

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 13, 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 April 8, 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 (TABLED)**

3) 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 (TABLED)**

4) Jhoan R. Gonzalez, d/b/a Tacos y Mariscos El Sinaloense, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours to allow the sale of alcoholic beverages in a General Business District (C). The property is legally described as being 0.12 acres, more or less, out of Lot 194, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6811 South Jackson Road. **CUP#190322**

5) Eduardo Lara, representing Richard L. and Sherry L. Wolf, owners, 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 Heavy Commercial District (H-C). The property is legally described as being a 0.24 acre tract of land, more or less, out of Lot 8, Block 6, McColl Tract, Pharr, Hidalgo County, Texas. The property's physical address is 1403 West Ferguson Avenue. **CUP#190423**

6) Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Medium Density Multi-Family District (R-3). The property is legally described as being all of Lot 22, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1312 West Kennedy Street. **COZ#190424**

7) Mario Reyna, P.E., representing Tancitaro's Finest Fruit LLC, owners, 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 Limited Industrial District (L-I). The property is legally described as being a 1.662-acre tract of land, more or less, out of Lot 375, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 801 West Bona Terra Drive (rear portion of property). **COZ#190425**

D. PLATS:

1) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Brentwood Estates Subdivision. The property is legally described as being a 23.36 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Ridge Road. **SUB#180101**

2) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Carmel Estates Subdivision. The property is legally described as being a 28.27 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Ridge Road. **SUB#180102**

3) Melden & Hunt Inc., representing Jose M. Flores Gonzalez, Managing Member for Tancitaro's Finest Fruit and FLMU properties, LLC, A Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Tancitaro's Finest Fruit subdivision. The property is legally described as being a 7.555 acres consisting of 5.893 acres being all of Lot B, Re-Subdivision of Lots 4, 5, 6 and 7 P.E.D.C #1 Subdivision Amended and 1.662 acres being out of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Bona Terra Drive. **SUB#190309**

4) Spoor Engineering Consultants, Inc., representing Thomas F. Phillips, President for McAllen Investment Partners, LTD., is requesting preliminary plat approval of the proposed Pharr Investment Subdivision. The property is legally described as being a replat of Lots 2, 3, 4 and 5, Block 5, Plantation South Subdivision, Unit No. 6 Amended, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Plantation Drive. **SUB#190305**

5) CLH Engineering, Inc., representing Jose M. Guerra Cantu, Managing Member for KASAVA, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed JG Customs Forwarding 2 Subdivision. The property is legally described as being the west 9.93 acres of land of Lot 8, Closner Subdivision of Porcion, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of East Military Highway. **SUB#190203**

E. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) Election of Officers
- 2) Discussion on possible dates for Planning and Zoning Workshop.
- 3) Discussion and possible action, on conditions set forth by Planning and Zoning Commission relating to fencing requirements for AEP substations.

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 10th day of May 2019, at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 8, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 8, 2019 and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie	Porfirio Rodriguez
	Luis Madrigal	Romeo Robles
	Andy Castro	Jonathan Larraga

ABSENT:	Rafael Munguia	Charlie Ramirez
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OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Rogelio Rodriguez, Interim Building Official
Rita Galvan, Administrative Assistant

ITEM A. CALL TO ORDER

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

Jonathan Larraga moved to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MARCH 25, 2019

Chairman, Danny Wylie, introduced the item.

Luis Madrigal stated there was a correction that he was noted as absent and present at the meeting and he was present.

Rita Galvan stated the minutes would be corrected.

There being no further discussion Luis Madrigal moved to approve the minutes of March 25, 2019 with corrections. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 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 AT 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)**

Della Robles, Planner I, stated the item would remain 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**

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

There being no discussion Luis Madrigal moved to table 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). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 3) **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). 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**

Della Robles, Planner I, introduced the item and stated the property is 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. She further reported thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letter or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a 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.

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 what the hours of operation were.

Adrian Zavala, COO of Bravo Carne Asada at 6701 S. Jackson Rd., stated the hours of operation are 11:00 a.m. to 10:00 p.m. Monday thru Thursday, 11:00 a.m. to 11:00 p.m. Friday and Saturday, and 11:00 a.m. to 8:00 p.m. on Sunday.

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

- 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**

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 sixty-two (62) 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 four (4) telephone calls; three (3) for information only and one (1) in favor of the item.

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.

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.

Mayra Elizabeth Pedraza, residing at 7517 S. Plata Ln., stated that staff is asking her to move the storage because of the utility easement and she called 811 and they stated that there were no wires in the area of the storage unit.

Chairman, Danny Wylie, asked staff to clarify the applicant's statement.

Della Robles, Planner I, stated there is a 10-foot utility easement that runs in the back of the applicant's property and Ms. Pedraza was advised when she came into the office that she would have to respect that easement. She further stated she would be required to move the storage unit five feet to comply with the easement requirement.

Chairman, Danny Wylie, asked the applicant if she is willing to comply with the request of Development Services.

Mayra Pedraza, applicant, stated that she would like to do what the City is asking, and it was her mistake to not get a permit, but she was not aware of the requirements until she received a letter from the City. She further stated she called the person who built the storage to ask if it could be moved and they told her it was very heavy, so she is still trying to figure out how to move it. She also stated that she would like to keep it where it is located and doesn't know what other options she has.

Roland Gomez, Assistant Director of Development Services, stated that the only way she would be able to keep the storage unit where it is located is if she got a letter from the utility companies stating they do not have any objection of the storage unit being located on the utility easement, then that would be ok with us.

Chairman, Danny Wylie, asked staff if the Commission should approve or table the item until more information is available.

Roland Gomez, Assistant Director of Development Services, stated he recommends the Commission table the item, so they can discuss the options with the applicant before moving forward.

There being no further discussion Andy Castro moved to table 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). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item and stated 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.

He further reported one hundred nine (109) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. He stated staff no response to the letter or legal notice.

Eddie Martinez, Planner II, further stated staff recommended 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. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked the owner if he would like to comment on the request for a Change of Zone.

Willie Arratia, Project Engineer, stated initially they applied for a zoning change to Single-Family and now they are requesting Multi-Family to develop duplexes that are going to be private.

Luis Madrigal asked what the length of the entrance is required to be.

Eddie Martinez, Planner II, stated it was 50 feet.

Chairman, Danny Wylie, asked if there was an existing buffer wall all the way around the property.

Mr. Arratia, Project Engineer, stated on the east side there is a gap, but they would be putting a new block fence all the way around the property and it would be gated.

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

There being no further discussion Luis Madrigal moved to **approve** the rezoning request for a change of zone from Single Family Residential District (R-1) to Medium-Density Multi-Family District (R-3). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended final plat approval of the proposed Cortez 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.

Luis Madrigal suggested discussing the item in executive session, there were no objections.

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 6:21 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 6:55 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PLAT APPROVAL

- 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**

Luis Madrigal asked staff if on the special notes where it stated that additional fire protection may be required during the plat review phase in order to provide any additional fire protection requirements, if there were any additional requirements that would be needed beside the fire hydrants.

Eddie Martinez, Planner II, stated there were no additional fire protection requirements requested.

There being no further discussion Luis Madrigal moved to approve the request for final plat approval of the proposed Cortez Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 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 OF KELLY AVENUE. SUB# 180931

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended final plat approval of the proposed Vanguard-Bethel 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 if the traffic study had been completed and if he issued had been addressed.

Eddie Martinez, Planner II, stated yes it had been completed and all issued would be addressed.

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

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Junction View 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 Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Junction View Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

1) Election of officers

Roland Gomez, Assistant Director of Development Services, recommended postponing the election of officers to the next meeting since there were two regular members absent today.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:03 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



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. **(TABLED)**

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 West 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 will go before the City Commission Meeting of **May 20, 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.**



Pharr

Development Services



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

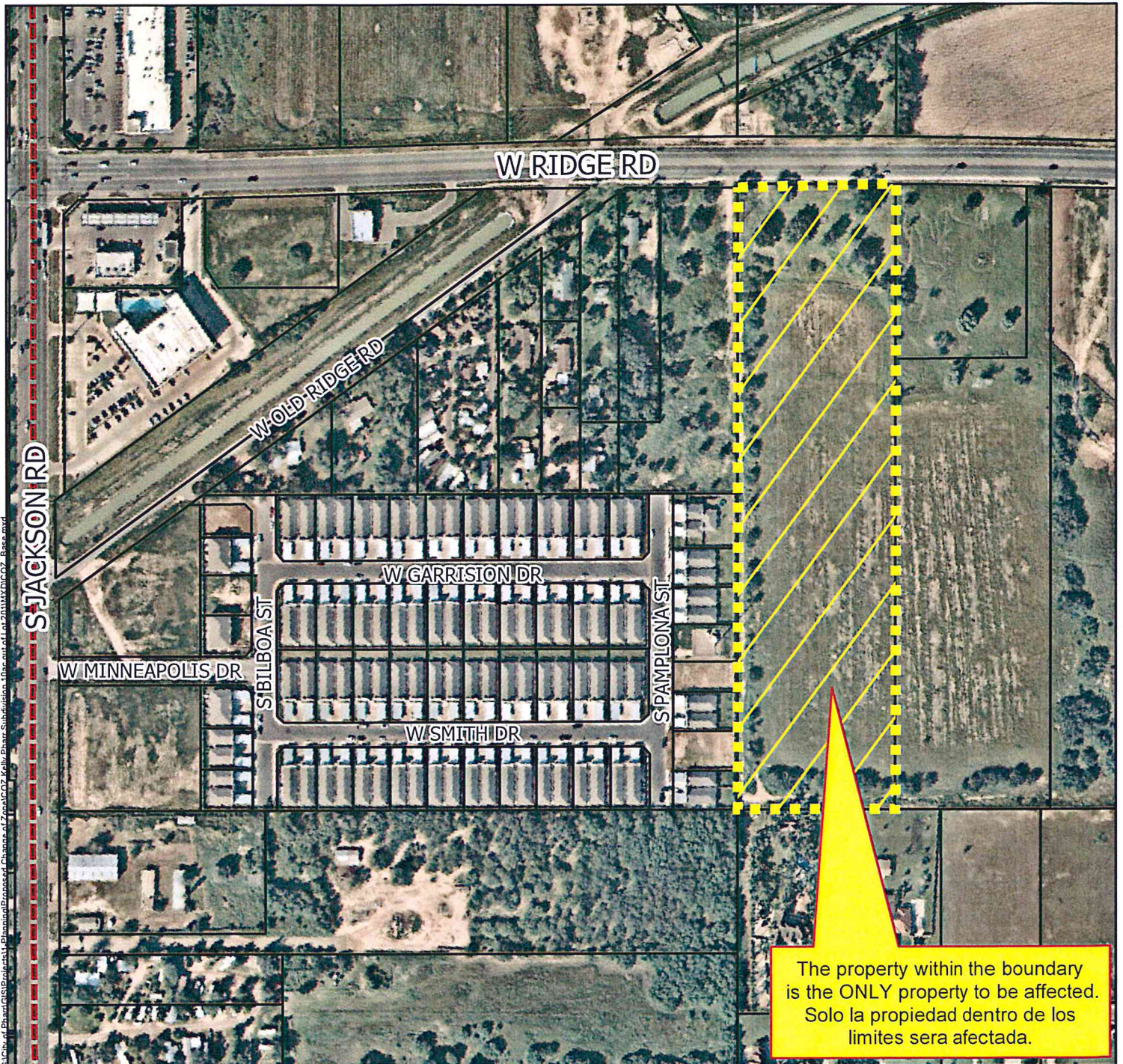
The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

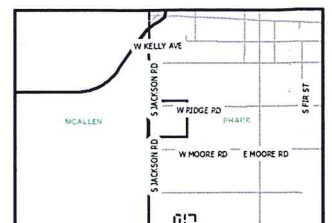
PREPARED BY

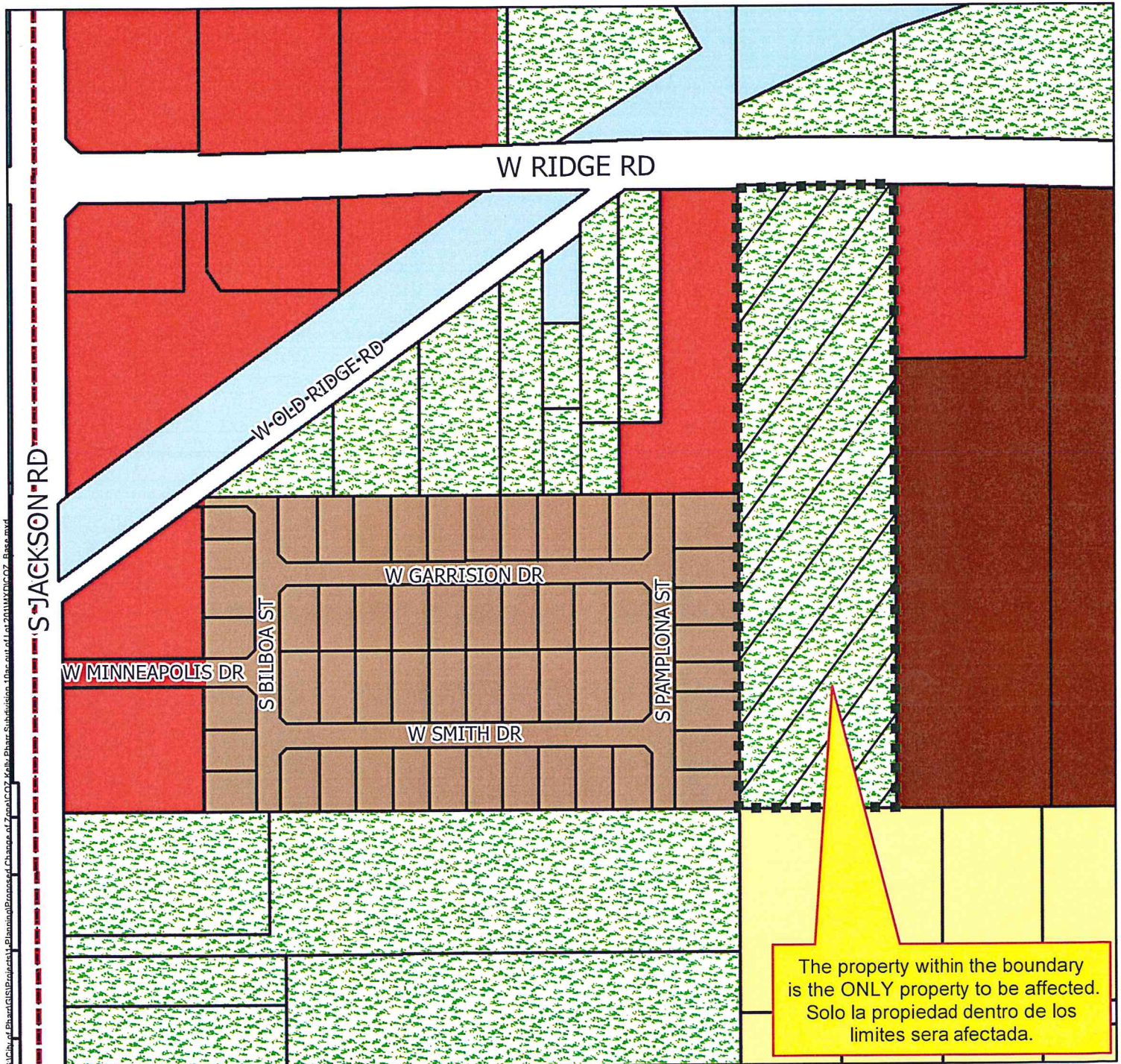
March 5, 2019

DATE



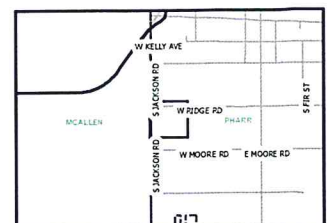
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

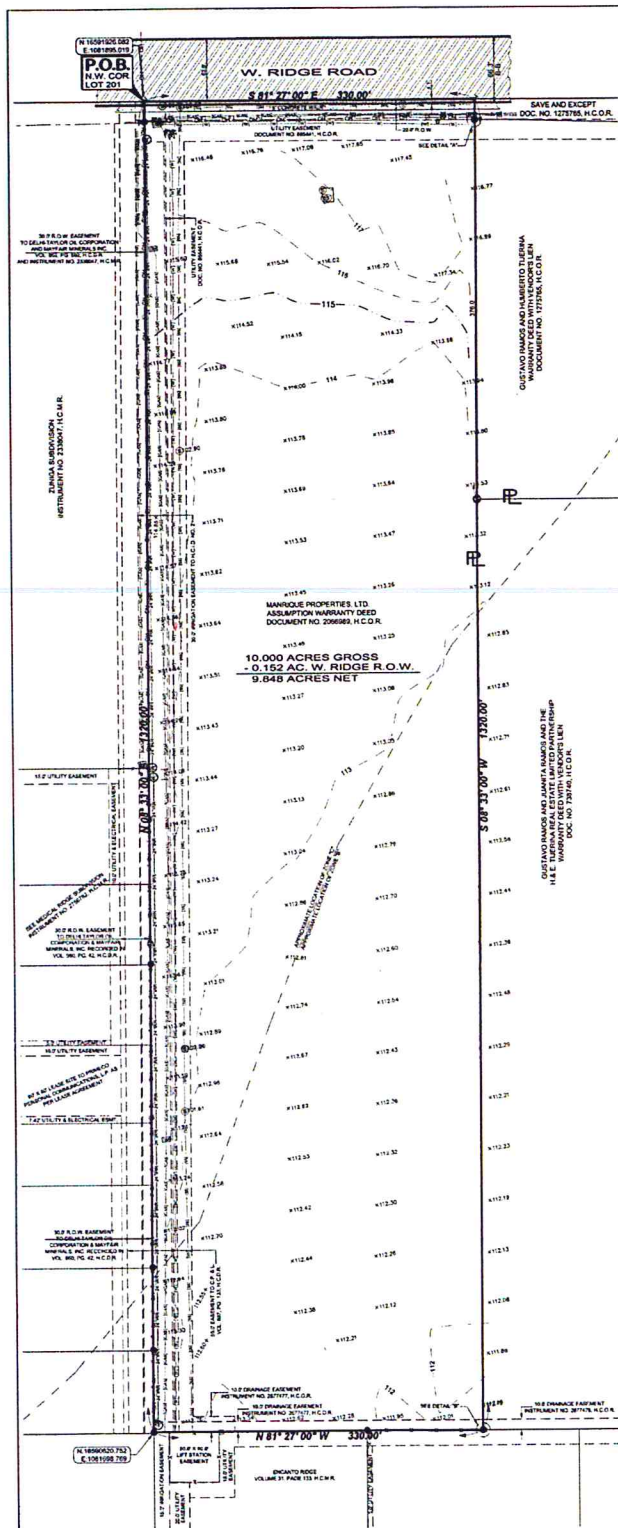




- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail 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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FLOOD ZONE
ZONE 'A'
 AREAS BETWEEN LIMITS OF THE 100-YEAR
 FLOOD AND THE 500-YEAR FLOOD ARE
 DESIGNATED AS FLOOD ZONE 'A'. THESE
 AREAS ARE SUBJECT TO FLOODING
 OCCASIONALLY, BUT ARE NOT
 NORMALLY FLOODED BY STORMS
 OF THE 100-YEAR FLOOD
 FREQUENCY.

ZONE 'X'
 AREAS OF SPECIAL FLOODING
 OCCASIONALLY, BUT ARE NOT
 NORMALLY FLOODED BY STORMS
 OF THE 100-YEAR FLOOD
 FREQUENCY.

- LEGEND**
- FOUND NO REMAINS
 - FOUND NO REMAINS
 - SET NEW REMAINS WITH PLASTIC
 - CAP STAMPED MILDEN & HUNT
 - SET NEW
 - POWER POLE
 - GUY WIRE
 - TRANSMISSION POLE
 - TELEPHONE PULSTAL
 - UNDERGROUND CABLE MARKER
 - FIRE HYDRANT
 - WATER SERVICE
 - WATER VALVE
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - GAS METER
 - GAS MARKER
 - COLUMN
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BRICK FENCE
 - OVERHEAD POWER LINE
 - UNNOTED CABLE LOCATION
 - UNNOTED GAS LINE
 - UNNOTED SANITARY SEWER LINE
 - UNNOTED WATER LINE
 - UNNOTED IRRIGATION LINE
 - UNNOTED CABLE LOCATION
 - UNNOTED SANITARY SEWER LOCATION
 - UNNOTED WATER LOCATION
 - UNNOTED IRRIGATION LOCATION
 - ADJUTANT AREA
 - CONCRETE AREA
 - B-S BACK OF CURB TO BACK OF CURB
 - R.O.W. FRONT OF WAY
 - H.C.D.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.W. COR. - NORTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - DOC. NO. - DOCUMENT NUMBER
 - C.S.M. - CASSIDY
 - N.T.S. - NOT TO SCALE
 - VOL. - VOLUME
 - PG. - PAGE
 - P.L. - PROPERTY LINE

PLAT SHOWING
10.000 ACRES
OUT OF LOT 281,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

I, FRED L. KURTZ, A REGISTERED PROFESSIONAL
 LAND SURVEYOR, DO HEREBY CERTIFY THE
 FOREGOING PLAT TO BE TRUE AND CORRECT
 REPRESENTATION OF A SURVEY MADE ON THE
 GROUND ON 02/22/2019 UNDER MY DIRECTION
 AND SUPERVISION.

Fred L. Kurtz 2-22-19
 FRED L. KURTZ, RPLS No. 4750 DATE:



JOB No.	19061.08	REVISION	DATE	BY
DRAWING DATE	02/22/2019			
DRAWN BY	J.C.J.L.G.			
File Name	19061.08			
	T-1078, PG. 13			
	PAGE 2 OF 2			
		115 W. MARSHYRE - EDINBURG, TX 78541 PH: (409) 381-0281 - FAX: (409) 381-1588 E-MAIL: info@mildenandhunt.com		

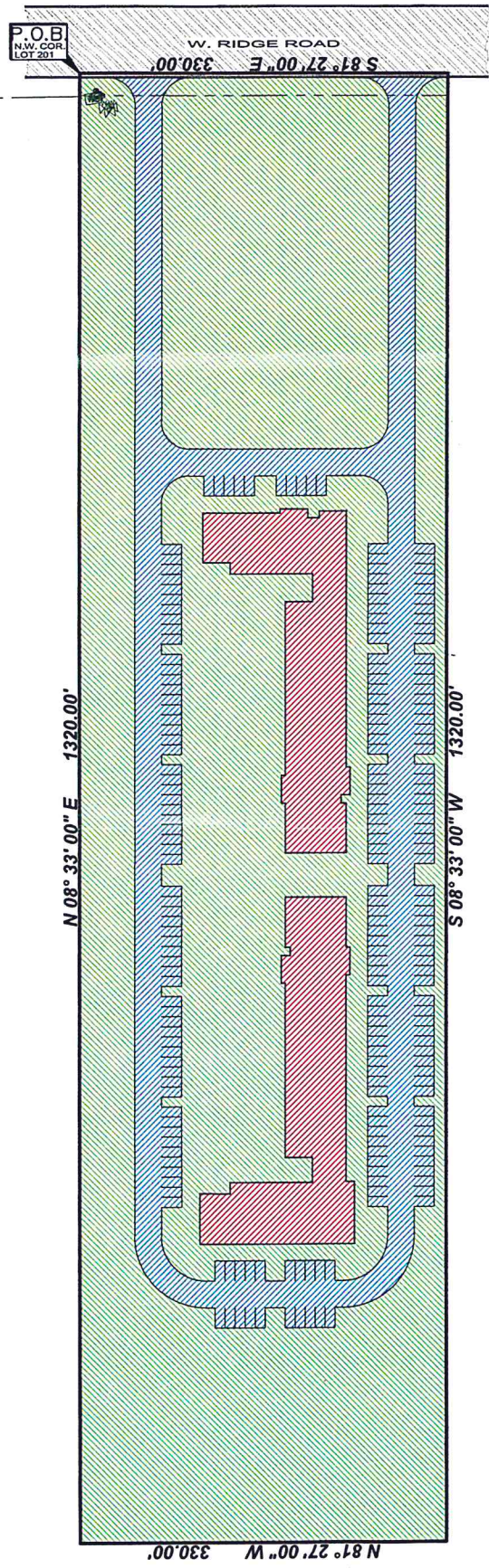


 BEARING BASIS AS PER TEXAS SOUTH

 COORDINATE SYSTEM OF 1983 (TEXAS)

 ELEVATION DATA 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

 TBPLS No. 10096900



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 (TABLED)

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. Two (2) people called in, one(1) for information only and another in favor of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

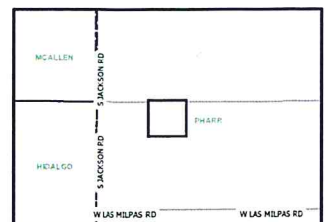
Development Services is recommending to continue to table the request for Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). If approved, this item must comply with the following conditions:

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.

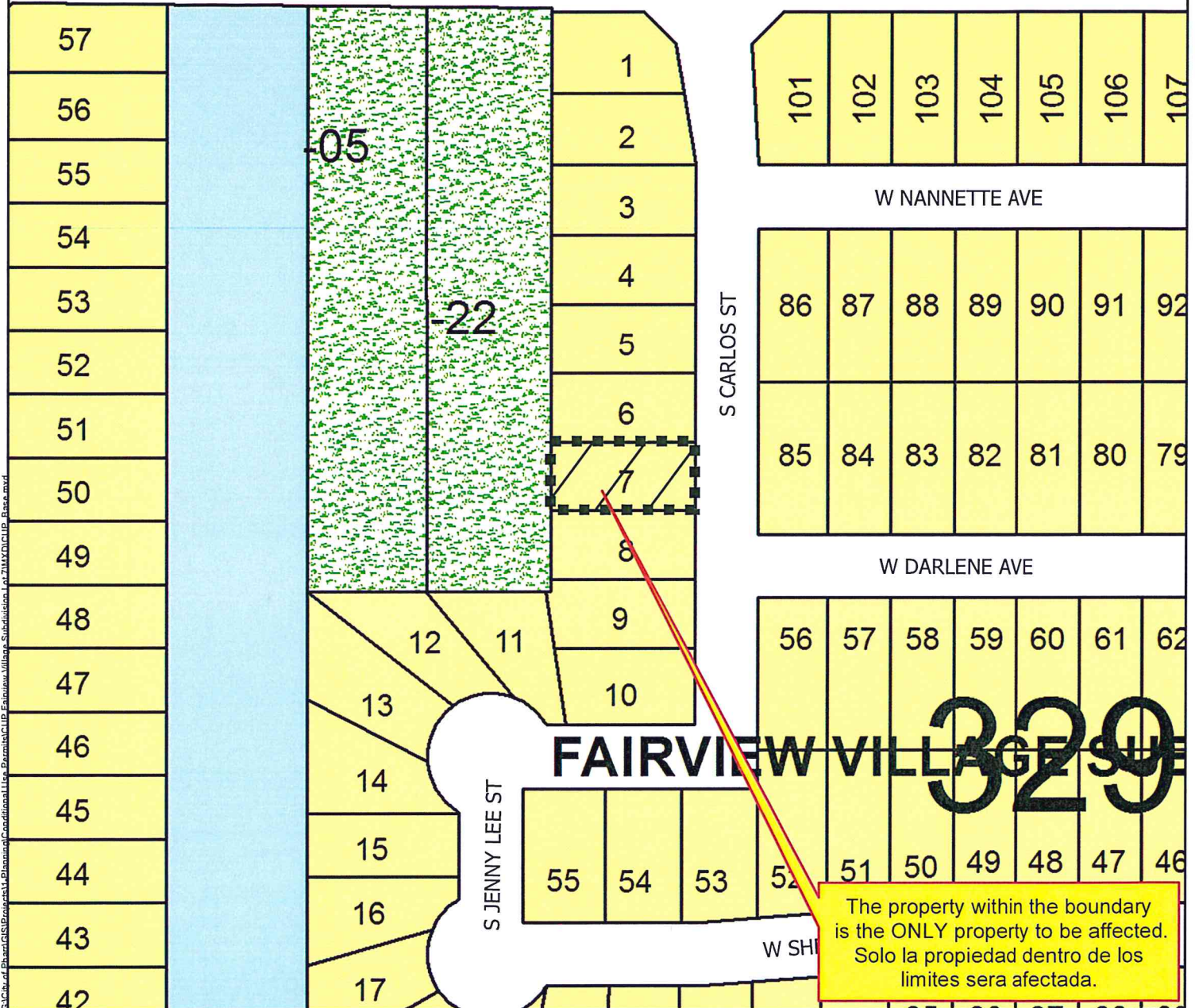
NOTE: This item will go before the City Commission Meeting of **May 20, 2019 at 4:00 p.m.**



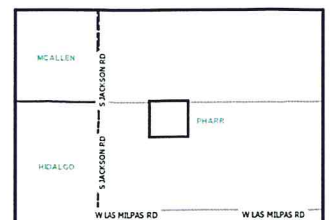
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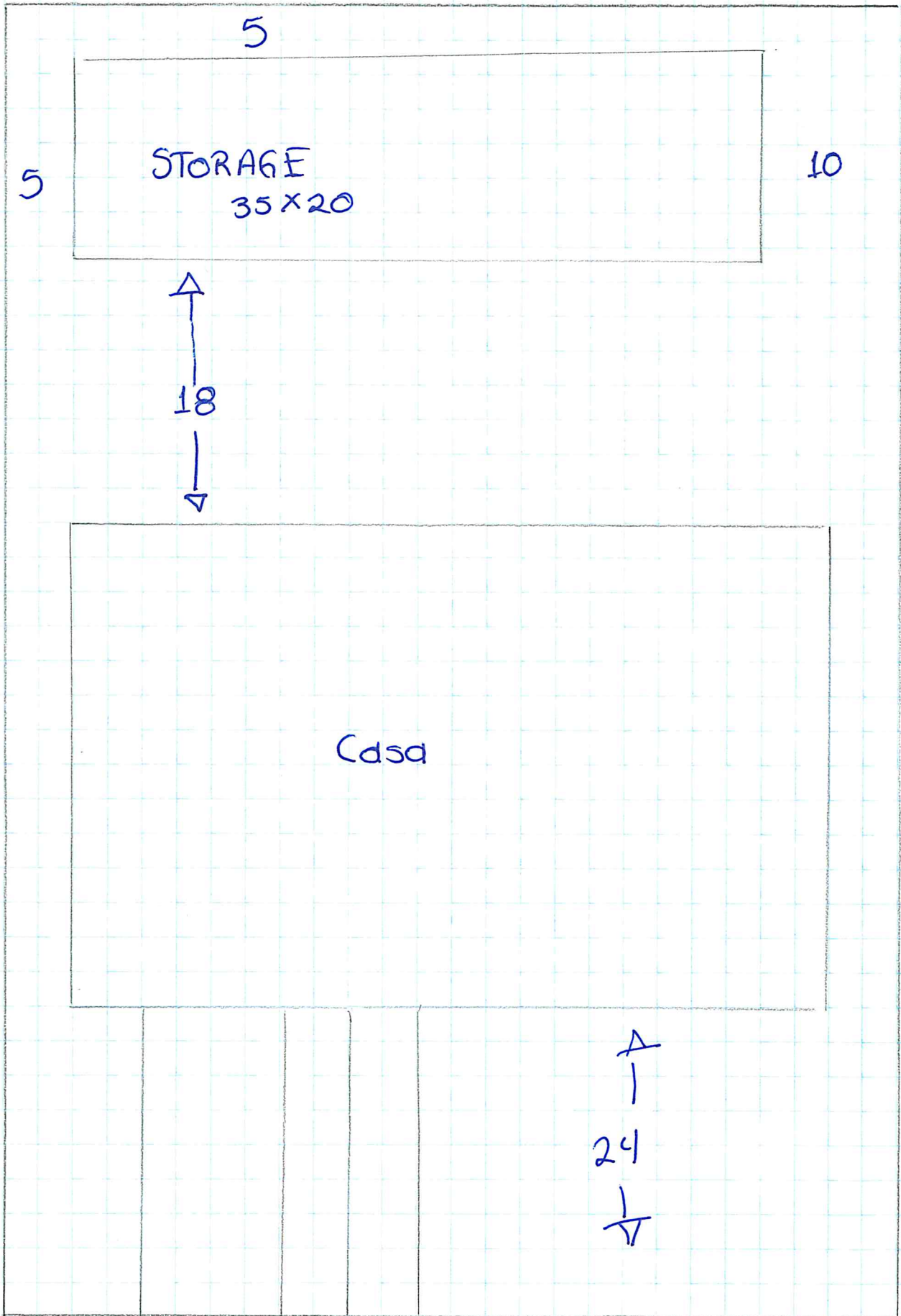
W DICKER RD (FM 3072)



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.



54



113

S. Carlos St





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 (TABLED)

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

**NOTIFICATION
OF PUBLIC:**

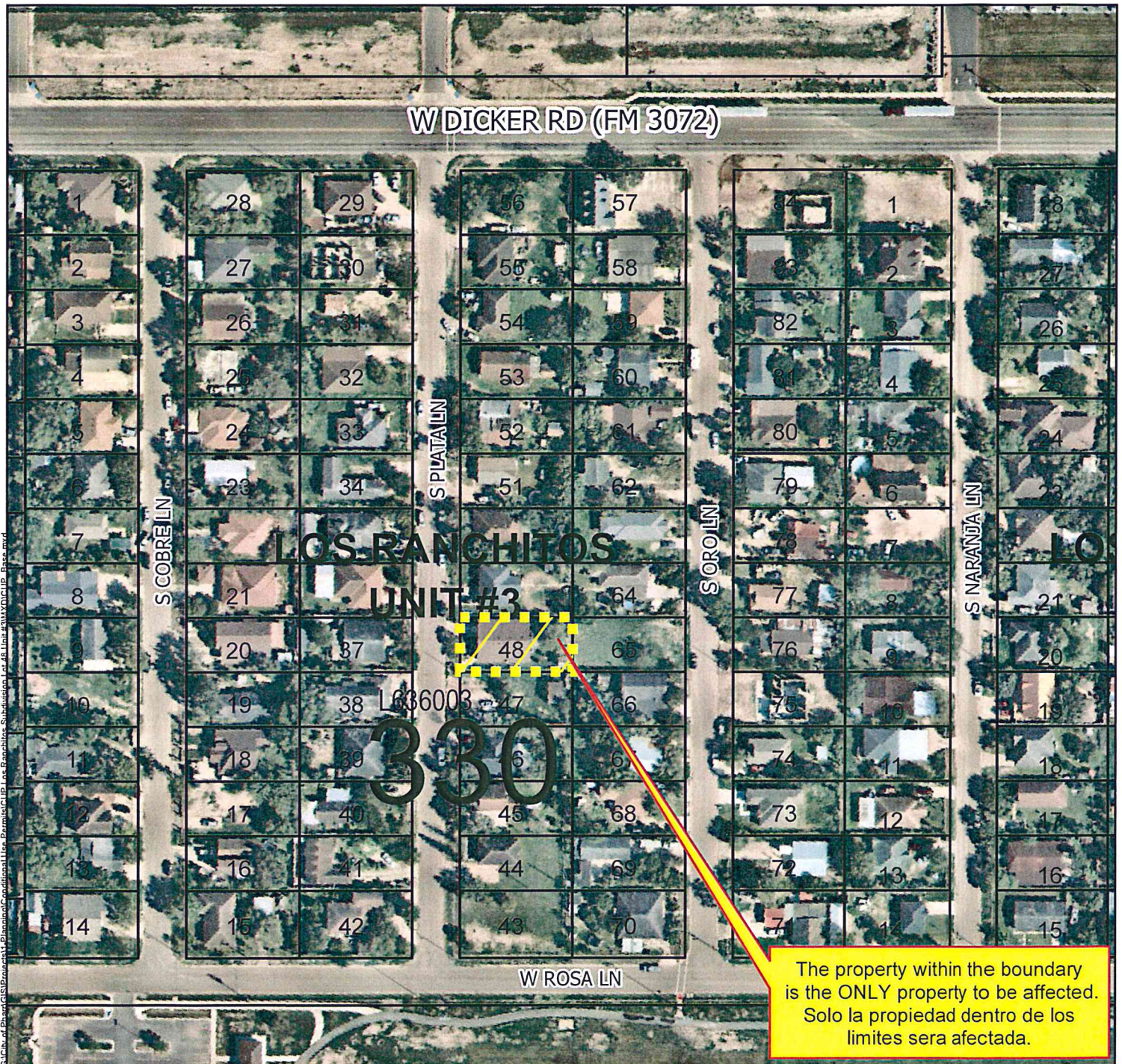
Sixty-two (62) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received three (3) telephone calls; two (2) for information only and one (1) in favor of the item and one (1) person came in for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow an oversize 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:

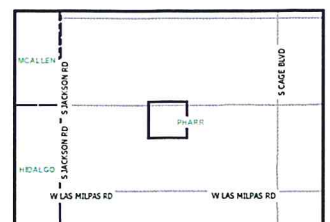
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate 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.

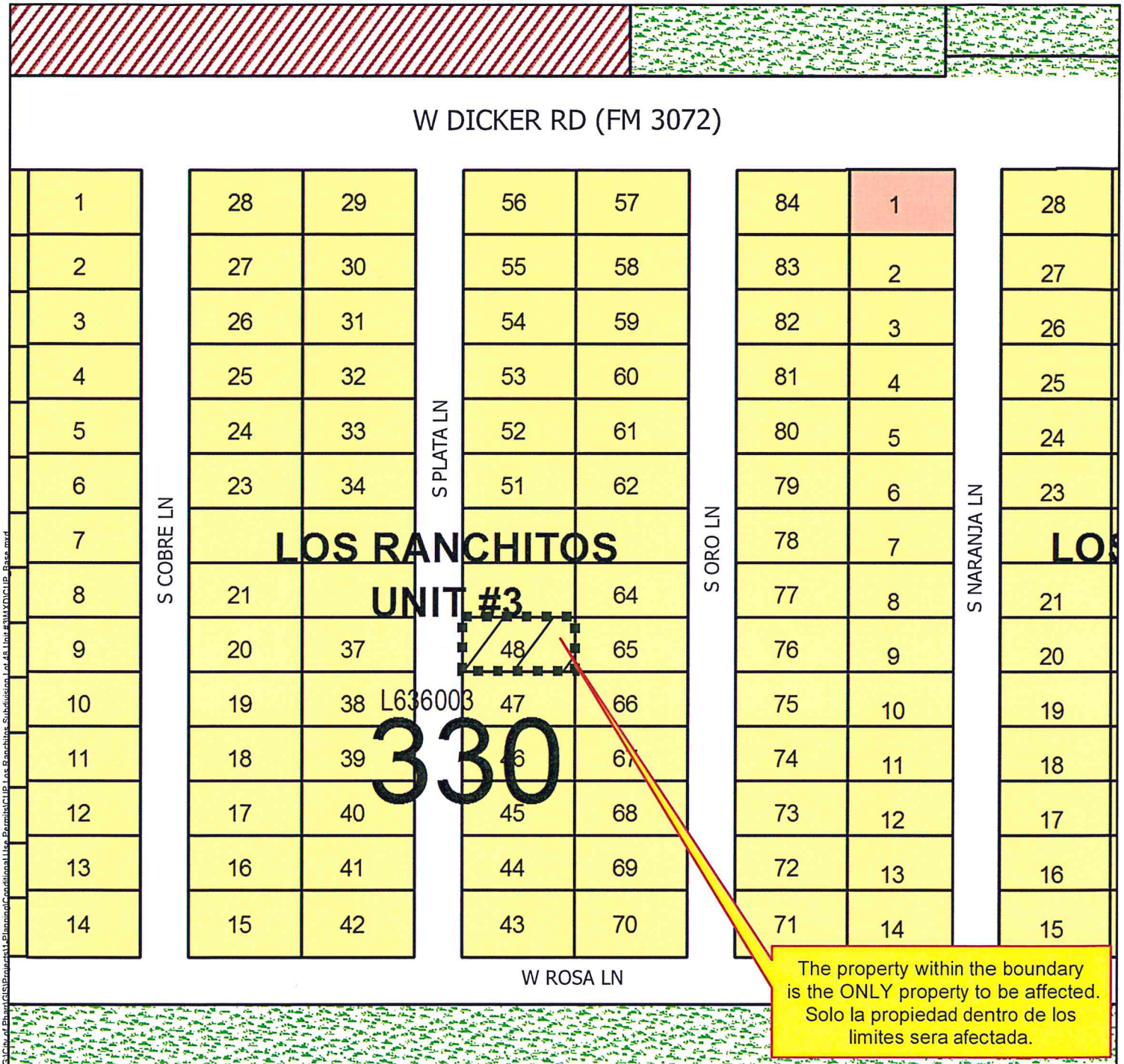
NOTE: This item will go before the City Commission Meeting of **May 20, 2019 at 4:00 p.m.**



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

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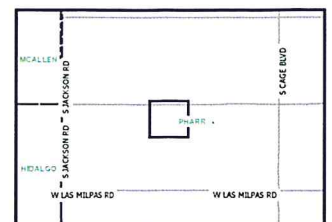
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

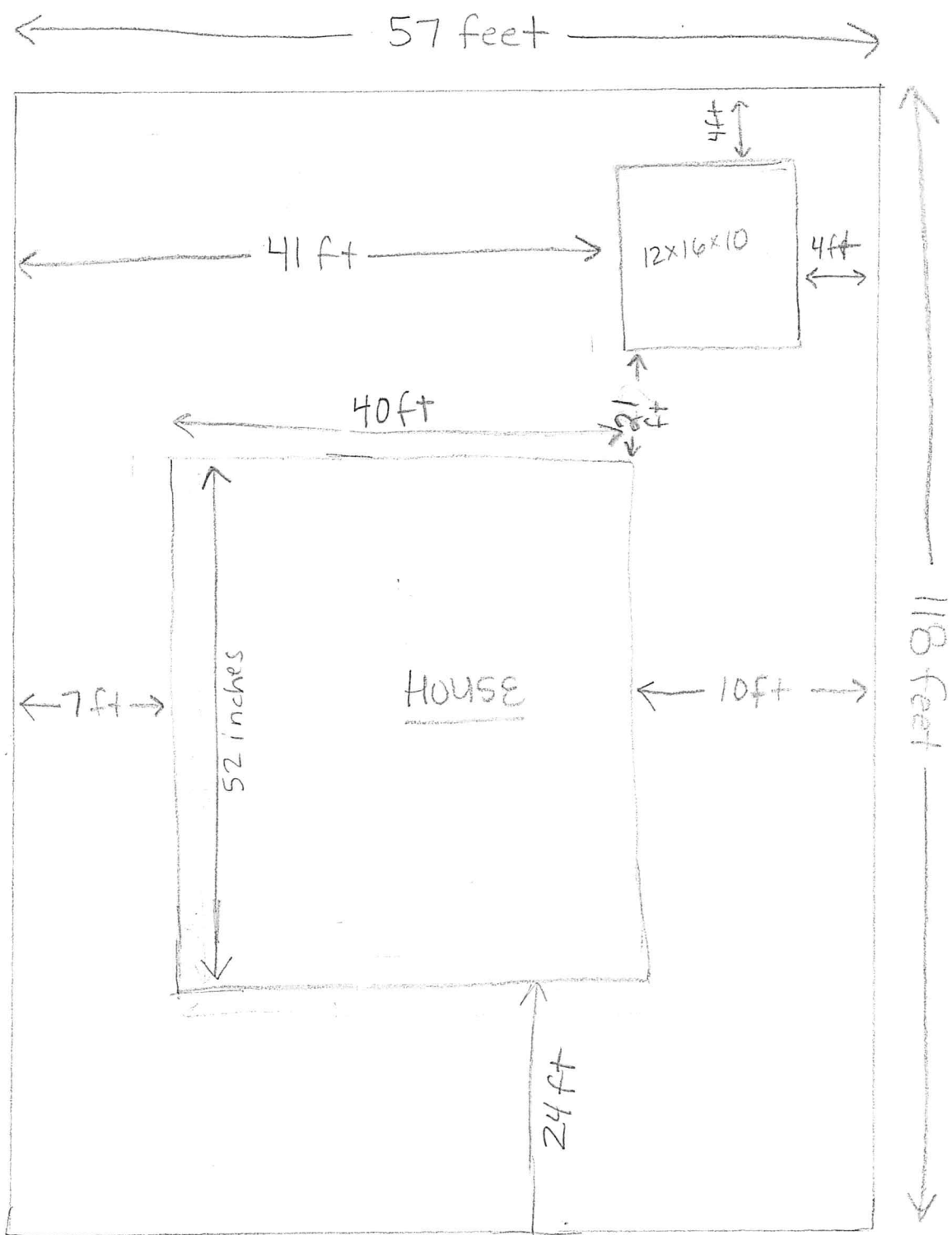
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

- Valley View ISD
- Planned Unit Development

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PLATA LANE





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 22, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC – FILE NO. CUP#190322 (TACOS Y MARISCOS EL SINALOENSE)
--

GENERAL INFORMATION:

APPLICANT: Jhoan R. Gonzalez, d/b/a Tacos y Mariscos El Sinaloense, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.12 acres, more or less, out of Lot 194, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6811 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 of Pharr 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.

HOURS OF OPERATION:

Hours of operation will be from Monday through Wednesday from 11:00 AM to 12:00 AM and Thursday through Sunday from 11:00 AM to 2:00 AM.

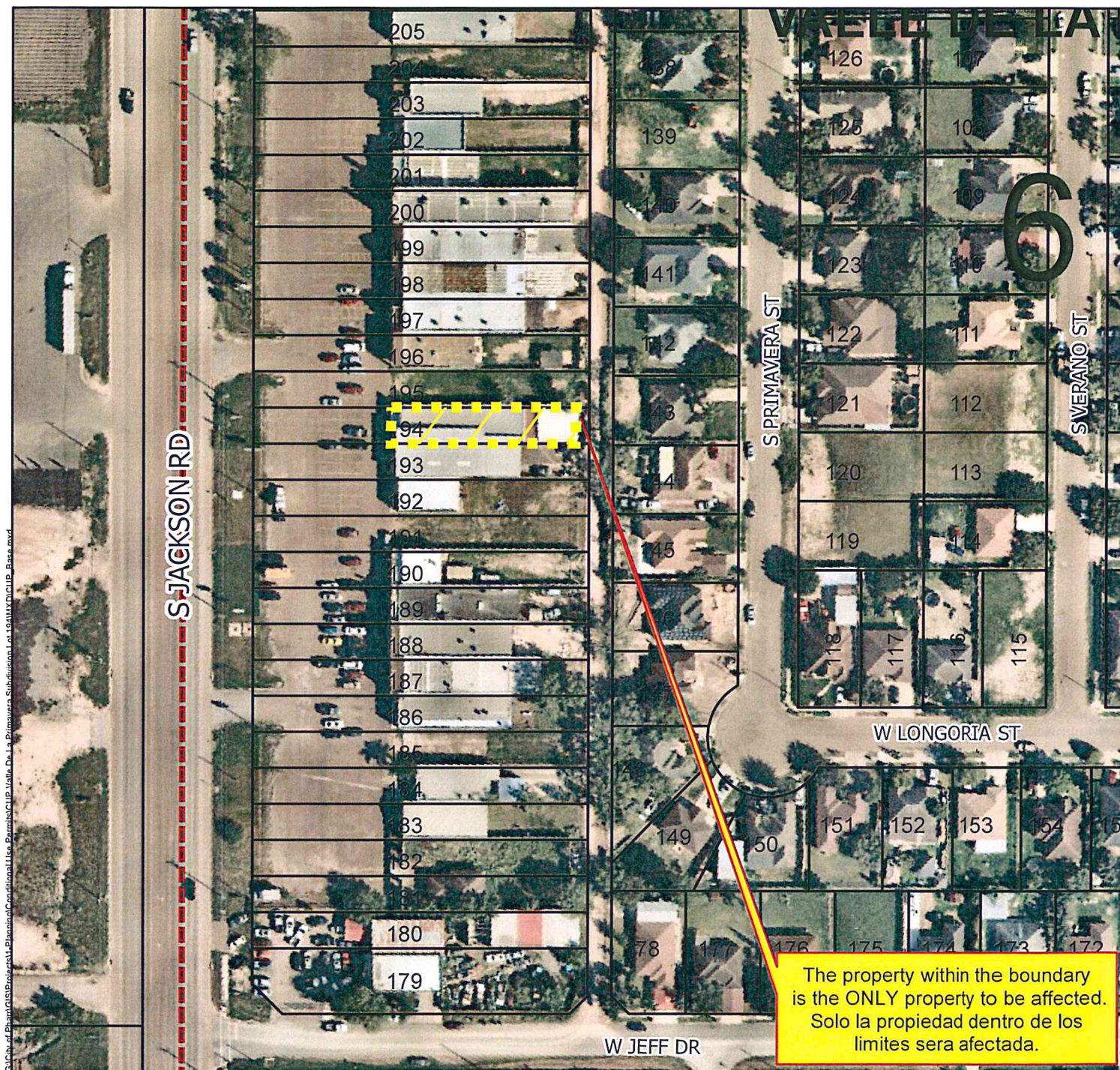
NOTIFICATION OF PUBLIC:

Forty-four (44) 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:

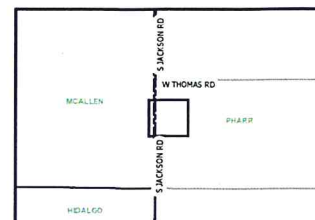
Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

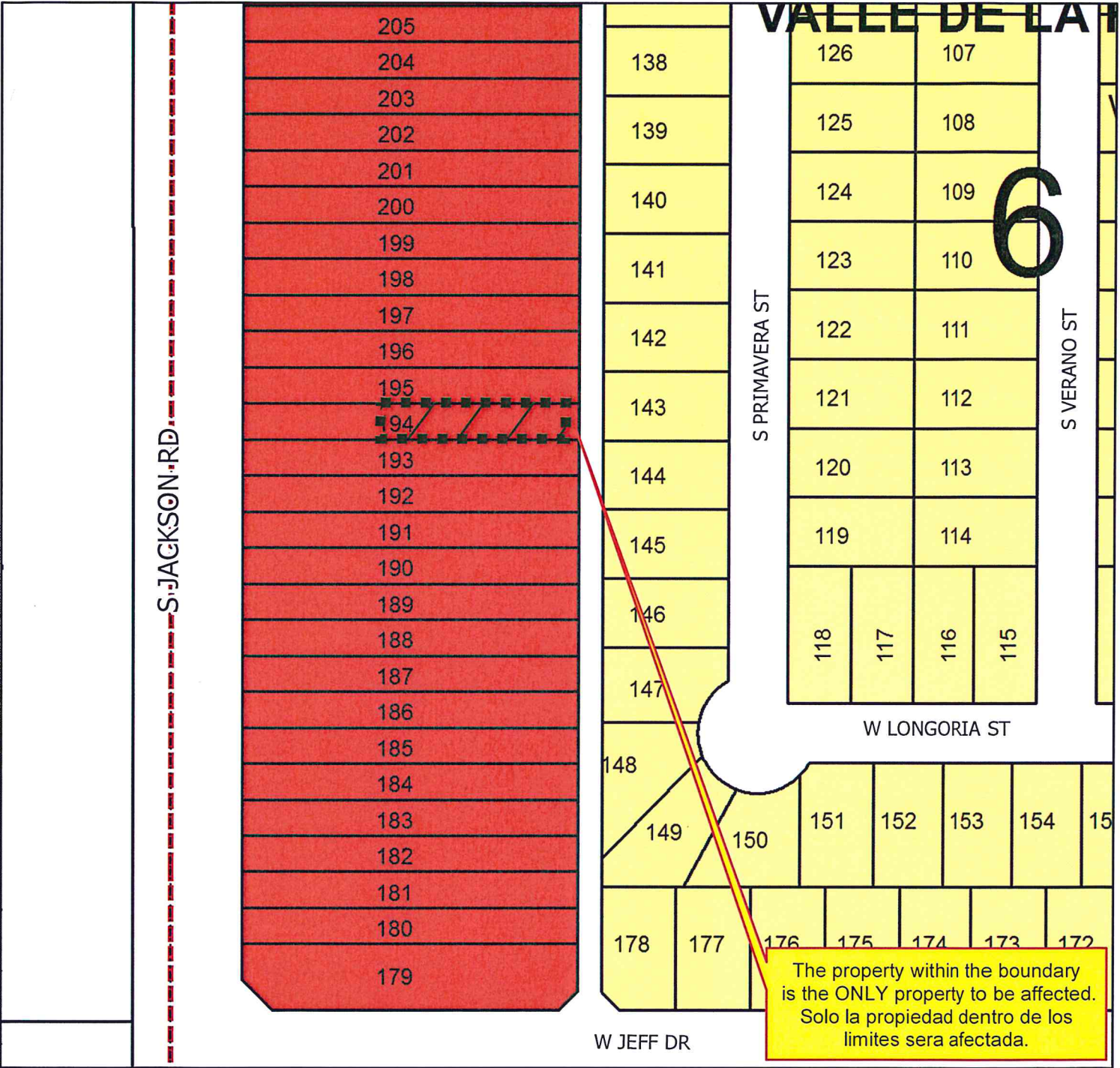
NOTE: This item will go before the City Commission Meeting of **May 20, 2019 at 4:00 p.m.**



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

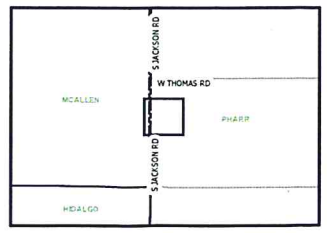
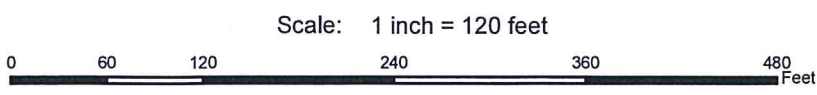
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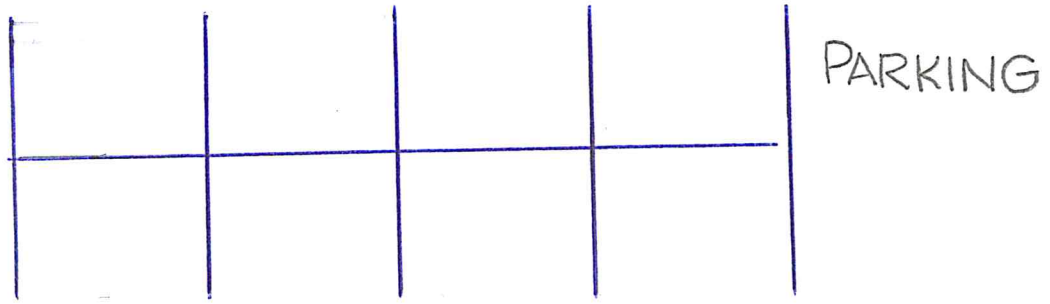


- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

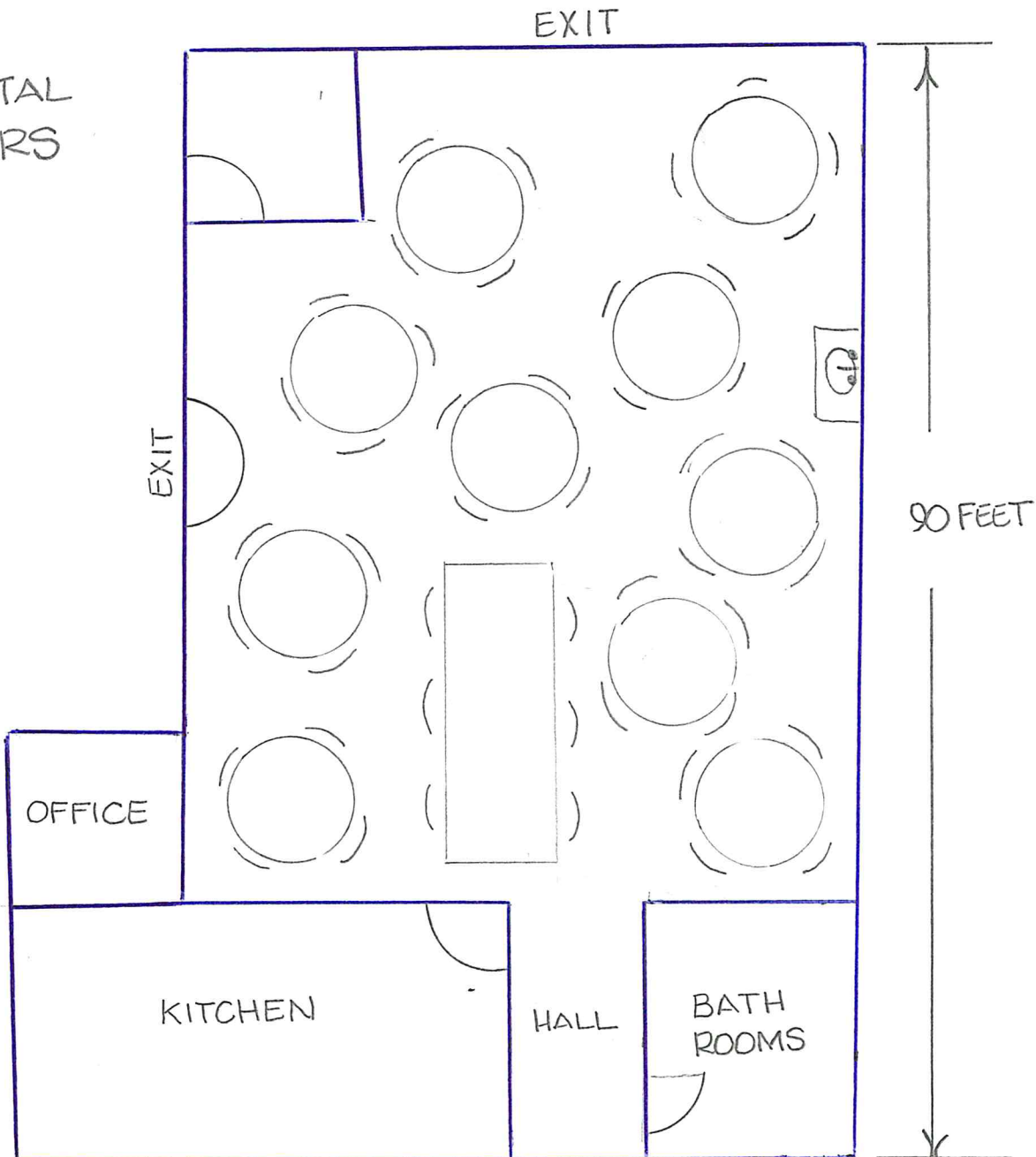
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6811 SOUTH JACKSON ROAD



58 TOTAL
CHAIRS



TACOS & MARIJSCOS



El Sinaloense

..... TO GO

[956] 777-5445

NOW OPEN!

OPEN

- NOTICE -
AN APPLICATION TO SELL
AND CONSUME ALCOHOLIC
BEVERAGES IS PROPOSED
FOR THIS LOCATION.
TYPE OF LICENSE PERMIT:

NAME OF APPLICANT:
ADDRESS OF APPLICANT:

DATE: 11/16/2016
BY: [Signature]
OFFICIAL: [Signature]

Je
Ac
8
6813 S



El Sinaloense

Menu

TEL

(956)777-5445

11 AM A 12 AM

LUNES A MIERCOLES

11AM A 2AM

JUEVES A DOMINGO

6811 S. JACKSON RD

BEBIDAS

AGUAS FRESCAS NATURALES 32oz

LIMON	\$2.50
PIÑA	
JAMAICA	REFILL \$0.99
HORCHATA	

REFRESCOS

MONSTER	\$2.50
COCACOLA (LATA)	\$1.00
COCACOLA DIET (LATA)	\$1.00
COCACOLA MEXICANA (BOTELLA DE VIDRIO)	\$2.50
REFRESCO DE SABOR (BOTELLA DE VIDRIO)	\$2.50
AGUA NATURAL	\$0.80+TAX

CERVEZAS

MICHELOB	
BUD LIGHT	
MILLER	\$3.50
INDIO	CADA UNA
TECATE	

MICHELADAS

1LITRO
\$5.99

VINOS



LOS MAZATLAN

ORDEN DE CEVICHE DE CAMARON O PESCADO	\$5.99
BOTANA DE CEVICHE DE CAMARON O PESCADO OPCION TOSTITOS FLAMINHOT O DORITOS FLAMINHOT	\$7.99
CEVICHE ALTATA DE CAMARON O PESCADO CON MANGO, JICAMA Y SALSA ESPECIAL	\$7.99
TOSTADA 701	\$8.99
TOSTADA DE CAMARON COCIDO C/PULPO	\$6.99
TOSTADA DE CAMARON O PESCADO	\$1.99 C/U
COCKTAIL DE CAMARON +EXTRAS PULPO, OSTION	\$6.99 CH \$10.99 GD
AGUACHILE OPCION DE VERDE O ROJO +EXTRAS	\$10.99
TORRE DE MARISCOS LA CHAPARRITA	\$14.99
BOTANA MAZATLECA	\$18.99
OTIONES MAZATLECOS CON CEVICHE DE CAMARON Y PESCADO 6PZ	\$8.99
OSTIONES SINALOENSES CON PULPO Y CAMARON 6PZ	\$10.99

TACOS

TACOS CULIACAN

CARNE A SU GUSTO DE FAJITA/DIEZMILLO/BISTEC

TACO DE CARNE	\$1.99 C/U
VAMPIRO	\$2.50 C/U
QUESADILLA C/ CARNE	\$5.99 C/U
PAPA ASADA CON CARNE	\$7.99
PAPA ASADA SIN CARNE	\$4.99
TOSTADAS	\$2.99 C/U
PANCHOS C/ CARNE	\$8.99

TACOS AHOME

CAPEADOS

TACO DE CAMARON	\$3.25C/U
TACO DE PESCADO	\$3.00 C/U
QUESADILLA C/ CAMARON	\$5.99 C/U

BARRA CALIENTE

C/ GUARNICIONES

CAMARONES SINALOA

(10PZ)

MOJARRA FRITA

AL MOJO DE AJO O A LA DIABLA

CAMARONES O FILETE

POBLANO , AL MOJO DE AJO O A LA DIABLA

CAMARONES MOMIA

CAMARONES O FILETE ROCKAFELLER

\$10.99

\$7.99

\$7.99 \$6.99

\$6.99

\$8.99 \$7.99



MEMORANDUM

DATE: MONDAY, MAY 13, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. CUP#190423
--

GENERAL INFORMATION:

APPLICANT: Eduardo Lara, representing Richard L. and Sherry L. Wolf, owners, 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 Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being a 0.24 acre tract of land, more or less, out of Lot 8, Block 6, McColl Tract, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1403 West Ferguson Avenue.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the south and west, General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and Agricultural and/or Open Space District (A-O) to the north. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Pending re-inspection for the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

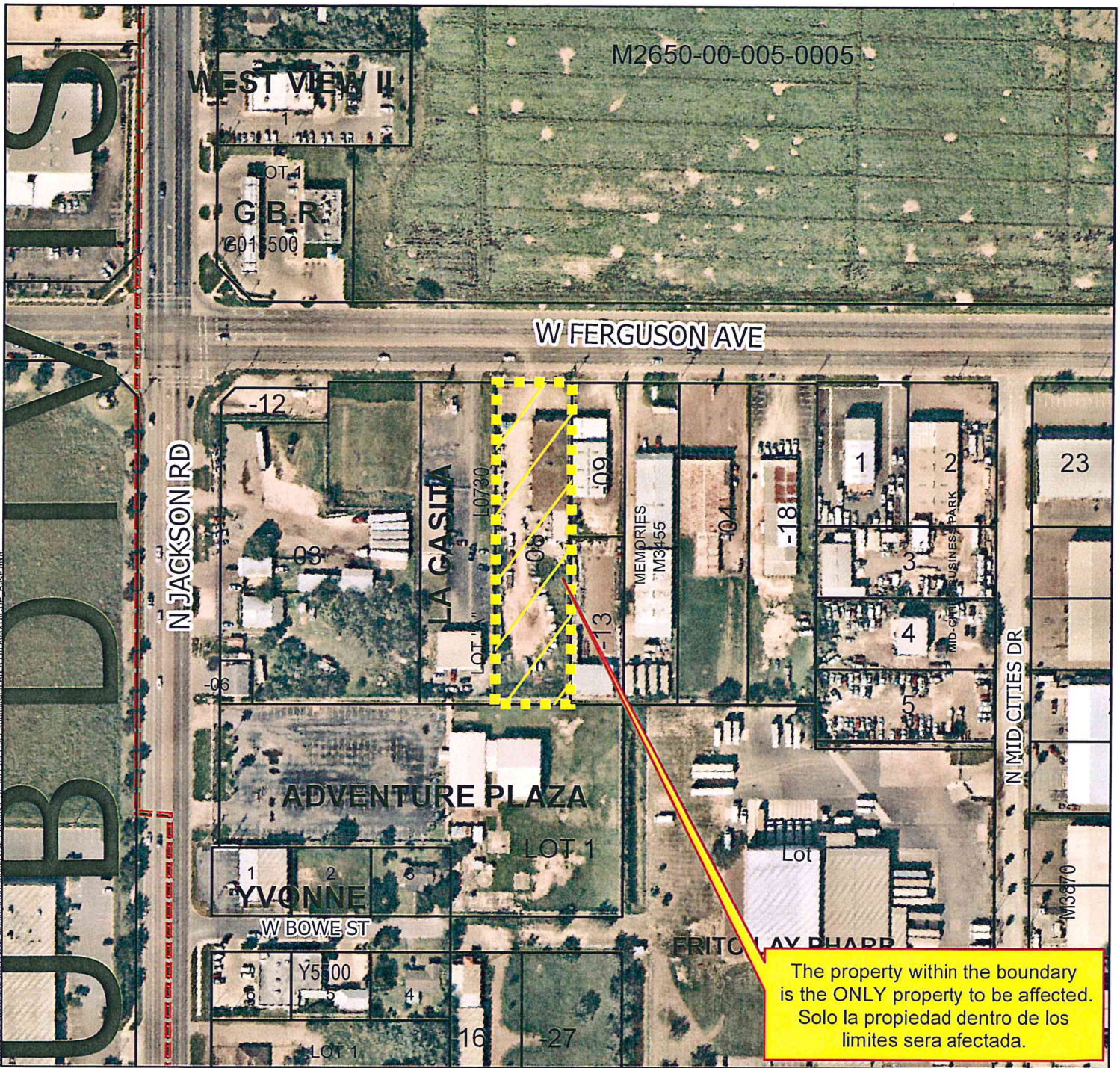
**NOTIFICATION
OF PUBLIC:**

Fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One (1) person signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). Applicant shall move forward with the subdivision process as well as being subject to the following conditions:

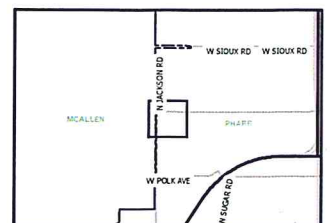
1. Applicant shall comply with all City of Pharr Ordinance requirements any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements or if the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. The applicant shall comply with all City of Pharr Landscaping and Sign Ordinance requirements, any violations will terminate this Conditional Use Permit;
4. The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
5. Applicant will be required to apply for the appropriate permit(s) for improvements/construction that is to occur on the property;
6. Any change in location, change in ownership or applicant or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
7. If approved, outside storage of materials and/or equipment will be required to be stored on an all-weather surface and meet City Standards;
8. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
9. 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 being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

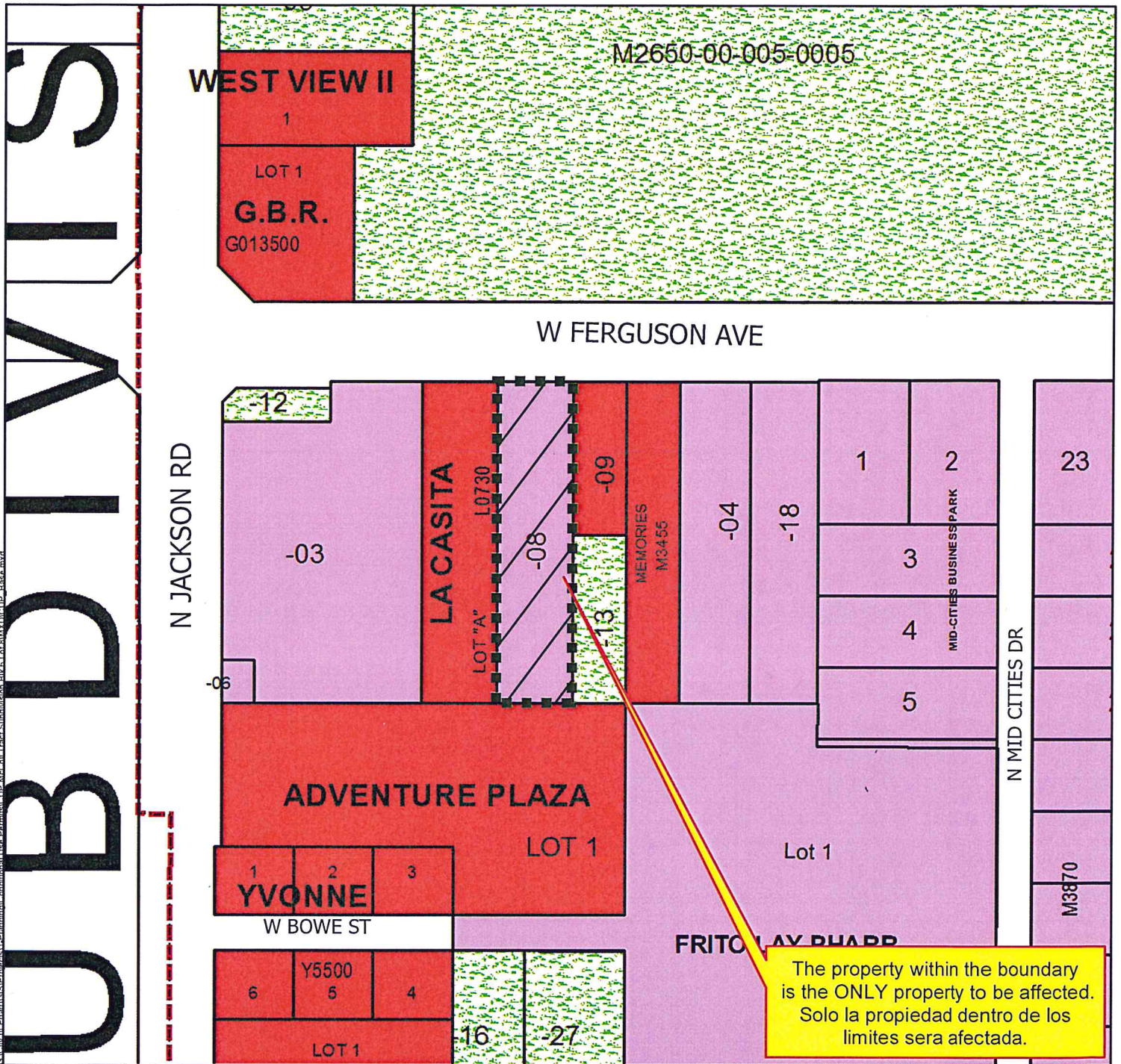


The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

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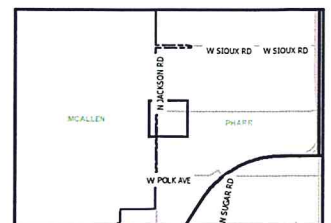




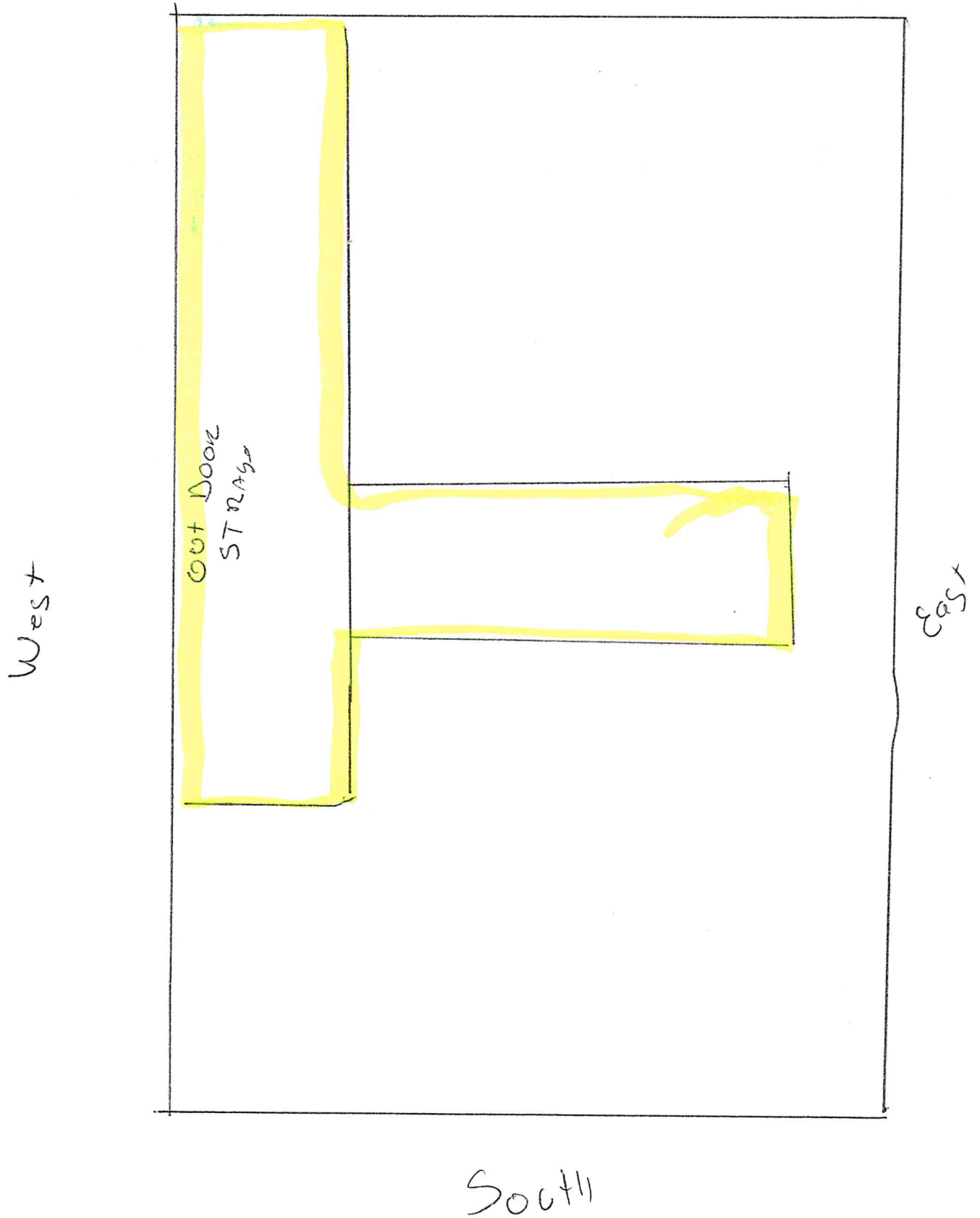
- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
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|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

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

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NORTH
1403 W FERGUSON







Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 13, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190424

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 10, 2019

1. **Applicant:** Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, owner.
2. **Requested Action:** Re-zoning request from a General Business District (C) to Medium Density Multi-Family District (R-3).
3. **Nature / Intent of Request:** In order to develop and construct multi-unit buildings on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

5/8/19
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

5-8-19
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, MAY 13, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Medium Density Multi-Family District (R-3): Being all of Lot 22, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1312 West Kennedy Street.
--

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:

Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Medium Density Multi-Family District (R-3) in order to develop and construct multi-unit buildings on said property.

The subject site is located on the north side of West Kennedy Street with the physical address of 1312 West Kennedy Street and is legally described as being all of Lot 22, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Kennedy Street a 50' local street which runs east and west with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The subject site was re-zoned from Single-Family Residential District (R-1) to General Business District (C) on May 18, 2010. The property to the north of the subject site was rezoned from Single-Family Residential District (R-1) to General Business District (C) on October 20, 1998. The property to the east and west is zoned Single-Family Residential District (R-1) and the property to the south is zoned General Business District (C) upon annexation into the City Limits. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The medium-density multi-family district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multi-family dwelling units of up to eight units per lot. The area requirements in this district are based on multi-family dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. This district should not run traffic over long distances of single-family residential-sized streets, or through single-family neighborhoods, and should be located close to arterials or collectors capable of carrying the additional traffic.

Eleven (11) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the letters in opposition of the request.

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, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 20, 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

Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, owner
APPLICANT

General Business District (C)
CURRENT ZONE

1312 West Kennedy Street
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

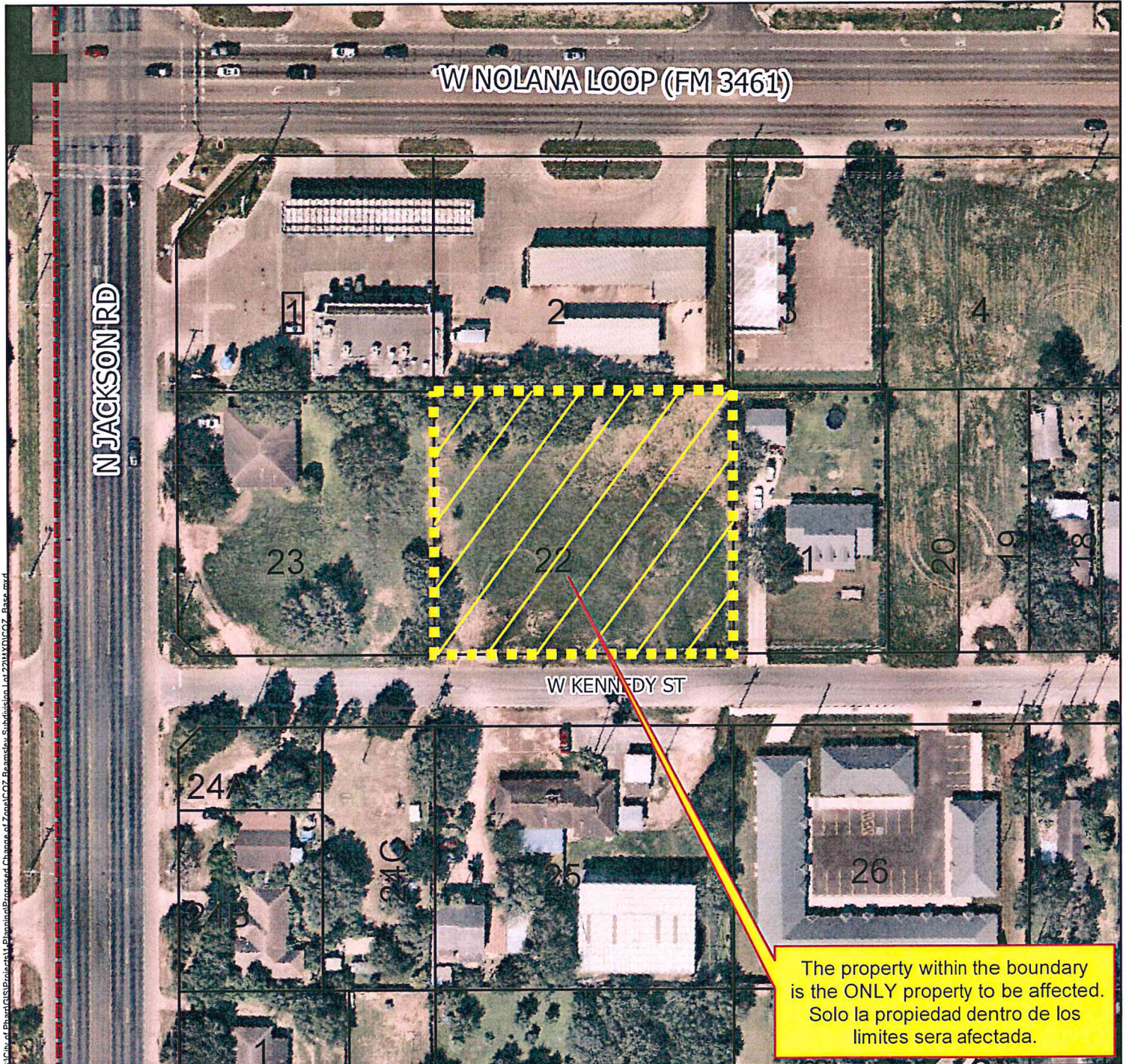
STAFF RECOMMENDATIONS:

Approval

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

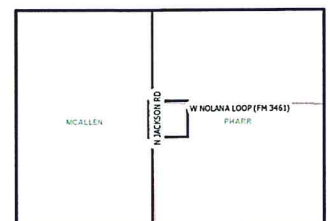
Della Robles, Planner I
PREPARED BY

May 8, 2019
DATE



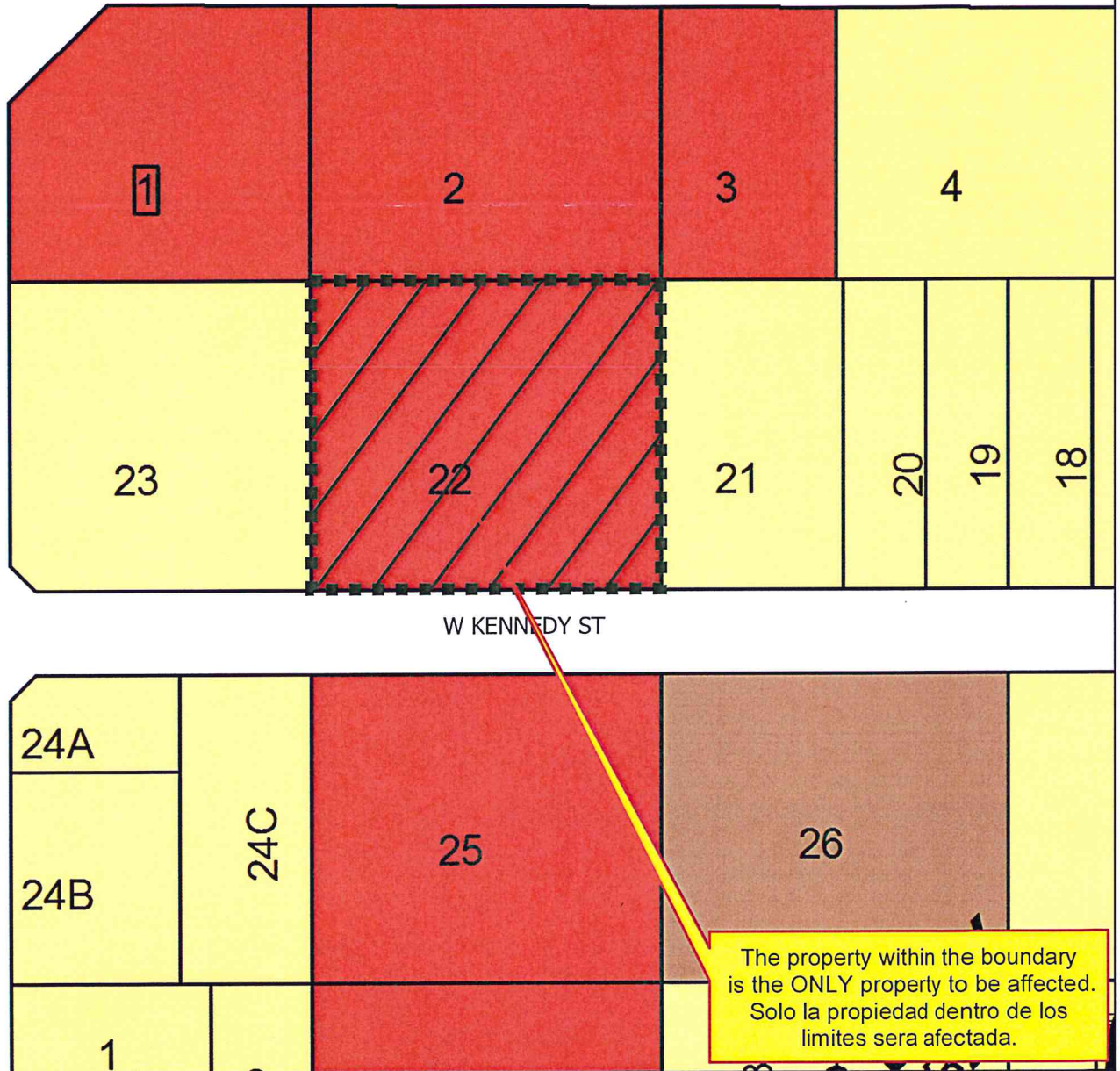
Agricultural Open Space	Townhouse	Heavy Commercial	Valley View ISD
Single Family	HUD Code	Heavy Industrial	Planned Unit Development
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial	
Two Family	Government Owned	Neighborhood Commercial	
Medium Density Multi-Family	General Business	Office Professional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

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W NOLANA LOOP (FM 3461)

N JACKSON RD

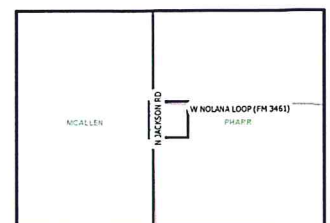


W KENNEDY ST

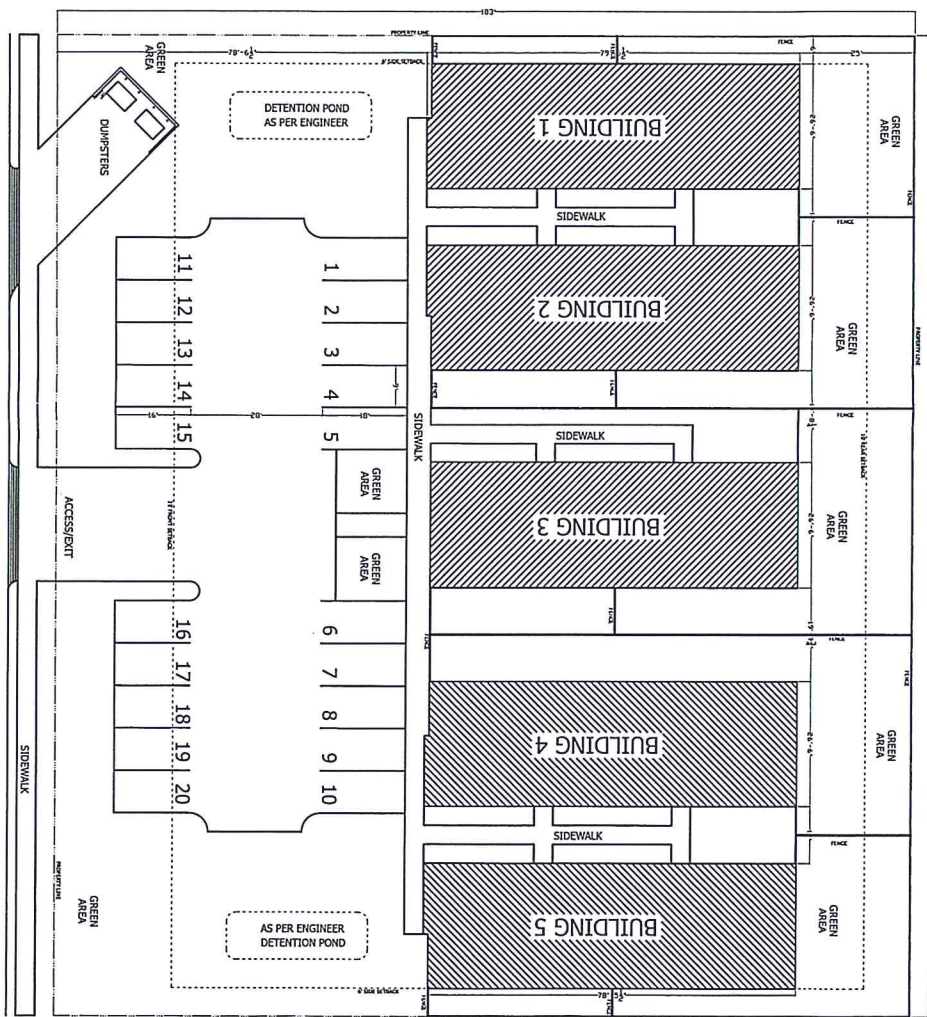
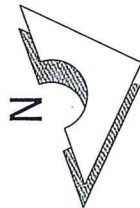
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- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
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| 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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BEAMSLEY SBDV.
 Lot 22
 Pharr, Tx.



KENNEDY ST.





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 13, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190425

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 12, 2019

1. **Applicant:** Mario Reyna, P.E., representing Tancitaro's Finest Fruit LLC, owners.
2. **Requested Action:** Re-zoning request from a Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I)
3. **Nature / Intent of Request:** In order to develop additional parking area for the commercial warehouse located north of the said property.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

5/8/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

5-8-19
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, MAY 13, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Being a 1.662-acre tract of land, more or less, out of Lot 375, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 801 West Bona Terra Drive (rear portion of property).

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:

Mario Reyna, P.E., representing Tancitaro's Finest Fruit LLC, owners, 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 Limited Industrial District (L-I) in order to develop additional parking area for the commercial warehouse located north of the said property.

The subject site is physically located on the south side of the commercial warehouse that fronts 801 West Bona Terra Drive and is legally described as a 1.662-acre tract of land, more or less, out of Lot 375, Kelly Pharr Tract, Pharr, Hidalgo County, Texas.

The property is an addition to the commercial warehouse property that fronts Bona Terra Drive, an 80' local street which runs east and west with a posted speed limit of 20-30 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 south and west and the property to the north is zoned Limited Industrial District (L-I) which was changed on February 18, 2003. On February 21, 1995 the property to the east was also zoned Limited Industrial District (L-I). There have been no zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Seven (7) 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 Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 20, 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Mario Reyna, P.E., representing Tancitaro's Finest Fruit, LLC.,
owners.

APPLICANT

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

CURRENT ZONE

801 West Bona Terra Drive (rear portion of the property)

ADDRESS

Limited Industrial District (L-I)

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:

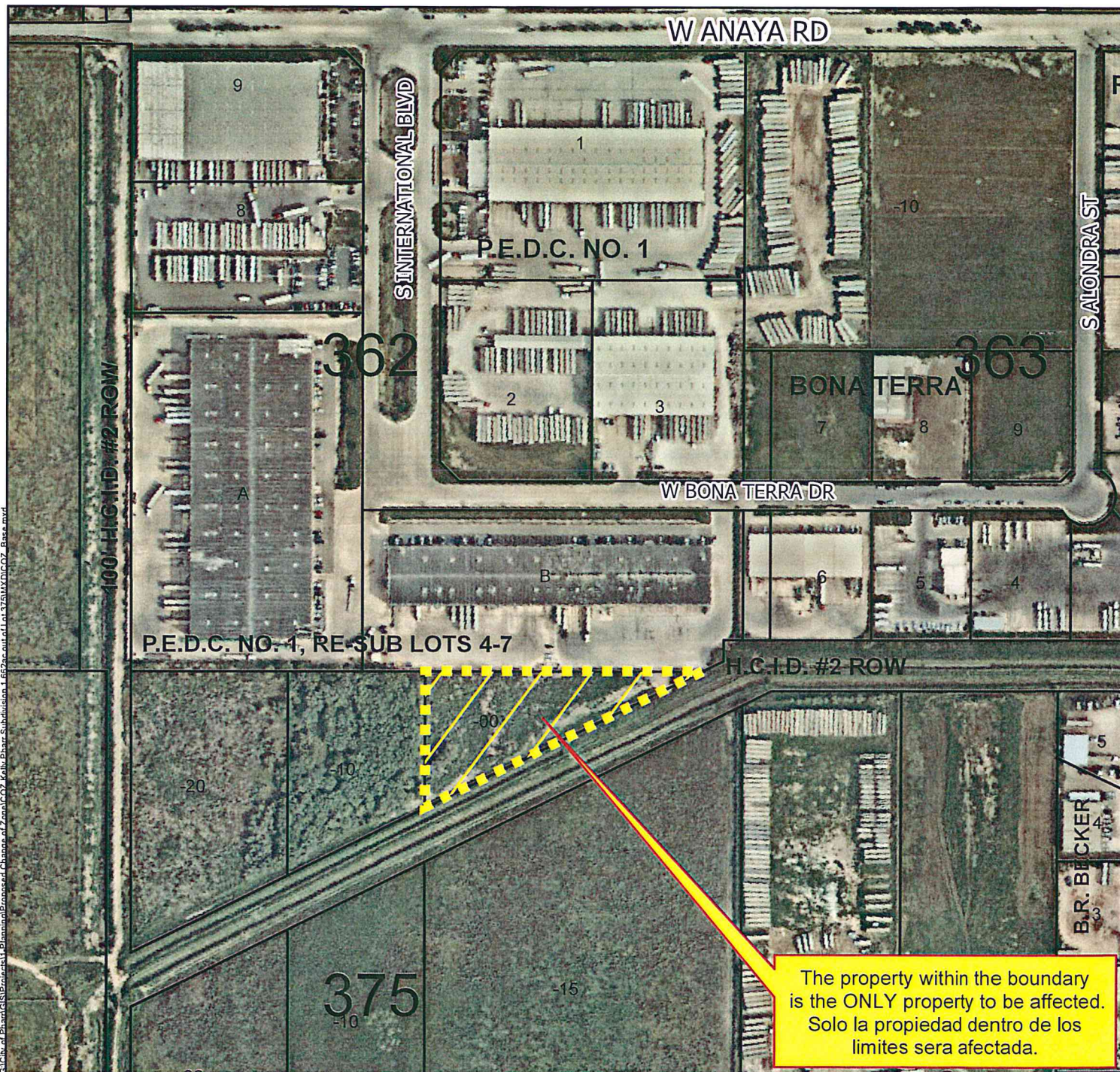
Approval

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

Della Robles, Planner I
PREPARED BY

May 8, 2019
DATE

Proposed Change of Zone
 Kelly Pharr Subdivision 1.662 ac out of Lot 375
 Mario Reyna/ Melden & Hunt



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

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

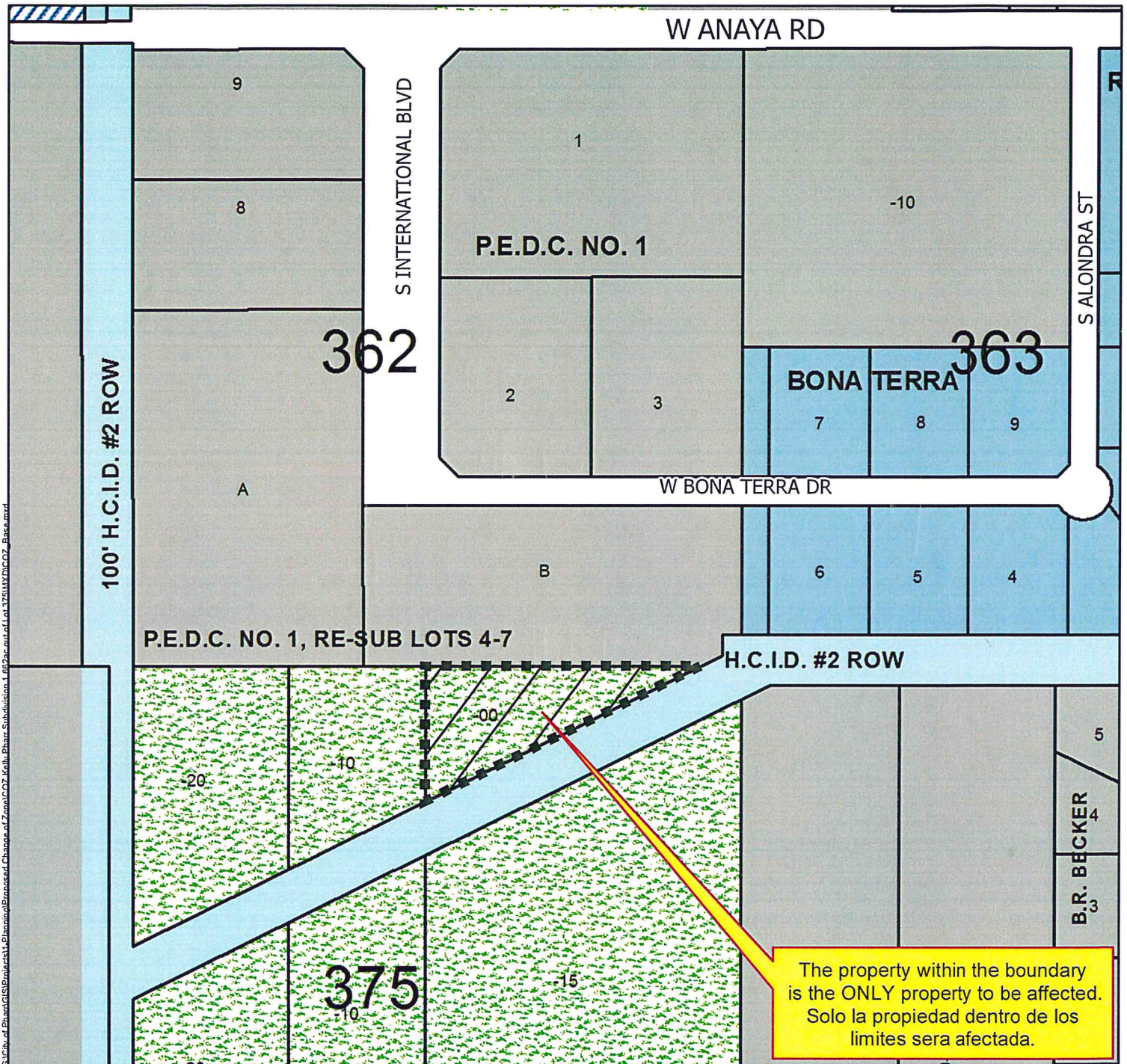
Scale: 1 inch = 300 feet



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Date: 4/15/2019

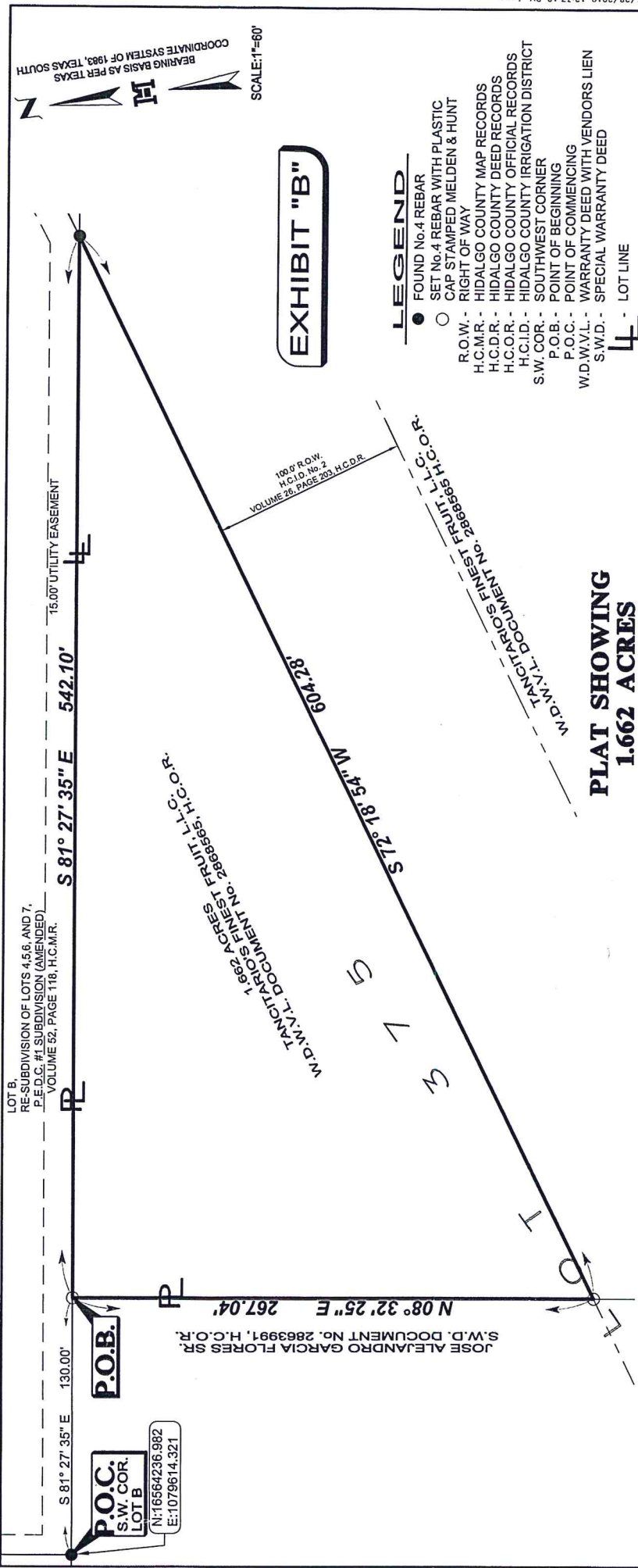


- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

PAGE 2 OF 2
BOOK: T-1076, PG. 17
DATE: 03/28/19
JOB No. 19044.08
FILE NAME: 19044.08
DRAWN BY: J.G.

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**PLAT SHOWING
1.662 ACRES
OUT OF LOT 375,
KELLY-PHARR SUBDIVISION,
VOLUME 0, PAGES 27, H.C.M.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS**



I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/26/19 UNDER MY DIRECTION AND SUPERVISION.

Fred L. Kurth
FRED L. KURTH, RPLS No. 4750 DATE: **3-28-19**

- NOTES:
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
1. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
 2. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
 - S.W.D. - SPECIAL WARRANTY DEED
 - LOT LINE
 - PROPERTY LINE

EXHIBIT "B"

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH
SCALE: 1"=60'





MEMORANDUM

DATE: MONDAY, MAY 13, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BRENTWOOD ESTATES SUBDIVISION FILE NO. SUB#180101

GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being a 23.36 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of West Ridge Road.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) and General Business District (C) to the north and east, Mobile Home District (R-MH) to the south, General Business District (C) and Medium Density Multifamily Residential District (R-3) to the west. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Single-family use.

VARIANCES: None requested.

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

- SIDEWALK:
ADA:**
1. Modify plat note #11, A 6 ft. sidewalk with ADA ramps and landings along W. Ridge Rd. will be constructed by the developer at subdivision construction stage.
- STREETS, PAVING
AND R.O.W.:**
1. Provide street lighting plan spacing shall be at 250' max.
 2. Show existing R.O.W., on W. Ridge Rd., if the total R.O.W. is less than 100' will need to provide additional ROW.
 3. Verify street cross section to meet City of Pharr standards.
- EASEMENTS:**
1. Provide 15' City of Pharr Exclusive easement between lots 16 & 17.
 2. Show all existing easements.
- FIRE PROTECTION:**
1. See attach comments.
- WATER:**
1. See attach comments.
- SEWER:**
1. See attach comments.
- DRAINAGE:**
1. Add standard stormwater detention note and modify it to specify off-site detention by ditch widening.
- OTHER:**
1. On lots 93 & 78, add dimension line.
 2. Lot 49, where will the garage entrance be? Specify entrance on plat note
 3. Add to plat note and specify, type of fence, height and who will maintain it.
 4. Added sheets from Carmel subdivision verify.
 5. Add plat note: Owners to maintain ROW and perimeter of subdivision.
 6. Remove gates between lots 10 and 11.
 7. Reimbursement must be paid for sewer line improvements (322.40/acre) (23.36acres)= \$ 7,531.26.
 8. Subdivision will be recorded in accordance to section 118-207 of the City of Pharr's Subdivision Ordinance.

This item will go before the City Commission meeting on May 20, 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: Brentwood Subdivision Staff Review

Reviewed By: Jacob Salinas Fire Marshal ^{9.8} Date: January 23, 2018

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

Additional Comments:

☒ Have the proposed 8-inch waterline connect into the existing 12-inch waterline found at HEB Pharr Subdivision, and provided approved street names.

➤ Fire hydrants shall be installed at a maximum of 600ft intervals in all residential areas. One additional fire hydrant will be needed.

PRELIMINARY PLAT REVIEW FOR: *BRENTWOOD ESTATES SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B FEBRUARY 1, 2018

WATER:

- Will need 2 Valves on lot #74 (Detail A)
- Will need water service for lot # 1
- Will Need valve on lot #86 (Detail B)
- Will need to show details to Distribution connections on Ridge Rd.
- Will need water Valve in main line on Ridge Rd. for isolation purposes (Detail C)
- Will need 2 water valves to be on main line to lot #85 (Detail D)
- Water valves to be on main line for fire hydrants (Detail E)
- Follow City of Pharr Construction Standards Manual

SEWER:

- No connection to Multifamily Subdivision
(Lot #1 Brentwood Subd to Lot #10 Carmel Subd)
- Will need sewer service to lot #53
- Why do M/H end on lot #35 & 36
- Follow City of Pharr Construction Standards Manual

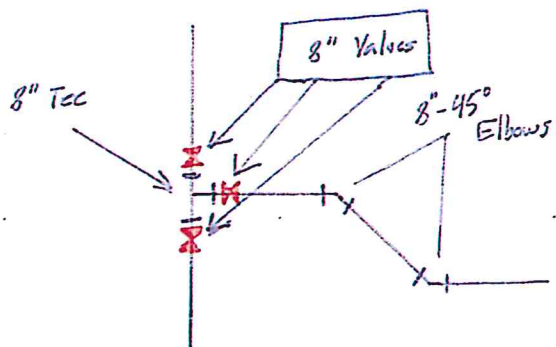
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

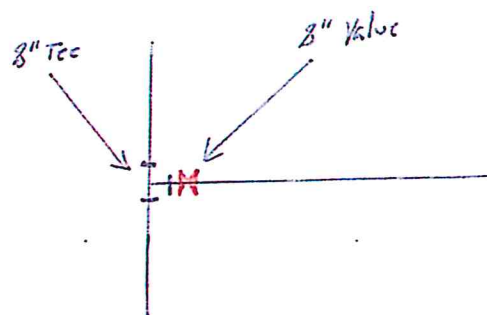
Signature: _____

Date: _____

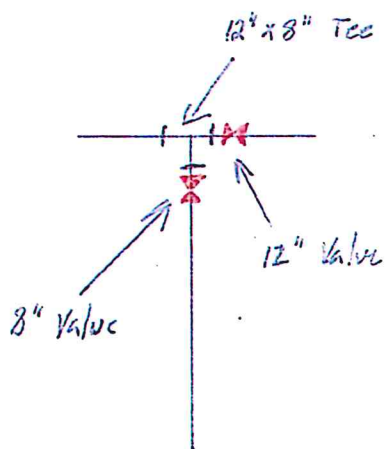
DETAIL A Lot # 74



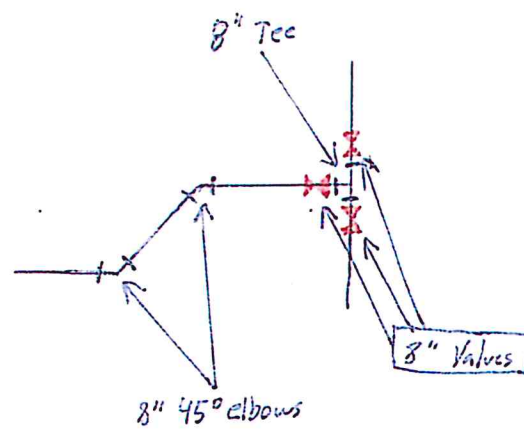
DETAIL B Lot # 86



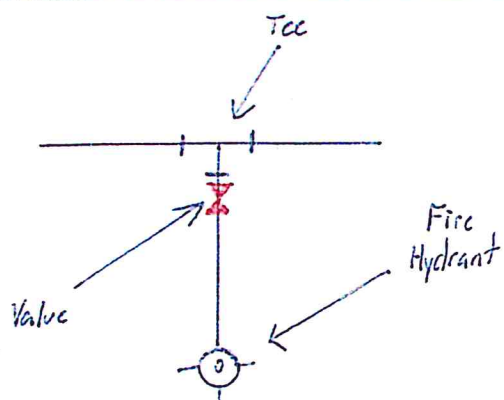
DETAIL C Ridge Rd.



DETAIL D Lot # 85



DETAIL E Hydrant Detail

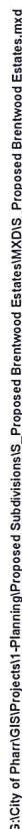


BRENTWOOD

ESTATES

1-30-2018

Revised 2-1-2018

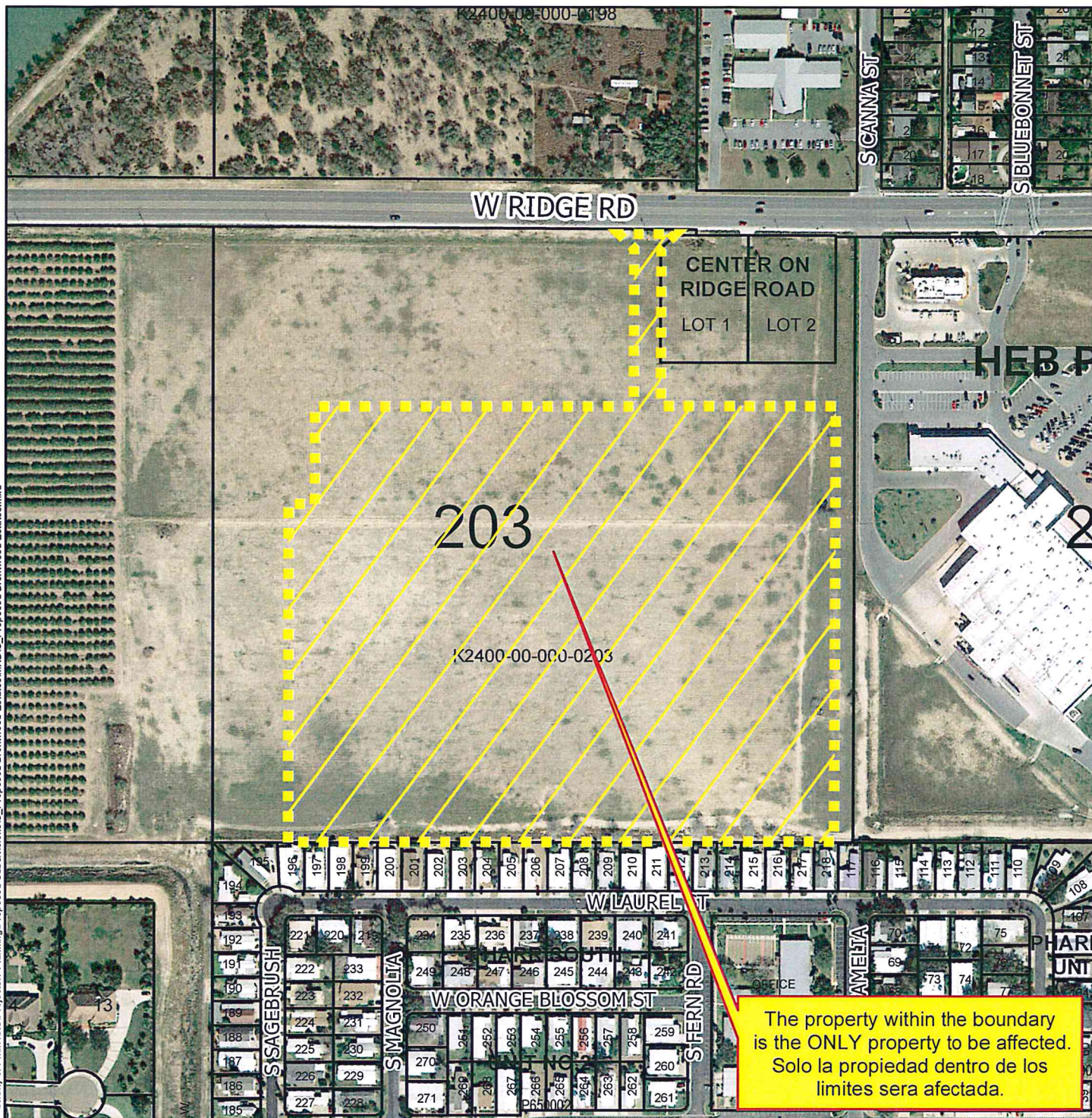


- City of Pharr, Texas
Engineering Department
956.702.5355



Date: 5/6/2019

G:\City of Pharr\GIS\Project\1-Planning\Proposed Subdivisions\Brentwood Estates\MXD\Brentwood Estates.mxd



MEMORANDUM

DATE: MONDAY, MAY 13, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CARMEL ESTATES SUBDIVISION FILE NO. SUB#180102
--

GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being a 28.27 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of West Ridge Road.

ZONING: The property is currently zoned Medium Density Multifamily Residential District (R-3). The adjacent zones are Agricultural and/or Open Space District (A-O), High Density Multi-Family District (R-4) and General Business District (C) to the north, Single Family Residential District (R-1) and General Business District (C) to the east, Single Family Residential District (R-1) and Mobile Home District (R-MH) to the south and High Density Multi-Family District (R-4) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-family use.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Provide street lighting plan spacing shall be at 250' max.
2. Show existing R.O.W., on W. Ridge Rd., if the total R.O.W. is less than 100' will need to provide additional ROW.
3. Type 3 barricades to be included at street offset.
4. End street in front of lot 18, at the ROW line for the HCDD No. 1.
5. Verify street cross section to meet City of Pharr standards.

EASEMENTS:

1. Show all existing easements.
2. Utility easements shall be 15' exclusive to the City of Pharr.
3. Show any gas easements for gas well if any, any gas lines locations that run through the property.

**SIDEWALK:
ADA:**

1. Modify plat note #11, A 6 ft. sidewalk with ADA ramps and landings along W. Ridge Rd. will be constructed by the developer at subdivision construction stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.

SEWER:

1. See attach comments.

DRAINAGE:

1. Verify the call out name for drain ditch south and west of property.
2. Add standard stormwater detention note and modify it to specify off-site detention by ditch widening.

OTHER:

1. Add a plat note and specify, type of fence, height and who will maintain it.
2. Add plat note: Owners to maintain ROW and perimeter of subdivision.
3. Remove gate between Lot 1.
4. Reimbursement must be paid for sewer line improvements (322.40/acre) (28.27 acres) = \$9,114.25.
5. Subdivision will be recorded in accordance to section 118-207 of the City of Pharr's Subdivision Ordinance.

This item will go before the City Commission meeting on May 20, 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: Carmel Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal 7.8 Date: January 30, 2018

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

Additional Comments:

☒ Have the proposed 8-inch waterline running with a flush valve extend found by Lot 30 and 31 connect into the existing 8-inch waterline found at The Garden Ridge Subdivision, and provided approved street names.



801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

Jose A. Villescas
Public Utilities Director



PRELIMINARY PLAT REVIEW FOR: *CARMEL ESTATES SUBDIVISION*

COMMENTS: **Initials:** J.V. / O.D.L. / R. B **FEBRUARY 1, 2018**

WATER:

- Exclusive to the City of Pharr Utility Easements need to be 15'
- All water valves need to be on Main Line for lots # 39,62,50,51
- (Detail A),(Detail B), (Detail C), (Detail D)
- On lot 's #58,59,66,67 will need to have line connections to be straight (Detail E)
- All valves to fire hydrants need to be on main line (Detail F)
- On Lot #67 will need water valve on the North side of the Tee (Detail G)
- On lot #43 will need water valve on the E. Side of the Tee (Detail H)
- Will need to connect water line from lot 30 to Brook Ridge Subdivision
- Need to provide water service details for all lots
- Follow City of Pharr Construction Standards Manual

SEWER:

- Exclusive to the city of Pharr Utility Easements need to be 15'
- Sewer main line to be 8" SDR 26
- Recommendation to redirect flow from los#7,8,9,10 to flow to the W.
- Sewer line not to connect to Brentwood Subdivision
- Will need sewer services for lot's #8 & 9
- Need to correct wording from 16" casing on lot #42
- Follow City of Pharr Construction Standards Manual

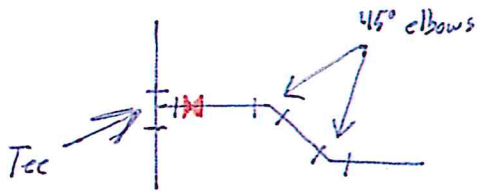
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name:_____

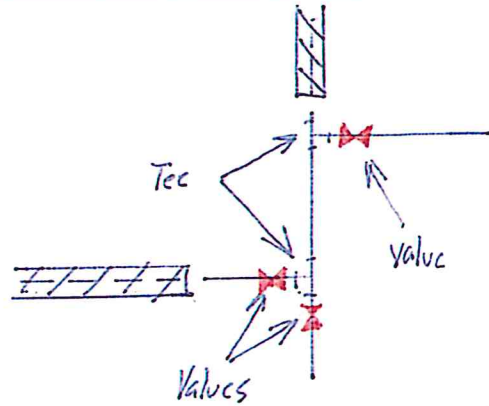
Signature:_____

Date:_____

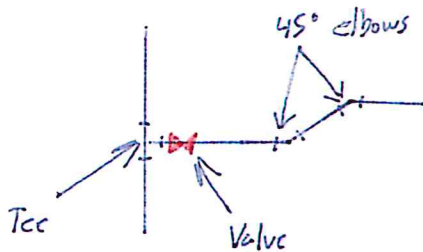
DETAIL A Lot # 39



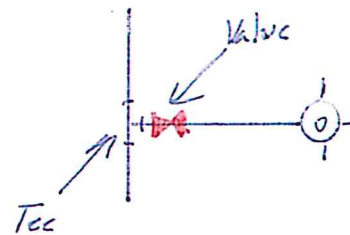
DETAIL E Lots # 58, 59, 66 + 67



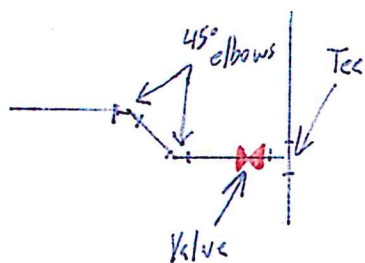
DETAIL B Lot # 62



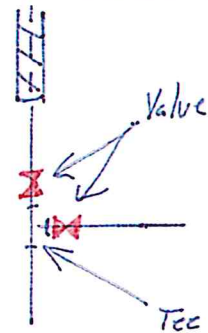
DETAIL F Fire Hydrant Detail



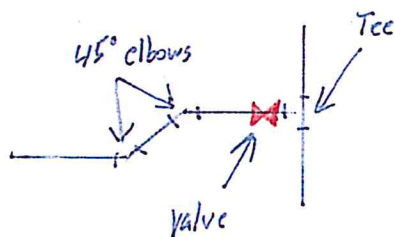
DETAIL C Lot # 51



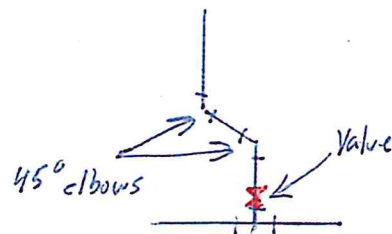
DETAIL G Lot # 67



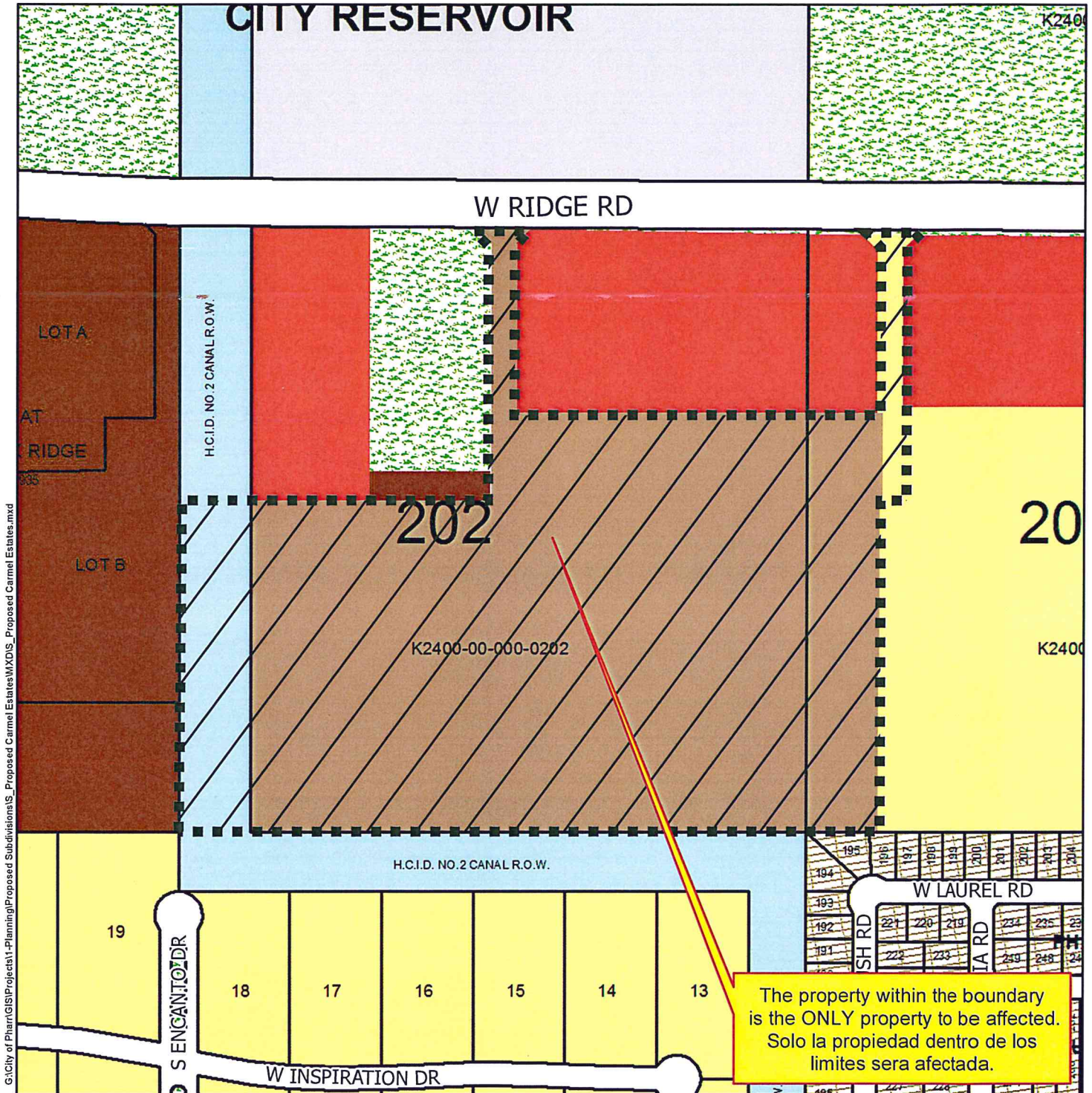
DETAIL D Lot # 50



DETAIL H Lot # 43



Revised 2-1-2018



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





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 13, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TANCITARO'S FINEST FRUIT SUBDIVISION
FILE NO. **SUB#190309**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Jose M. Flores Gonzalez, Managing Member for Tancitaro's Finest Fruit and FLMU properties, LLC, A Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Tancitaro's Finest Fruit subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 7.555 acres consisting of 5.893 acres being all of Lot B, Re-Subdivision of Lots 4, 5, 6 and 7 P.E.D.C #1 Subdivision Amended and 1.662 acres being out of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of West Bona Terra Drive.

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

PROPERTY PROPOSED USE: Existing warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Tancitaro's Finest Fruit Subdivision subject to the following conditions:

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

EASEMENTS: 1. Need to show the fee simple R.O.W., 13' & to be resolved with HCID 2.

**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. No. 1.

OTHER: 1. Need surveyor signature on plat.
2. Remove plat note #14.
3. See staff comments attached.

This item will go before the City Commission meeting on May 20, 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: **TANCITARO'S FINEST FRUIT SUBDIVISION STAFF REVIEW COMMENTS**

Reviewed By: Dago Soto, Asst. Fire Marshal Date: April 25, 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. Call out the size of water mains
2. Call out Fire Pump Building

STAFF REVIEW FOR: *TANCITARO'S SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B APRIL 24, 2019

WATER:

- OK
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- 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

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

SUBDIVISION: Tancitaros's Finest Fruit
Subdivision

DATE: April 23, 2019

REVIEW: Preliminary (plans dated: 04-12-2019)

PLAT
1. Add Note--- Owners to maintain detention/retention area.

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



SUBDIVISION: Tancitaro's Finest Fruit
Subdivision

DATE: 4/23/19

Residential/Commercial: __7.55__ acres

Staff Review:

Plat Notes:

- 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**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- A drainage report is required for all new subdivisions and/or development(s).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- 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. 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.
- Approved drainage report.
- Storm Drain plans and details.
- Erosion and sediment control plan.

Eddie Martinez

From: Javier <jl_hcid2@att.net>
Sent: Wednesday, April 24, 2019 4:16 PM
To: Eddie Martinez
Subject: TANCITAROS

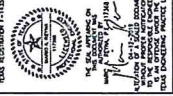
***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

The District owns a 13' strip of land going North and South on the west side of the city's easement.
60' R.O.W. Document # 1305677 S.W.D.
Blanket V 26 P 234
Need a POC of lot 375 kp

Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org

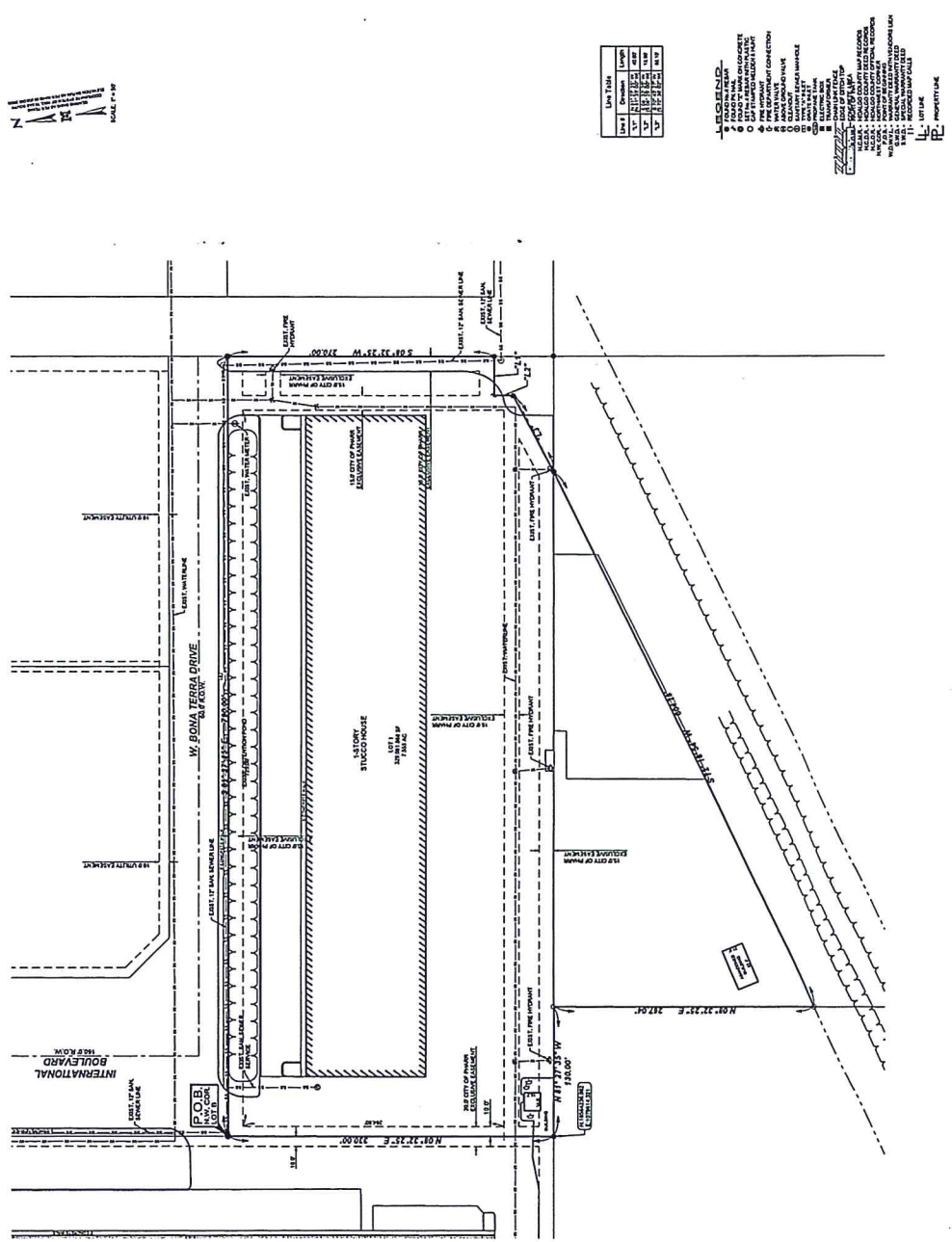
UTILITIES LAYOUT

TANCITARO'S
 FINEST FRUIT
 SUBDIVISION
 PHASE 1



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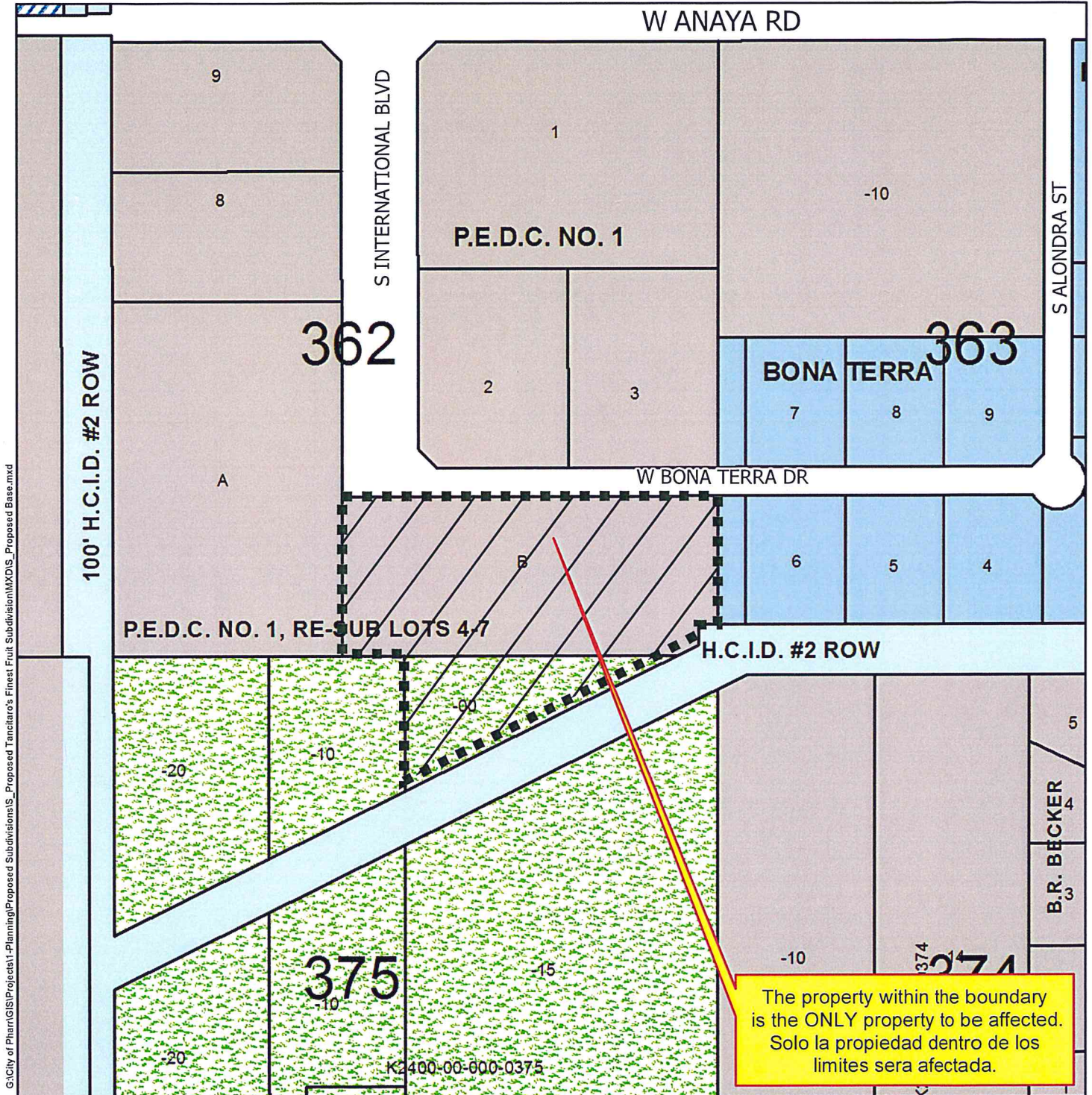
HUNT & HUNT INC.
 1111 W. UNIVERSITY - DALLAS, TEXAS 75201
 TEL: (214) 343-1001 FAX: (214) 343-1002
 WWW.HUNTANDHUNT.COM



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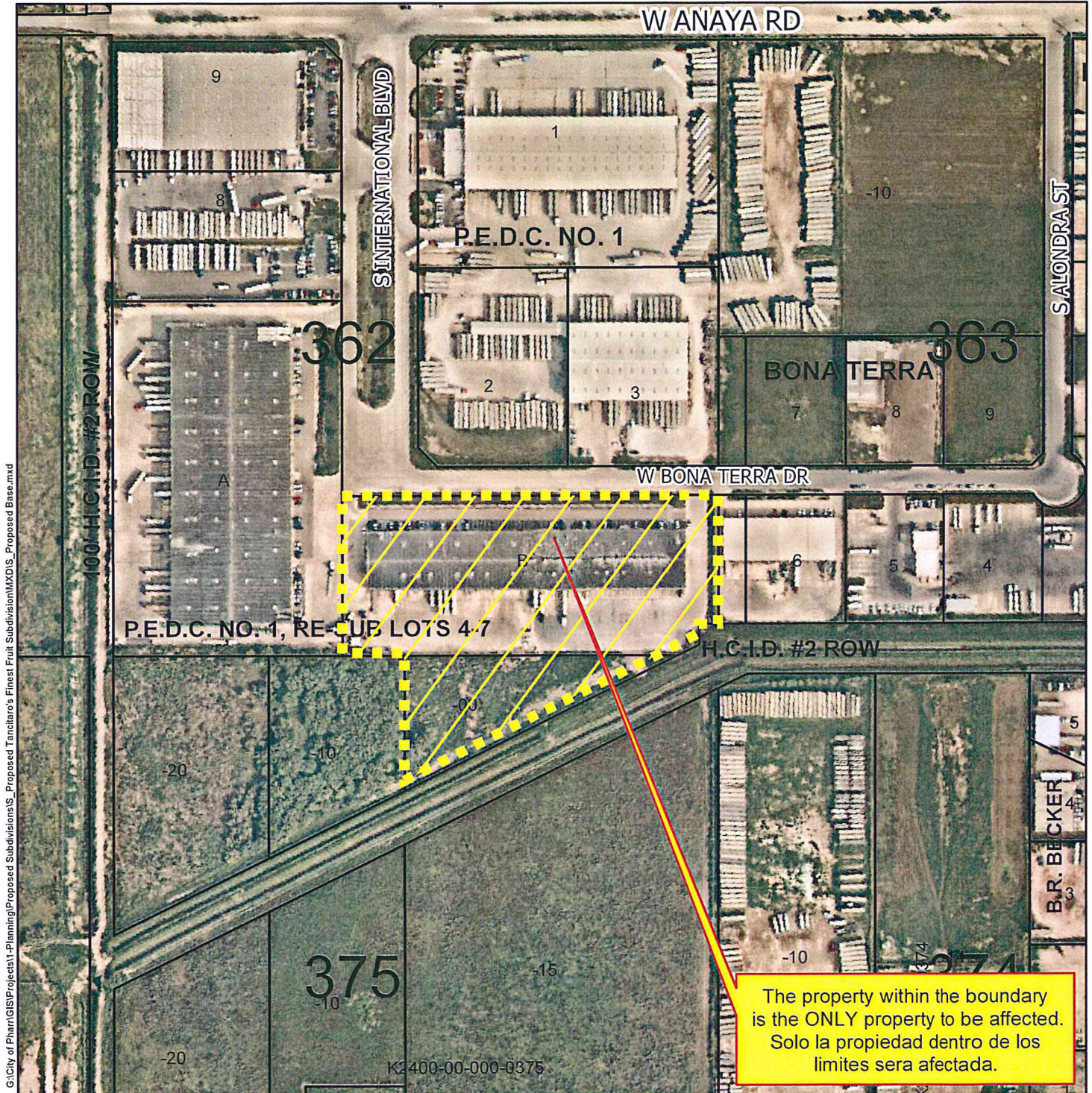
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Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial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





MEMORANDUM

DATE: MONDAY, MAY 13, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR INVESTMENT SUBDIVISION FILE NO. SUB#190305
--

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Thomas F. Phillips, President for McAllen Investment Partners, LTD., is requesting preliminary plat approval of the proposed Pharr Investment Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a replat of Lots 2, 3, 4 and 5, Block 5, Plantation South Subdivision, Unit No. 6 Amended, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of East Plantation Drive.

ZONING: The property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north, east and west 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: Multi-family.

VARIANCES: None requested.

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

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

1. Provide 20' corner clips at entrance from E. Plantation.
2. Provide 15'x15' corner clips on lots 6, 3, 2, and 14.

EASEMENTS:

1. Provide a 15' Exclusive easement to City of Pharr.
2. Need to show correct location of irrigation easement verify with H.C.I.D. #2.

**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. No. 1.

OTHER:

1. Add plat note: The homeowner's association for Lots 1 through 17 must collect dues to maintain said private street, street signs, landscape improvements in common areas, street lights electric bill and other amenities improvements for this subdivision. (if owner already has one setup to use owners wording)
2. Plat note #11, reword as per fire department comment. See attach comments.
3. Add plat note: No driveway permits allowed into E. Plantation Drive for Lots 1, 4, 5 and 15.
4. Need to show Lot 2, for beginning on N.E. corner.
5. Provide surveyors seal and signature.
6. Need to call out monuments on corner of property.
7. Provide basis of bearing.
8. Plat needs to be more legible.
9. 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: PHARR INVESTMENT SUBDIVISION STAFF REVIEW COMMENTS

Reviewed By: Dago Soto, Asst. Fire Marshal Date: April 25, 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 of 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 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:

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.
2. CORNER CLIPS IN THE ENTRANCES AND AROUND THE SUBDIVISION
3. PROVIDE DETAIL ON THE ISLAND LOCATED NEAR THE PROPOSED EMERGENCY ACCESS EXIT

STAFF REVIEW FOR: *PHARR INVESTMENT SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B **APRIL 24, 2019**

WATER:

- Utility Easements will need to be 15' exclusive to the City of Pharr
- Will need to show existing utility easements
- 8" water line on N. side of property will need to be abandoned in place (will need to install caps on N side of plantation Dr)
- Will need to show details of all water line crossings
- Will need to install 8" water line to connect on N. side of Plantation Dr (east corner of lot 5)
Will need to install 16" PVC Casing for water line crossing plantation Dr
- Water line on plantation Dr is an 8" not a 6"
- On lot 6&7 / 13&14 a tee "T" will need to be installed with a 2" reducer to service lots 7&8 and 12&13
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show details on all sewer services
- Sewer services will need to be single connections (double wye's will not be allowed)
- At lot 13 will need to install M/H not a C/O
- For lots 1&2 / 14&15 wyes will need to be set towards the proper directional flow
- Sewer main line will need to be extended to the end of the property line between lots 6&7
- Will need to install a M/H between lots 6&7
- Will need to install a 6' stub out past M/H for future development between lots 6&7
- 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: Pharr Investment Subdivision **DATE:** 4/23/19

Residential/Commercial: ____ 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.
- A drainage report is required for all new subdivisions and/or development(s).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- 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.
- Storm water drain inlets shall be spaced out to be every 500' (Maximum)
- Erosion and sediment control plan.
- No detention shall be built on top of any easement or lot lines.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)

SUBDIVISION: Pharr Investment Subdivision **DATE:** April 23, 2019

REVIEW: Preliminary (plans dated: 04-12-2019)

PLAT
1. Note No. 4---Revise to say... "A 5.0' side walk with ADA compliant wheelchair ramps and landings shall be required along the south side of E. Plantation Drive at building permit phase". 2. Note No. 8 Please verify City of Pharr benchmark; Northing should be <u>16600687.202.</u> 3. Note No. 9---Revise to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution discharge elimination system (TPDES)". 4. Note No. 10--- Revise to say... "Landscaping as per City of Pharr ordinance". 5. Add Note--- Owners to maintain detention/retention area. 6. Add Note---Owners to maintain R.O.W. and perimeter of entire subdivision. 7. Missing Professional Land Surveyor Seal.

SITE PLAN
1. Provide all pertinent City of Pharr details (utility line, bedding, stormwater drainage).

DRAINAGE
1. Drainage report shall reflect a (50 year) post development minus the (10 year) predevelopment storm runoff as per H.C.D.D. No. 1. 2. Drainage plan to be reviewed and approved at building permit stage. 3. Drainage report to be reviewed and approved by H.C.D.D. No. 1

ADDITIONAL COMMENTS

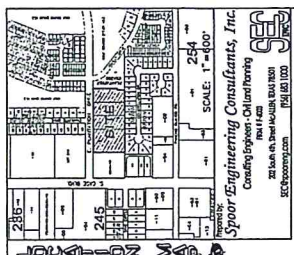
Eddie Martinez

From: Javier <jl_hcid2@att.net>
Sent: Wednesday, April 24, 2019 4:24 PM
To: Eddie Martinez
Subject: Pharr Investment

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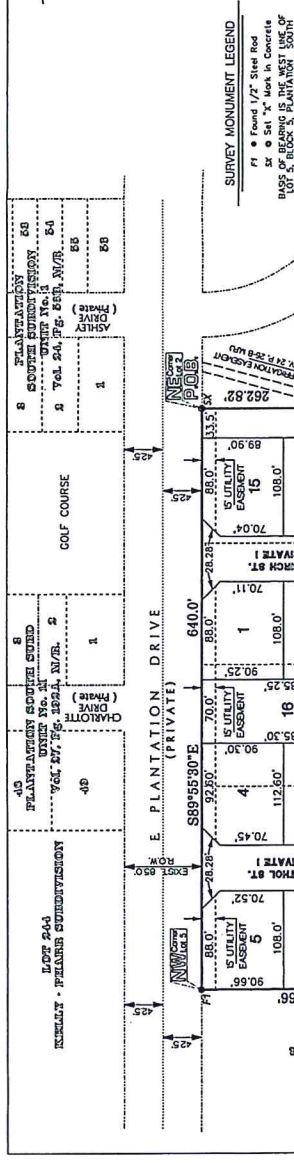
1. Blanket R.O.W. V. 19 P. 257
2. 15" pipe runs along East and South side of property V.16 P. 5 .
3. There is an easement that intersects lot 17 and 13 in an angle.
4. No retention pond shall be built on top of easement.
5. I need a point of beginning referred back to main block and lot.

Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org



MAP OF PHARR INVESTMENT SUBDIVISION

BEING A REPLAT OF LOTS 2, 3, 4, AND 5, BLOCK 5, PLANTATION SOUTH SUBDIVISION, UNIT NO. 6, AMENDED, City of Pharr, Hidalgo County, Texas, According to plat recorded in Volume 24, Page 568, Map Records, Hidalgo County, Texas. Containing 5.02 acres of land, more or less.



STATE OF TEXAS,
COUNTY OF HIDALGO,
I, THOMAS F. PHARR, Mayor of the City of Pharr, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat recorded in Volume 24, Page 568, Map Records, Hidalgo County, Texas.

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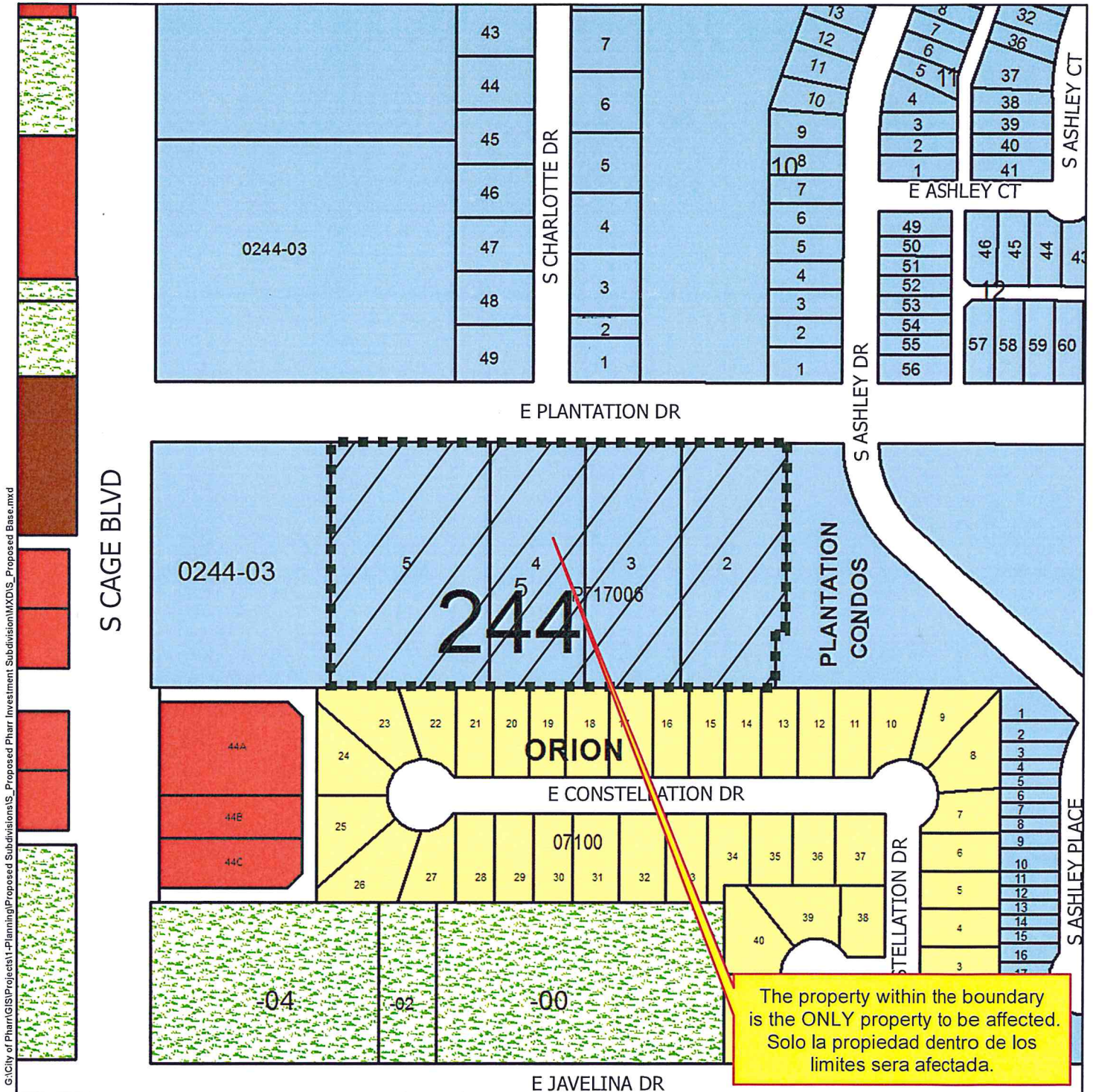
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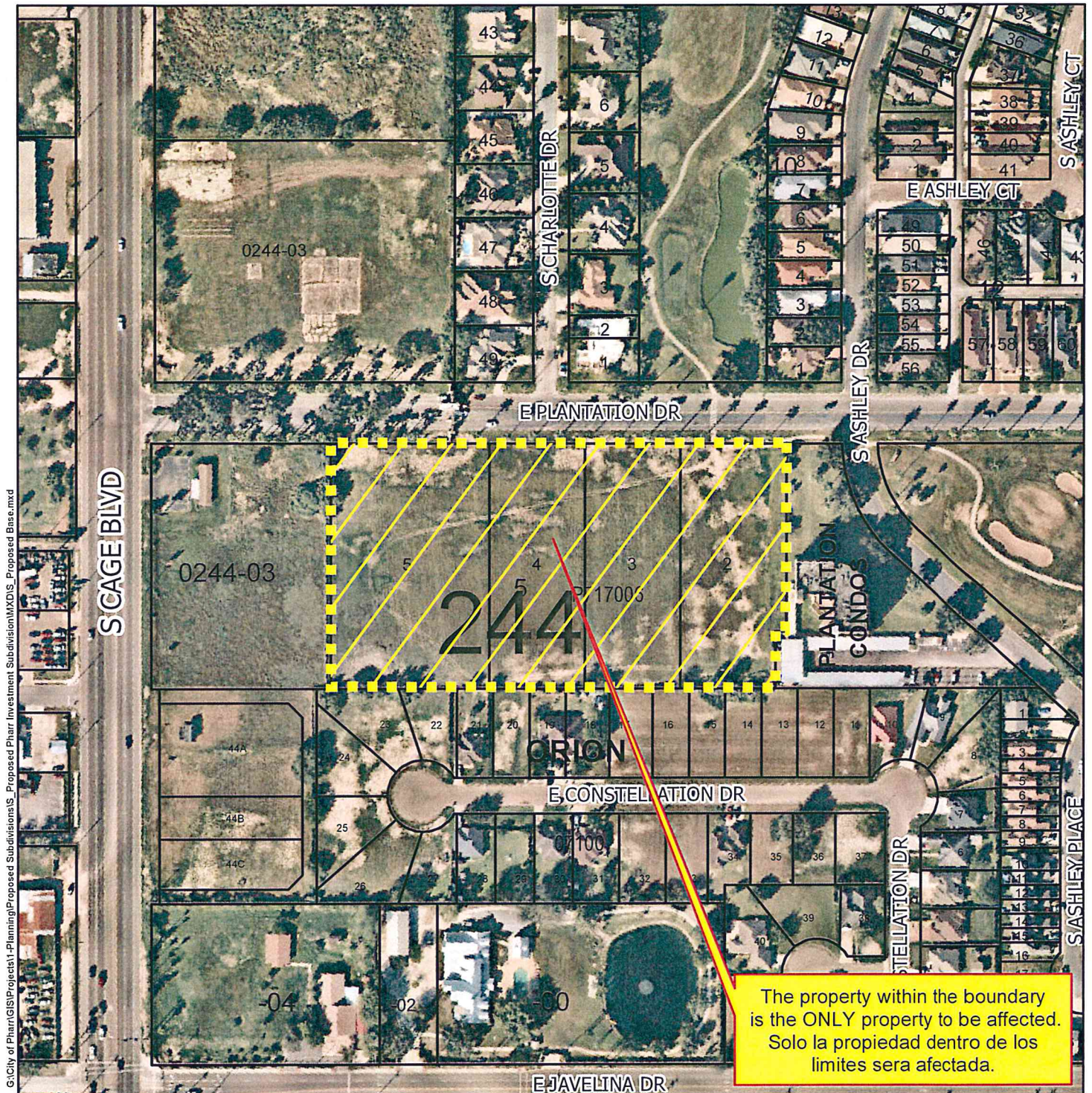
NOTES:

1. ALL FINISH FLOOR ELEVATIONS SHALL BE 8 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF PHARR ZONING ORDINANCE.
3. THE PROPERTY SHALL BE SUBJECT TO THE EASEMENTS, RIGHTS AND COVENANTS SET FORTH IN THE PLAT RECORDED IN VOLUME 24, PAGE 568, MAP RECORDS, HIDALGO COUNTY, TEXAS.
4. 50' SIDEWALK WITH ADA RAMPS AND LANDSCAPING IS REQUIRED ALONG THE ENTIRE PERIMETER OF THE SUBDIVISION.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF 10,000 SQUARE FEET IS REQUIRED FOR DETENTION. THE ENGINEER OF RECORD FOR THIS USE, THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE DETENTION DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
6. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE LOCATED BY A 1/2" DIAMETER BY 16" LONG STEEL ROD.
8. THE PROPERTY IS LOCATED IN THE 100' AND 150' ZONING DISTRICTS.
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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 | |





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





MEMORANDUM

DATE: MONDAY, MAY 13, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JG CUSTOMS FORWARDING 2 SUBDIVISION
FILE NO. **SUB#190203**

GENERAL INFORMATION:

APPLICANT: CLH Engineering, Inc., representing Jose M. Guerra Cantu, Managing Member for KASAVA, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed JG Customs Forwarding 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being the west 9.93 acres of land of Lot 8, Closner Subdivision of Porcion, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of East Military Highway.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) to the north, Agricultural Open Space District (A-O) to the east, Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the south and Limited Industrial District (L-I) to the west. 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 JG Customs Forwarding 2 Subdivision subject to the following conditions:

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

1. Verify the R.O.W. on Military Hwy. and provide letter if any or no additional R.O.W. is required. (RMA or TxDot)
2. Need to verify the S. Juniper St. R.O.W.

EASEMENTS:

1. Need to clear easements or move for better reading.
2. Provide a 5' landscaping easement on the west and south of property. (within property)
3. On corner clip the easement shall follow the corner clip.

**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.

OTHER:

1. Provide recorded subdivisions on location map.
2. Need engineer and surveyor seal and signature on plat.
3. 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: **JG CUSTOMS FORWARDING 2 SUBDIVISION STAFF REVIEW COMMENTS**

Reviewed By: Dago Soto, Asst. Fire Marshal Date: April 25, 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 of 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 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:

1. Shall require 2 additional Fire Hydrants first one on northwest corner of subdivision the second one southeast corner along Military HWY.
2. Fire Hydrants shall be every 300 feet in commercial areas
3. Show existing fence on the westside subdivision
4. Show existing Utilities

STAFF REVIEW FOR: *J G CUSTOMES FOWARDING 2 SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B APRIL 24, 2019

WATER:

- Utility Easements will need to be 15' exclusive to the City of Pharr
- Will need to show existing utilities for the adjacent property
- Will need to show proper sizing of the water lines
- Will only allow 1 water service for lot
- Water line on S. side of the property will need to be 12" DR18 C900 (as per City of Pharr Master Plan)
- Will need to provide details on water line services on S. side of the property
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show flow elevations to all M/H's
- Will only allow 1 sewer service for lot
- Will need to leave a proposed stub out 6' past M/H for future development on M/H located on the S.E. corner of 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: _____



SUBDIVISION: JG Custom Forwarding 2
Subdivision

DATE: 4/23/19

Residential/Commercial: __9.93__ 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**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- A drainage report is required for all new subdivisions and/or development(s).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- 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. digital USB for review, 3 hard copies 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.
- Erosion and sediment control plan.
- Discharge permit.
- No detention shall be built on top of any easement or lot lines.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: JG Customs Forwarding 2
Subdivision

DATE: April 23, 2019

REVIEW: Preliminary (plans dated: 04-12-2019)

PLAT

1. Note No. 4--- Use City of Pharr benchmark monument #9:
Northing:16564970.016, Easting:1083132.670, Elevation:88.63.
2. Remove Note No. 6
3. Note No. 7--- Revise to say... "Erosion and sediment control during construction shall be in accordance with Texas Pollution Discharge Elimination System (T.P.D.E.S.)".
4. Missing Professional Engineers Seal
5. Missing Professional Land Surveyors Seal

SITE PLAN

1. Proposed detention pond on the north side of the lot is not allowed on 30' irrigation easement as per H.C.I.D. No. 2.
2. The project engineer will need to coordinate with TXDOT for submitting letter for requesting R.O.W.

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

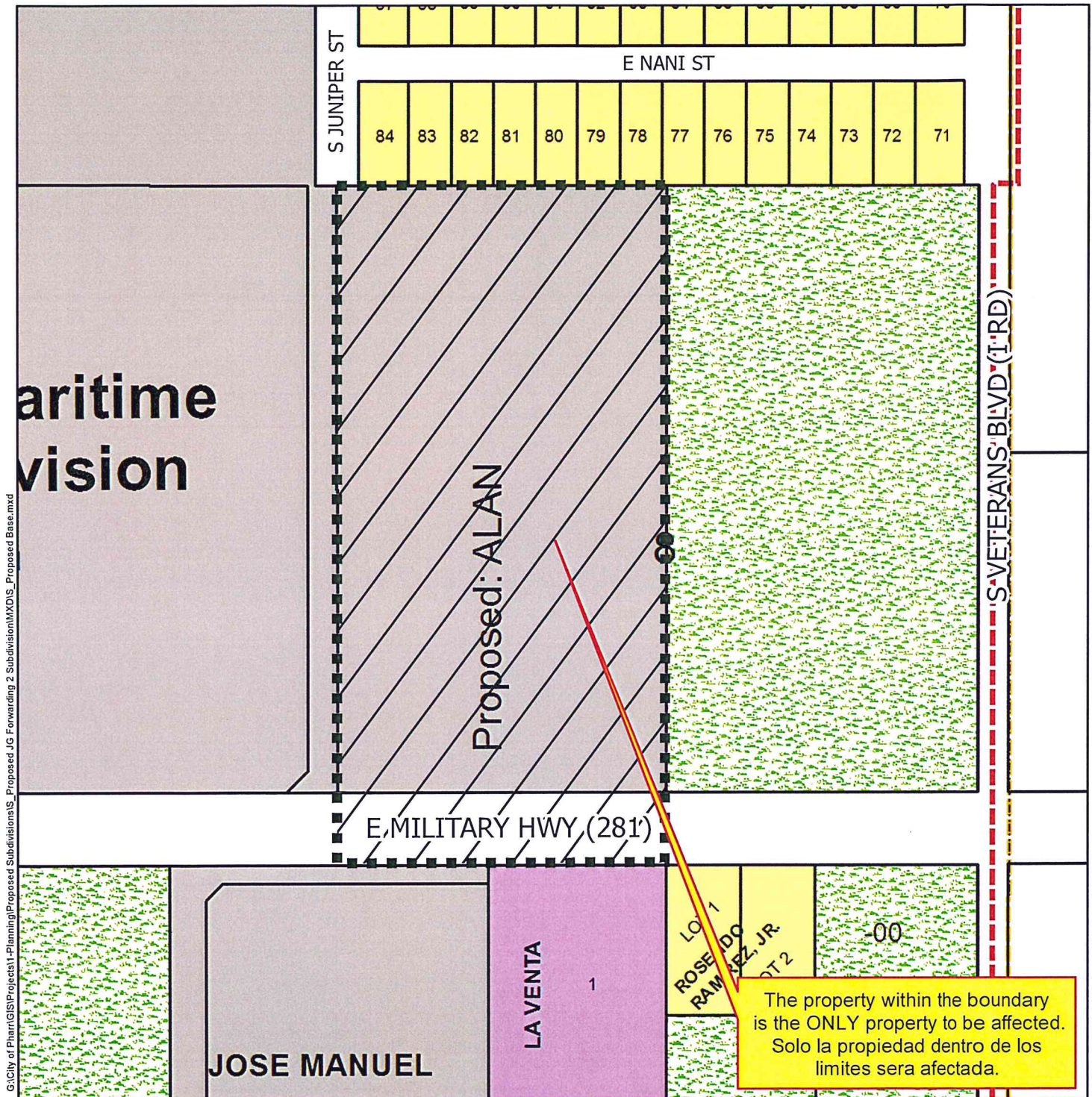
Eddie Martinez

From: Javier <jl_hcid2@att.net>
Sent: Wednesday, April 24, 2019 4:29 PM
To: Eddie Martinez
Subject: JG CUSTOMS

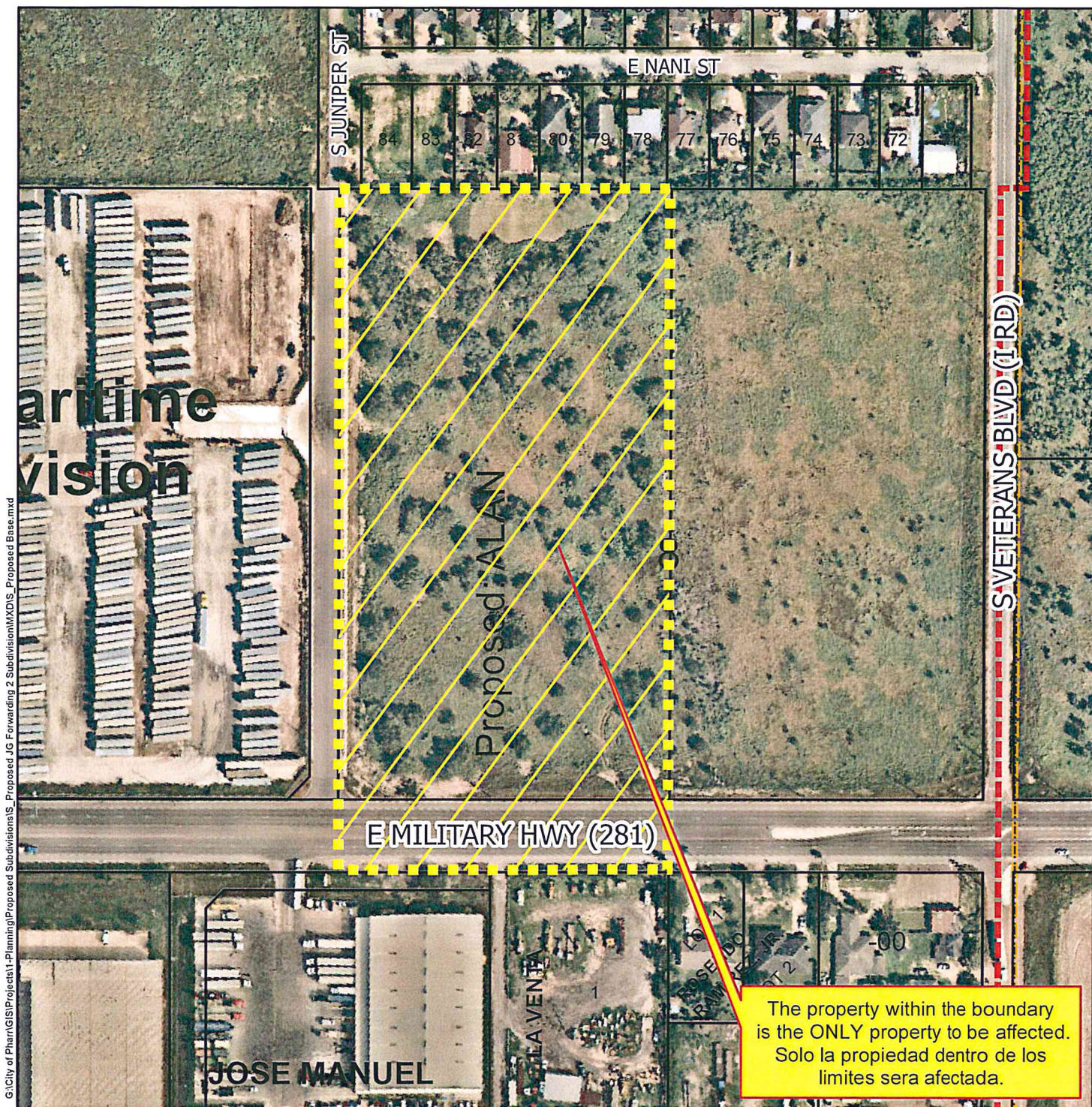
***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

1. Blanket R.O.W. V. 20 P. 471
2. Flat rate owed \$ 3119.00
3. Must provide 24" casing crossing under juniper road
4. Need Deed

Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org



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



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Solo la propiedad dentro de los limites sera afectada.

