNE ASADA

ALL OF OUR INGREDIENTS ARE FRESH



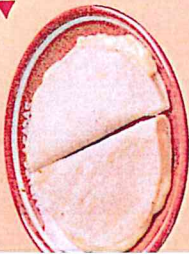
bravocarneasada.com



Queso Fundido

A bowl of smooth and creamy melted cheese that's great to share. Cooked in our one-of-a-kind charbroiler to give it a crispy crust. Served with freshly-made tortillas and house salsas.

- 9.00 Plain
- 11.00 With Chorizo
- 11.00 With Mushrooms



Quesadillas (2)

Fresh cheese melted between two of our freshly-made tortillas. Served with salsas.

- 4.50 Plain
- 8.50 With Carne Asada
- 7.50 With Chicken Asado
- 7.50 With Chorizo

Taco Delgado

Delicious tender beef or chicken, served on a white corn tortilla with beans, onion and cilantro. Roll, fold & enjoy!

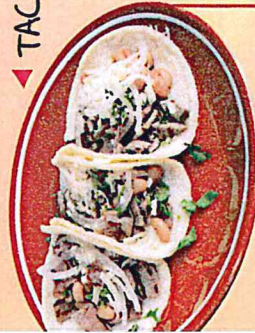
- Carne Asada 3.00
- Chicken Asado 2.50



Tacos Bravo Style (3)

Have a mouthwatering taco served in freshly-made tortillas, with your choice of meat, beans, a bit of cheese, onion and cilantro.

- 8.00 Carne Asada
- 7.00 Chicken Asado
- 7.00 Chorizo
- 7.50 Mixed (one of each)



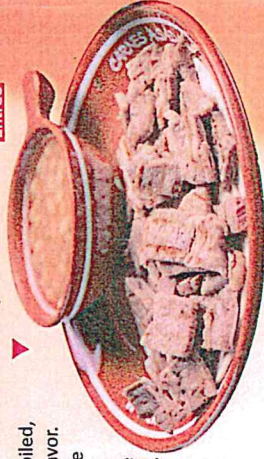
Salad



Carne Asada Bravo Style

Thinly sliced beef charbroiled, for that great campfire flavor. Includes one side - choose from rice, beans or salad. Served with freshly-made tortillas and house salsas.

- 11.00 7 oz
- 8.00 4 oz



Entree

Strip Low Asado

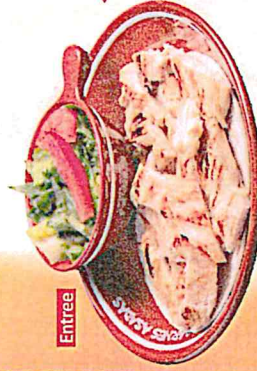
Bone-in beef with marbling for a rich, savory flavor. Includes one side - choose from rice, beans or salad. Served with freshly-made tortillas and house salsas.

- 7 oz 13.50
- 4 oz 9.50

Chicken Asado Bravo Style

If bird is the word, you'll love our thinly sliced chicken breast cooked over the open flame. Includes one side - choose from rice, beans or salad. Served with freshly-made tortillas and house salsas.

- 7 oz 9.50
- 4 oz 7.00



Entree

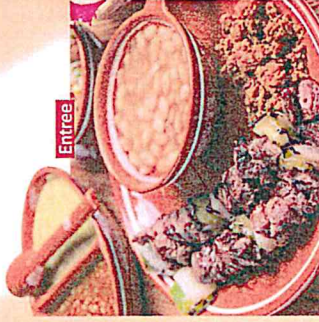
All **Entrees** are served with

Entree

- 8.50 Carne Asada
- 7.50 Chicken Asado
- 7.50 Chorizo
- 7.00 Veggie (Potato, squash, mushrooms, tomato, onion, chile morron, nopi)
- +1.50 Add avocado

Entree

- 8.50 Carne Asada
- 7.50 Chicken Asado
- 7.50 Chorizo
- 7.00 Veggie (Potato, squash, mushrooms, tomato, onion, chile morron, nopi)
- +1.50 Add avocado



Entree

Chicken Asado Skewers

Prepared with grilled onion and chile morron. Includes one side - choose from rice, beans or salad. Served with freshly-made tortillas and house salsas.

- 10.50

Entree



Mixed Skewers (2)

You can have the best of both worlds: one carne asada and one chicken asado skewer. Prepared with onion and chile morron. Includes one side - choose from rice, beans or salad. Served with freshly-made tortillas and house salsas.

- 11.00

Chorizo Asado

Go big on flavor with our unique pork chorizo. Includes one side



Entree

MEXICAN CBBLL. E701

Bravo

CARNE ASADA



Mariscos
Sea Food





MEMORANDUM

DATE: MONDAY, APRIL 08, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) FILE NO. CUP#190319

GENERAL INFORMATION:

APPLICANT: Mayra Elizabeth Pedraza has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize 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 48, Los Ranchitos No. 3 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7517 South Plata Lane.

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

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

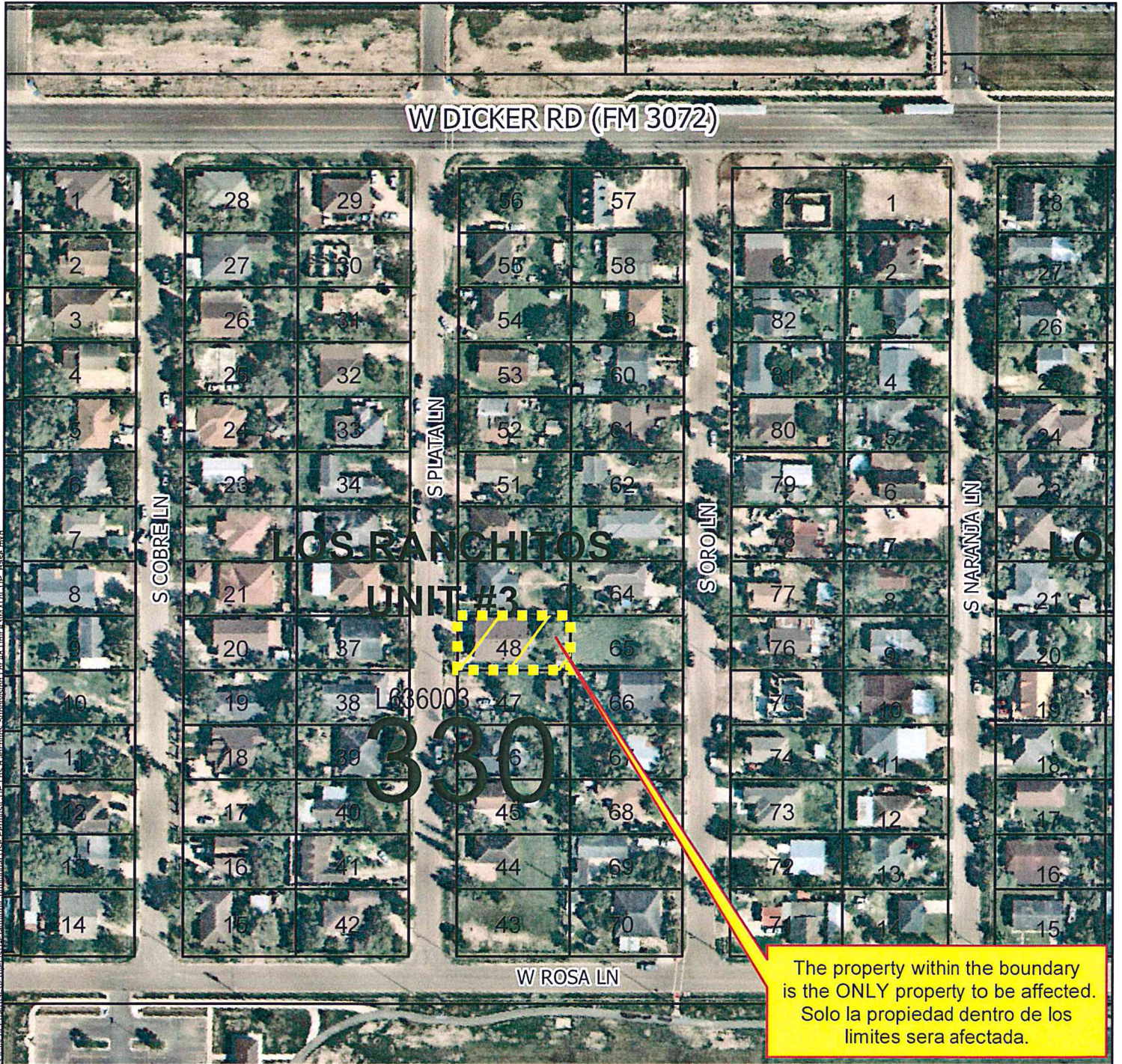
Sixty-two (62) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received four (4) telephone calls; three (3) for information only and one (1) in favor of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow an oversize 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 storage unit shall not have separate electrical services;
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.

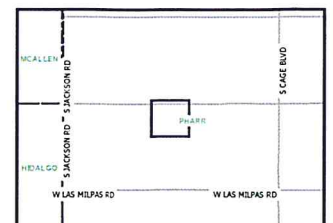
NOTE: This item will go before the City Commission Meeting of **April 15, 2019 at 4:00 p.m.**



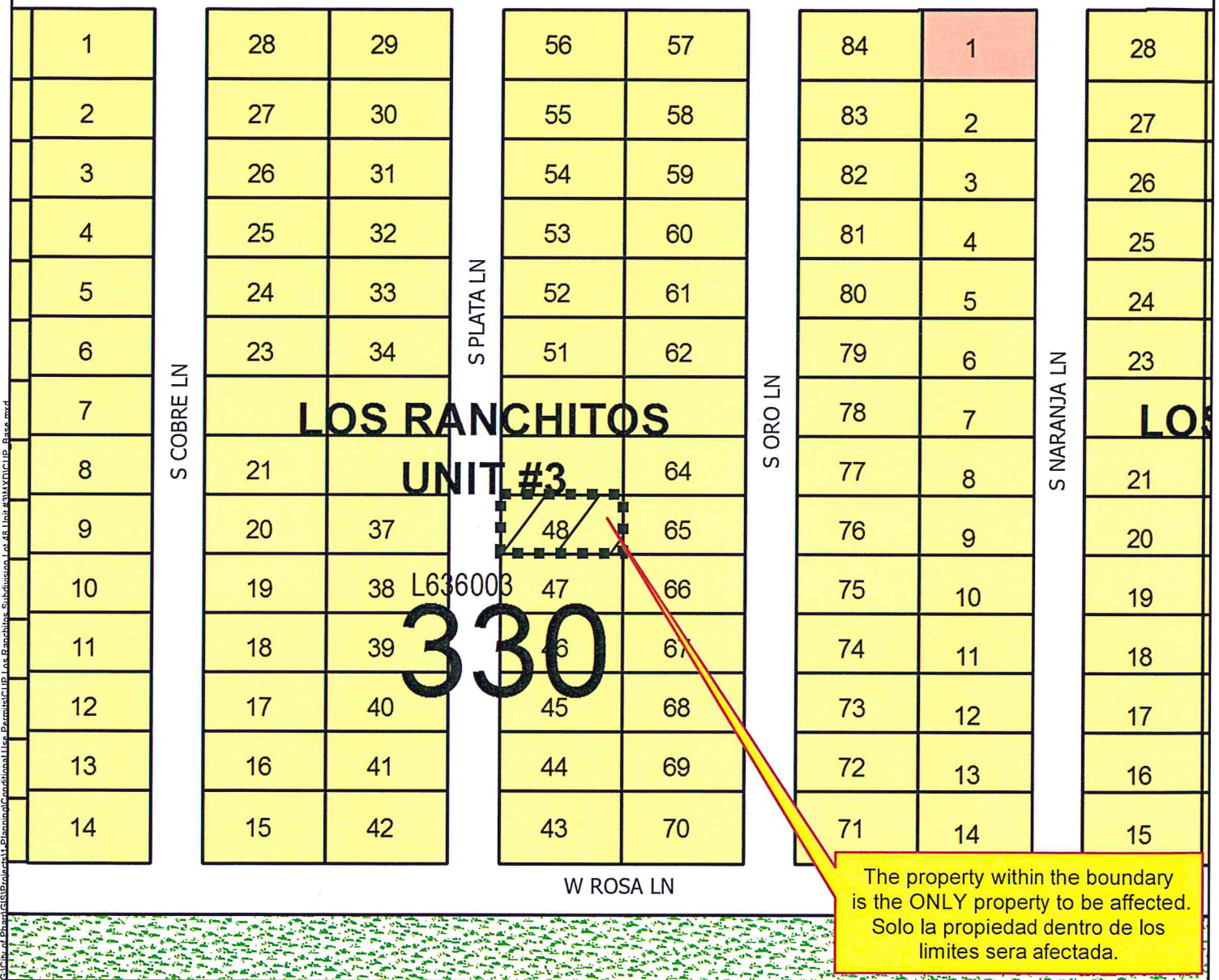
- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

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

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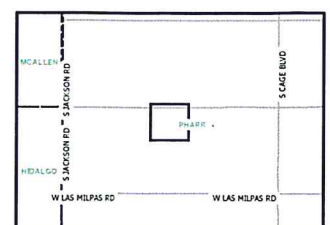
W DICKER RD (FM 3072)



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

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Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 08, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190320

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 15, 2019

1. **Applicant:** 1500 Hall Acres, LLC., a Texas limited liability company, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Medium Density Multi-Family District (R-3).
3. **Nature / Intent of Request:** In order to develop and construct a 37 lot multi-unit residential private subdivision on said property.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

4/3/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

4-4-19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, APRIL 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From Single-Family Residential District (R-1) to Medium Density Multi-Family District (R-3): Being a 12.997 acre tract of land, out of Lots 5 & 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Hall Acres Road.
-----------------	--

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

1500 Hall Acres, LLC., a Texas limited liability company, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Medium Density Multi-Family District (R-3) in order to develop and construct a 37 lot multi-unit residential private subdivision on said property.

The subject site is located on the north side of 1500 West Hall Acres Road and legally described as being a 12.997 acre tract of land, out of Lots 5 & 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property has a private drive fronting West Hall Acres Road, a major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, a combination of Agricultural and/or Open Space District (A-O), Residential Townhouse District (R-TH) and General Business District (C) to the south, a combination of Residential Townhouse District (R-TH) and Single-Family Residential District (R-1) to the east and High-Density Multi-Family Residential District (R-4), Residential Townhouse District (R-TH) and Agricultural and/or Open Space District (A-O) to the west. The property is generally designated for commercial, public/semi-public and multi-family residential use in the Land Use Plan.

One of the properties to the east was zoned to Single-Family Residential District (R-1) on February 19, 2002, another was rezoned from Single-Family Residential District (R-1) to Residential Townhome District (R-TH) on May 15, 2007 and the last property to the east was zoned Single-Family Residential District (R-1) on November 01, 2004. One of the properties to the south was zoned to Residential Townhome District (R-TH) on January 08, 1985 and the other was zoned to General Business District (C) on February 21, 1995. The property to the west was zoned to High-Density Multi-Family Residential District (R-4) on December 21, 1982. There have been no other zoning requests within the general vicinity of the subject property since that time.

The medium-density multifamily district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multifamily dwelling units of up to eight units per lot. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. Multifamily developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards.

One-hundred nine (109) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone to Medium Density Multi-Family District (R-3) as the properties meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **April 15, 2019** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

1500 Hall Acres, LLC., a Texas limited liability company, owner
APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

1500 West Ridge Road
ADDRESS

Medium Density Multi-Family District (R-3)
PROPOSED ZONE

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

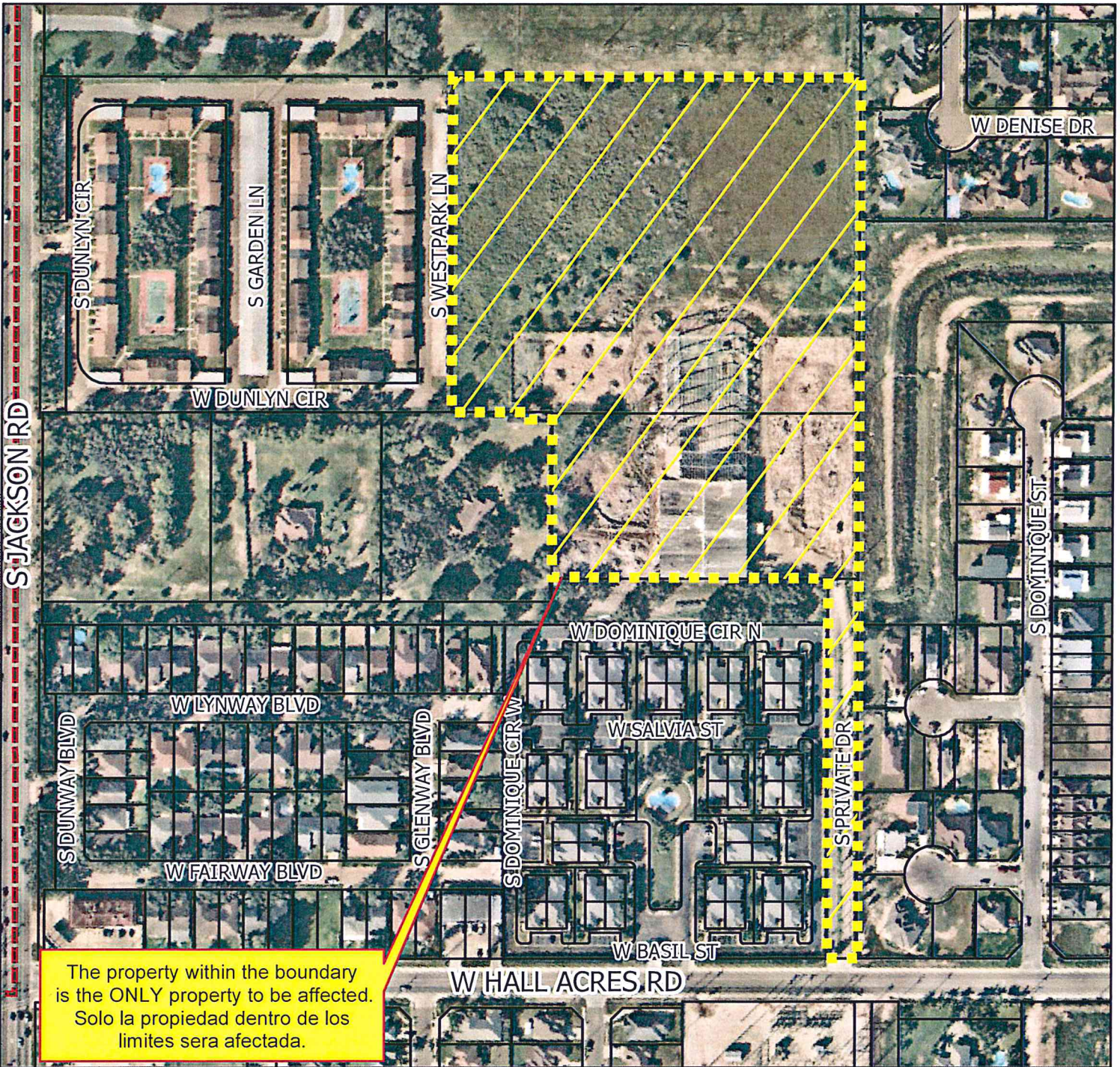
STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

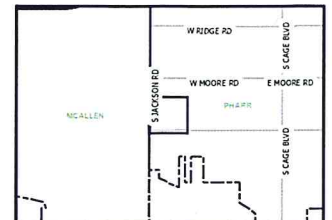
Della Robles, Planner I
PREPARED BY

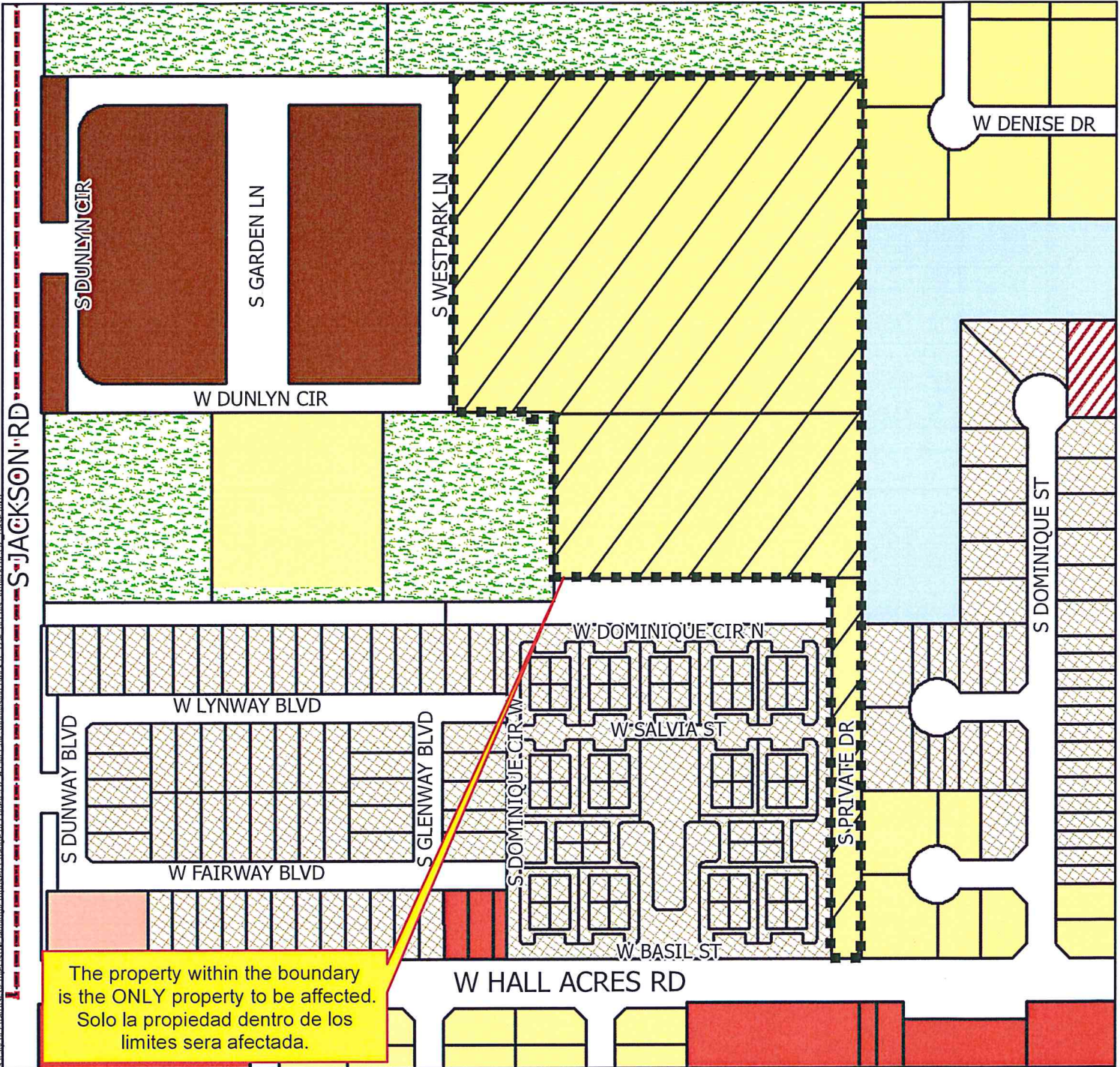
April 1, 2019
DATE



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

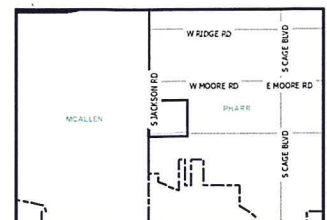
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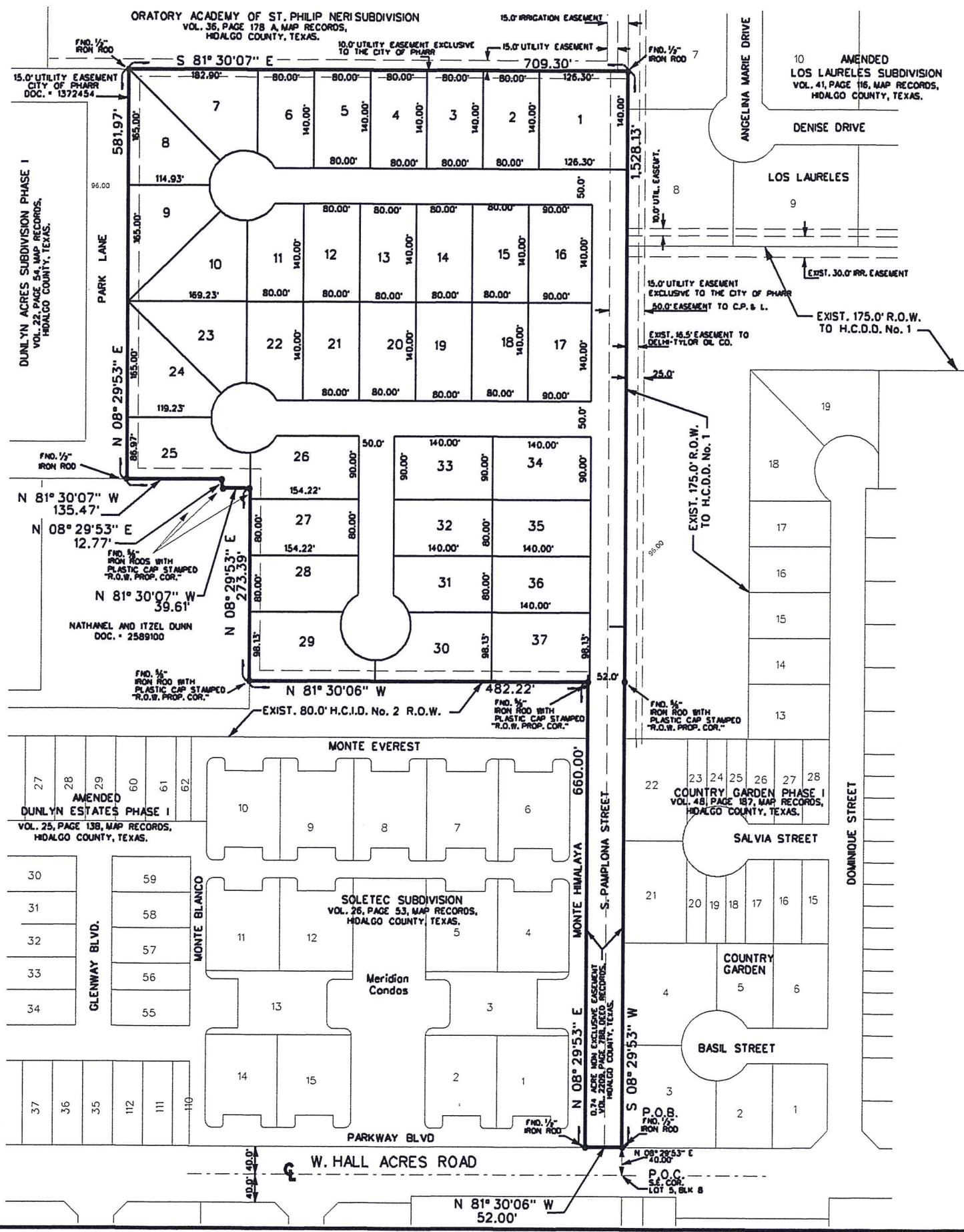


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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

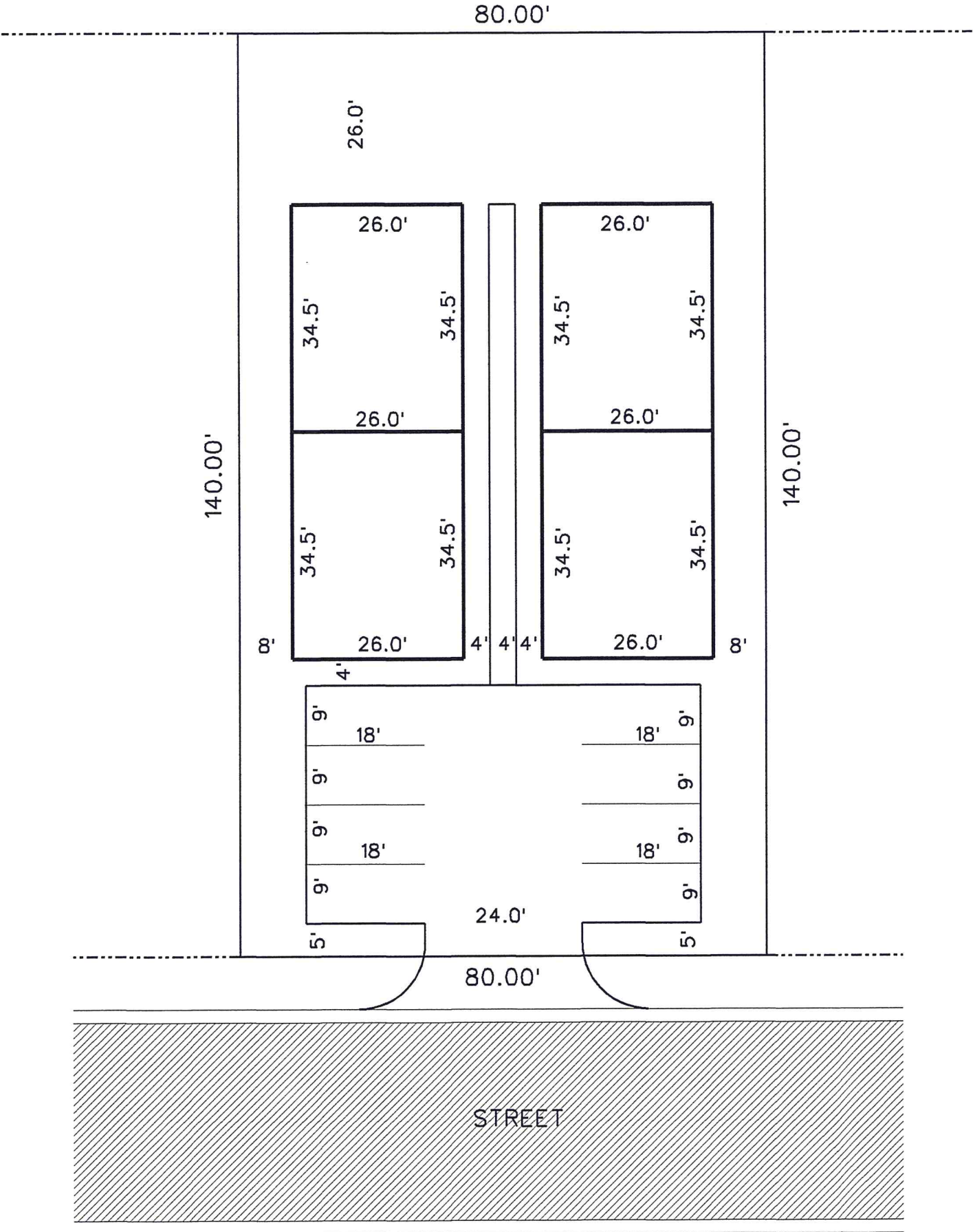
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



1500 HALL ACRES SUBDIVISION



PROPOSED SITE PLAN



SUMMIT SPORTS CLUB

1500 W.
HALL
ACRES







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CORTEZ SUBDIVISION
FILE NO. **SUB#151126**

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Cruz Cortez and Enriqueta Cortez, owner's are requesting final plat approval of the proposed Cortez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.15 acre tract of land out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of East Eldora Road.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the north, Agricultural and/or Open Space District (A-O) to the east, Limited Industrial District (L-I) to the south and General Business District (C), Limited Industrial District (L-I) 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:** Wrecker Service.

VARIANCES: None requested.

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

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

1. Access easement will be private owners to maintain (add to plat notes).
2. Driveway will be to city standards.
3. Provide a street lighting plan at building permit phase.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. North Alamo Water Supply Corporation.

SEWER:

1. In compliance.

DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission meeting on April 15, 2019 at 4:00 p.m.

[illegible][illegible][illegible]

DECLARATION IS GRANTED.
 A. A EASEMENT WITH A GRANT RAMP AND LAUNCH RAMP BE FORMER ALONG THE SOUTH EDGE OF E. LLOIDA ROAD AT THE BUILDING FOOTING
 CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.
 THE UNDERSIGNED, MAYOR OF THE CITY OF PHOENIX, ARIZONA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT
 CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE CITY.

 CITY OF PHOENIX, ARIZONA
 DATE: _____

 CITY OF PHOENIX, ARIZONA
 MAYOR ANDREW J. FERNANDEZ
 APPROVED BY PLANNING AND ZONING COMMISSION

 CITY OF PHOENIX, ARIZONA
 PLANNING AND ZONING COMMISSION

 APPROVED BY SUBDIVISION DISTRICT:

 CITY OF PHOENIX, ARIZONA
 PLANNING AND ZONING COMMISSION

[illegible]

PLACED FOR PUBLIC COUNTY RECORDS ON JANUARY 12, 2005 AT 10:05 AM BY CLERK OF COURTS, TEXAS 75877

STATE OF TEXAS
COUNTY OF HARRIS

REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS (HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AND THAT I AM NOT PROVIDING THIS CERTIFICATE OF SURVEY FOR ANY OTHER PURPOSES EXCEPT FOR THE PURPOSES OF THE SURVEY AND THAT THE COMPARISON WITH THE PROPERTY PLACED UNDER THE SURVEY IS IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND THE TEXAS STATUTES GOVERNING SURVEYS)

PARLO DOTO, A.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541
122919
DO E PARK
PHARR, TEXAS 78577

PHARR, TEXAS 78577

ENGINEERS & LAND SURVEYORS
3000 ARK AVENUE • PHARR, TEXAS 78577
536 782-2557 • (FAX) 536 782-2558
SURVEYING FIRM NO. • 10165000

STATE OF TEXAS
COUNTY OF HARRIS

REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS (HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AND THAT I AM NOT PROVIDING THIS CERTIFICATE OF SURVEY FOR ANY OTHER PURPOSES EXCEPT FOR THE PURPOSES OF THE SURVEY AND THAT THE COMPARISON WITH THE PROPERTY PLACED UNDER THE SURVEY IS IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND THE TEXAS STATUTES GOVERNING SURVEYS)

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SURVEYING FIRM NO. • 10165000

R. Gutierrez
Engineering
Corporation

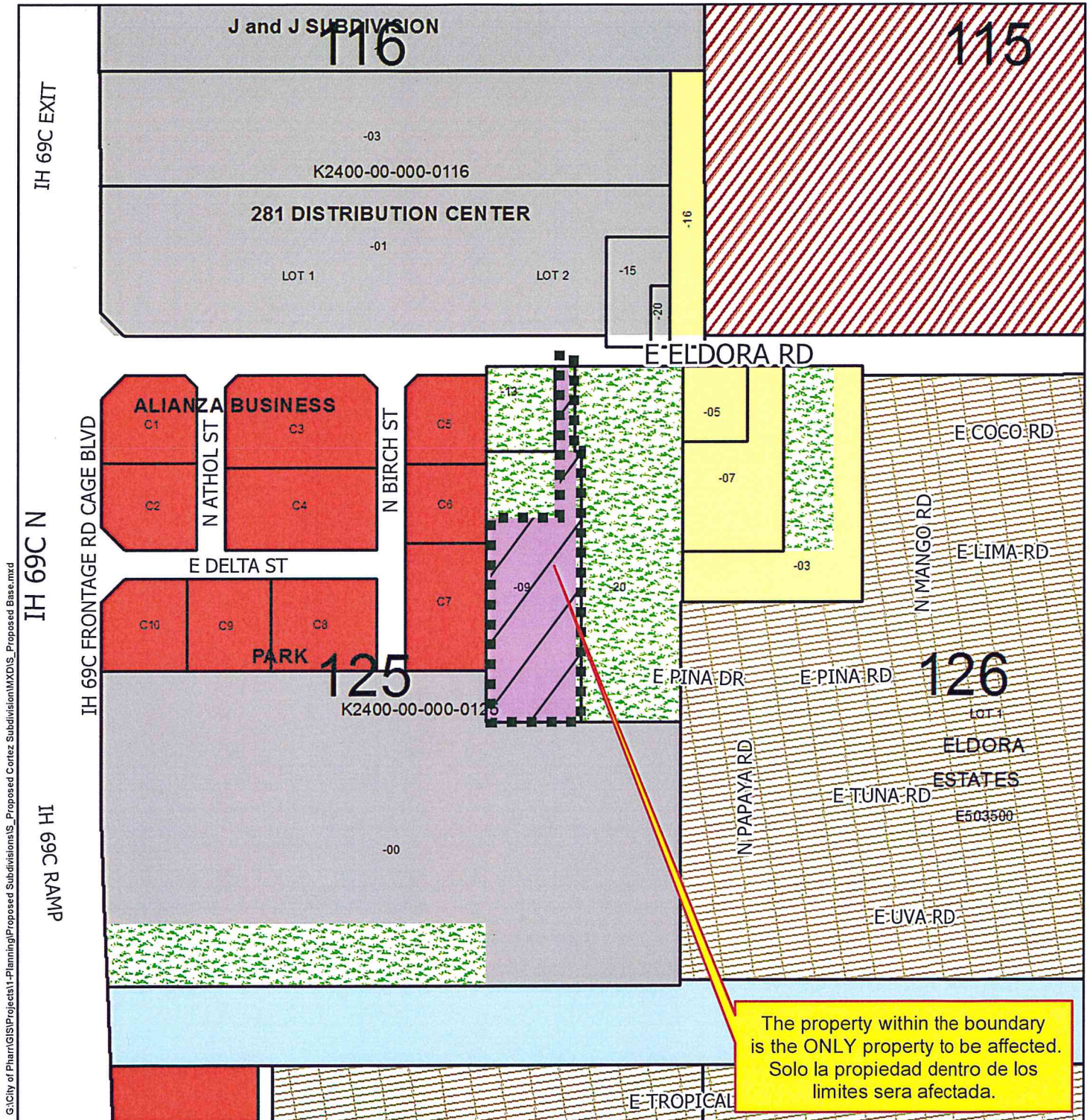
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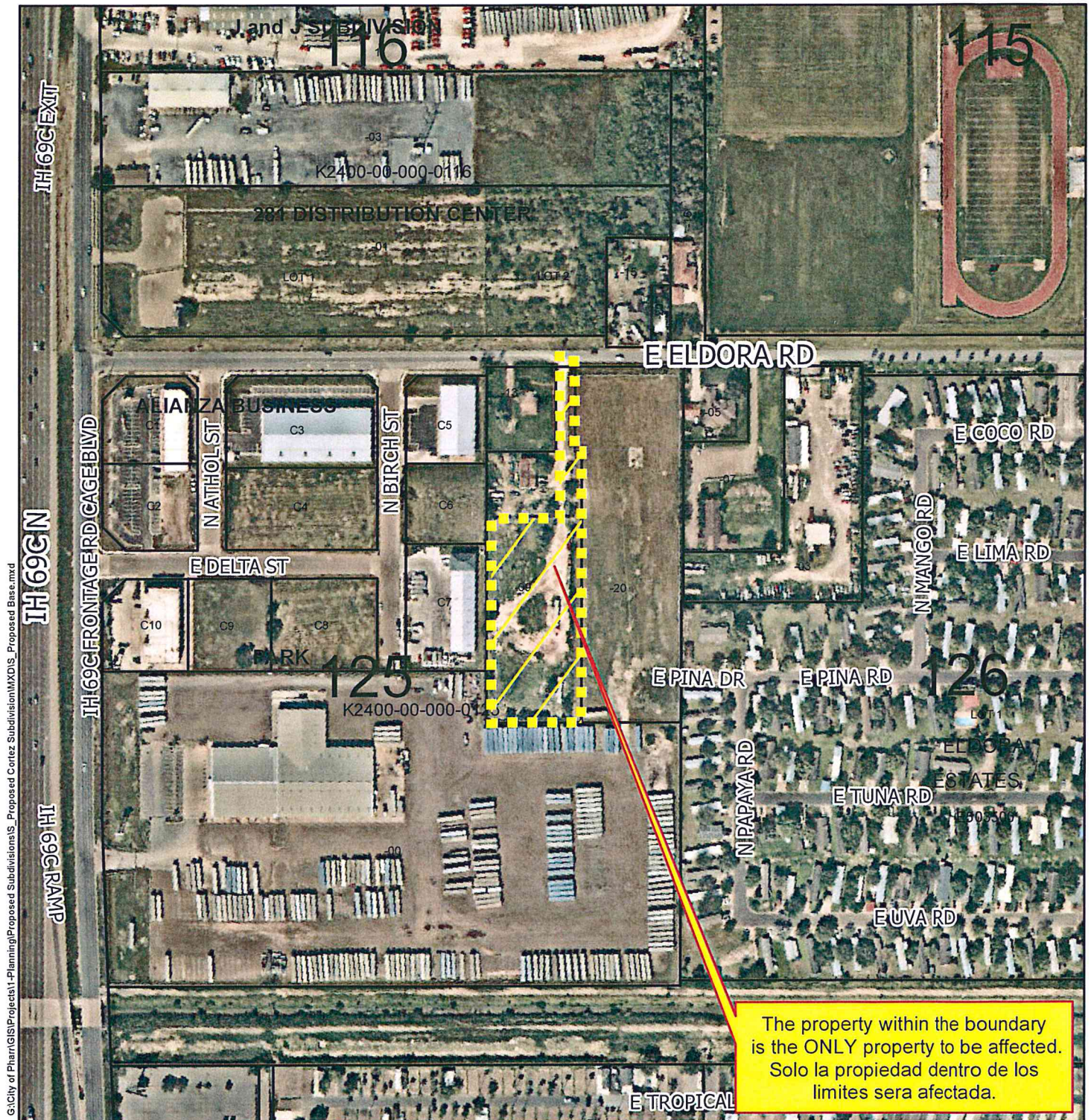
Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM NO. 4488 • SURVEYING FIRM NO. 101650-000

L01125
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134 D.R.H.C., TEXAS

NO	SHEET	REVISION	CONTACT INFORMATION	DATE	APPROVED
		CON	ACT PERSON		
			NAME	COMPANY	TELEPHONE NO.
			OWNER		EMAIL
			CRUZ AND ENRIQUETA CORTEZ	-	-
			HERNAN A. LUCO	R. GUTIERREZ ENG	(950) 787-2337
			PAULO SOTO, JR.	R. GUTIERREZ ENG	(950) 787-2337
			ENGINEER		
			DRAWER		
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Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VANGUARD-BETHEL SUBDIVISION FILE NO. SUB#180931

GENERAL INFORMATION:

APPLICANT: Urban Infrastructure Group, Inc., representing Valley Cathedral, Inc., a Texas non-profit corporation, owner, is requesting final plat approval of the proposed Vanguard-Bethel Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 19.145 acre tract of land, more or less, being comprised of an 8.86 acre tract of land out of Lot 181, Kelly-Pharr Subdivision, all of Lot 1, Vanguard Academy Subdivision No. 8 and all of Lot 1, Templo Bethel Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 East Block Kelly Avenue.

ZONING: The property is currently zoned Single Family Residential District (R-1) and Office Professional District (OP). The adjacent zones are Single Family Residential District (R-1) and Office Professional District (OP) to the south, Single Family Residential District (R-1) to the west, High Density Multi-family District (R-4) and Single Family residential District (R-1) to the north, and Pharr city limits to the east. The property is designated for Single Family Residential use and Public/Semi Public in the Land Use Plan.

PROPERTY PROPOSED USE: Institutional Use (school/church)

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Traffic impact analysis to reflect staff comments and traffic engineer recommendation. Need to reflect changes on plans.
2. Provide a street lighting plan at building permit phase.

EASEMENTS:

1. Show start and ending for abandoning of easement.

**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.

OTHER:

1. Need petition for exclusion from H.C.I.D. #2.
2. Provide correct northing & easting for benchmark.
3. Verify the P.O.C. on metes and bounds and layout not matching.
4. Staff comments attached.
5. A letter of credit will be provided by applicant for recording.

This item will go before the City Commission meeting on April 15, 2019 at 4:00 p.m.



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



Subdivision: VANGUARD-BETHEL SUBDIVISION CONSTRUCTION

Reviewed By: Dago Soto, Asst. Fire Marshal Date: April 1, 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. **Educational Facility 12" diameter minimum.**
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:

1. SHOW AND MARK EXISTING FIRE HYDRANT. ON S. VETERANS RD, JUST NORTH OF PROPOSED SUBDIVISION
2. MARK (EXISTING FIRE HYDRANT) INSIDE THE PROPERTY OF VANGUARD SCHOOL LOCATED IN THE MIDDLE

PRE CONSTRUCTION FOR: *VANGUARD – BETHEL SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B MARCH 20, 2019

WATER:

- Utility Easements will need to be 15' exclusive to the City of Pharr
- Will need to show Distance of Water Line East and West and North and South
- Will need to show size of all casings
- Will need to install a 90 elbow instead of a Tee on the W. side of the property
- Will need to install a cap on line that will be abandoned
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service to property line only.
- Sewer service will remain private within the property
- All M/H ring and covers will need to be composite base with City of Pharr Logo
- 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: _____

PRE CONSTRUCTION FOR: *VANGUARD – BETHEL SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B APRIL 1, 2019

WATER:

- On plat (Call out water lines to read C900 DR18)
- Follow City of Pharr Construction Standards Manual

SEWER:

- On plat (Call out sewer line to read 8" SDR26)
- 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: Vanguard-Bethel Subdivision

DATE: 4/1/19

Residential/Commercial: __19.145__ acres

Pre-Con 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.**

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Need S.W.P.P. USB for review, 3 for finalization.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued
- Street light detail plans to be included at building permit.
- Approved drainage report.
- Storm Drain plans and details.
- Construction exit should be 20'x50'.
- 4" min. steel post shall be used for sediment control fence.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Vanguard-Bethel

DATE: April 1, 2019

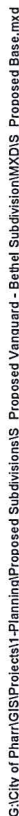
REVIEW: Preconstruction (Revised comments for plans dated 03-20-2019)

PLAT

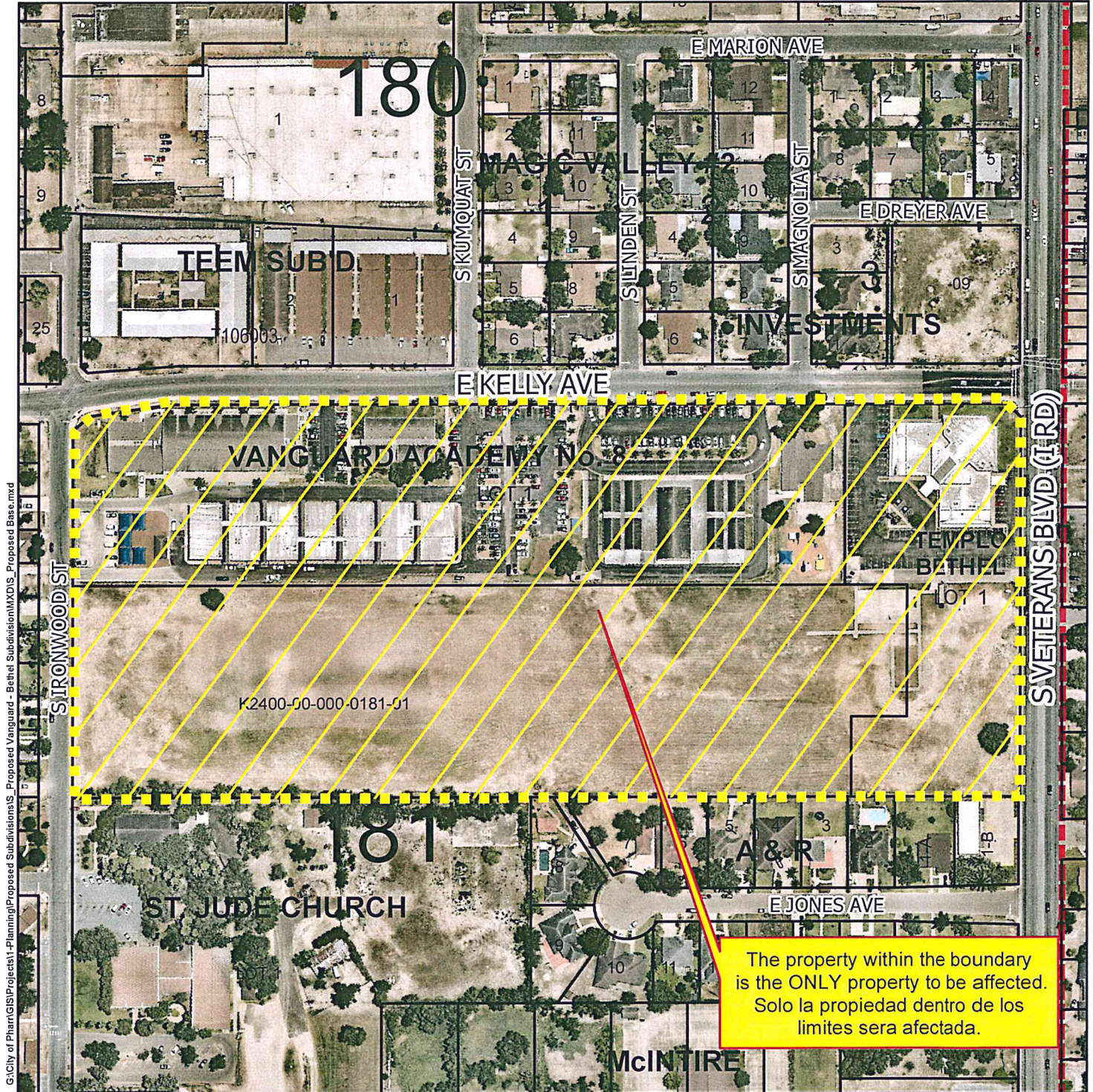
SITE PLAN

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



Date: 10/24/2018



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

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, APRIL 08, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JUNCTION VIEW SUBDIVISION
FILE NO. **SUB#190307**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting preliminary plat approval of the proposed Junction View Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2100 Block of North IH 69C.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

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

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

1. Shall obtain a curb cut permit from TxDot.
2. Provide street light layout.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Water and sewer easements shall read: 15' Exclusive easement to City of Pharr.
3. Provide a 15' Exclusive easement to City of Pharr on the south side.
4. Provide a 10' Exclusive landscaping easement along the frontage after the 10' utility easement.
5. Show correct easement on the south west corner of property (existing for, Lone Star Business Plaza Subdivision)
6. Provide a 10' easement for fire hydrant along frontage.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Install a 12-inch water line on the south side of property north of lot line or as determined by public utilities.
3. 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. Need a TxDot discharge permit.

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. Update location map, show true north and IH 69C for U.S. Expressway 281, show recorded subdivisions.
3. Plat note #5, B.M. verify the northing and easting.
4. Change scale to 1" = 50'.
5. On Mayors signature block remove "Dr."
6. Review with TxDot the entrance & right turn lane if any.
7. 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.)"
8. Label all monuments.
9. Need to update location map show all existing subdivisions.
10. 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: JUNCTION VIEW SUBDIVISION STAFF REVIEW COMMENTS

Reviewed By: Dago Soto, Asst. Fire Marshal Date: March 26, 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. **Educational Facility 12" diameter minimum.**
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:

1. ON PLAT NOTE ADD: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

STAFF REVIEW FOR: *JUNCTION VIEW SUBDIVISION*

COMMENTS: **Initials:** O.D.L. / R. B **MARCH 26, 2019**

WATER:

- Will need UIR for both Tie-Ins on Frontage Rd
- Will need 2 – 12" Water isolation valves
- Will need to replace 90° elbows with 4 – 45° elbows
- Will need to install 24" steel casing for drive on frontage Rd.
- Will need a 6" water valve for Fire Hydrant
- Old 8" A/C water line to be removed will be TxDot's recommendation for removal or abandoned in place
- Water service location to have option to connect to 12" W.L. on the N. side of the property
- Will need details for storm line crossing water line
- Water line will need to be over Storm line, not under
- Water line may not within a swale
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extend sewer main line E.
- Will need to install a M/H and not a C/O
- Sewer service line will need to connect to main line, 10' from M/H
- Sewer line may not be within a swale
- All M/H ring and covers will need to be composite base with City of Pharr Logo
- 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: Junction View Subdivision

DATE: 3/26/19

Residential/Commercial: _2.61_ 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**

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.
- Storm water drain inlets shall be spaced out to be every 500' (Maximum)
- 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.1 USB for review, 3 hard copies for finalization.
- Discharge Permit from Texas Department of Transportation via UIR system is required if connecting to TxDot System.

- State owned R.O.W. (street) that will require street/curb cut must obtain permit form TxDot office.
- Approved drainage report.
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.

SUBDIVISION: Junction View Subdivision

DATE: March 26, 2019

REVIEW: Preliminary (Plans Dated 03-26-19)

PLAT

1. Note No. 3--- Revise note to say "...as per city of Pharr setback ordinance".
2. Note No. 5--- Please verify city of Pharr benchmarks, northing should read as 16602406.559.
3. Note No. 7--- Revise to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Discharge Pollution Discharge Elimination System (T.P.D.E.S.)."
4. Revise north arrow to point to true north on location map.

SITE PLAN

1. Provide all pertinent City of Pharr details (utility line bedding, concrete driveway entrances, etc.). Concrete driveway entrance requires an expansion joint over waterline.
2. 12" water line under proposed concrete driveway located on the east side of the property must have a 24-inch steel casing.
3. No sanitary sewer lines will be allowed to cross under any detention pond, unless Public Utilities gives the approval.

DRAINAGE

1. Drainage report shall reflect a (50 year) post development minus the (25 year) predevelopment storm runoff as per H.C.D.D. No. 1.
2. Drainage report needs approval from H.C.D.D. No. 1
3. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

1. Provide a 15' easement on the south side of the property for the 12" sanitary sewer line as per Public Utilities.

[illegible]

STATE OF TEXAS, COUNTY OF DALLAS, ss. I, the undersigned, being a duly qualified Notary Public for said County and State, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

WITNESS MY HAND AND SEAL OF OFFICE, this 11th day of May, 1961.

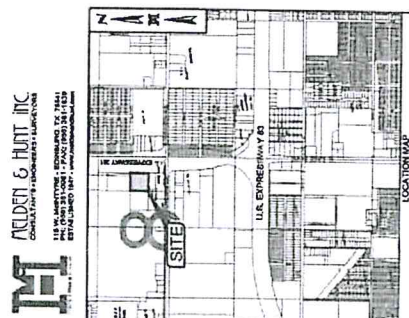
NOTARY PUBLIC FOR THE COUNTY OF DALLAS, TEXAS.

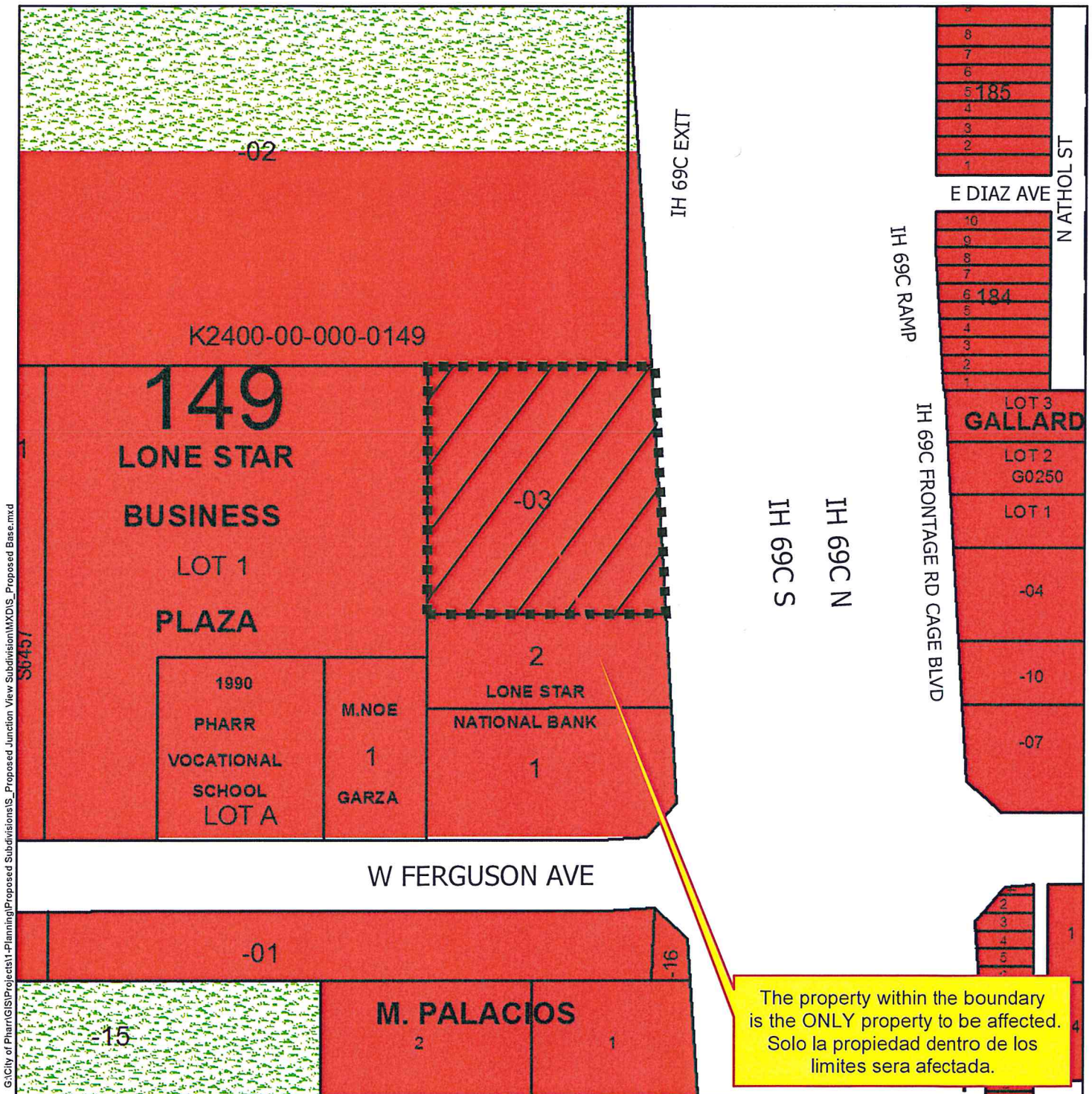
My Commission Expires May 11, 1963.

[illegible][illegible][illegible]

MAP OF
JUNCTION VIEW SUBDIVISION

2.00 ACRES BEING DESCRIBED AS "TRACT 1" AND
0.61 OF ONE ACRE BEING DESCRIBED AS "TRACT 2,"
CONVEYED TO VARGO PHARR LAND, LLC,
BY WARRANTY DEED DOCUMENT NUMBER 2007-00897, IS A PART







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

