



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 10, 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 May 28, 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) 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 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. **CUP#190317 (TABLED)**

2) 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)**

3) W. D. Moschel 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 General Business District (C). The property is legally described as being a 3.32-acre tract of land, more or less, out of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1527 South Jackson Road. **COZ#190532**

4) Shatt3r House has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as being a 0.085-acre tract of land, more or less, out of Lot 10, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Newcombe Avenue (Park Avenue). **CUP#190533**

5) Destiny Through Christ Church, Inc., a Texas Nonprofit Corporation, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being all of Lots 1, 2, and 4, out of the Replat of Lot 1, Mexican Fiesta Subdivision and Lot 1, Mexican Fiesta Subdivision Unit No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 1302 West Nolana Loop. **CUP#190430**

D. PLATS:

1) Salinas Engineering & Associates, representing Richard L. Wolf and wife, Sherry L. Wolf, owners, are requesting preliminary and final plat approval of the proposed Valentina Subdivision. The property is legally described as being a 1.25 gross acre tract of land out of Lot 8, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Ferguson Avenue. **SUB#190411**

2) Melden & Hunt Inc., representing Herbert L. Levine, Manager for McAllen Levcal LLC, is requesting preliminary and final plat approval of the proposed 2nd replat of replat of vacated Car-Mel subdivision, vacated El Central Mall No. 3 and 4 Subdivisions. The property is legally described as being a 49.684 acres being all of Lots 1A, 2A, 3A and 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of North Jackson Road. **SUB#190512**

3) 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**

4) Nain Engineering, L.L.C., representing Jorge Kamel, President for 1500 Hall Acres, L.L.C., is requesting preliminary plat approval of the proposed 1500 Hall Acres Subdivision. The property is legally described as being a 13.785 acre tract of land out of Lots 5 and 6, Block 8, A.J. McCOLL Subdivision and Lot 113, Dunlyn Estates Phase II, Pharr, Hidalgo County, Texas. The property is within the 1500 Block of West Hall Acres Road. **SUB#170924**

E. ANNOUNCEMENTS/OTHER BUSINESS:

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

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

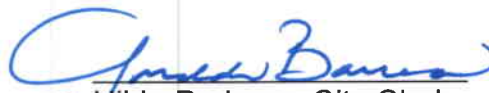
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 7th day of June, 2019 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 28, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 28, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Rafael Munguia Andy Castro

ABSENT: Jonathan Larraga Romeo Robles
 Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: John Rigney, City Attorney
 Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Roy Rodriguez, Interim Building Official
 Rita Galvan, Administrative Assistant
 Iris Mata, Secretary

ITEM A. CALL TO ORDER

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

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MAY 13, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez **moved** to approve the minutes of May 13, 2019. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) **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)**

Della Robles, Planner I, stated the item would remain tabled.

- 2) **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.

- 3) **ANGEL R. ROJAS 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 OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.16 ACRE TRACT OF LAND, OUT OF, LOT 340, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7905 SOUTH CAGE BOULEVARD. COZ#190427**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and east was rezoned to Heavy Commercial District (H-C) on April 19, 1994. Upon annexation into the city limits, the property to the west was zoned to Two-Family Residential District (R-2) on December 15, 1987 and on December 16, 1986, the property to the south was zoned to Single-Family Residential District (R-1). This area is generally designated for commercial use in the Land Use Plan. She further reported five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Office Professional District (O-P) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Juan Garza, representing Angel Rojas, applicant, stated they were proposing the change of zone for a small building, twenty-five (25) by twenty (20), for professional business use. He further stated the building would include paving, handicap ramp, landscaping and retention areas, with approved permit, to comply with the City. Mr. Garza prompted the Commission for further questions.

Chairman, Danny Wylie, confirmed no further questions.

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 Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Office Professional District (O-P). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) M.A.S. ENGINEERING LLC., REPRESENTING JORGE IVAN GARZA VALDEZ, PRESIDENT OF AZJOR TRUCK & EQUIPMENT, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED AZJOR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.81 ACRE TRACT OF LAND OUT OF LOT 92, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4000 AND 5000 BLOCK OF NORTH IH 69C. SUB#180615**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east and west and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed AZJOR Subdivision subject to the conditions.

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

There being no discussion Rafael Munguia moved to **approve** the request for final plat approval of the proposed AZJOR Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried by unanimously.

- 2) **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**

Eddie Martinez, Planner II, stated the applicant requested to withdraw the subdivision and no action was needed.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Charlie Ramirez moved to **adjourn**. Rafael Munguia second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____

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 approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

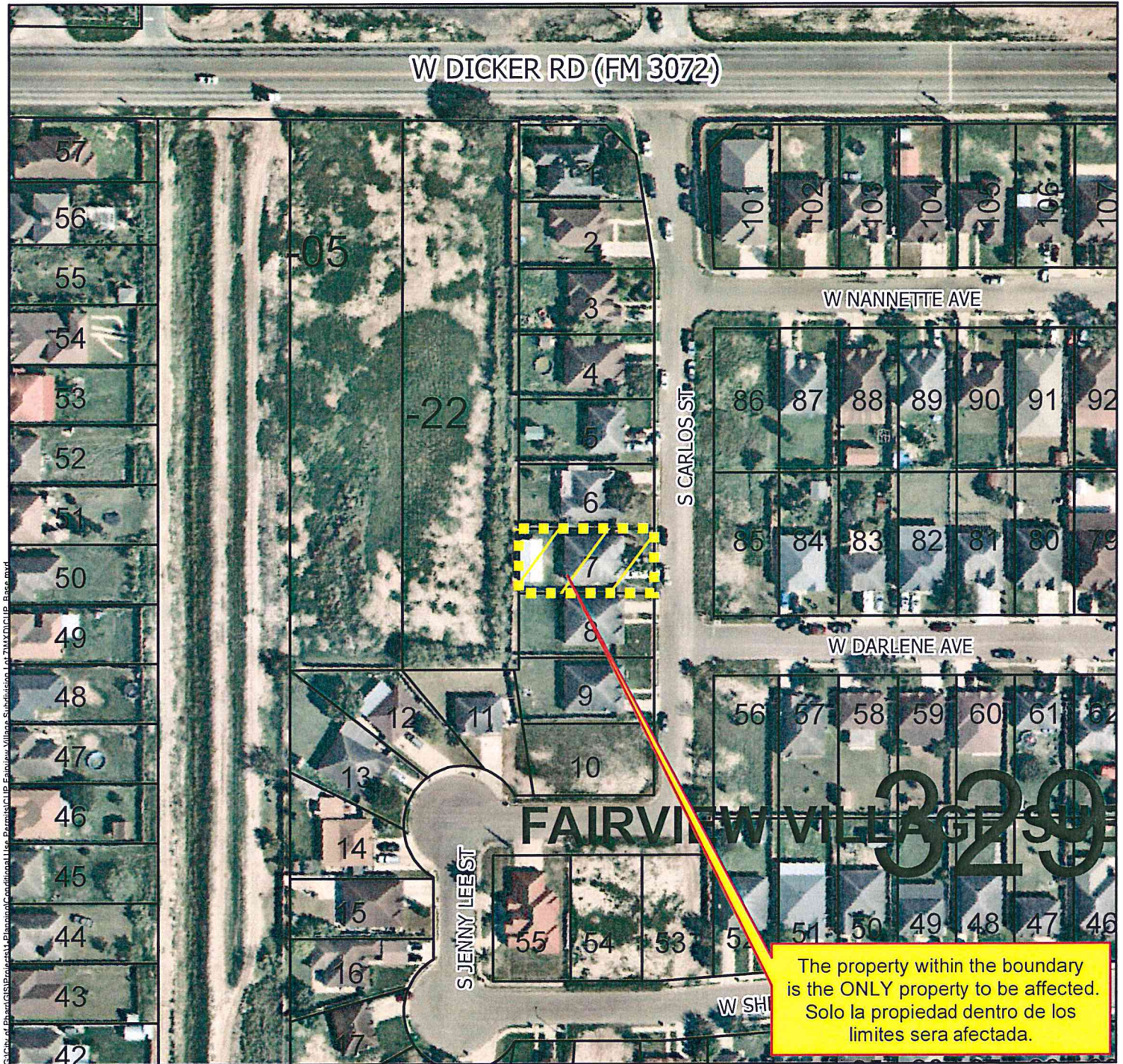
Forty (40) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Two (2) people called in, one (1) for information only and another in favor of the item.

**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 **June 17, 2019 at 4:00 p.m.**



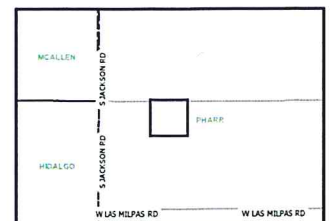
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

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

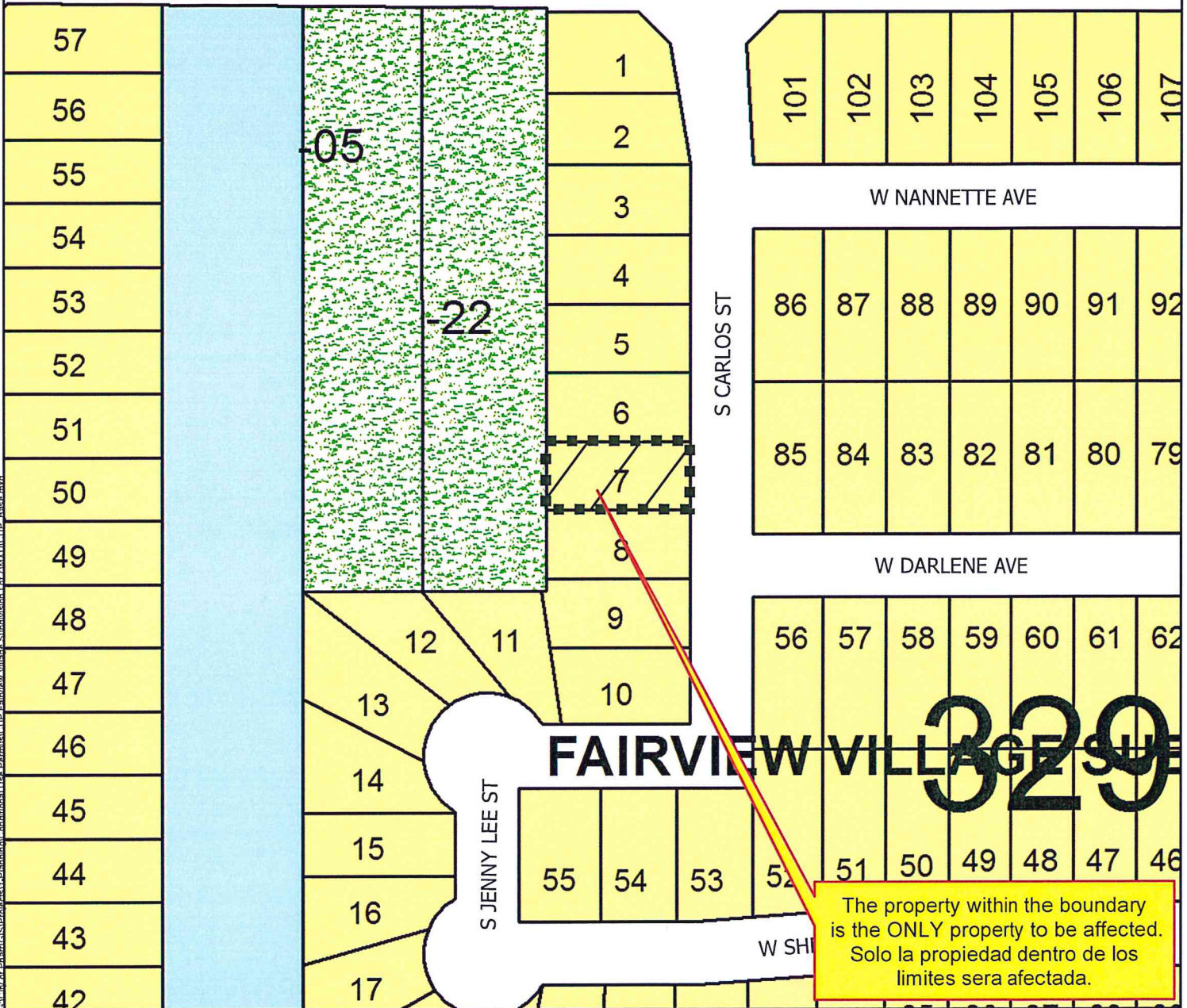
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

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



W DICKER RD (FM 3072)



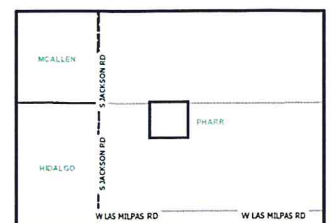
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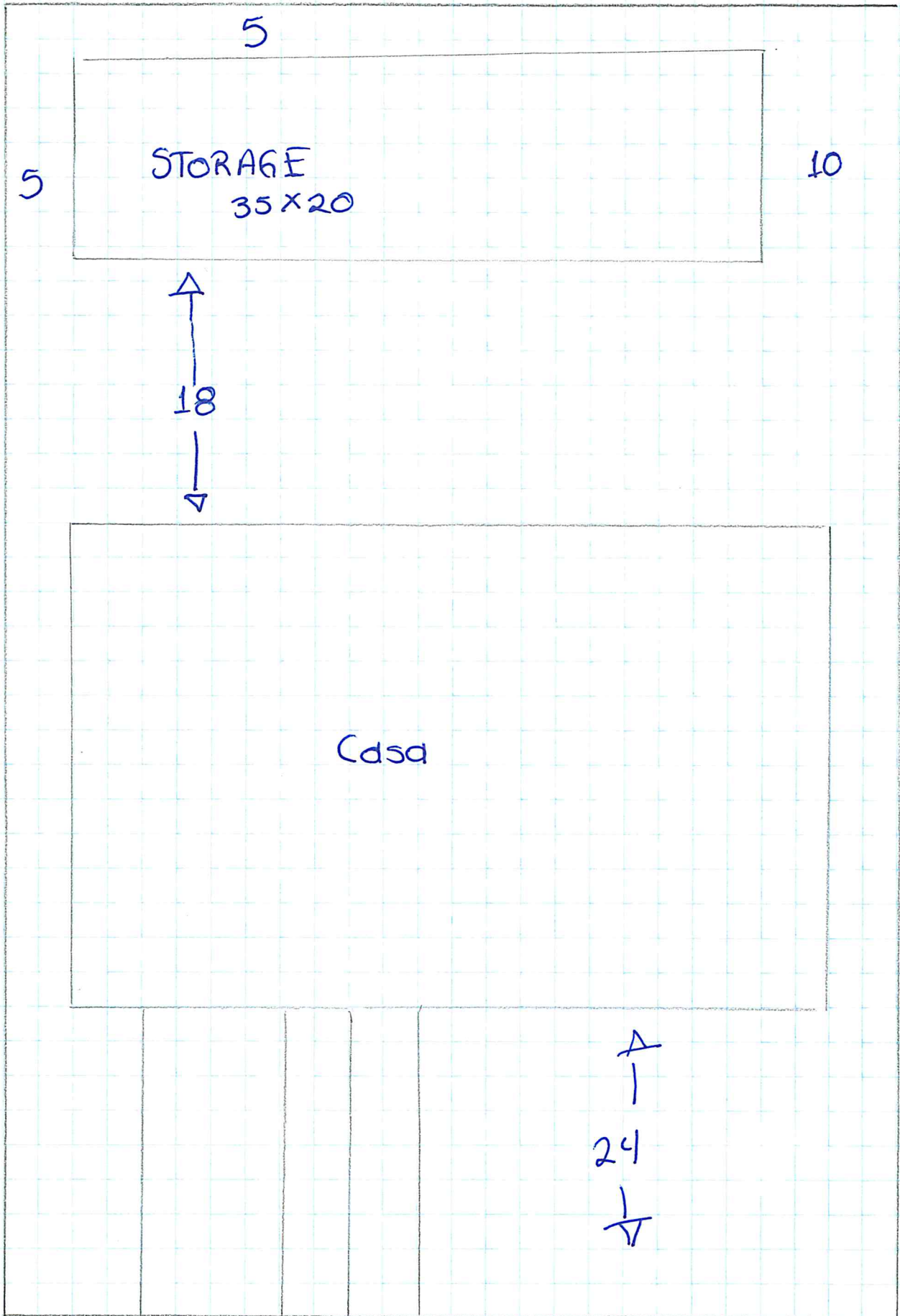
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54



1/3

S. Carlos St





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 25, 2019

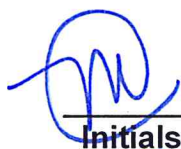
ROUTE TO BOARD:

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

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

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

3/19/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

3-19-19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 25, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4): Being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **(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 is located on the south side of the 1500 Block of West Ridge Road and 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 fronts West 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 property to the north is zoned Agricultural and/or Open Space District (A-O) and on March 05, 1996, the property to the south was re-zoned to Single-Family Residential District (R-1). On March 06, 2012, a portion of the property to the west was re-zoned to General Business District (C) and on April 21, 2015, the remaining portion was re-zoned 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 re-zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property since that time. 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 one (1) telephone call for information only.

Development Services is recommending **approval** of the request to re-zone to High-Density Multi-Family District (R-4) 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 is scheduled to go before the City Commission Meeting of **June 17, 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

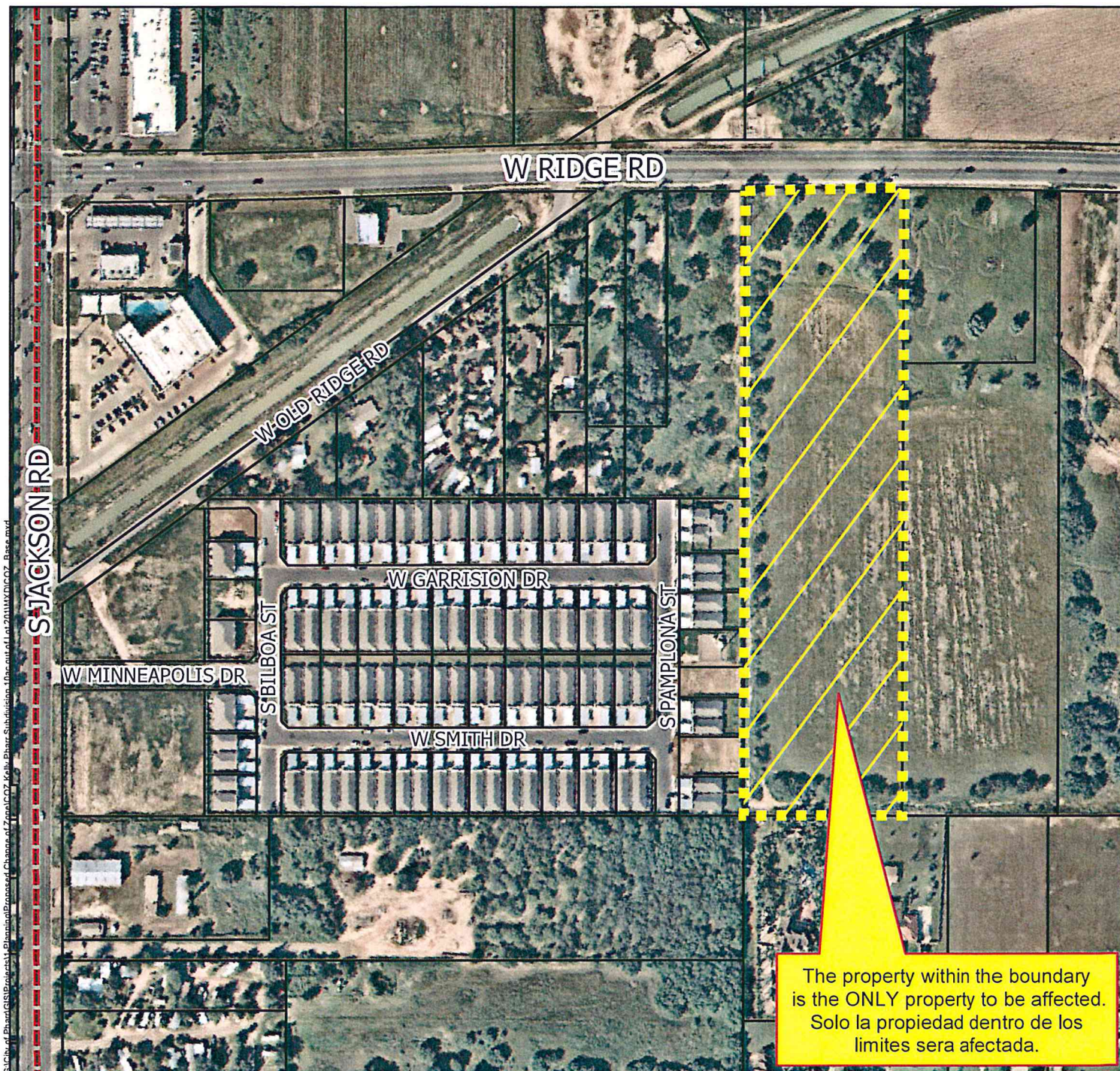
The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

PREPARED BY

March 5, 2019

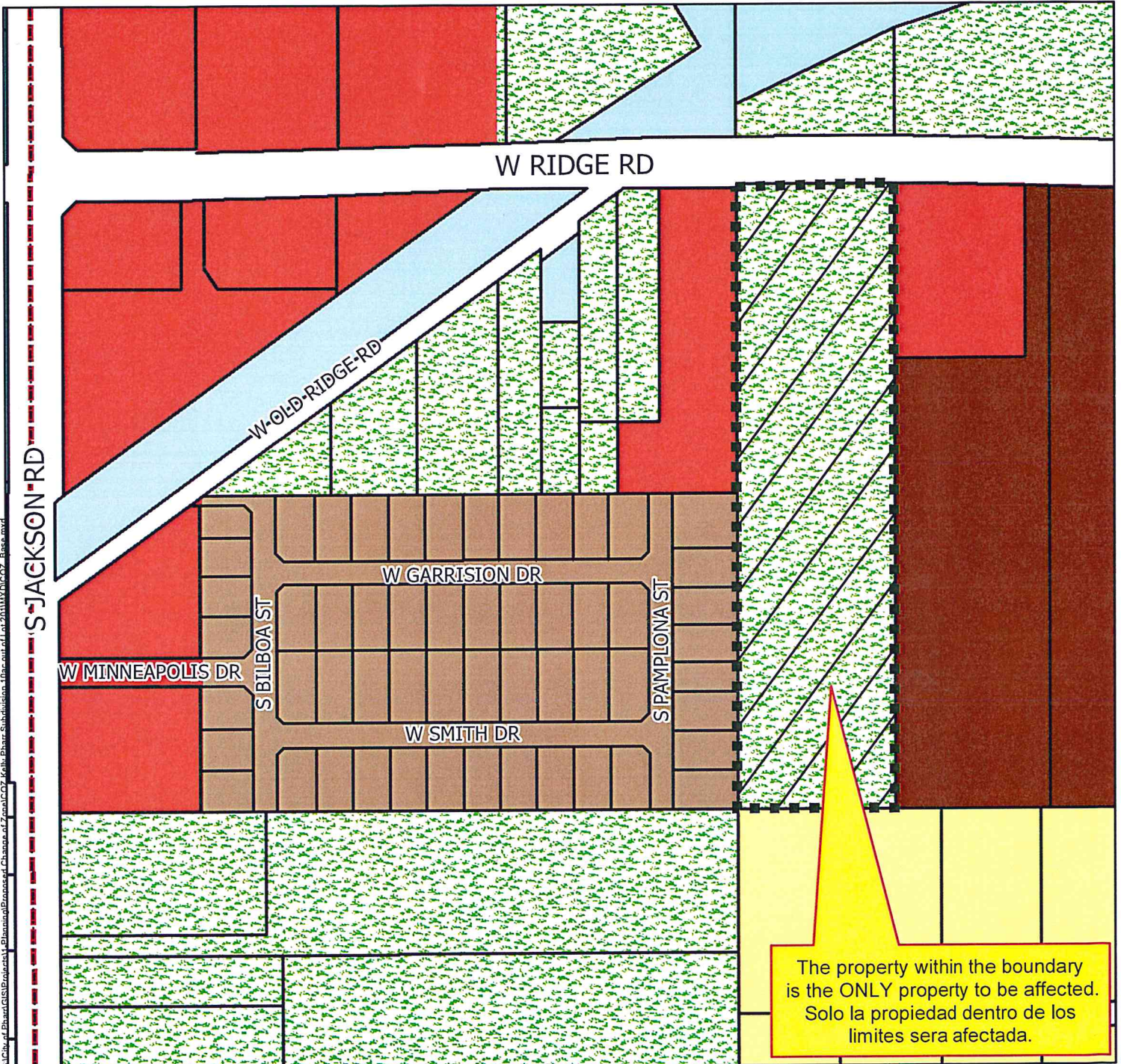
DATE



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

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





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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| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

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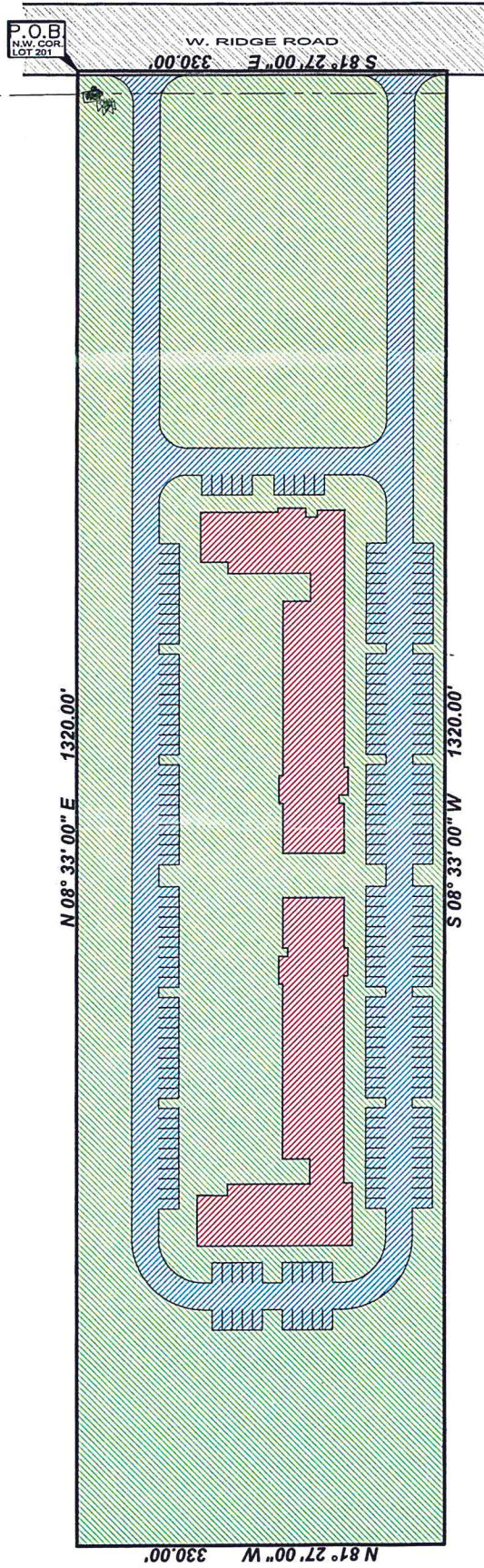


 BEARING BEARS AS PER TEXAS

 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

 ELEVATION DATUM AS PER NAD 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





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 10, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190532

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 03, 2019

1. Applicant: W.D. Moschel, owner.
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).
3. Nature / Intent of Request: In order to develop and construct a commercial soccer training facility on said property.

4. Routing to Staff:

A. Melanie Cano, Director

[Signature]
Initials

6/6/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

6-6-19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 10, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being a 3.32-acre tract of land, more or less, out of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1527 South Jackson Road.
--

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

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

DESCRIPTION OF PROPERTY:

W.D. Moschel 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 General Business District (C) in order to develop and construct a commercial soccer training facility on said property.

The subject site is located on the east side of 1527 South Jackson Road and is legally described as being a 3.32-acre tract of land, more or less, out of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Jackson Road, a 120'-150' principal arterial which runs north and south with a posted speed limit of 40-55 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). A portion of the surrounding property to the north was re-zoned to General Business District (C) and the other portion was re-zoned Medium-Density Multi-Family District (R-3) on April 21, 2015. The property to the south and east is zoned Agricultural and/or Open Space District (A-O) and the city limits lie to the west. The property is generally designated for commercial and single-family use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Fourteen (14) 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 General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 17, 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

W.D. Moschel, owner

APPLICANT

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

CURRENT ZONE

1527 South Jackson Road

ADDRESS

Genral Business District (C)

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 31, 2019

DATE

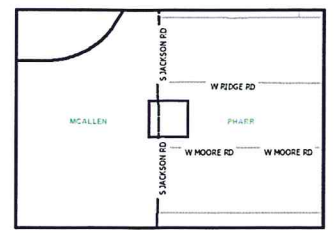
Proposed Change of Zone
 AJ McColl Subdivision, Block 8, 3.32ac out of Lot 7
 W.D. Moschel



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 | |
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

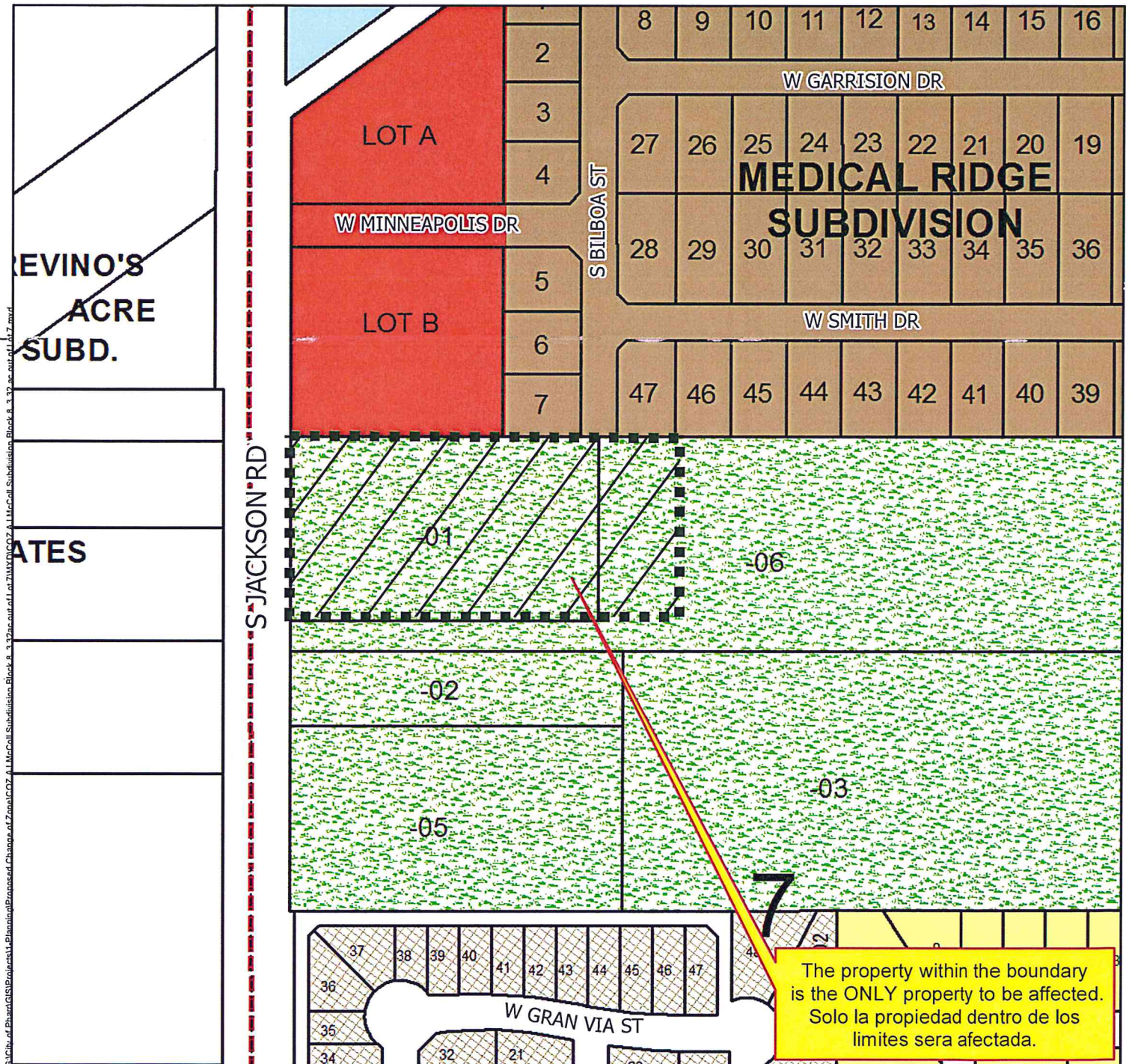
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City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 5/9/2019

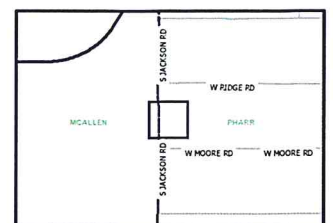
Scale: 1 inch = 200 feet

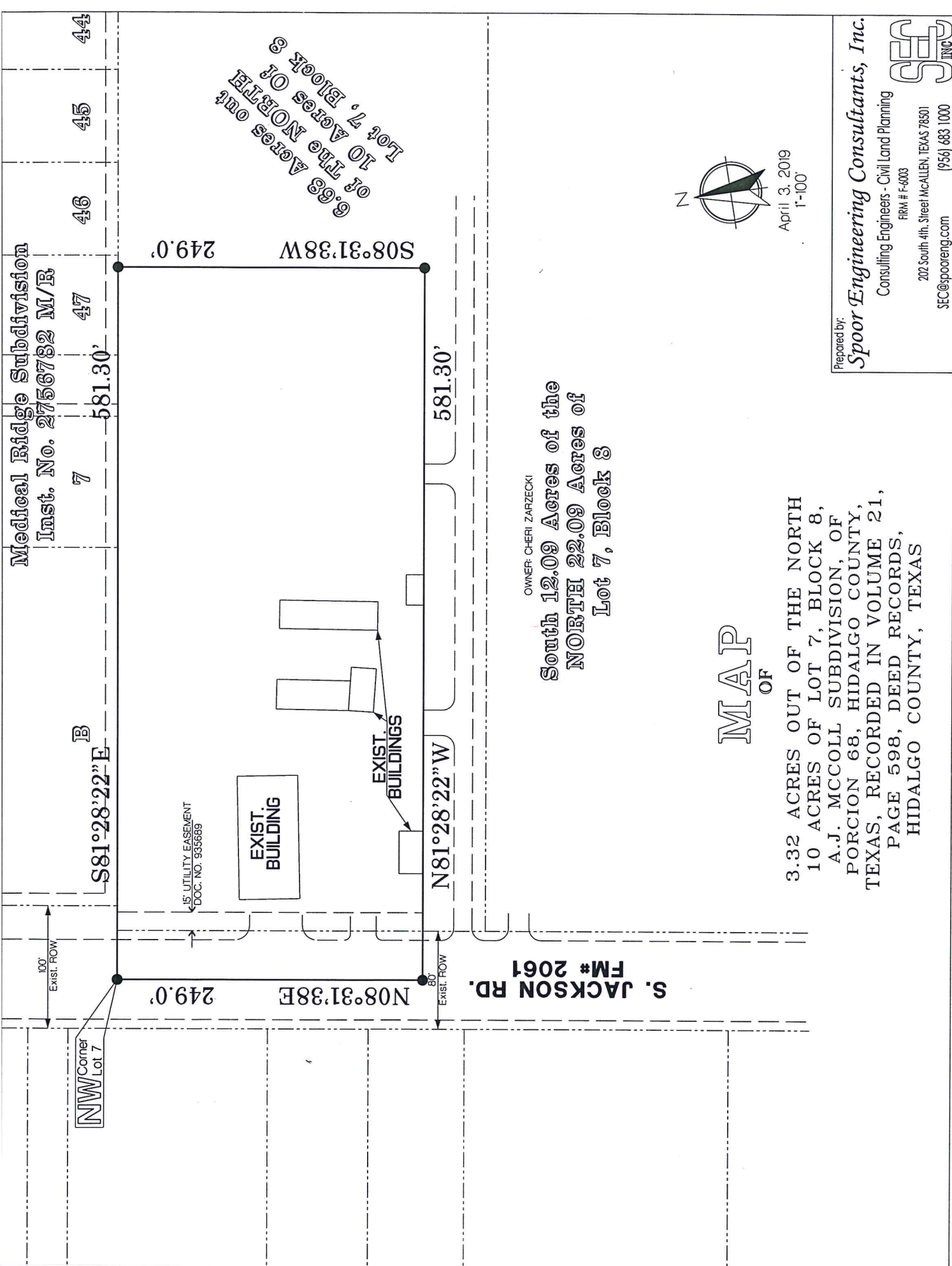




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Medical Ridge Subdivision
Inst. No. 2756782 M/R

7 46 45 44

581.30'

249.0'

S08°31'38"W

249.0'

100' Exist. ROW

NW Corner Lot 7

15' UTILITY EASEMENT
DOC. NO. 935689

EXIST. BUILDING

EXIST. BUILDINGS

N81°28'22"W

581.30'

80' Exist. ROW

N08°31'38"E

249.0'

S. JACKSON RD.
FM# 2061

OWNER: CHERI ZARZECKI

South 12.09 Acres of the
NORTH 22.09 Acres of
Lot 7, Block 8

MAP
OF

3.32 ACRES OUT OF THE NORTH
10 ACRES OF LOT 7, BLOCK 8,
A.J. MCCOLL SUBDIVISION, OF
PORCION 68, HIDALGO COUNTY,
TEXAS, RECORDED IN VOLUME 21,
PAGE 598, DEED RECORDS,
HIDALGO COUNTY, TEXAS

6.68 Acres out
of the NORTH
10 Acres of
Lot 7, Block 8

April 3, 2019
1"=100'

Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th, Street McAllen, TEXAS 78501
SEC@spooreng.com (956) 683 1000



MEMORANDUM

DATE: MONDAY, JUNE 10, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR ABC FILE NO. CUP#190533 (SHATT3R HOUSE)

GENERAL INFORMATION:

APPLICANT: Shatt3r House has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as being a 0.085-acre tract of land, more or less, out of Lot 10, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 115 East Newcombe Avenue (Park Avenue).

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, south, east and 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:	Pending Re-inspection of the Conditional Use Permit.

HEALTH DIVISION:

Pending Re-inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from 12:00 pm to 2:00 am daily.

NOTIFICATION OF PUBLIC:

Thirty (30) 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:

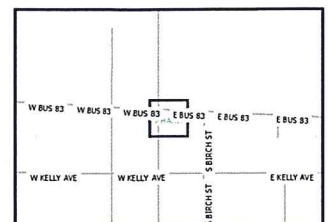
Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

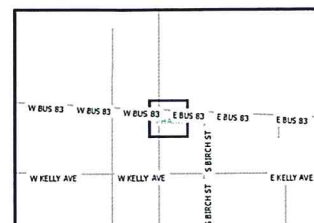
NOTE: This item will go before the City Commission Meeting of **June 17, 2019 at 4:00 p.m.**



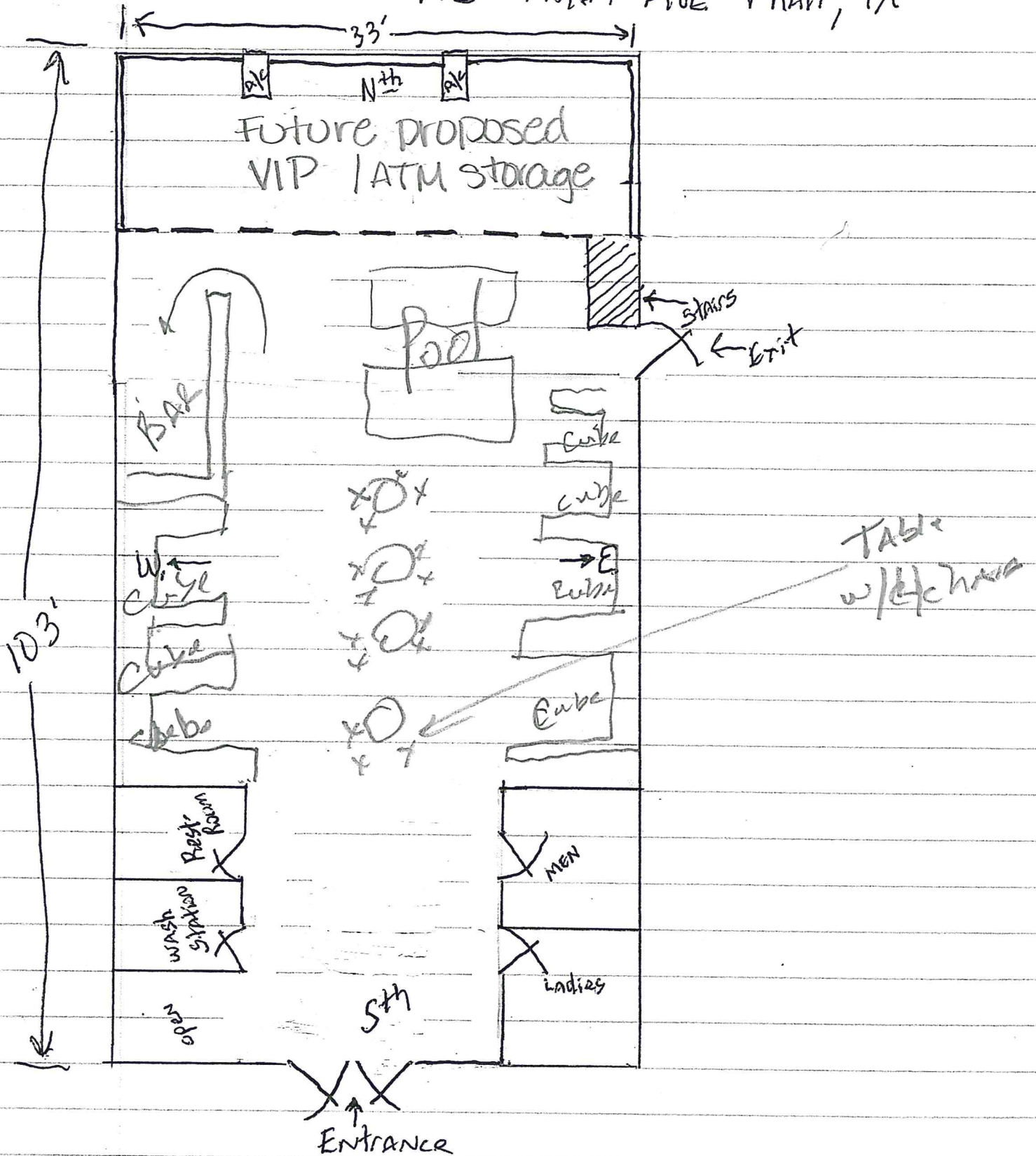
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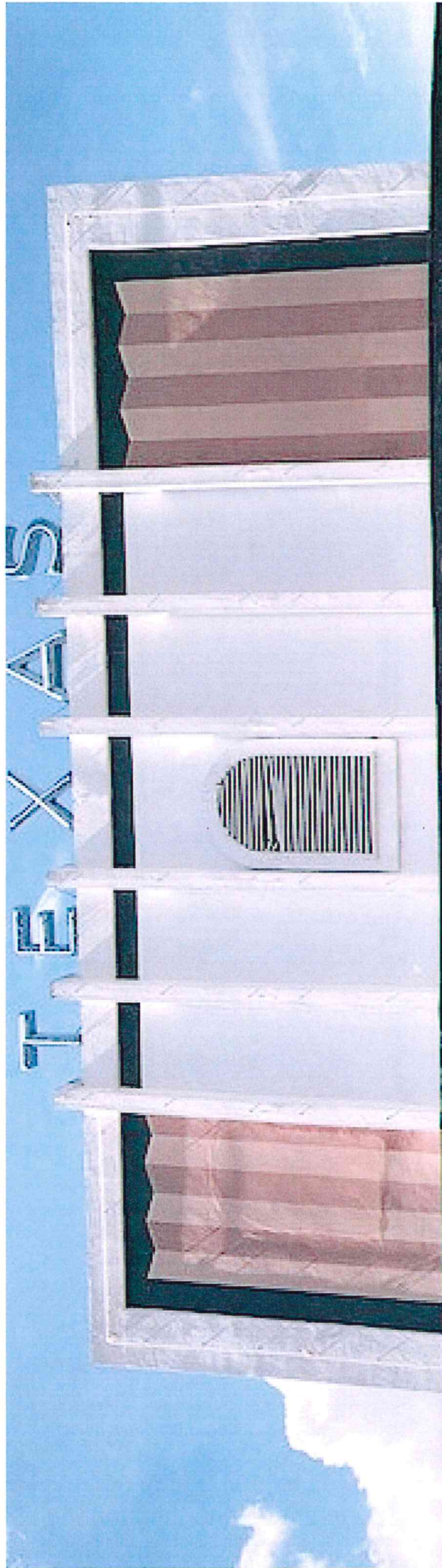
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115 PARK AVE Pharr, TX



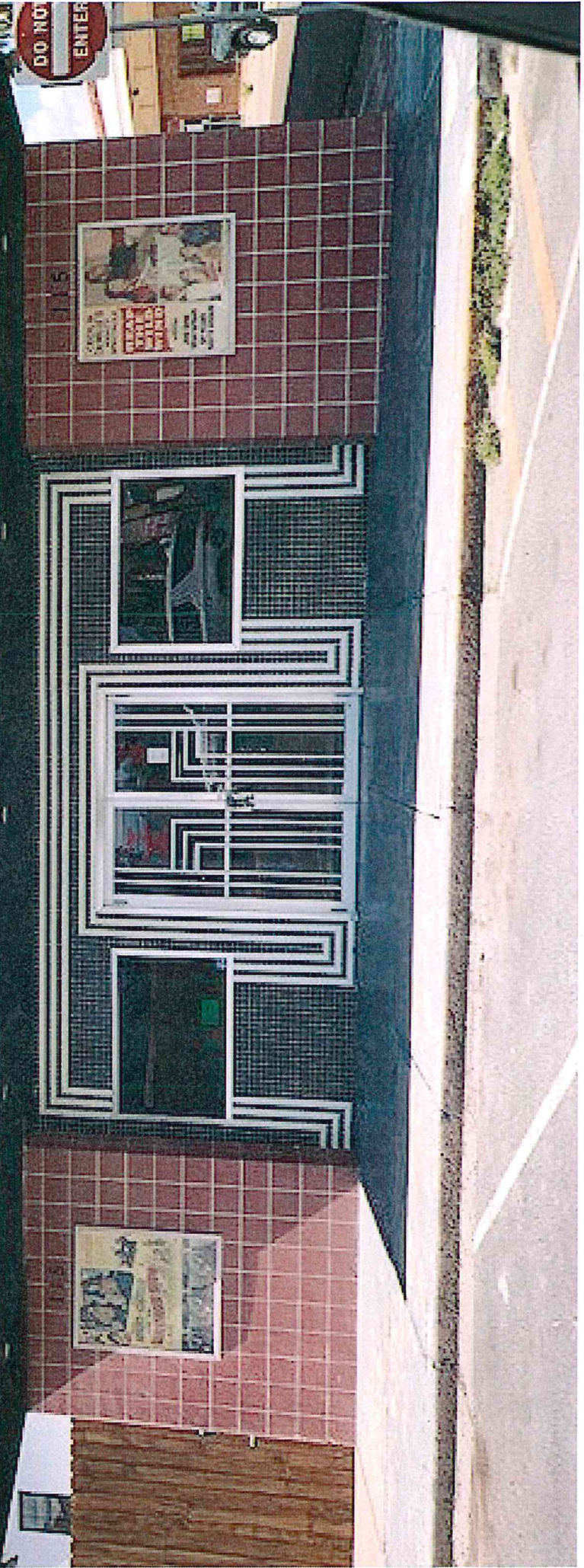


TEXAS THEATER BALLROOM

HOOKAH BAR

TATTOO & BARBER SHOP

COMING SOON SMOKE SHOP



MEMORANDUM

DATE: MONDAY, JUNE 10, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH FILE NO. CUP#190430 (DESTINY THROUGH CHRIST CHURCH, INC.)

GENERAL INFORMATION:

APPLICANT: Destiny Through Christ Church, Inc., a Texas Nonprofit Corporation, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 1, 2, and 4, out of the Replat of Lot 1, Mexican Fiesta Subdivision and Lot 1, Mexican Fiesta Subdivision Unit No. 2, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1302 West Nolana Loop.

ZONING: The property is currently zoned General Business District (C). The surrounding area for Lots 1 & 2 are zoned General Business District (C) to the north, south and east and city limits lie to the west. The surrounding area for Lot 4 is Agricultural and/or Open Space District (A-O) to the north, General Business District (C) to the east and west, and General Business District (C) and Single-Family Residential District (R-1) to the south. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending Re-Inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Eighteen (18) 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.

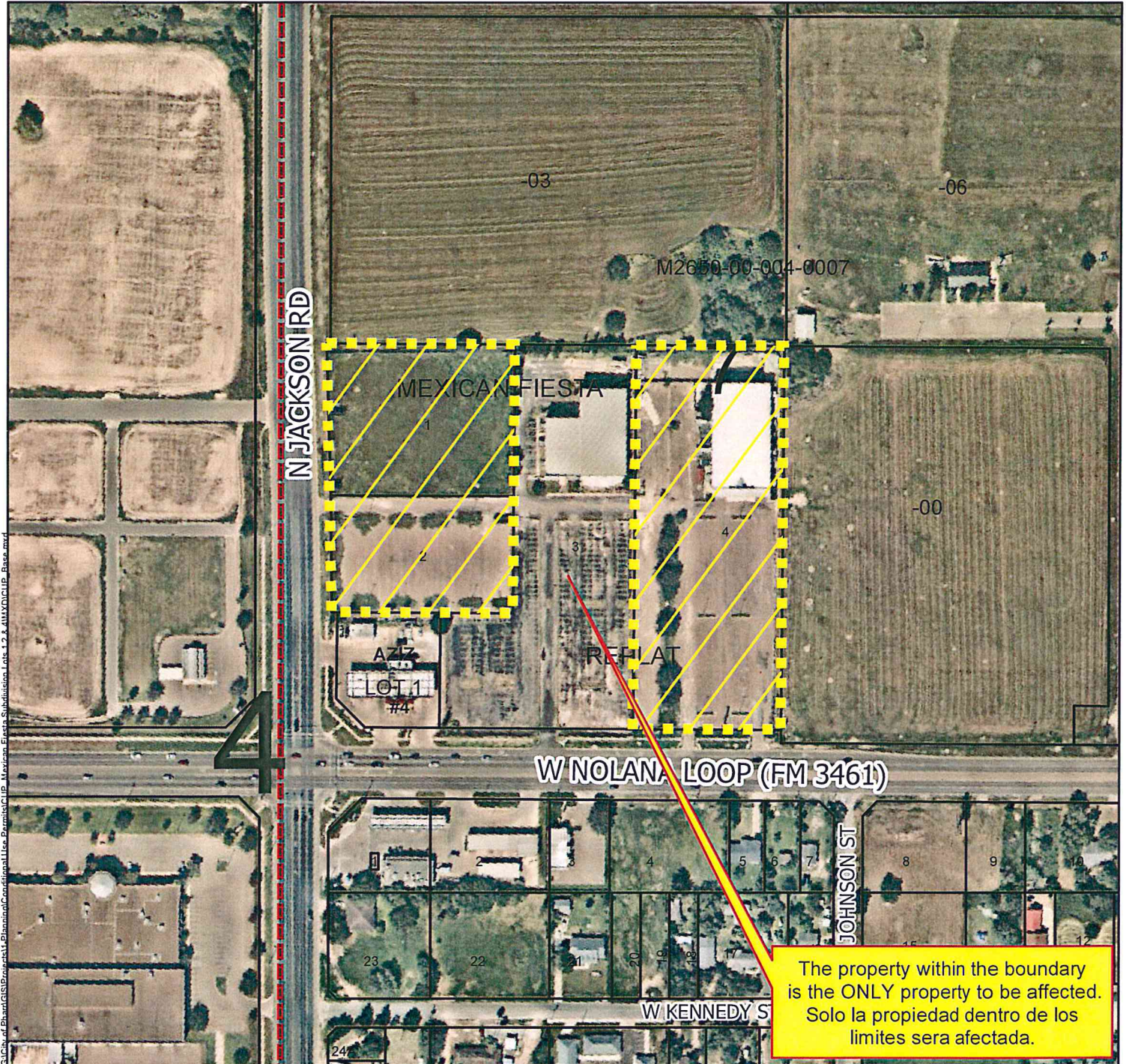
**DEVELOPMENT
SERVICES**

RECOMMENDATION:

Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C) subject to the following conditions:

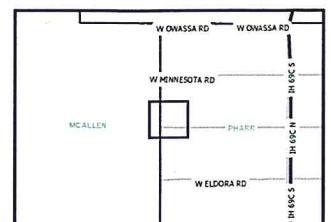
1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required, and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - 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.

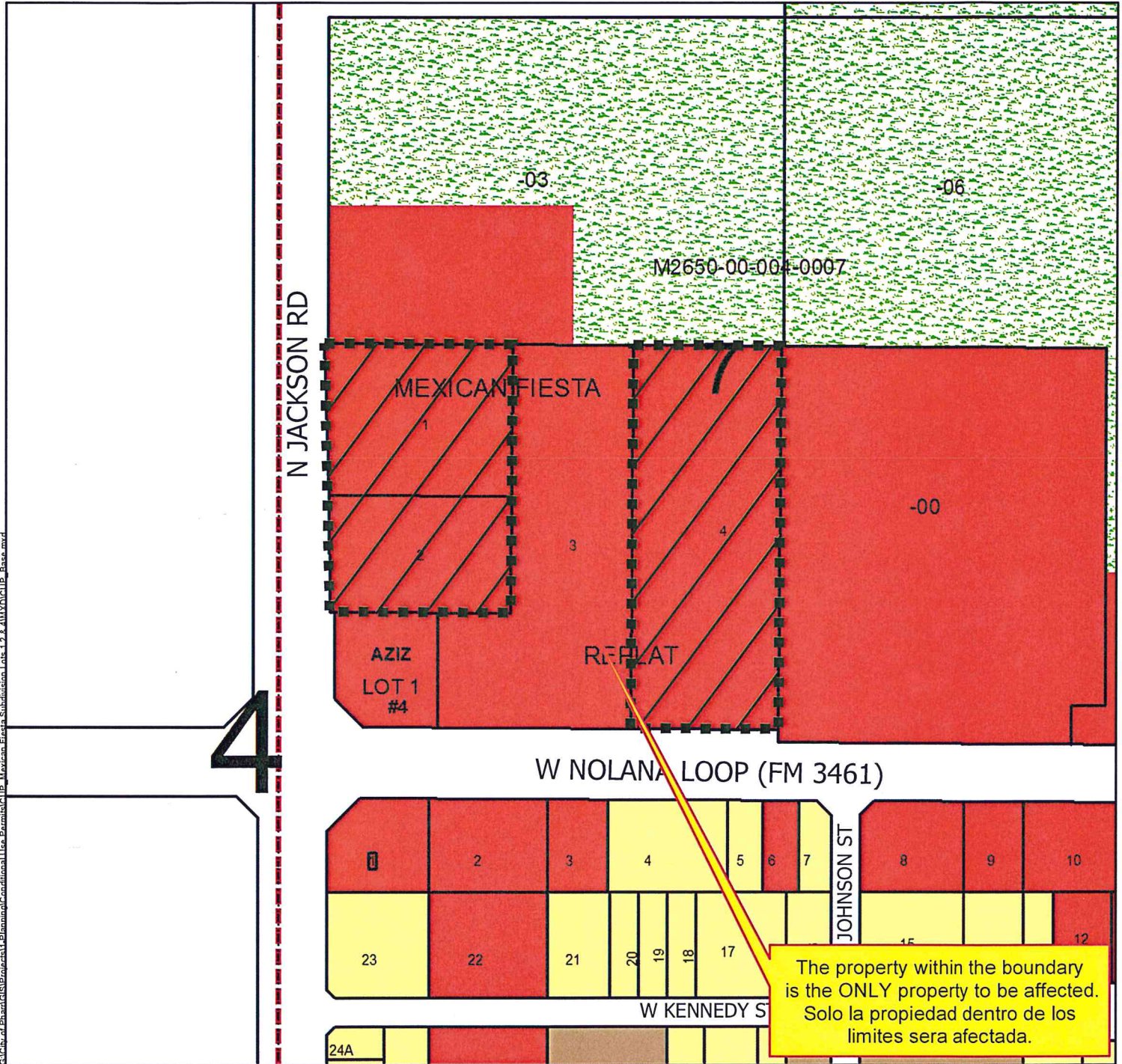
NOTE: This item will go before the City Commission Meeting of **June 17, 2019 at 4:00 p.m.**



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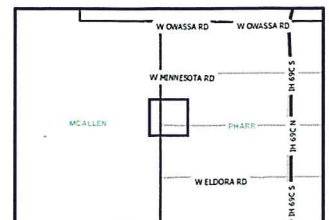
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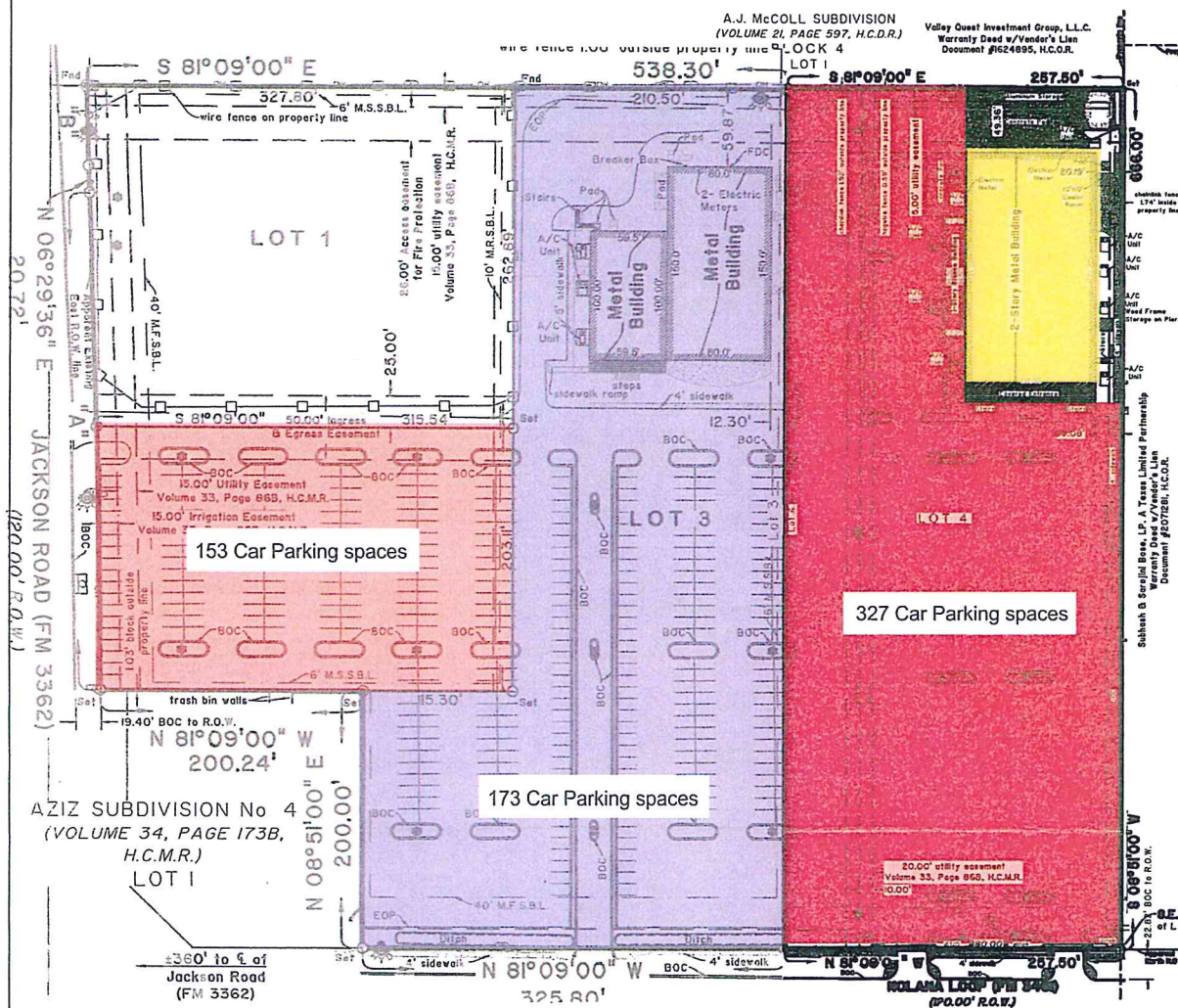




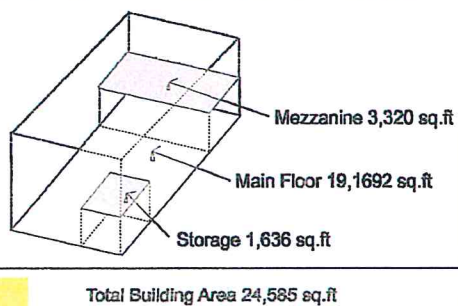
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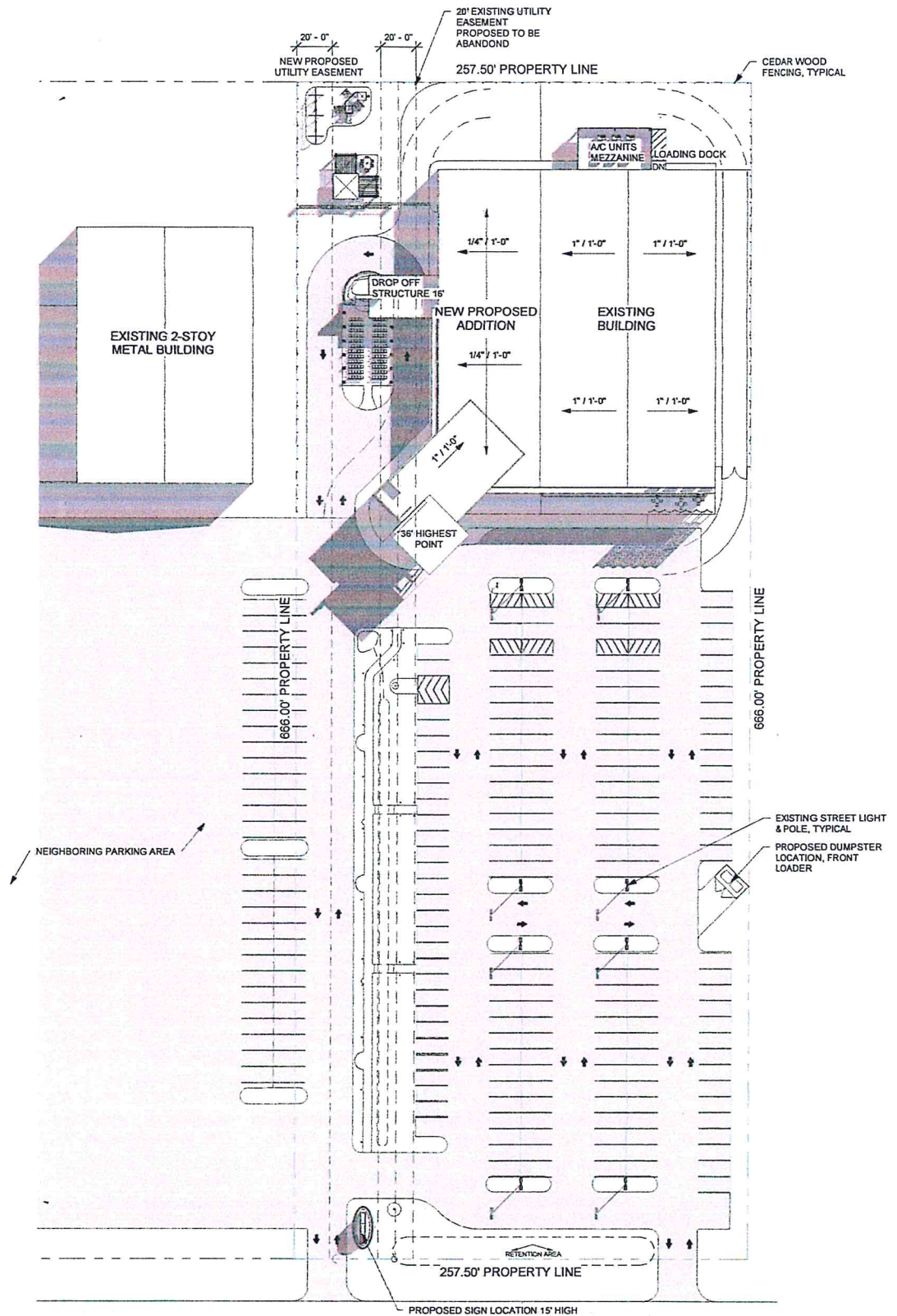


ARAGON BALLROOM ACTUAL SCHEME



	DTC total parking spaces 480 Approx.
	Other property parking spaces 173 Approx.
Total combined parking spaces 653 spaces Approx.	

Main Floor 19,692 sq.ft. divided by 4 people average per vehicle = 4,923 sq.ft.
 Mezzanine 4,596 sq.ft. divided by 4 people average per vehicle = 1,239 sq.ft.
 Total Usable Area (Main floor + Mezzanine) = 23,012 sq.ft. divided by 7 = 2,813 people. (Full building occupancy)
 2,813 occupants divided by 4 average occupants per vehicle = 703 Parking Slots.
 223 extra car slots are required to cover the full building capacity parking.



NOLANA LOOP.

1 PROPOSED SITE PLAN
NTS







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 10, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VALENTINA SUBDIVISION FILE NO. SUB#190411

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Richard L. Wolf and wife, Sherry L. Wolf, owners, are requesting preliminary and final plat approval of the proposed Valentina Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.25 gross acre tract of land out of Lot 8, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Ferguson Avenue.

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

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

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

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

1. Project engineer to verify along W. Ferguson Ave. if R.O.W. is already taken, if so only show up to the front lot.
2. The west line for La Casita Subdivision, is shown within W. Ferguson Ave. R.O.W., verify.

EASEMENTS:

1. Provide a 10' landscaping easement in front of property.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. In compliance.
2. See attach comments.

SEWER:

1. In compliance.
2. See attach comments.

DRAINAGE:

1. Provide approved drainage report.

OTHER:

1. Center the project on the location map.
2. Staff comments attach.
3. Provide engineer signature on plat.
4. Remove duplicated call out, Lot 8, Blk. 6, A.J. McCOLL.
5. Plat note #3, provide the numbers for detention area.

This item will go before the City Commission meeting on June 17, 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: Valentina Subdivision Staff

Reviewed By: Dago Soto Asst. Fire Marshal

Date: 5/30/19

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

☒ Plat Note: Additional Fire Protection maybe required during the plan review phase, in order to provide any additional fire protection requirement`

STAFF REVIEW FOR: *VALENTINA SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B MAY 28, 2019

WATER:

- OK
- Water Service is already existing
- (Pending Fire Dept. Comments)
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Sewer Service is already existing
- 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: Valentina Subdivision

DATE:5/28/19

Residential/Commercial: _1.25_ acres

Staff :

Plat Notes:

- Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**
- Storm Water Pollution Prevention Plan (SWPPP) will be required on any subdivision that is 1 acre or more. (will also be needed with lot is less than 1 acres but part of a larger common plan of development).
- 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
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Need a digital copy (in USB) and three(3) hard copies of SWPPP.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.

- Discharge Permit needed if discharging to Drainage District canal or a City owned storm drain system.
- Approved drainage report.
- Erosion and sediment control plan.
- Street light detail plans to be included at building permit.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Valentina subdivision

DATE: May 28, 2019

REVIEW: Preliminary (Revised comments for plans dated: 5-17-2019)

PLAT
1. Note No. 6---Revise note to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along the south side of West Ferguson Ave. (FM495), at the time of building permit stage." 2. Note No. 10---Revise note to say... "Owners to maintain R.O.W. and perimeter subdivision." 3. Add Note---Revise note to say... "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

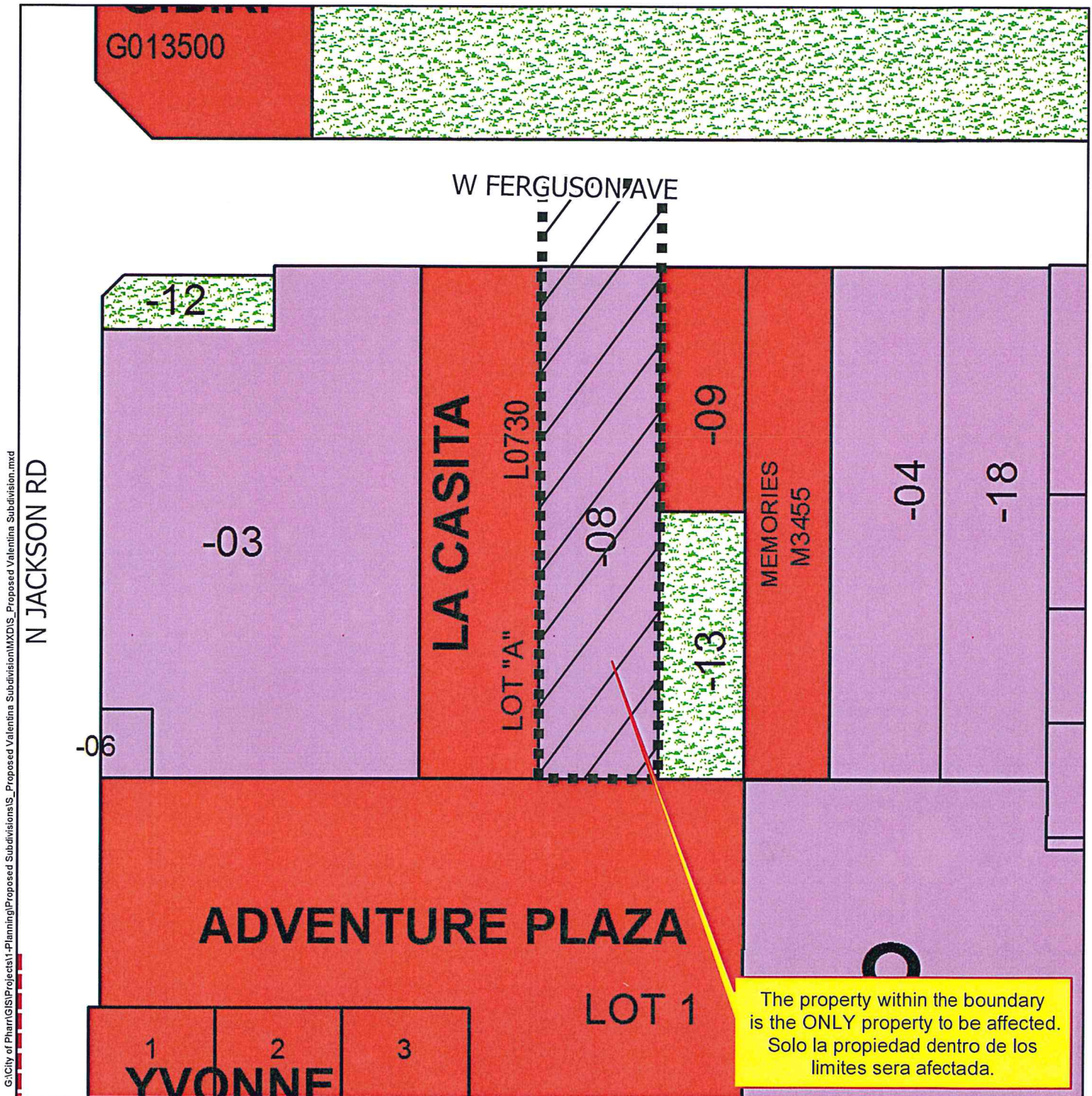
ADDITIONAL COMMENTS



- City of Pharr, Texas
Engineering Department
956.702.5355



Date: 5/22/2019



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

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





MEMORANDUM

DATE: MONDAY, JUNE 10, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: 2ND REPLAT OF REPLAT OF VACATED CAR-MEL SUBDIVISION,
VACATED EL CENTRAL MALL NO. 3 AND 4 SUBDIVISIONS
FILE NO. **SUB#190512**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Herbert L. Levine, Manager for McAllen Levcal LLC, is requesting preliminary and final plat approval of the proposed 2nd replat of replat of vacated Car-Mel subdivision, vacated El Central Mall No. 3 and 4 Subdivisions.

LEGAL DESCRIPTION: The property is legally described as being a 49.684 acres being all of Lots 1A, 2A, 3A and 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 Block of North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the East and South, General Business District (C), Heavy Industrial District (H-I) and City Limits to the West and Heavy Commercial (H-C) and General Business District (C) to the North. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Theater/Restaurants/Shopping centers.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed 2nd replat of replat of vacated Car-Mel subdivision, vacated El Central Mall No. 3 and 4 Subdivisions subject to the following conditions:

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

EASEMENTS: 1. Show irrigation easement along N. Jackson Rd.
2. Show easements to be abandon and indicate from which location will the easement be abandoned.

**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. See attach comments.

OTHER: 1. Darken the new proposed lots.
2. Show the addition that fronts W. Polk Avenue in location map.
3. Verify metes and bounds to match bearing and distance between lots 1 & 2.
4. See staff comments attached.

This item will go before the City Commission meeting on June 17, 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: 2nd Re-plat of vacant Car-Mel Subdivision vacated El Centro Mall No. 3 and 4 Subdivision Staff Review

Reviewed By: Dago Soto, Asst. Fire Marshal Date: May 30, 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.
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 the proposed site pavement layout call out the street (Polk) on the north side
2. On the north side entrance show the width of entrance and exit
3. On the Utility plan, the proposed development on the northeast side, there is hydrant not showing where it is connected.

STAFF REVIEW FOR:

2 VACATED/REPLAT OF EL CENTRO MALL NO. 3, 4 AND CAR-MEL SUBDIVISION

COMMENTS: Initials: J. V. / O.D.L. / R. B MAY 28, 2019

WATER:

- Will need a better Water Utility Layout to View Plans (clear)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need a better Sewer Utility Layout to View Plans (clear)
- 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: El Central Mall**DATE:**5/28/19

Residential/Commercial: _40.684_ acres

Staff :

Plat Notes:

- Note #10 Owners are to maintain detention/**retention** areas. **NOTE ON PLAT**
- Combine lines #8 and 30
- Remove lines #29 and 31
- Remove line #7, keep line #27

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).
- Minimum storm water drainpipe diameter shall be 18".
- Storm water drain inlets shall be spaced out to be every 500' (Maximum)
- Maximum of one 6' width Valley Gutter crossings may be used at intersections and shall not be placed on at through streets.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Need a digital copy (in USB) and three (3) hard copies of SWPPP.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.

- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Discharge Permit needed if discharging to Drainage District canal or a City owned storm drain system.
- Approved drainage report.
- Erosion and sediment control plan.
- Street light detail plans to be included at building permit.
- State owned R.O.W. (street) that will require street/curb cut must obtain permit form TxDot office.

SUBDIVISION: Replat of replat vacated Car-Mel subdivision and vacated El Centro mall No. 3 & No. 4 **DATE:** May 28, 2018

REVIEW: Preliminary (Revised comments plans dated 5-17-2019)

PLAT
1. Note No. 4--- Use City of Pharr drainage directives. 2. Note No. 5--- Northing for monument #49 should be: <u>Northing 16600687.202.</u> 3. Remove Note No. 7. 4. Note No. 8--- Revise note to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along N. Jackson Rd. and W. Polk Ave., at the time of building permit stage." 5. Note No. 10---Revise note to say... "Owners to maintain detention/<u>retention</u> areas." 6. Note No. 11---Revise note to say... "Owners to maintain R.O.W. and perimeter of entire subdivision." 7. Remove Note No. 30.

SITE PLAN
1. Sheet No. 4 proposed structure southwest of Cinemark theatre is right on top of gas line and storm sewer line.

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.

ADDITIONAL COMMENTS

2ND REPLAT OF
REPLAT OF VACATED CAR-MEL SUBDIVISION,
VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS
BEING A RESUBDIVISION OF 40.664 ACRES
BEING ALL OF LOTS 1A, 2A, 3A AND 4A
RECORDED UNDER DOCUMENT NUMBER 5684691, H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS 2ND REPLAT OF REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN (IF ANY) FOR THE PURPOSE OF CONSOLIDATION THEREIN EXPRESSED (EXCEPT THESE EASEMENTS AND RIGHTS OF WAY DEDICATED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE).

MALLEN LEVAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY:

HERBERT L. LEVINE
TITLE MANAGER
1001 WEST LOOP SOUTH
SUITE 600-HOUSTON, TEXAS 77027
FOR EL CENTRO MALL NO. 3 SUBDIVISION DOC. NO. 2437901 H.C.M.R.
FOR EL CENTRO MALL NO. 4 SUBDIVISION DOC. NO. 2556734 H.C.M.R.

STATE OF TEXAS
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERBERT L. LEVINE, MANAGER OF MALLEN LEVAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

PRELIMINARY

FRED L. KURTH, L.P.E. # 54151 RPLS # 4750
DATE SURVEYED 03-31-17 AND 11-19-14
DATE PREPARED 05-03-19
T-709, PG. 33 42, 45, 55, T-981, PG. 54-55
ENG. JTB NO. 19100 CO
SURVEY JOB NO. 12099-09 AND JOB NO. 14011-11



GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE
FLOOD, COMMUNITY PANEL NUMBER: 483047 0005 C
MAP REVISED: OCTOBER 19, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 10" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR ELEVATION 115.25 WHICHEVER IS HIGHER.
- MINIMUM BLDG. SETBACKS ARE AS FOLLOWS:
AS PER CITY OF PHARR STANDARDS
- STORM WATER DETENTION IS REQUIRED FOR THE ENTIRE 51.05 ACRE DEVELOPMENT KNOWN AS PHARR TOWN CENTER, PAPA'S SUBDIVISION CONTAINING 0.97 OF AN ACRE
THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 2.06 ACRES AND A VOLUME OF APPROXIMATELY 23,856 ACFT FEET WILL BE REQUIRED FOR THE DEVELOPMENT.
THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- BENCH MARK #1 SQUARE CUT ON NORTH SIDE CONCRETE BASE OF FENCING LIGHT LOCATED AT INTERSECTION OF N. JACKSON ROAD WITH EAST BOUND FRONTAGE ROAD.
NORTHING=16588123.1420
EASTING=1081394.4650
ELEVATION=114.47 - USED
BENCH MARK: CITY OF PHARR'S BENCH MARK: BM #49
LOCATED CLOSE TO NORTHWEST INTERSECTION OF W. POLK AND SAN PATRICK DRIVE.
NORTHING=11660087.202
EASTING=1083244.195 ELEVATION=111.45
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
- 5' SIDEWALKS REQUIRED ALONG N. JACKSON ROAD, AND W. POLK AVE. WHICH WILL HAVE ADA COMPLIANT WHEELCHAIR RAMPS AND LANDINGS.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN DETENTION AREA.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- EL CENTRO MALL NO.3 SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 2437901, H.C.M.R. WAS A RESUBDIVISION OF 16.317 ACRES OUT OF LOT 6, BLOCK 6 OF A.J. MCCOLL SUBDIVISION RECORDED IN VOLUME 21, PAGE 593, H.C.D.R.
- EL CENTRO MALL NO.4 SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2558734, H.C.M.R. WAS A RESUBDIVISION OF 32.394 ACRES OUT OF SAID LOT 6 BLOCK 6 OF A.J. MCCOLL SUBDIVISION, AND OUT OF LOTS 1-4 AND LOTS 14-25, JOHN WAKENS SUBDIVISION RECORDED IN VOLUME 4, PAGE 12, H.C.M.R. WHICH JOHN WAKENS SUBDIVISION, BEING A RESUBDIVISION OF LOTS 5, BLOCK 6, OF SAID A.J. MCCOLL SUBDIVISION.
- SUBJECT TO EASEMENT TO CONTINENTAL PIPELINE COMPANY (SOUTH 10 AC. OF NORTH 24.19 AC. OF SAID LOT 6, BLK. 6) AS RECORDED IN VOLUME 783, PAGE 392, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- SUBJECT TO EASEMENT TO TRUNKLINE GAS COMPANY (SOUTH 10 AC. OF NORTH 24.19 AC. OF SAID LOT 6, BLK. 6) AS RECORDED IN VOLUME 848, PAGE 200, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.

GENERAL NOTES CONTINUE:

- SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT COMPANY (SOUTH 10 AC. OF NORTH 24.19 AC. OF SAID LOT 6, BLK. 6) AS RECORDED IN VOLUME 901, PAGE 497, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT COMPANY (SOUTH 10 AC. OF NORTH 24.19 AC. OF SAID LOT 6, BLK. 6) AS RECORDED IN VOLUME 1070, PAGE 375, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT COMPANY (SOUTH 10 AC. OF NORTH 24.19 AC. OF SAID LOT 6, BLK. 6) AS RECORDED IN VOLUME 1392, PAGE 637, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- SUBJECT TO EASEMENT TO RIO GRANDE VALLEY GAS COMPANY (LOTS 5 AND 6, SAID A.J. MCCOLL) AS RECORDED IN VOLUME 2658, PAGE 415, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT COMPANY (PART OF SAID LOT 5 AND 6, BLK. 6 OF SAID A.J. MCCOLL) AS RECORDED IN VOLUME 2737, PAGE 477, H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- SUBJECT TO EASEMENT TO CENTRAL POWER & LIGHT COMPANY (PART OF SAID LOT 5 AND 6, BLK. 6-AFFECTS 7.267 AC. TRACT) AS RECORDED IN DOC. #448927 H.C.D.R. BLANKET IN NATURE NOT PLOTTABLE.
- EXCEPT TO THE EXTENT SUCH ITEMS ARE SHOWN HEREON, RESTRICTIONS, EASEMENTS AND SETBACKS SET FORTH IN PRIOR SUBDIVISION PLATS COVERING THE LAND REPLATED HEREBY ARE HEREBY RELEASED AND VACATED AND SHALL BE OF NO FURTHER FORCE OR EFFECT.
- THE LOCATION OF THE EASEMENTS GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENT AND THEIR LOCATION ARE COVERED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.
- THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES AND THEIR TENANTS AND OCCUPANTS THE RIGHT TO UTILIZE THE EASEMENT AREAS DESCRIBED HEREON, INCLUDING WITHOUT LIMITATION THE RIGHT TO USE SUCH EASEMENT AREAS FOR PARKING, CURBING, LIGHTING, PARKING AREAS, DRIVEWAYS, SIDEWALKS AND LANDSCAPING, AND THE RIGHT TO GRANT ADDITIONAL EASEMENTS ACROSS SUCH EASEMENT AREAS.
- THE 205'x 376.8' PRIVATE DRAINAGE EASEMENT IS A REGIONAL DETENTION POND FOR PHASE 1-4, EL CENTRO MALL SUBDIVISION (A.K.A. PHARR TOWN CENTER).
- EASEMENT AND RIGHT-OF-WAY FOR ELECTRICAL TRANSMISSION LINE, TOGETHER WITH RIGHTS RELATIVE THERETO GRANTED TO CENTRAL POWER AND LIGHT COMPANY BY W.E. STOUT AND WIFE, MARCEL STOUT, DATED APRIL 17, 1967, RECORDED IN VOLUME 890, PAGE 23, DEEDS RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED WITHIN SAID CAR-MEL SUBDIVISION, BLANKET IN NATURE, NOT PLOTTABLE.
- SOME EASEMENTS FROM SAID EL CENTRO MALL NO.3 SUBDIVISION HAVE BEEN REVISED BY THIS PLAT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- PARKING AREA AS SHOWN ON SAID CAR-MEL SUBDIVISION HAS BEEN ABANDONED BY THIS PLAT THE 43.88 FOOT EASEMENT LOCATED ALONG THE SOUTH LINE OF SAID CAR-MEL SUBDIVISION HAS BEEN REDUCED TO 25 FEET AS RECORDED UNDER DOCUMENT NUMBER 2631568 H.C.D.R.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING/FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
- 5' SIDEWALK WITH ADA RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING CONSTRUCTION PERMIT PHASE ALONG ANY STREET, UNLESS OTHERWISE STATED.
- DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRE PERIMETER FENCE.
- OWNERS TO MAINTAIN R.O.W. FROM PROPERTY LINE TO BACK OF CURB ALONG PERIMETER OF SUBDIVISION.

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY WYLLIE
CHAIRMAN, PLANNING COMMISSION

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

AMERISIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: CITY CLERK

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. BERNIERE, CFM
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST:

SECRETARY



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

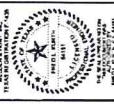
ON: _____ AT: _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY



PROPOSED SITE PAVEMENT LAYOUT
2ND REPLAT EL CENTRO MALL PHASE 3

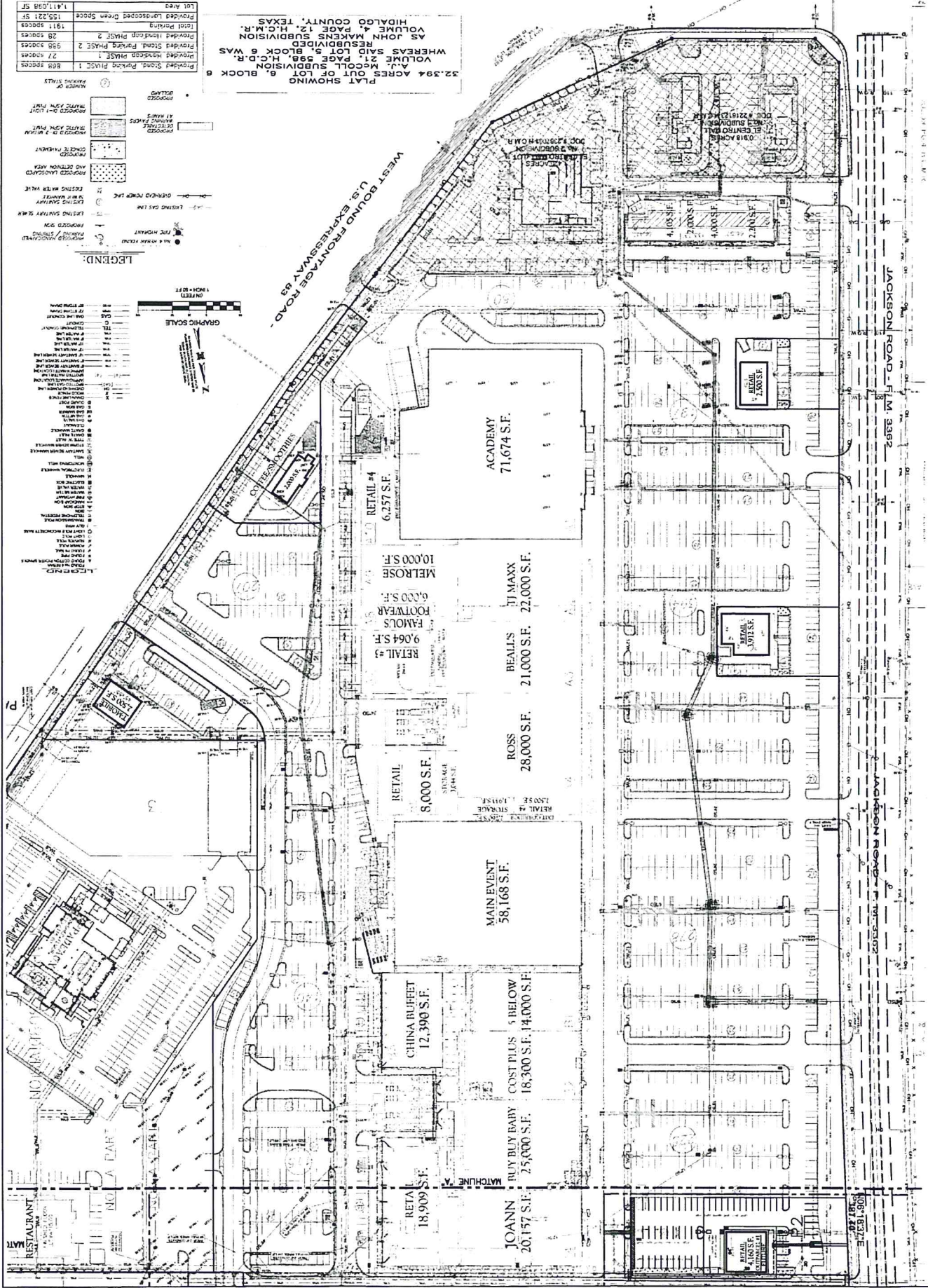
EL CENTRO MALL
PHARR, TX.

[illegible]

PLAT SHOWING
32.394 ACRES OF LOT 6, BLOCK
A.J. MCCOLL SUBDIVISION
VOLUME 21, PAGE 358, H.C.D.R.
WHEREAS SAID LOT 5, BLOCK 6 WAS
RESUBDIVIDED
AS JOHN MAKENS SUBDIVISION
VOLUME 4, PAGE 12, H.C.M.R.
HIDALGO COUNTY, TEXAS

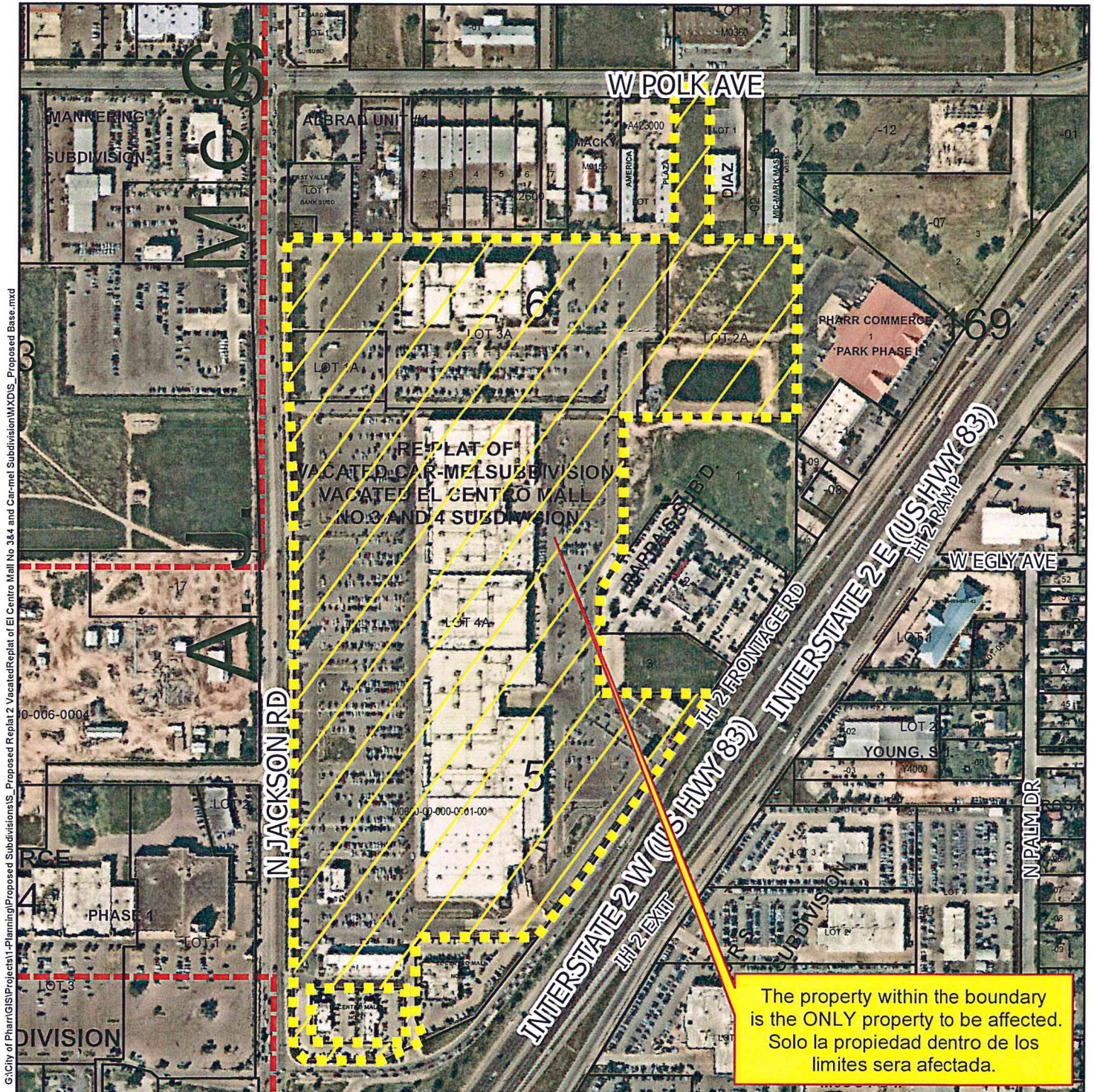
LEGEND:

-
- Figure 1 is a technical drawing of a cross-section of a road and its drainage system. The drawing shows a road surface with a 1% cross-slope, a 2% longitudinal slope, and a 1% side-slope. It includes a 10-foot wide road, a 10-foot wide shoulder, and a 10-foot wide drainage ditch. The ditch is 10 feet deep and has a 1% slope. The drawing is labeled with various dimensions and slopes, and includes a legend for the symbols used.
- LEGEND**
- 1. ROAD SURFACE
 - 2. ROAD SHOULDER
 - 3. DRAINAGE DITCH
 - 4. DRAINAGE DITCH SLOPE
 - 5. DRAINAGE DITCH DEPTH
 - 6. DRAINAGE DITCH WIDTH
 - 7. DRAINAGE DITCH LENGTH
 - 8. DRAINAGE DITCH AREA
 - 9. DRAINAGE DITCH VOLUME
 - 10. DRAINAGE DITCH FLOW
 - 11. DRAINAGE DITCH VELOCITY
 - 12. DRAINAGE DITCH TIME
 - 13. DRAINAGE DITCH COST
 - 14. DRAINAGE DITCH MAINTENANCE
 - 15. DRAINAGE DITCH INSPECTION
 - 16. DRAINAGE DITCH REPAIR
 - 17. DRAINAGE DITCH REPLACEMENT
 - 18. DRAINAGE DITCH REMOVAL
 - 19. DRAINAGE DITCH CONSTRUCTION
 - 20. DRAINAGE DITCH OPERATION



10

Proposed Subdivision
 Vacate 2nd replat of Vacated Car-mel Subdivision
 Vacated El Centro Mall No 3 & 4 Subdivisions
 Melden & Hunt Inc.



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	

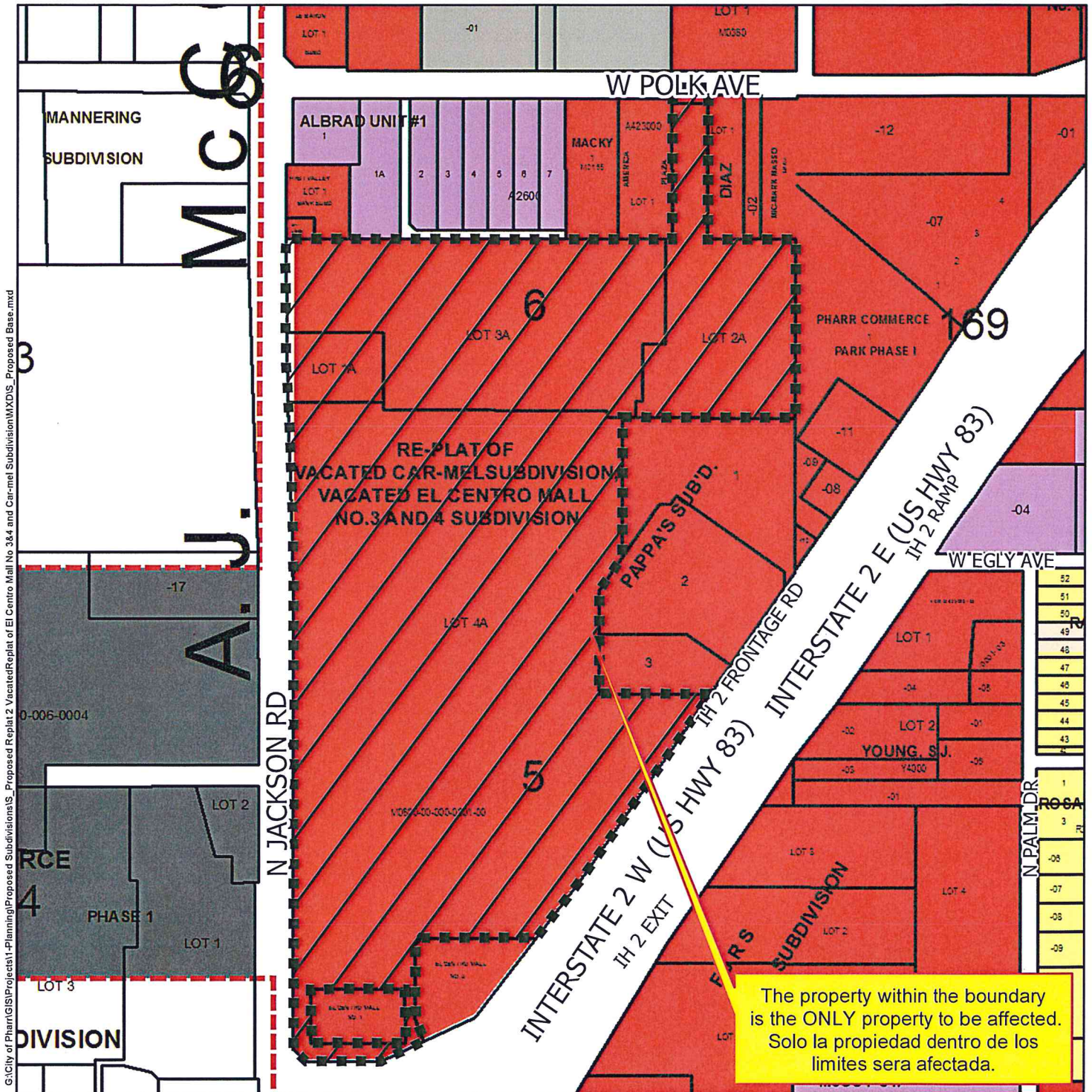
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 400 feet



Date: 5/22/2019

Proposed Subdivision
 Vacate 2nd replat of Vacated Car-mel Subdivision
 Vacated El Centro Mall No 3 & 4 Subdivisions
 Melden & Hunt Inc.



- | | | | | |
|---|---|---|--|--|
|  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, JUNE 10, 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

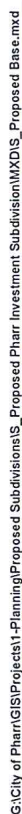
Eddie Martinez

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

***** 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. 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

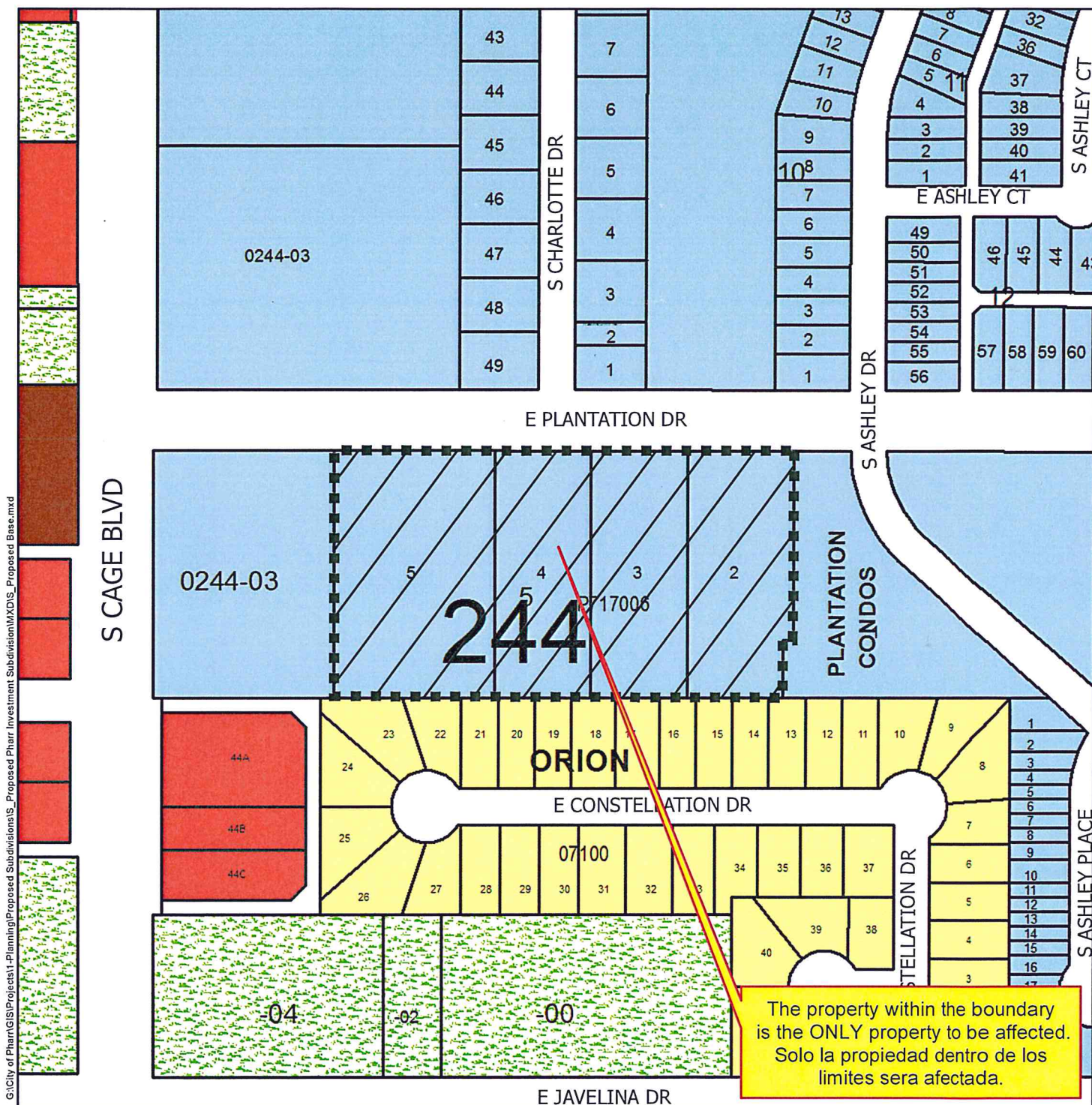


- City of Pharr, Texas
Engineering Department
956.702.5355

A horizontal number line representing distance in feet. It has major tick marks and labels at 0, 100, 200, 400, 600, and 800. The word "Feet" is written at the far right end of the line. A single tick mark is drawn between 100 and 200, representing the value 150.



Date: 4/17/2019



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Pharr Investment Subdivision\MXD\5_Proposed Base.mxd



MEMORANDUM

DATE: MONDAY, JUNE 10, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: 1500 HALL ACRES SUBDIVISION
FILE NO. **SUB#170924**

GENERAL INFORMATION:

APPLICANT: Nain Engineering, L.L.C., representing Jorge Kamel, President for 1500 Hall Acres, L.L.C., is requesting preliminary plat approval of the proposed 1500 Hall Acres Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.785 acre tract of land out of Lots 5 and 6, Block 8, A.J. McCOLL Subdivision and Lot 113, Dunlyn Estates Phase II, Pharr, Hidalgo County, Texas.

LOCATION: The property is within the 1500 Block of West Hall Acres Road.

ZONING: The property is currently zoned Medium Density Multifamily District (R-3). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) and Townhouses Residential District (R-TH) to the East, General Business District (C) and Townhouses Residential District (R-TH) to the South and High Density Multifamily Residential District (R-4), Townhouses Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the West. The property is designated for multi-family, commercial and public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: Multifamily residential apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed 1500 Hall Acres Subdivision subject to the following conditions:

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

1. Provide street lighting layout.
2. Gates shall be 40' away from R.O.W.
3. Street shall be 34' from back of curb to back of curb.

EASEMENTS:

1. All easements shall read "15' Exclusive easement to City of Pharr dedicated by plat" for water and sewer provide.
2. Label all existing easements adjacent to property and show complete easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Plat note # 8, numbers need to match what is in drainage report.
2. How will existing inlet connect to proposed system.
3. Provide hydraulic grade line.
4. Please verify detention volume amount. On the report, the 38,876 CF is crossed out and 40,622 CF is written above.
5. Future runoff coefficient is low. Please increase runoff coefficient to reflect 90 percent cover on residential lots.

OTHER:

1. Provide section view of utility conflicts/crossings.
2. Add table showing S.F. for lots.
3. Verify lot dimensions for lots 5 and 6.
4. Shall pay re-imbursement for Moore road sewer project: \$322.10/acre.
5. The lot frontage shall be min. 70-ft.
6. Owners dedication change McAllen to Pharr, and use sample for dedication for private subdivision.
7. Provide 15' corner clips for interior lots.



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



Subdivision: 1500 Hall Acres Subdivision Revised Plat

Reviewed By: Dago Soto, Asst. Fire Marshal Date: May 30, 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.
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:

- ☒ Plat note: Additional Fire Protection maybe required during the plan review phase, in order to provide any additional fire protection requirement
- ☒ Replace existing fire hydrant with new fire hydrant located before lots begin
- ☒ On the Hammerhead turnaround on W. Merlin, provide corner clips 28' R. Type
- ☒ Reduce the width of island so to have the width of entrance and exit at 20 feet wide, currently its at 18 feet wide

STAFF REVIEW FOR: *1500 HALL ACRES SUBDIVISION*

COMMENTS: Initials: I.V. / O.D.L. / R. B MAY 29, 2019

WATER:

- ~~Water line on Hall Acres is a 12" not an 8"~~ omit
- Will need to replace existing Fire Hydrant
- Will need to show all water valve locations
- Will need to show water lines to center of property (No Water)
- Will need show correct 24" Transmission Line location
- Water line located on the intersection of Pamplona St and Summit Drive may be removed (N.E. side of the street)
- Will need to cap all abandoned A/C lines
- Water line Between Salvia Street and S. Pamplona will need to be abandoned in place and capped
- Follow City of Pharr Construction Standards Manual

SEWER:

- 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
- Sewer Flow will need to be from Rear of lot 16 to Hall Acres (Gravity)
- Will need to install M/H on rear corner of lot 16 and flow will go to the E.
- Will need to install a M/H on lot 14 to flow E.
- Will need to install M/H on Lot 5 and flow will go to the E.
- Will need to install a M/H between lots 28 and 29 and flow will go E.
- Will need 3 M/H's on lot 26 on the W side of the lot, on the S.W. corner and the S.E. corner
- Will need a M/H between lots 10 and 11 to flow S.
- Will need to install 2 M/H's on the S.E. Corner of Lot 1
- Will need to install M/H on Hall Acres connection Point
- 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.

SUBDIVISION: 1500 Hall Acres**DATE:**5/28/19

Residential/Commercial: _13.785_ acres

Staff :

Plat Notes:

- Note # 13 Owners are to maintain detention/~~retention~~ areas. **NOTE ON PLAT**
- Note #7, 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**
- Note #11, Remove the first sentence, Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- Remove line #15

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Need a digital copy (in USB) and three(3) hard copies of SWPPP.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.

- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Discharge Permit needed if discharging to Drainage District canal or a City owned storm drain system.
- Approved drainage report.
- Erosion and sediment control plan.
- Street light detail plans to be included at building permit.



SUBDIVISION: 1500 Hall Acres
Subdivision

DATE: May 28, 2018

REVIEW: Preliminary (Revised comments plans dated 5-17-2019)

PLAT

1. Note No. 1--- Revise note to say... "Minimum building setbacks as per City of Pharr ordinance."
2. Note No. 7--- Revise note to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along all street sides (no adjacent to the curb) during the building permit stage."
3. Note No. 8---Numbers need to match what is in drainage report.
4. Note No. 11---Revise note to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Discharge Pollution Discharge Elimination System (T.P.D.E.S.)."
5. Note No. 13---Revise note to say... "Owners to maintain detention/**retention** areas".

SITE PLAN

1. Provide section view of utility conflicts/crossings.
2. Provide all pertinent City of Pharr details (utilities, pipe bedding, curb and gutter, erosion and sediment control, sanitary sewer manhole lids will be composite material).

DRAINAGE

1. A drainage report will need to be resubmitted.
2. Drainage report to be reviewed and approved by H.C.D.D. No. 1
3. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

1. Submit plan for striping, traffic signs and street lights.

