



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 22, 2019 – 12:00 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.

B. APPROVAL OF MINUTES:

- 1) Minutes of Planning and Zoning Commission Workshop of July 2, 2019.
- 2) Minutes of July 8, 2019.

C. PUBLIC HEARING: *(Ordinance No. O-2018-45). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

D. PLATS:

1) J & R Engineering, LLC, representing Sergio Espinosa Morin, Owner, is requesting preliminary plat approval of the proposed Espinosa Acres Subdivision. The property is legally described as being a 0.474 of an acre tract of land, more or less, being a Re-plat of all Lots 9 and 10, Block 1, Ellers Subdivision and the east 15 feet of Lot 16, Block 1, Palm Terrace Subdivision and both are out of Lot 197, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of West Jackson Avenue.
SUB#190513

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 19th day of July 2019 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION WORKSHOP
City Commissioner's Room
118 S. Cage Blvd. July 2, 2019 – 11:00 a.m.

A workshop of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, July 2, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Luis Madrigal

Charlie Ramirez
Rafael Munguia

ABSENT: Jonathan Larraga Andy Castro

OTHERS PRESENT: None

STAFF PRESENT: Alex Meade, City Manager
Edward Wylie, Deputy City Manager
Patricia Rigney, City Attorney
Melanie Cano, Director
Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
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 11:17 a.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. ADMINISTRATIVE

1) PRESENTATION AND DISCUSSION ON PROPOSED CHANGES TO ZONING ORDINANCES.

Melanie Cano, Director of Development Services, introduced the item. Ms. Cano stated that the workshop was scheduled due to several items brought up by the public and Commissioners on zoning ordinance updates. She stated that once the presentation was over the Commission could ask questions for clarification or issues. Ms. Cano stated that the presentation would cover buffer fencing, lighting standards and requirements,

parking requirements, and unified development code. She defined buffer per the Zoning Ordinance Appendix A. She continued to state that staff proposed a from “minimum of six feet” to “eight feet in height” as to tie into the current fencing ordinance. Ms. Cano continued to state that staff also proposed making a distinction of those non-residential uses abutting a residential district as this comes up at almost all Planning and Zoning meetings. She referred to the video presentation to show the proposed buffer fencing requirements.

Rafael Munguia asked if the Commission could ask questions.

Melanie Cano, Director of Development Services, stated the Commission could ask questions. She stated that the standards are in place but wanted everyone to identify the buffer fencing requirements. Ms. Cano continued discussing buffer fencing as it pertained to outside storage and display requirements. She stated that businesses applying for Conditional Use Permits would be required to follow the buffer fencing requirements. However, staff proposed that additional fencing conditions be placed on the Conditional Use Permit should it be deemed necessary. Ms. Cano stated that current utility structures would be allowed to be operated and maintained as permitted under Zoning Ordinance, Appendix A, but any expansion or new utility structures shall be required to meet the buffer fencing requirements, regardless of zoning district.

Luis Madrigal stated this would help everyone get into compliance. He referred to the video presentation and verified if permitted meant not required but allowed.

Melanie Cano, Director of Development Services, confirmed permitted meant not required, but allowed.

Chairman, Danny Wylie, asked if wood applied to the buffer fencing as it is installed vertically not horizontally as the definition states.

Melanie Cano, Director of Development, stated that a correction would need to be made.

Luis Madrigal stated he googled the verbiage and it seemed to be correct.

Melanie Cano, Director of Development Services, stated that a correction to the verbiage could be made.

Rafael Munguia specified the definition stated horizontal to the ground, not the instillation of the material, but understood where this could be misinterpreted.

Melanie Cano, Director of Development Services, stated this would be noted as to make the definition clear and concise.

Luis Madrigal asked how Building Code defined items at they related to horizontal to the ground.

Melanie Cano, Director of Development Services, stated several building codes state it would be at the discretion of the municipality.

Luis Madrigal stated we could mimic the verbiage of the building codes.

Melanie Cano, Director of Development Services, stated we would consider the option of mimicking the verbiage of the building codes.

Rafael Munguia asked if there were any details regarding acoustics. He stated he knew of larger cities that had to go back and retrofit with larger walls.

Melanie Cano, Director of Development Services, stated that the requirements would need to be specific to the Thoroughfare because it would not be aesthetically pleasing, but would be an item to consider. Ms. Cano continued to state lighting requirements were a recent item of discussion. She stated any lighting used to illuminate any off-street parking area shall be designed to reflect the light away from any adjoining property or street. She continued to state staff recommended commercial establishments take action and design lighting to discourage criminal activities and vandalism by illuminating dark areas with sufficient lighting. Ms. Cano added that a photometric plan would need to be submitted at the building permit stage to meet the requirements.

Luis Madrigal stated along with the photometric plan we should have specific lumens or candelas.

Chairman, Danny Wylie, asked if there was an ordinance for loitering on a business property during specific hours.

Ed Wylie, Deputy City Manager, stated it would be up to the property owner to determine loitering of property.

Chairman, Danny Wylie, stated it would be an area to address to protect property owners from loitering, vandalism, and damages.

Melanie Cano, Director of Development Services, stated that they would consider this suggestion. She stated off street parking requirements was an ordinance that was being updated and staff was looking at the current ordinances for the City of Austin and Houston.

Roland Gomez, Assistant Director of Development Services, stated an ordinance detailing parking requirements within new residential properties would be determined on calculations.

Rafael Munguia asked if the requirements were based on width of the streets, such as subdivisions, or just on site.

Roland Gomez, Assistant Director of Development Services, stated it was based on site. He stated in a residential home you are required two (2) off street parking spaces; however, staff was looking to address different types of commercial properties. Mr. Gomez stated the examples of parking requirements provided to the Commission were being used as a guide.

Chairman, Danny Wylie, referred to the provided parking requirement document and pointed out the requirement of one (1) parking space per bedroom.

Roland Gomez, Assistant Director of Development Services, stated the City's current standards address residential parking and would continue to be required.

Melanie Cano, Director of Development Services, stated the parking requirements for the City of Austin and Houston were not being followed specifically, but they were a guide.

Chairman, Danny Wylie, stated parking requirements would have an adverse effect on the width of the street.

Roland Gomez, Assistant Director of Development Services, stated that it would not have an effect on the street, but on the size of the parking lot.

Melanie Cano, Director of Development Services, defined the Unified Development Code as a policy document with the most current amendments. She stated this document would be user friendly and easy to follow. Ms. Cano stated there were no further items to present and opened the discussion for questions or comments.

Luis Madrigal stated the staff should be commended and the suggestions brought to the board were a great start. Mr. Madrigal asked if there were suggestions to change the wording for buffer requirements. He suggested removing minimum from the definition and asked if there would be an objection to anything over eight (8) feet.

Melanie Cano, Director of Development Services, stated she knew City of McAllen did not have a minimum height, but anything over ten (10) feet required engineer plans. She stated any proposed changes would need to be presented to the City Commission.

Chairman, Danny Wylie, asked for the building requirements for an eight (8) foot block fence versus an eight (8) foot wood fence.

Melanie Cano, Director of Development Services, stated the City requires a site plan and a building permit.

Chairman, Danny Wylie, asked if it was possible to have another incident such as the leaning fence by Lowes off of Jackson Road.

Melanie Cano, Director of Development Services, stated fence maintenance would be regulated by the property maintenance code through Code Compliance. She stated that any fences needing maintenance would go through Code Compliance.

Luis Madrigal asked Romeo Robles if he agreed with an eight (8) foot fence, no minimum or maximum.

Romeo Robles stated he agreed with the eight (8) foot fencing requirement.

Rafael Munguia stated he agreed with the language of an eight (8) foot fencing requirement.

Luis Madrigal asked the process for an individual applying for a ten (10) foot fence.

Melanie Cano, Director of Development Services, stated that some uses require a Conditional Use Permit and staff could make the recommendation.

Chairman, Danny Wylie, asked if there was a maximum height.

Luis Madrigal stated the fence needs to be eight (8) feet.

Chairman, Danny Wylie, stated the minimum was five (5) feet.

Melanie Cano, Director of Development Services, stated the requirement was eight (8) feet.

Rafael Munguia asked if schematics were requested from the applicant.

Melanie Cano, Director of Development Services, stated schematics were requested. She stated that a minimum of six (6) feet is allowed in the Zoning Ordinance; however, up to eight (8) feet is required in the fencing requirements for commercial standards. She continued to state this was the reason they were discussing making the correction.

Chairman, Danny Wylie, asked if federal establishments could have a higher fence.

Melanie Cano, Director of Development Services, stated that federal establishments, for instance, the County, were exempt from permitting requirements within a municipality. She stated she would confirm requirements for federal establishments and the maximum height for a buffer fence.

Rafael Munguia asked about the building materials.

Melanie Cano, Director of Development Services, stated there was a bill that would go into effect regulating building materials. She stated that if the building code allows the material type the City could not regulate.

Chairman, Danny Wylie, asked the type of bill.

Melanie Cano, Director of Development Services, stated it was a state bill. She stated a more restrictive ordinance that is not preempting state law, the City could proceed, but legal was looking into the bill.

Rafael Munguia asked if the noise ordinance tied into the fencing requirements. He stated there would be a difference in the material of the fence and how it effects the noise.

Melanie Cano, Director of Development Services, asked if noise beyond a specific decibel was being proposed.

Rafael Munguia stated he suggested the noise ordinance tie into the fencing requirement.

Melanie Cano, Director of Development Services, stated complaints could be made if the specific decibel level was exceeded.

Charlie Ramirez stated that vegetation on the perimeter of the fence would absorb the noise.

Melanie Cano, Director of Development Services, stated that Planning and Zoning is developing a comprehensive plan. She stated that industrial use within a residential area was approved prior to the ordinance. Ms. Cano stated that the use would need to be consistent with the surrounding uses and the characteristics of the neighborhood.

Rafael Munguia asked if a motion was needed.

Melanie Cano, Director of Development Services, stated no motion was necessary as the workshop was an open discussion.

Chairman, Danny Wylie, asked the definition of outside storage per the ordinance.

Melanie Cano, Director of Development Services, stated outside storage would be items such as goods or commodities that requires outside storage. She stated a business is required to be within an enclosed building, such as a mechanic or body shop. She stated, for example, granite or caliche businesses would apply for outside storage of the material.

Chairman, Danny Wylie, asked for the classification of a broken truck or bus.

Melanie Cano, Director of Development Services, stated the applicant would be required to have a buffer and it would classify as outside storage.

Luis Munguia asked if car lots are required a buffer.

Melanie Cano, Director of Development Services, stated car lots would require a buffer if they are abutting residential uses.

Luis Madrigal asked the length of time for material to be considered outside storage if business is typically done inside an enclosed building.

Melanie Cano, Director of Development Services, stated that the Conditional Use Permit for outside storage is required initially; however, if an applicant applies for a Certificate of Occupancy, a Conditional Use Permit would be a part of the review.

Chairman, Danny Wylie, asked if work should be done within the enclosed building.

Melanie Cano, Director of Development Services, stated that mechanic or auto body shops, for example, would need to complete work within an enclosed building.

Chairman, Danny Wylie, asked if work could be done outside the building, but within a fenced parking lot.

Roland Gomez, Assistant Director of Development Services, stated work needed to be done within the enclosed building per ordinance.

Chairman, Danny Wylie, asked if changes need to be made.

Melanie Cano, Director of Development Services, stated the only changes that are being discussed would be for utility companies. She stated utility expansion or new utility structures would require buffer fencing regardless of the zoning.

Charlie Ramirez asked if the City was doing away with the mercury lighting and requiring LED lighting.

Melanie Cano, Director of Development Services, stated this was not an item that had been brought up, but it could be considered.

Luis Madrigal stated the ordinance should note further details such as parking lots or on-site lighting.

Charlie Ramirez stated during a visit to Honda, parking lights for part of the property were off. He asked if a time requirement could be placed on lighting.

Melanie Cano, Director of Development Services, stated a time requirement had not been reviewed, but could be considered.

Charlie Ramirez stated the safety of the public should be considered when discussing time of lighting requirements.

Melanie Cano, Director of Development Services, confirmed the proposal would be to require specific times for lighting.

Charlie Ramirez stated specific times for lighting was a thought. He asked if expressway was lit.

Roland Gomez, Assistant Director of Development Services, stated he was aware that there was a time that expressway lights were not functioning. He continued to state that within the last year he had seen the lights on.

Rafael Munguia confirmed that the lights on the expressway were maintained by TxDOT.

Melanie Cano, Director of Development Services, stated she would review the suggestion with legal.

Charlie Ramirez stated there were several city lights that were not functioning.

Melanie Cano, Director of Development Services, stated calls for non-functioning city lights were handled by Code Compliance. She stated that Code Compliance sends work orders to Magic Valley or AEP to correct the issue.

Rafael Munguia asked if the off-street requirements were predicated by the Thoroughfare.

Melanie Cano, Director of Development Services, stated off-street requirements were based on the size of the development.

Rafael Munguia asked if cars were still allowed to park on the street.

Melanie Cano, Director of Development Services, stated cars could park on the right of ways as long as it does not cause obstruction.

Rafael Munguia asked what the minimum street width was for subdivisions.

Melanie Cano, Director of Development Services, stated thirty-four (34) back to back.

Rafael Munguia stated the width of a street should not be too narrow as to allow traffic to go through.

Edward Wylie, Deputy City Manager, recalled an incident over two (2) years ago whereas an ambulance could not go through a street.

Chairman, Danny Wylie, stated Bell Street has a double yellow line, but in order to drive through you must cross the double yellow lines to avoid hitting cars parked on the right of way.

Rafael Munguia stated this was the opportunity to change the requirements.

Chairman, Danny Wylie, stated that wider streets should be a part of the subdivision process.

Rafael Munguia stated there was an increase in cost for a rear entrance for the developer due to the paving maintenance.

Edward Wylie, Deputy City Manager, stated we no longer allow alleyways which effects on-street parking.

Chairman, Danny Wylie, stated homeowners do not keep up with the maintenance of wood fencing. He stated there are several wood fences throughout the City that require maintenance.

Rafael Munguia stated City of McAllen has a well-kept Thoroughfare, but several of the homes require fence maintenance along the greenbelt. He asked that block fencing be a requirement along a major Thoroughfare. Mr. Munguia continued to state sidewalks should take pedestrian needs into consideration. He continued to state wider sidewalks and a larger buffer is needed especially to areas of major traffic.

Charlie Ramirez stated maintenance of a larger buffer is an issue to expect with the suggested proposal.

Melanie Cano, Director of Development Services, stated that the current requirement is a five (5) foot sidewalk. She stated ADA requirements was a minimum of thirty-six (36) inches.

Luis Madrigal asked if a variance is required for no sidewalk.

Melanie Cano, Director of Development Services, stated there had not been a request for no sidewalk.

Edward Wylie, Deputy City Manager, stated the property on Ridge did not have a sidewalk because it led to grass.

Chairman, Danny Wylie, asked that sidewalks within school zones be a proposed requirement.

Edward Wylie, Deputy City Manager, stated sidewalks within the radius of a school zone is required. He continued to state a \$2.5 million Safe Route to School Grant had been awarded to the Pharr, San Juan, and Alamo area and plans to install sidewalks around schools would be taking place. He continued to state City of McAllen had winding walking paths that are ten (10) feet wide. Mr. Wylie explained that ADA requirements are thirty-six (36) inches, the City requirement is five (5) feet, but a developer could challenge the requirement. He continued to state City of McAllen escrows the money for a five (5) foot sidewalk and pays the difference of installing a meandering sidewalk.

Chairman, Danny Wylie, asked for the current wording of the sidewalk requirements.

Melanie Cano, Director of Development Service, stated the law requires a minimum of thirty-six (36) inches.

Edward Wylie, Deputy City Manager, stated the City had reviewed the option of requiring a larger buffer based on the speed limit. He continued to state requiring a larger buffer would increase Code Compliance workload to monitor the maintenance of the area between the curb and sidewalk.

Rafael Munguia stated there were other options for the area between the curb and sidewalk such as xeriscape or flowerbeds.

Edward Wylie, Deputy City Manager, confirmed the Commission was proposing updates to the width of sidewalks, distance of sidewalks from the street, right of ways of the street and greater width of streets within a residential area.

Rafael Munguia stated the type of fencing material was also an area that should be reviewed. He stated residential areas could use wood fencing, but another requirement for commercial properties could be presented.

Luis Madrigal asked for the cost of fencing other than wood.

Edward Wylie, Deputy City Manager, asked if the proposed fencing requirement for commercial properties was all opaque or just the perimeter budding residential.

Rafael Munguia stated block fencing budding a residential and wood could be used along the remaining perimeter.

Roland Gomez, Assistant Director of Development Services, stated fencing between two (2) commercial properties was not a requirement.

Charlie Ramirez asked if the City required developers to allow traffic between properties through the parking lot without accessing the street.

Edward Wylie, Deputy City Manager, stated the City had adopted standards for entrances and curb cuts. He stated residential is seventy (70) feet and commercial is modeled after TxDOT which is based on speed limit. He stated these standards limit the number of entrances which would require businesses to allow traffic to cut across the shared parking lot.

Romeo Robles stated the parking lot of Forever 21 allows traffic to access the Walgreens parking lot.

Luis Madrigal asked if there was a requirement for shared parking if the TxDOT entrances and curb cut standards were being modeled.

Edward Wylie, Deputy City Manager, stated that TxDOT standards requires shared parking since the number of curb cuts is reduced and provides better water flow.

Luis Madrigal asked if the current requirements allow businesses to install a barrier between a neighboring parking lot.

Edward Wylie, Deputy City Manager, stated the installment of barriers between parking lots is not regulated; however, through the subdivision process the City could require developers to allow access to neighboring businesses.

Melanie Cano, Director of Development Services, stated the installment of barriers between businesses is similar to installing a fence on the property line.

Chairman, Danny Wylie, asked if there was an option to solve the issue with current businesses.

Edward Wylie, Deputy City Manager, stated changing approved requirements would be at the City's expense as it would be a burden on the property owner.

Chairman, Danny Wylie, stated it was a burden to require a property owner to maintain a wooden fence since it was purchased with the property.

Edward Wylie, Deputy City Manager, stated as a property owner you are responsible for the fence regardless of the required fencing material. He stated a block fence could fall with the saturation of the ground.

Chairman, Danny Wylie, suggested not requiring fences.

Edward Wylie, Deputy City Manager, stated City of McAllen did not require fencing.

Melanie Cano, Director of Development Services, stated City of McAllen did not require a building permit, but required engineer plans for fences that exceed ten (10) feet.

Melanie Cano, Director of Development Services, stated the board could motion to recess or adjourn.

Romeo Robles moved to recess at 12:04 p.m. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

Rafael Munguia moved to reconvene. Luis Madrigal seconded the motion and when put to a vote it carried unanimously. Planning and Zoning Workshop reconvened at 12:52 p.m.

Melanie Cano, Director of Development Services, reminded the board about the Planning and Zoning workshop provided by the American Planning Association on July 26, 2019.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Planning and Zoning Workshop adjourned at 12:54 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

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

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

MEMBERS PRESENT: Danny Wylie Jonathan Larraga
 Romeo Robles Rafael Munguia
 Andy Castro

ABSENT: Charlie Ramirez Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planer I
 Roy Rodriguez, Interim Building Official
 Iris Mata, Secretary
 Daniel Castro, Animal Control Foreman & Shelter
 Manager

ITEM A. CALL TO ORDER

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

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JUNE 24, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of June 24, 2019. Rafael Munguia 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 required a motion to untable the item.

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

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south 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. She further reported forty (40) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received two (2) telephone calls; one (1) for information only and another one (1) in favor of the item.

Della Robles, Planner I, further stated staff recommended denial of the request for Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1).

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.

Chairman, Danny Wylie, asked staff to elaborate on the denial of the request for Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1).

Della Robles, Planner I, stated Code Compliance and the Planning Division recommended denial because the unit was not in line with the intended use. She stated a storage unit's defined use is for household items. She continued to state upon Planning Division's inspection, applicant, Lizbeth Velasco, appeared to be running a kennel business from the storage unit. Ms. Robles stated there were dogs in the storage unit at time of inspection.

There being no further discussion Rafael Munguia moved to **deny** the request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

Roland Gomez, Assistant Director of Development Services, asked Commissioner, Danny Wylie, to clarify the motion. He stated the denial of the item would deny the staff's recommendation for denial. He continued to state that an approval of the item would approve the staff's recommendation for denial.

There being no further discussion Rafael Munguia moved to **approve to deny** the request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) CARLOS R. ELIZONDO, D/B/A SEPI'S, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE 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 LOT 22, BLOCK 30, PHARR ORIGINAL TOWNSITE, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 212 WEST STATE STREET. CUP#190641**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, east and west and General Business District (C) to the south. This area is generally designated for commercial use in the Land Use Plan. She further reported forty-one (41) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received three (3) requests for public hearing against the item.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the applicant would like to comment.

Carlos Rene Elizondo, residing at 212 West State Street, stated Sepi's has been in business since 1956. He stated the current bar owner offered to sell the property to him and he would like to comply with the City's requirements.

Romeo Robles asked the applicant, Carlos Elizondo, if the bar was an existing building.

Carlos Elizondo stated the bar was an existing building that had been in existence since 1956.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Secretary, stated there were three (3) individuals in the affected area that signed up to speak.

Jesus S. Gonzalez, residing at 216 West State Avenue, stated he had an issue with the parking of the location. He stated that the patrons block his driveway and throw their bottles on his lot.

Rose Lau, representing Jesus S. Gonzalez, stated Jesus S. Gonzalez was scared because he would not know what to do if an incident happened at the bar. She stated the bar belonged to Mr. Gonzalez's uncle, Mr. Rosales. She continued to state Mr. Gonzalez did not know the applicant, Carlos Elizondo. Ms. Lau stated Mr. Gonzalez had been living at his residence since 1974 and lived alone. She continued to state the property was a business district, but the sale of alcohol was not necessary. Ms. Lau stated Mr. Gonzalez could walk outside without assistance, but if there are bottles on his property that he could not see the board could imagine the effects. She continued to state Mr. Gonzalez had a bad hip and buildup on his shoe. Ms. Lau stated the previous owner, Mr. Rosales, knew better.

Chairman, Danny Wylie, asked if a police report had been filed.

Rose Lau, representing Jesus S. Gonzalez, stated a police report had not been filed on their behalf.

Denisse Arteaga, residing at 222 West State Avenue, stated she was against the item because she had four (4) children and didn't want them to see drunk men or hear obscene language. She stated that the patrons burn tire in front of her property and the rocks hit them on the property. She continued to state patrons pee between the parked cars and on one occasion a drunk driver went onto her property.

Chairman, Danny Wylie, asked if a police report had been filed.

Denisse Arteaga stated there had been police reports filed. She stated on one (1) occasion cars were racing on the street which resulted in a car flip two (2) houses down.

Evangelina M. Arteaga, residing at 218 West State Avenue, had been in her home for over fifty-three (53) years. She stated people have come on to her property and killed her pets. She stated she has heard profanities, assisted during accidents, called the Police Department for fights or burning of tire. Ms. Arteaga stated she has suffered losses and not been helped. She stated the Police Department helped pull a car from beneath her van, her brother's car was a total loss, and other brother's vehicle had been damaged.

She continued to state she had gone into Sepi's to tell a patron to calm down because of the children living nearby. Ms. Arteaga stated she encouraged the board to live at her residence because they do not need to live in danger, hearing profanities, having people on their property, or seeing people urinate between cars. She stated she had brought her concerns to the property owners. She stated the board's consideration was appreciated. She continued to state no one respects the area and speeds through the street.

There being no one else signed up to speak Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action.

Jonathan Larraga asked if alcohol was currently being sold at the property.

Della Robles, Planner I, stated alcohol was being sold at the location under the Conditional Use Permit for the previous owner.

Jonathan Larraga asked for confirmation that the previous owner was selling the property.

Della Robles, Planner I, stated the previous owner was selling property to Carlos Elizondo.

Chairman, Danny Wylie, stated the issues discussed were with the previous owner. He continued to state the new permit would be valid for one (1) year; however, the board could set a time frame to review the status.

Della Robles, Planner I, confirmed the one (1) year expiration of the permit and setting a time frame for review of status would be at the board's discretion.

Chairman, Danny Wylie, asked if parking lot security could be required by the City.

Della Robles, Planner I, stated the requirement for parking lot security would be at the board's discretion.

Chairman, Danny Wylie, suggested a ninety (90) day permit to include parking lot security.

Rafael Munguia suggested a six (6) month permit.

Chairman, Danny Wylie, asked for a recommendation from Romeo Robles.

Romeo Robles moved to **deny** the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C).

Chairman, Danny Wylie, stated the Conditional Use Permit and Late Hours Permit was for a new owner and the same issues may not apply.

Rafael Munguia recommended a ninety (90) day or six (6) month trial.

Chairman, Danny Wylie, stated the recommendation would include parking lot security.

Romeo Robles asked if parking lot security would monitor patrons parking in the parking lot.

Chairman, Danny Wylie, stated parking lot security would monitor those coming and going. He continued to state parking lot security would monitor cars speeding or racing on the street as reported by the public.

Jonathan Larraga asked if Code Compliance inspected the premise for littering on the surrounding properties.

Della Robles, Planner I, stated inspection of the surrounding properties for littering was not routine.

Roland Gomez, Assistant Director of Development Services, confirmed Code Compliance inspected the property for care of premise. He stated incidents would need to be reported to the Police Department.

Romeo Robles asked what could be done about the profanity.

Chairman, Danny Wylie, stated parking lot security could address profanity.

Roland Gomez, Assistant Director for Development Services, stated there was a motion that had not been seconded. He stated the motion would die if it was not seconded.

There being no second motion, Chairman, Danny Wylie, requested another motion.

Rafael Munguia recommended a ninety (90) day or six (6) month period and any complaints or incidents would be taken into consideration.

Chairman, Danny Wylie, stated the time frame would need to be clarified.

Rafael Munguia stated he was unsure on the time frame.

Jonathan Larraga recommended a six (6) month trial period to comply with the public's concerns. He stated upon expiration of the trial period, all concerns or incidents should be brought up to the board for further consideration.

Chairman, Danny Wylie, asked if parking lot security would be required for the recommended terms. He stated parking lot security should be required due to the profanity and additional concerns.

Jonathan Larraga stated parking lot security would be a part of the six (6) month recommendation.

Della Robles, Planner I, asked if parking lot security would be required daily or on weekends.

Chairman, Danny Wylie, stated parking lot security would be required daily.

Roland Gomez, Assistant Director of Development Services, asked for the hours of parking lot security.

Chairman, Danny Wylie, stated parking lot security should be present during hours of operation.

Della Robles, Planner I, stated the hours of operation were 7:00 a.m. to 12:00 a.m. Monday thru Saturday and 12:00 p.m. to 12:00 a.m. on Sundays.

Jonathan Larraga asked for the time of day that most incidents occur.

Evangelina M. Arteaga, residing at 218 West State Avenue, stated her granddaughter walks by the bar at 7:00 a.m. to catch the school bus on North Aster Street. She stated the concern of patrons exiting the bar is when they get into their cars. She continued to state she had seen deaths at the location. Ms. Arteaga stated the board would not be able to protect the citizens because it is the driver endangering the safety of the community. Ms. Arteaga spoke in Spanish.

Chairman, Danny Wylie, stated the public needed to take her concerns to the City Commission because the Planning and Zoning Commission did not have the authority to make those changes. He stated the board sympathized with the public, but Ms. Arteaga's concerns took place under the previous owner. He stated the board needed to give the applicant, Carlos Elizondo, the opportunity to correct the issues and run the business so that all parties are safe.

Evangelina M. Arteaga stated the patrons park on their property. Ms. Arteaga spoke in Spanish.

Chairman, Danny Wylie, stated Ms. Arteaga's concerns could be addressed with the Police Department. He asked for a recommendation on the item.

Carlos Elizondo, applicant, stated the documented hours of operation gave him the time to accept deliveries, clean, or sell a beer to a patron. He stated he intended to

open the business at 2:30 p.m. or 3:00 p.m. and close at 9:30 p.m. or 10:00 p.m. He stated he would occasionally remain open for football games, but close at halftime.

Chairman, Danny Wylie, asked if Mr. Elizondo would be changing the hours stated in his application.

Carlos Elizondo stated he would not be changing the hours of operation because there may be instances parties stay late.

Chairman, Danny Wylie, asked Mr. Elizondo if he heard the public's concerns.

Carlos Elizondo stated he heard the concerns and wanted to address them to correct. He stated the bar would not be open late and women would not be working there. He stated he intended to make the business family oriented. He continued to state he had been a patron of the bar for over thirty (30) years and was not aware of fights at the location. Mr. Elizondo stated he intended to go into the bar for clean up around 9:00 a.m. and would not be open late.

Chairman, Danny Wylie, verified that the hours of operation on the application would not be changed.

Carlos Elizondo stated the hours of operation on the application were for his protection in the instance that he is on property conducting business and a patron would like to purchase a beer. He stated he could close the bar at 11:00 p.m. if it was recommended.

Chairman, Danny Wylie, stated the hours of operation were up to Mr. Elizondo and the board was taking all suggestions into consideration.

Carlos Elizondo stated he understood the public's concerns of drunk drivers and his business would be a relaxed environment. He stated he did not want drunk patrons at his business.

There being no further discussion Jonathan Laraga moved to **approve** the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C) for a period of six (6) months subject to site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the recommendation included parking lot security.

Jonathan Larraga stated the recommendation would not include parking lot security. He stated the recommendation was a trial basis and any concerns or incidents should be brought back to the Planning and Zoning Commission for evaluation.

There being no second motion, Chairman, Danny Wylie, requested another motion.

Rafael Munguia moved to **approve** the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C) for a period of 90 days subject to site being in compliance with all City Ordinances and City Department requirements. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 3) ROXANNE RIVAS, REPRESENTING AMELIO RIVAS JR. AND GLORIA M. RIVAS, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.35 ACRE TRACT OF LAND, OUT OF A 3.00 ACRE TRACT OF LAND, OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 12, A.J. MCCOLL SUBDIVISION, OF PORCION 68, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1618 WEST ANAYA ROAD. COZ#190643**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). On June 16, 2009, the property to the north of the 3.00-acre tract of land was zoned Limited Industrial District (L-I) and a portion of the property to the west of the 3.00-acre tract of land was zoned Single-Family Residential District (R-1) upon annexation into the City Limits on May 06, 2003. The remaining portion of the property to the west, the property to the east and the property to the south are all zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported eight (8) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) 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, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no discussion Jonathan Larraga moved to **approve** the rezoning request for a change of zone from Open Space District (A-O) to Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING AMELIO RIVAS JR. AND GLORIA M. RIVAS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROXANNE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.35 ACRE TRACT OF LAND OUT OF A 3.00 ACRE TRACT OF LAND, OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1600 BLOCK OF WEST ANAYA ROAD. SUB#190514**

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

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

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

- 2) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING W.D. MOSCHEL, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FOX SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.32 ACRE TRACT OF LAND OUT OF THE NORTH 10.0 ACRES OF LOT 7, BLOCK 8, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF SOUTH JACKSON ROAD. SUB#190515**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Medium Density Multi-Family District (R-3) to the north, Agricultural Open Space District (A-O) to the east and south and city limits to the west. The property is designated for commercial and single family use in the Land Use Plan. He stated variances were being requested and staff recommended preliminary plat approval of the proposed Fox Subdivision.

Chairman, Danny Wylie, asked if the applicant requested to make comment.

Steve Spoor, residing at 202 South 4th Street, McAllen, TX, stated a variance was requested to the front setback for the existing building. He stated the existing building had been in existence for over forty (40) years. He continued to state they would follow the setback ordinance for new construction if the existing building was demolished.

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

There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Junction View Subdivision to include the requested variance. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:44 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, JULY 22, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ESPINOSA ACRES SUBDIVISION FILE NO. SUB#190513
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GENERAL INFORMATION:

APPLICANT: J & R Engineering, LLC, representing Sergio Espinosa Morin, Owner, is requesting preliminary plat approval of the proposed Espinosa Acres Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.474 of an acre tract of land, more or less, being a Re-plat of all Lots 9 and 10, Block 1, Ellers Subdivision and the east 15 feet of Lot 16, Block 1, Palm Terrace Subdivision and both are out of Lot 197, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of West Jackson Avenue.

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

PROPERTY PROPOSED USE: Single family residential lots.

VARIANCES: None requested.

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

- STREETS, PAVING
AND R.O.W.:** 1. In compliance.
- EASEMENTS:** 1. In compliance.
- SIDEWALK:
ADA:** 1. Follow City of Pharr Construction Standards Manual.
- FIRE PROTECTION:** 1. See attached comments.
- WATER:** 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.
- SEWER:** 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.
- DRAINAGE:** 1. Drainage report needs approval from H.C.D.D. #1.
- OTHER:** 1. Provide surveyors and engineer signature.
2. 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: Espinosa Acres Subdivision Plat Review

Reviewed By: Jacob Salinas 9.8

Date: July 11, 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:

- At this time proposed subdivision was found in reasonable compliance with the City of Pharr Standard Manual requirements for fire protection.

PLAT REVIEW FOR: *ESPINOSA SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. JULY 11, 2019

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need to relocate water services to the corners of the lots
- Will existing water service be used for lot 3?
(will need to relocate the water service to the corner of the lot)
 - COMMENTS 7-11-19
 - All water service parts will need to be all brass
 - Will need to place City of Pharr Details
 - Follow City of Pharr Construction Standards Manual

SEWER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need to relocate sewer services to the corners of the lots
- Will need to extend sewer line to and through the property
- Will need to install M/H's on each end of the property and leave a stub out for future use
 - COMMENTS 7-11-19
 - M/H Ring and cover will need to be composite based with City Logo
 - Will need to place City of Pharr Details
 - 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: Espinosa Acres Subdivision

DATE: 7/9/19

Residential/Commercial: __0.474__ acres

Staff

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT**
- Note No.8--Revise note to say...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 to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- An approved drainage report is required for all new subdivision and /or all developments.
- Erosion and sediment control plan.

SUBDIVISION: Espinosa Subdivision**DATE:** July 11, 2019**REVIEW:** Preliminary (Revised comments Plans Dated 06-28-19)**PLAT**

1. Note No. 7--- Use benchmark No. 35, please verify and make correction.
2. Note No. 8---Revise to say... A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the north side of W. Jackson Rd. at time of subdivision."
3. Add Note---Owners to maintain R.O.W. and perimeter of entire subdivision.
4. Add Note---Erosion and sediment control during construction shall be in accordance with the current Texas Pollution discharge elimination system (TPDES).
5. Remove Note No. 3
6. Remove Note No. 6

SITE PLAN

1. Extend proposed 6" sanitary sewer line from west to east property line; include manholes on both ends of sanitary sewer line with stub outs for future development.
2. Verify existing water meter and relocate to corner of lot 3.
3. Relocate proposed 4" sewer services to corner of each lot.

DRAINAGE

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

ADDITIONAL COMMENTS



