

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 12, 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 July 22, 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) Ariadna Ariel Sotomayor has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). The property is legally described as being Lot 108, San Angel Subdivision Amended, Pharr, Hidalgo County, Texas. The property's physical address is 4105 South San Angelo Street. **CUP#190750**

2) R & R Capital Investment Group LLC 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 Residential-Multi-Family High Density District (R-MFHD). The property is legally described as being a 0.28-acre tract of land, out of the N5 acres of the S15 acres out of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar Road. **COZ#190748**

3) Maria Del Carmen Alvarez has filed the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to a Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, Block 1, save and except a 0.02-acre tract of land out of the Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 217 West Sam Houston Avenue. **COZ#190751**

D. PLATS:

1) Pablo Soto Jr., P.E., representing Rosana Riojas, President of Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision. The property is legally described as being the East 4.90 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3400 Block of North Sugar Road. **SUB#180720**

2) Perez Consulting Engineers, representing Alex Meade, City Manager for the City of Pharr, is requesting preliminary plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision. The property is legally described as being a tract of land containing 20.84 acres of land and also being a part of Lots 133 and 134, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North IH 69 C. **SUB#190616**

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 9th day of August, 2019 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 22, 2019 - 12:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 22, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Jonathan Larraga Luis Madrigal
 Romeo Robles

ABSENT: Rafael Munguia Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: 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 12:00 p.m. Roll call established a quorum.

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF PLANNING AND ZONING COMMISSION WORKSHOP OF JULY 2, 2019.

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of July 2, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

2) MINUTES OF JULY 8, 2019

Chairman, Danny Wylie, introduced the item.

Romeo Robles stated he voted against Item C2 and the minutes state the vote was unanimous. He requested a change to the minutes be made to reflect his vote.

Iris Mata, Secretary, stated the correction would be made.

There being no further discussion Jonathan Larraga moved to **approve** the minutes of July 8, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

None.

ITEM D. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Espinosa Subdivision subject to the conditions.

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

Luis Madrigal arrived at 12:03 p.m.

Chairman, Danny Wylie, asked if Jackson Road was different than Jackson Avenue.

Eddie Martinez, Planner II, stated Jackson Road and Jackson Avenue were different roads.

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

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

Melanie Cano stated during the Planning and Zoning Workshop she forgot to mention an approved ordinance for oversized storage. She stated oversized storages, over one hundred and twenty (120) square feet, would be classified as permitted uses versus conditional use. Ms. Cano continued to state oversized storage units would be handled at staff level and building permit review.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 12:05 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (BEAUTY SALON) FILE NO. CUP#190750
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GENERAL INFORMATION:

APPLICANT: Ariadna Ariel Sotomayor has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 108, San Angel Subdivision Amended, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 4105 South San Angelo 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, east and west. This area is generally designated for single-family use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Pending Inspection of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending Inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Fifty-two (52) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls for information only.

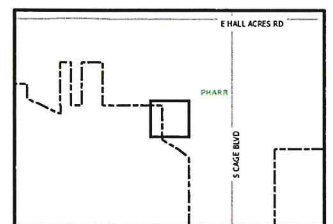
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the beauty salon;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. The following shall be considered as grounds for revocation of a home occupation Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits for home occupations that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.



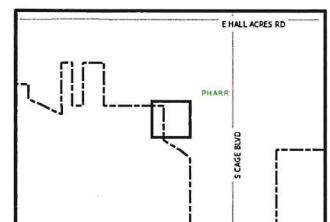
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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

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Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 12, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190748

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 09, 2019

1. **Applicant:** R & R Capital Investment Group LLC, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop the required detention area necessary for the future multi-family development adjacent to said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

MC

Initials

8/8/19

Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

RS

Initials

8-8-19

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD): Being a 0.28-acre tract of land, out of the N5 acres of the S15 acres out of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar 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:

R & R Capital Investment Group LLC, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential-Multi-Family High Density District (R-MFHD) in order to develop the required detention area necessary for the future multi-family development adjacent to said property.

The subject site is located west side of North Sugar Road with a physical address of 3401 North Sugar Road. The property consists of one tract of land legally described as being a 0.28-acre tract of land, out of the N5 acres of the S15 acres out of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north and south are zoned Agricultural and/or Open Space District (A-O). On June 04, 2018, the property to the east was zoned Medium Density Multi-Family Residential District (R-3) and the property to the west was zoned to Single-Family Residential District (R-1) on April 20, 2004. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

The Residential-Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This zone allows medium to high density developments, and should be located where additional requirements for street, water and fire protection, wastewater, drainage, and adequate open space are met. Residential-Multi-Family High Density District (R-MFHD) uses should not run traffic over long distance of single-family residential sized street, or through single-family neighborhoods, and should be located close to arterials or collectors capable of carrying the additional traffic. Multifamily developments are not a buffer between single-family and commercial uses and should be properly buffered from non-residential land uses in traffic, or from pollution and/or environmental hazards.

Nineteen (19) 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 Residential-Multi-Family High Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 19, 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

R & R Capital Investment Group LLC, owners.

APPLICANT

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

CURRENT ZONE

3401 North Sugar Road

ADDRESS

Residential-Multi-Family High Density District (R-MFHD)

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 and is compatible with the surrounding properties.

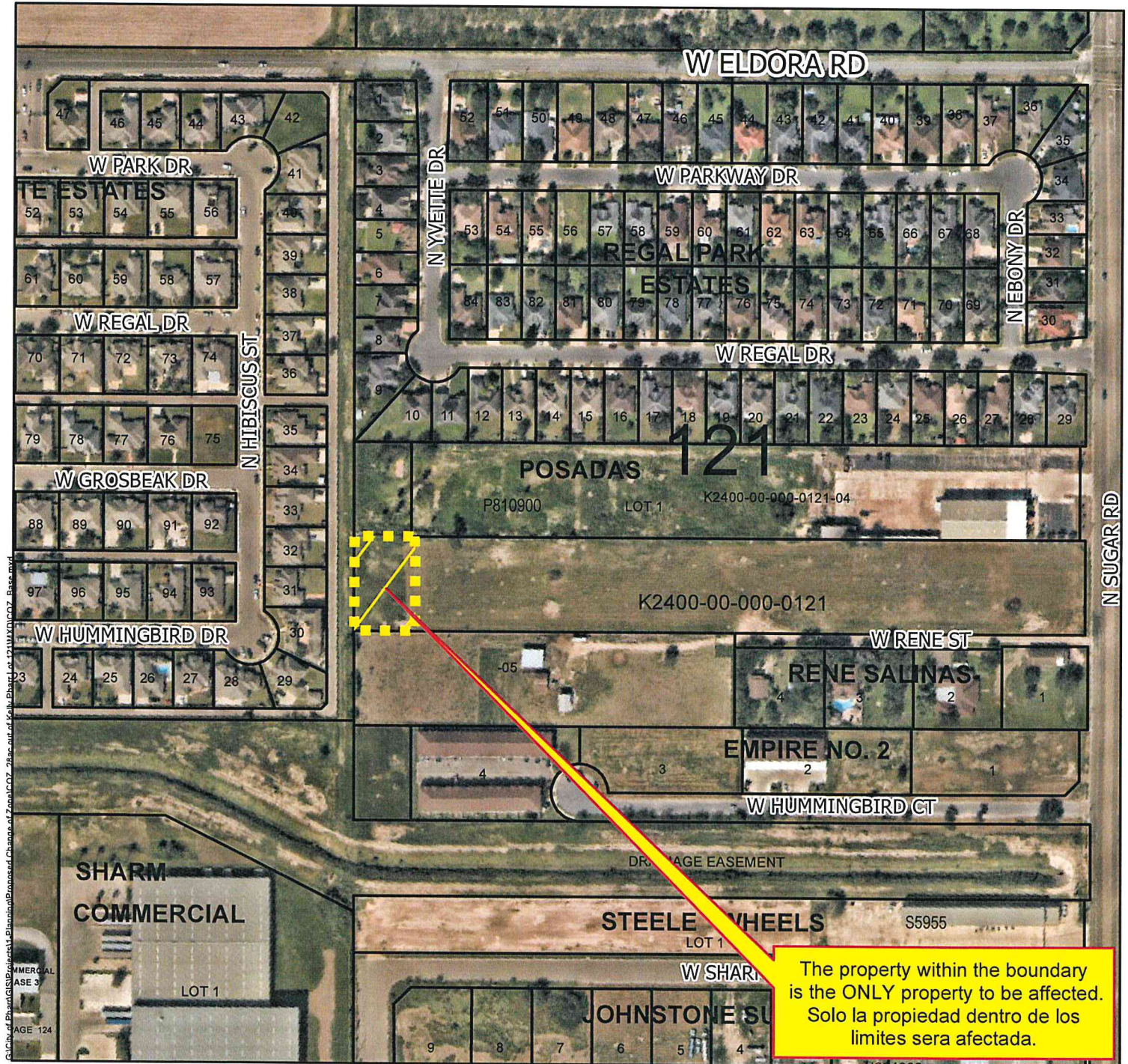
Della Robles, Planner I

PREPARED BY

July 26, 2019

DATE

Proposed Change of Zone
0.28ac out of North 5ac of the South 15ac
of Kelly Pharr Lot 121
Rosana Riojas



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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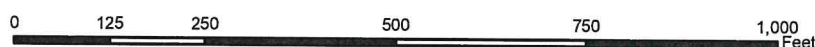
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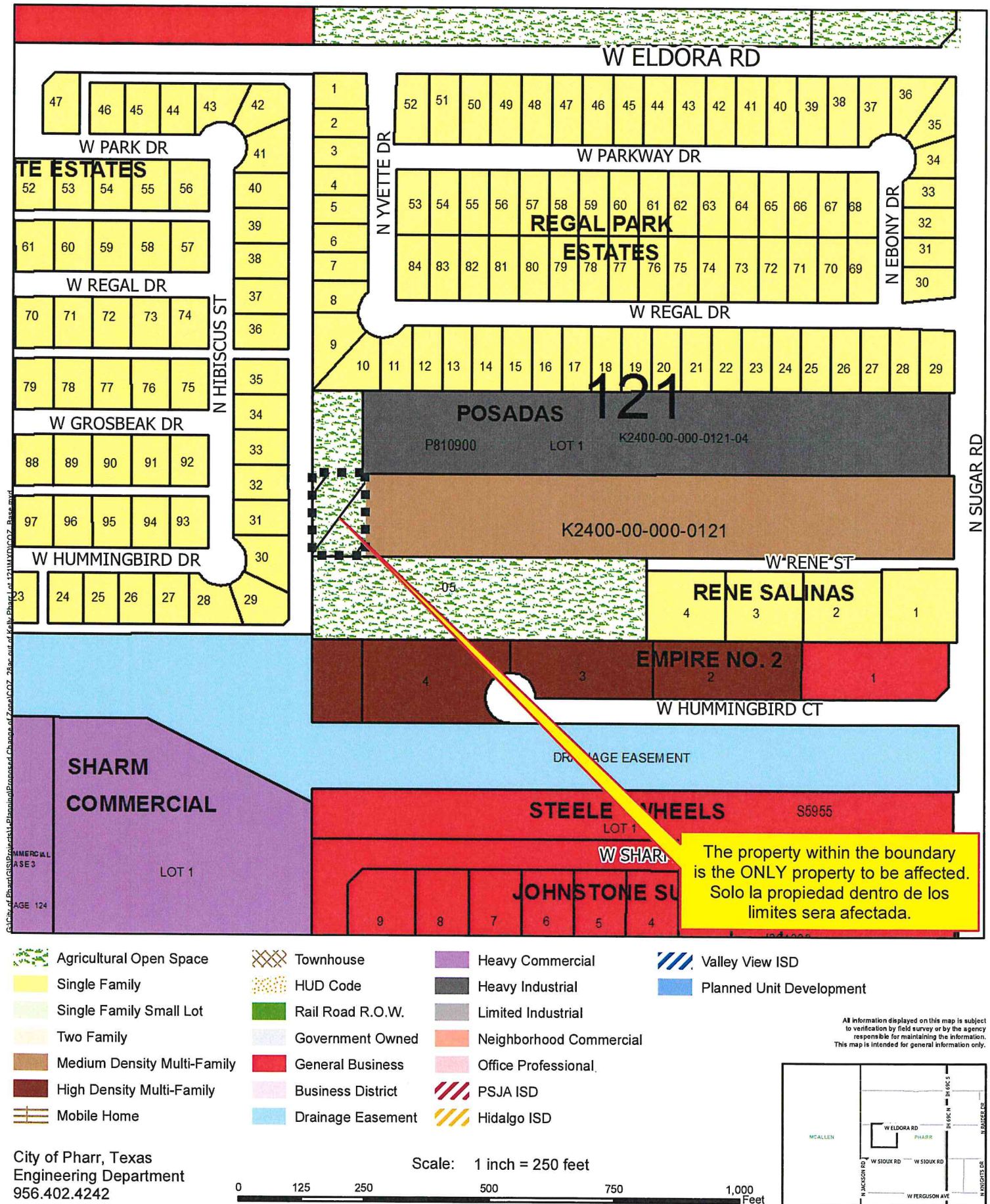


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 7/15/2019

Scale: 1 inch = 250 feet





THE RELEVANT SECTION OF THE ACT PROVIDES THAT THE LAND SHOWN ON THIS PLAN, AND DETACHED HEREAS, AND THOSE WHICH IT IS HEREIN SUGGESTED HEREIN, HEREBY DOES GIVE TO THE USE OF THE PUBLIC LAND STREET, ALLEY, PAVEMENT, WALKWAYS, COURTS, TERRACES AND PUBLIC PLACES THEREON SHOWN IN THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ON NEW FACT CONTRIBUTION THE RESEARCH
1110 JUNE 9, 1945, 11:45 PM

THE PERSONS WHOSE NAMES ARE SUBMITTED TO THE EXECUTIVE INSTITUTE, WHO, AS SET FORTH BY THE FIRST BULLETIN, DECLARED THAT THE STATIONERS THEREIN ARE TRUE AND CORRECT AND ACCORDINGLY THAT THEY EXECUTED

DATE OF BIRTH _____

21 00 000000

WE COMMISSION REPORT

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE BOARD OF COUNTY SUPERVISORS OF THE COUNTY OF BUTTE, CALIFORNIA, ON THIS 13TH DAY OF _____ 1915.

THE STATE OF TEXAS - COUNTY OF HIDALGO
CITY OF PHARR PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.011(1)(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF

Abstract

APPROVAL BY PLANNING AND ZONING COMMISSION:

1. THE UNDERSIGNED, OWNER OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAINE, TRUSTS, HEREBY CERTIFY THAT THE SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ACT OF THE STATE OF MAINE.

ONE PAGE AT A TIME AND YOU'LL KNOW HOW TO
USE IT

HIDALGO COUNTY
ORANGE DISTRICT No. 1 CERTIFICATE

in order to carry out the District's program, the District certifies that the proposed plans for this subdivision comply with the minimum standards on the District's adopted local rules and with the applicable provisions of the District's local rules. The District also certifies that the proposed plans for this subdivision are in accordance with the minimum standards on the District's adopted local rules and with the applicable provisions of the District's local rules. The District also certifies that the proposed plans for this subdivision are in accordance with the minimum standards on the District's adopted local rules and with the applicable provisions of the District's local rules.

WINDING COUNTY BOARD DISTRICT No. ONE
JANUARY 2, 1900. P.M. (SUNDAY, JANUARY 2)

1

SURVEYOR CERTIFICATE

1. THE UNDERSIGNED STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE LANDS OWNED BY THE UNITED STATES AND THAT THERE ARE NO VISIBLE EASEMENTS OR INCUMBRANCES (EXCEPT AS NOTED) ON SAID LANDS AND THAT ALL CLAIMS HAVE BEEN LOCATED AS INDICATED.

NAME	DATE	TIME
...	...	...

PAID \$5070.00, A.P.L.S. #541
7868 & PROJECT PARK, (DAS) 78177
1964 ALB-128 F&S, 1964 7817-128

ENGINEER CERTIFICATE

1. THE UNDERSIGNED, **PHILO GOTT, JR.**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING DECLARATION WAS BEING GIVEN TO THIS PLAINIFF BEING IN GOOD

DATA FILE NO.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

13

TABLE 3

PABLO SOTO R. P.E.
128 E. 15th St. Mpls. 1551 424-1145
Mpls. 1551 424-1145



HERITAGE MANOR No. 2

ABUTTING THE EAST 40 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 15.00 ACRES OF LOT 121,
WHEELER-PHARRS SUBDIVISION HALLAM COUNTY, TEXAS, AS PER MAP RECORDED IN
BOOK 3, PAGE 131-134. CITY RECORDS OF HALLAM COUNTY, TEXAS.

GENERAL SUBMISSION PLAT NOTES:

- [illegible]

11. ADDITIONAL AGENCIES TO BE MAINTAINED BY THE DEVELOPER.

METES AND BOUNDS:

ACROSS THE EAST 4.40 ACRES OF THE NORTH 5.88 ACRES OF THE SOUTH 15.00 ACRES OF LOT 171, KELLY-PHAR
SUBDIVISION, PUEBLO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGE 132-134, DEED RECORDS OF
PUEBLO COUNTY, TEXAS, SAID 4.40 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

[illegible]

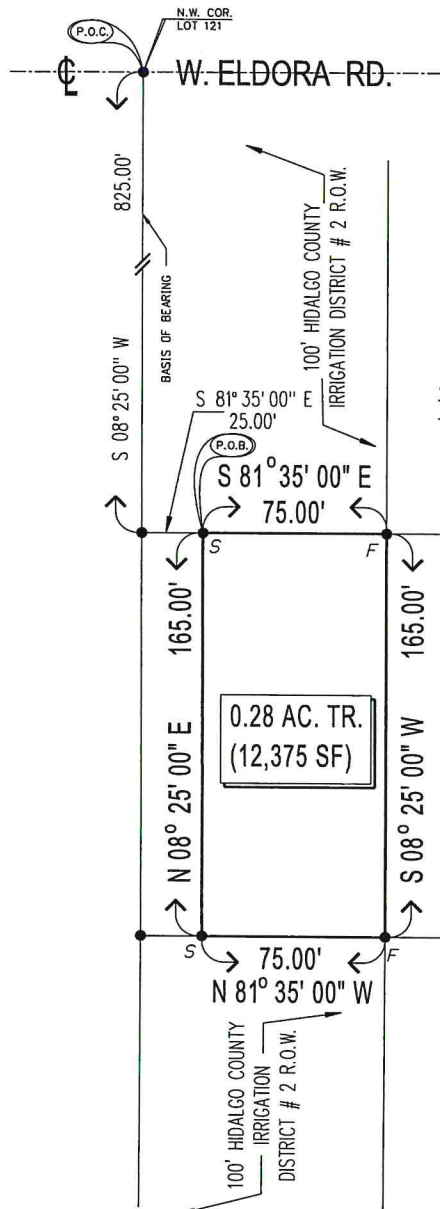
POLE NORTH 88 DEGREES 75 MINUTES 38 SECONDS EAST, A DISTANCE OF 155.00 FEET TO A ONE-INCH 11/25
IRON ROD WITH A YELLOW CAP STAMPED WPA 4541 SET FOR THE NORTHEAST CORNER OF THIS TRACT OF
LAND.

[illegible]

DETERMINATION A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING CONTAINING 4.78 ACRES, MORE OR LESS.



On _____ at _____
 THE TRUSTEE NAMES
 OF THE MAP RECORDS OF HINDLES COUNTY, TEXAS



FIRM:
 COMMUNITY-PANEL NUMBER
 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1982
 LOMR - 5/17/01
 FLOOD ZONE " B "

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.

SCALE: 1" = 50'

LEGEND:

S - SET 1/2" IRON ROD WITH
 YELLOW CAP STAMPED RLSP 4541
 F - FOUND 1/2" IRON ROD

NOTE :

THIS SURVEY WAS PREPARED WITHOUT
 THE BENEFIT OF A TITLE REPORT

POSADAS SUBDIVISION
 VOLUME 37, PAGE 173 B

SOUTH LINE OF POSADAS SUBDIVISION

PROPOSED
 HERITAGE MANOR No. 2
 CITY OF PHARR

ANDRES GARCIA
 DOCUMENT No. 1883975 OFFICIAL RECORDS

PLAT SHOWING

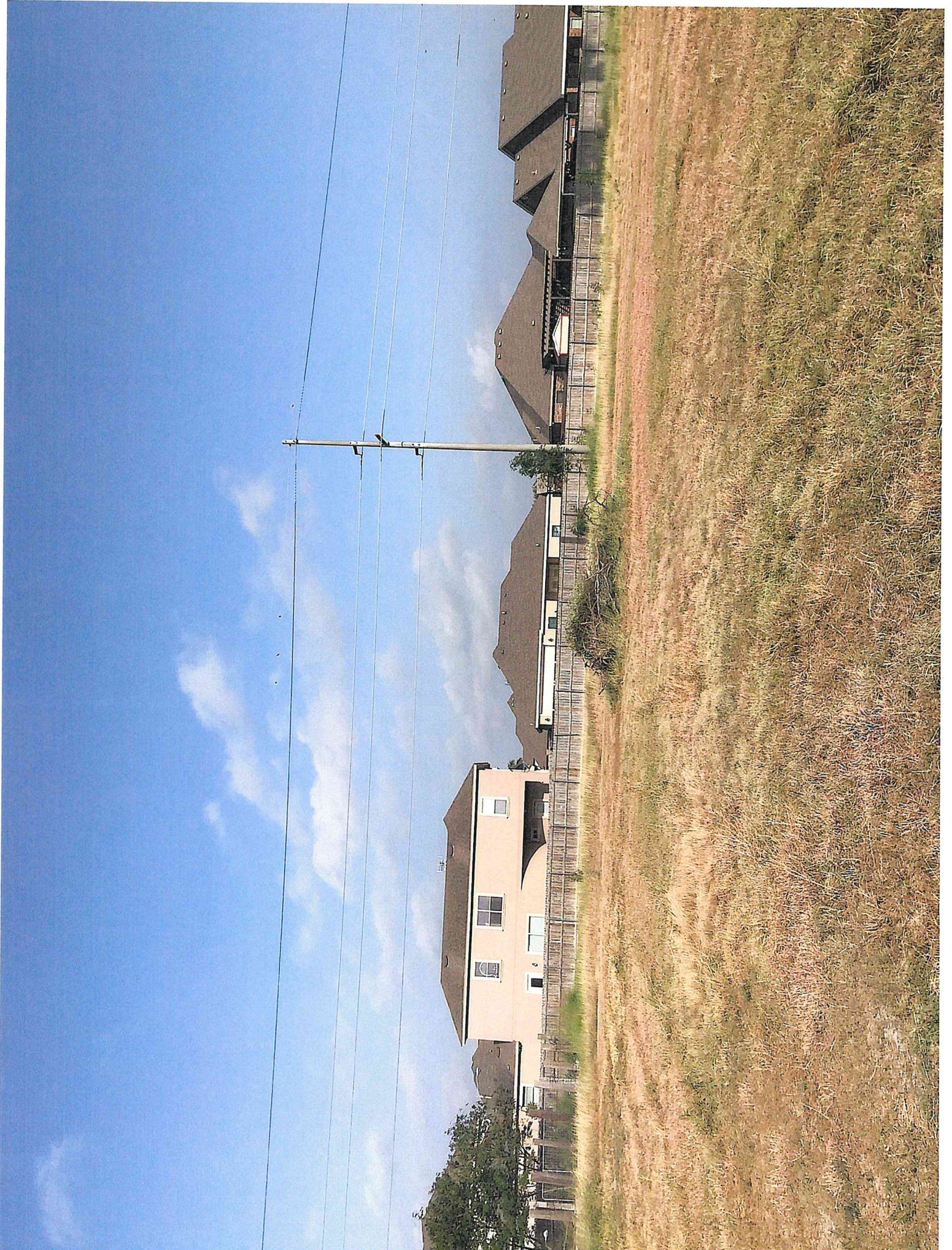
A 0.28 ACRE TRACT OF LAND (12,375 SF) OUT OF THE NORTH 5.00 ACRES
 OF THE SOUTH 15 ACRES OF LOT 121, KELLY-PHARR SUBDIVISION,
 HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3,
 PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, PABLO SOTO JR., REGISTERED PROFESSIONAL
 LAND SURVEYOR, STATE THAT THE ABOVE IS A
 TRUE AND ACCURATE PLAT OF THE LANDS AS
 SURVEYED UNDER MY DIRECTION AND THAT
 THERE ARE NO DISCREPANCIES, CONFLICTS,
 SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS,
 ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS,
 EASEMENTS OR RIGHT-OF-WAYS, EXCEPT AS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR • 4541







Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 12, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190751

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 18, 2019

1. **Applicant:** Maria Del Carmen Alvarez, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C).
3. **Nature / Intent of Request:** In order to have the opportunity to combine said property with the property immediately to the west and sell as neighborhood commercial.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

[Signature]
Initials

8/8/19
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

[Signature]
Initials

8-8-19
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C): Being all of Lot 2, Block 1, save and except a 0.02-acre tract of land out of The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 217 West Sam Houston Avenue.

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:

Maria Del Carmen Alvarez, owner, has filed the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C) in order to have the opportunity to combine the property with the property immediately to the west and sell as neighborhood commercial.

The subject site is located south side of West Sam Houston Avenue with a physical address of 217 West Sam Houston Avenue. The property consists of one tract of land legally described as being all of Lot 2, Block 1, save and except a 0.02-acre tract of land out of The Van Williams Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sam Houston Avenue, an 80' major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The property as well as the surrounding properties to the east and south were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current Zoning Ordinance used today. The property to the west was re-zoned to Neighborhood Commercial District (N-C) on August 02, 2010. On May 15, 2007, the property to the north was re-zoned to General Business District (C). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Neighborhood Commercial District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. The city will not zone for NC usage in advance unless asked to do so by the property owner. This district could therefore, be considered a "floating zone". Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood.

Twenty-two (22) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls; one (1) for information only and one in favor of the item.

Development Services is recommending **approval** of the request to re-zone to Neighborhood Commercial District (N-C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 19, 2019** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Maria Del Carmen Alvarez, owner.

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

217 West Sam Houston Avenue

ADDRESS

Neighborhood Commercial District (N-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

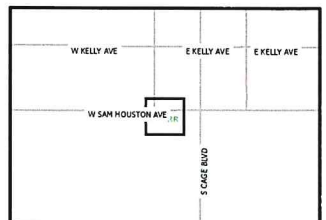
PREPARED BY

July 31, 2019

DATE

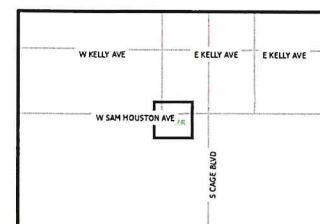


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





- 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.



154.00

VACANT PROPOSED NC

SAM HOUSTON

55.00





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being the East 4.90 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Provide street light layout.
2. Provide a 25'x25' corner clip at the intersection of N. Sugar Rd. & W. Heritage Drive.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Water and sewer easements shall read: 15' Exclusive easement to City of Pharr.
3. Label easements on the north side of property.
4. Any easements on HCID #2, shall be approved by them.

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 to be reviewed and approved by H.C.D.D.#1
2. Detention areas will not be maintained by City of Pharr.

OTHER:

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

12. Label all monuments.
13. Plat note #10
14. Provide correct true north arrow for location map.
15. See staff comments attached.



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



Subdivision: Heritage Manor #2 Plat Review

Reviewed By: Jacob Salinas *J.S.*

Date: 7/30/19

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 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:

- **Requirements for the Proposed Subdivision Entrance Island-** According to adopted City of Pharr Standards Manual page 3, the minimum distance of 40ft from the street ROW is required for gates.
- **Street & Drainage Plan-** Provide Fire Lane Tow-Zone all along the North of Heritage Drive, and along the Cul-De-Sac proposed detention pond area.
- **Need to place proposed fire hydrants, 3ft or more from the street curve.**

-P-

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

COMMENTS: Initials: J.V. / O.D.L. / R. B JULY 30, 2019

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need an Offsite Utility Easement
- Water Line will need to connect to 8" on the S. side of the property
 - COMMENTS 7-30-19
 - Water line to extend W. from lot #1 and then turn N on 20' alley
 - Water line on sugar Rd. is an 18"
 - Utility easement will need to be 15'
 - Will need water service for lot #1
 - Water line and Storm line will need to be switched from current locations
 - Will need to verify water details
 - Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
 - COMMENTS 7-30-19
 - Sewer services to be placed on opposite side of water line service locations
(Not in the center of the property)
 - Will need to install Composite M/H ring and covers with City Logo
 - Will need to verify with HCID #2 for easements where sewer line is currently placed
 - Will need to verify sewer 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 REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Heritage Manor No. 2

DATE: July 30, 2019

REVIEW: Preliminary (revised comments plans dated July 17 2019)

PLAT

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

SITE PLAN

1. Provide only one 50 FT ROW residential street cross section detail. *Remove the rest.*

2. As per Public Utilities, proposed 8" water line must run east between lots 31 and 32 and then run north to tie into existing 8" water line as per Public Utilities.
3. The length of the entrance road leading to cul-de-sacs shall have a minimum driving surface radius of 40 feet. *Must provide a 42 B-B residential road.*
4. Curb and gutter for residential street must be 24" as per City of Pharr standards

DRAINAGE

1. Provide a cross section detail for the proposed headwall/safety end treatment. *Pipe must be flushed against the concrete headwall.*
2. The maximum length of gutter flow before run-off is intercepted by an underground storm sewer stem is 500 FT. The distance from the driveway highpoint to the curb inlet is 560 FT. *Please verify and make corrections. (refer to pg.16 of city of Pharr standards manual)*
3. Provide a cross sectional detail of storm inlet on the north side of W. Heritage Dr. and that shows the distance of the inlet and proposed sanitary sewer line.
4. No storm drain RCP pipe will be allowed inside 15 FT utility easements. Provide a 10 FT drainage easement for any proposed RCP pipe. *No structure/building will be allowed over the drainage easement.*

ADDITIONAL COMMENTS

SUBDIVISION: Heritage Manor #2
Subdivision

DATE: 8/1/19

Residential/Commercial: _4.90_ acres

Plat review:

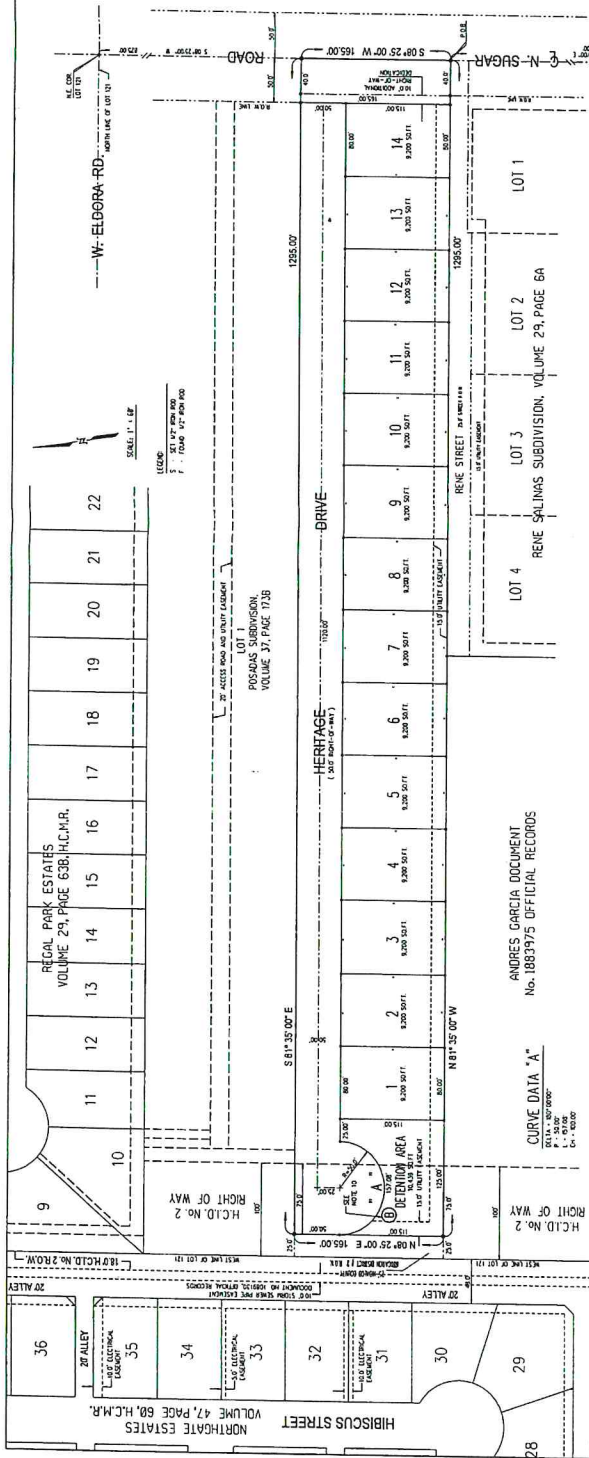
Plat Notes:

- Note No.8-Revise note to say...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 building permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Note No.11-Revise note to say...Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction meeting.
- Need a digital copy (in USB) and three(3) hard copies of SWPPP

- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Street light detail plans to be included.
- Erosion and sediment control plan.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- Storm sewer manhole lid to be updated.



PLAT OF
HERITAGE MANOR No. 2

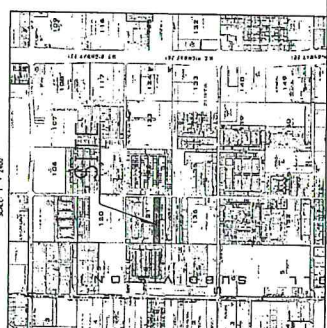
ANDRES GARCIA DOCUMENT
No. 1883975 OFFICIAL RECORDS

CURVE DATA "A"
RADIUS = 100.00 FT
CHORD BEARS = 100.00 FT
CHORD BEARS = 100.00 FT
CHORD BEARS = 100.00 FT

GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE SHOWN ON THE PLAT IS BASED ON THE FLOOD ZONE MAP OF EL PASO COUNTY, TEXAS, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131. THE FLOOD ZONE MAP OF EL PASO COUNTY, TEXAS, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131, SHOWS THE FLOOD ZONE MAP OF EL PASO COUNTY, TEXAS, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131.
2. THE PLAT IS BASED ON THE SURVEY OF THE HERITAGE MANOR No. 2, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131.
3. THE PLAT IS BASED ON THE SURVEY OF THE HERITAGE MANOR No. 2, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131.
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9. THE PLAT IS BASED ON THE SURVEY OF THE HERITAGE MANOR No. 2, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131.
10. THE PLAT IS BASED ON THE SURVEY OF THE HERITAGE MANOR No. 2, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131.
11. THE PLAT IS BASED ON THE SURVEY OF THE HERITAGE MANOR No. 2, AS PER THE RECORDS OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, VOLUME 2, PAGE 131.

LOCATION MAP
SCALE 1" = 200'



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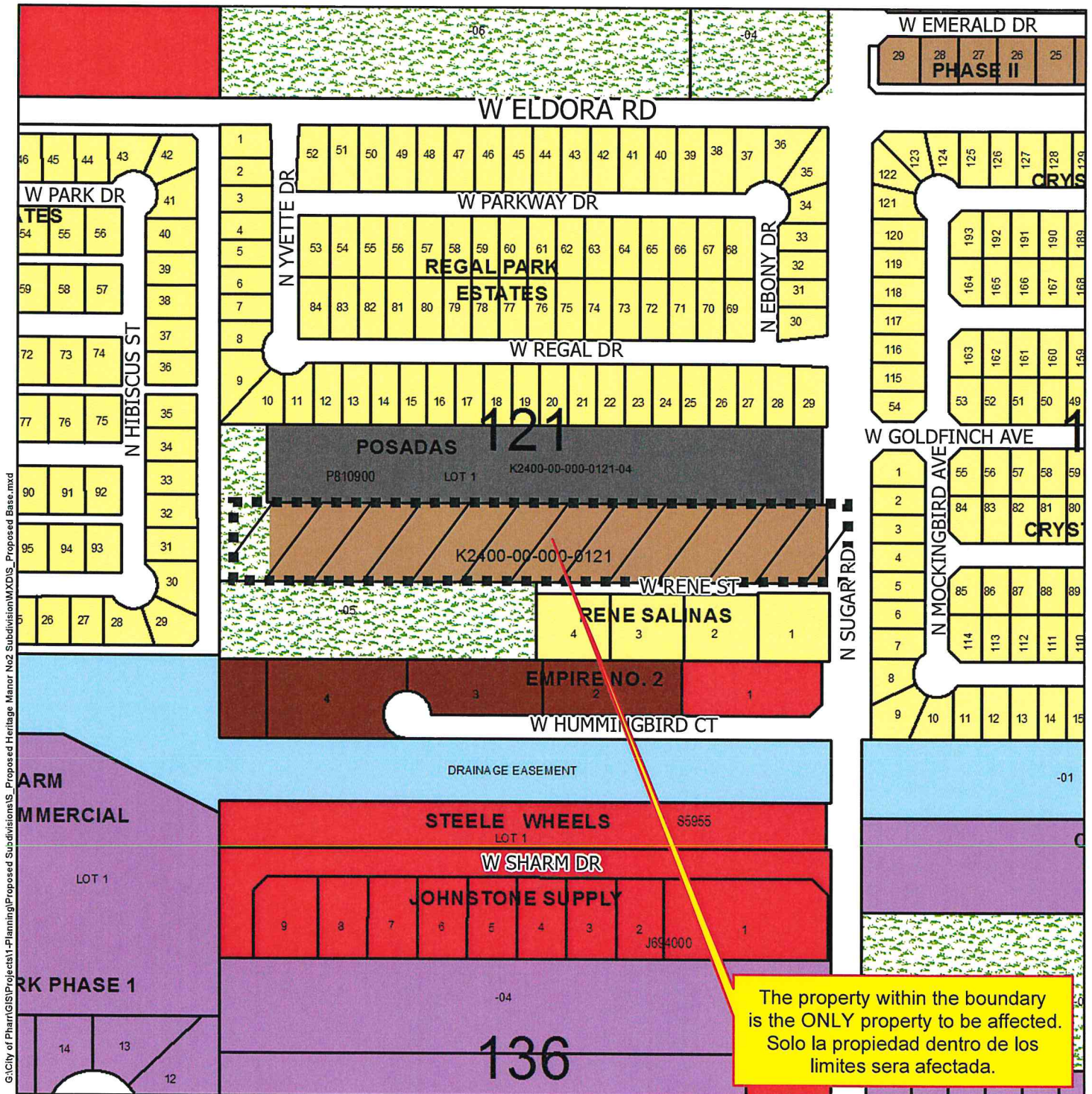
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COUNTY OF EL PASO

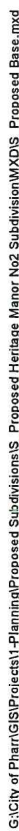
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- City of Pharr, Texas
Engineering Department
956.702.5355





MEMORANDUM

DATE: MONDAY, AUGUST 12, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CITY OF PHARR NORTH SIDE AQUATIC CENTER SUBDIVISION
FILE NO. **SUB#190616**

GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing Alex Meade, City Manager for the City of Pharr, is requesting preliminary plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 20.84 acres of land and also being a part of Lots 133 and 134, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of North IH 69 C.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Limited industrial District (L-I) and Agricultural Open Space District (A-O) to the north, General Business District (C) to the south, Limited industrial District (L-I) and General Business District (C) to the east and Mobile Home District (R-MH) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Educational facility.

VARIANCES: None requested

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed City of Pharr North Side Aquatic Center subdivision subject to the following conditions:

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

1. Provide street light layout.

EASEMENTS:

1. Easement to the City to read: "Exclusive easement to City of Pharr".
2. Provide a 10' landscaping easement along the frontage..
3. Provide a 5' landscaping easement along W. Sioux Rd.

**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. Remove plat note # 12.
2. Project engineer shall provide proof of vacated Wynnwood Terrace subdivision vacated recorded back in 8-8-67, Vol. 16, Page 18.
3. See staff comments attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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



Subdivision: City of Pharr- North Side Aquatic Center

Reviewed By: Jacob Salinas

9.8 Date: July 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:

- The waterline running along N 281 frontage road is currently an 8-inch AC waterline, and not a 12-inch waterline as shown in the proposed plat. This existing waterline must be upgraded to 12-inch waterline, in order to be compliance with the City of Pharr Standards Manual.

STAFF REVIEW FOR: *NORTHSIDE AQUATIC CENTER SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B JULY 30, 2019

WATER:

- Water line will need to be upgraded to a 12" C900 DR18
- Follow City of Pharr Construction Standards Manual

SEWER:

- Recommendation to connect sewer service line to the Sewer line on Frontage Rd due to Depth on Sioux Rd
- Sewer line within Map is a storm Drain line not an 8" Sewer line (E. side of the property)
- 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: North Side Aquatic Center

DATE: 7/30/19

Residential/Commercial: __20.84__ acres

Staff

Plat Notes:

- Note No.5--Revise note to say... Owners are to maintain detention/retention areas. **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 to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**
- Developer to construct fence for lots abutting/fronting any drain ditch regardless of who owns it. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- An approved drainage report is required for all new subdivisions and/or development(s).
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Street light detail plans to be included.

- Need a digital copy (in USB) and three(3) hard copies of SWPPP.
- Erosion and sediment control plan.

SUBDIVISION: City of Pharr – North Side
Aquatic Center Subdivision

DATE: July 30, 2019

REVIEW: Preliminary (comments Plans Dated 07-18-19)

PLAT
1. Note No. 5--- Revise note to say... "Owners to maintain detention/retention areas." 2. Note No 6--- Use City of Pharr benchmark #55. 3. Add Note--- Owners to maintain R.O.W. and perimeter of entire subdivision. 4. Add Note--- "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along the north side of W. Sioux Rd. and on the west side of I-69C (Expressway 281), at the time of building permit stage." 5. Missing Professional Engineers signature and seal. 6. Missing Professional Land Surveyors signature and seal.

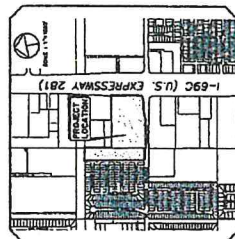
SITE PLAN
1. Provide all pertinent City of Pharr details. (sidewalk, street light layout, meter location, back flow location)

DRAINAGE

ADDITIONAL COMMENTS

EXPIRATION DATE OF PREPARATION MAY 22, 1963

OH: AT AM/PM
INSTRUMENT NUMBER
OF MAP RECORDS OF TOWNSHIP COUNTY RECORDS



A TRACT OF LAND CONTAINING 20.84 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OF LOTS 133 AND 134, KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 134, H.C.D.A.
HIDALGO COUNTY, TEXAS

