



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 13, 2017 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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:

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

A) October 23, 2017 Minutes

4. PUBLIC COMMENTS: (Ordinance No. O-2015-28) *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

5. PUBLIC HEARING: (Ordinance No. O-2015-28). *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.*

A) Carmen E. Guerrero, dba Costuras y Alteraciones Karimel, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 17 and the E20' out of Lot 18, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 231 East Caffery Avenue.

B) Jose Antonio Reyna has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lots 15 and 16, H. M. E. Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2712 South Fabian Street (H).

C) Juan Barajas has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 58, Block 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 528 East Saint Anne Drive.

6. PLATS:

A) B.I.G. Engineering, representing Estela T. Sotelo, Director of Evening Star Properties Inc., is requesting preliminary plat approval of the proposed La Estrella Subdivision. The property is legally described as being a 2.258 acres out of the West 3.64 acres of the East 5.00 acres of the North 10.00 Acres of Lot 109, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of North East Nolana Loop (FM 3461).



B) B.I.G. Engineering, representing Jesus Melendez, Owner, is requesting preliminary plat approval of the proposed Melendez Subdivision. The property is legally described as being a 0.58 acre tract out of Lot 77, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North IH 69C.

C) HALFF Associates, Inc., representing Dr. Shirley A. Reed, South Texas College, President, Owner, is requesting final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision. The property is legally described as being a 62.38 acres out of Lots 255, 258, 259 and 260, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property is located at the 3900 Block of South Cage Boulevard.

D) R.E. Garcia & Associates, representing Saul Ayala, owner, is requesting preliminary plat approval of the proposed Palmview South Subdivision. The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of West Dicker Road.

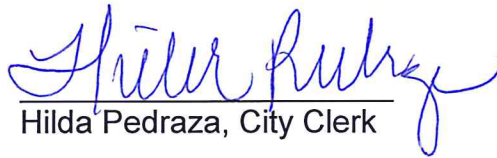
7. ANNOUNCEMENTS/OTHER BUSINESS:

8. ABSENTEE REPORT:

9. 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 November, 2017 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. October 23, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 23, 2017. The meeting was called to order by Charlie Ramirez at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Charlie Ramirez Tom Greuner
 Luis Madrigal Romeo Robles
 Rafael Munguia Ray Sanchez

ABSENT: Andy Castro Danny Wylie

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Director of Development Services
 Roland Gomez, Assistant Director of Development Services
 Cristina Garcia, Senior Planner
 Heriberto Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Janie Benadict, Administrative Assistant
 Rita Galvan, Secretary
 Felipe Pedraza, Assistant Fire Marshal
 John Rigney, City Attorney

CALL TO ORDER

Charlie Ramirez called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of October 09, 2017.

Luis Madrigal stated there were changes that needed to be made to the minutes. He stated page three on the voting Approvet should be changed to Approve, page six Luis Madrigal seconded the motion not Charlie Ramirez and on page nine Charlie Ramirez was marked absent when should be approve.

Rita Galvan stated the changes would be made.

Being no further changes Luis Madrigal moved to approve the minutes of October 23, 2017 with corrections. Ray Sanchez second the motion and when put to a vote, it polled as follows:

D. Wylie: Absent
T. Greuner: Approve
R. Munguia: Approve
R. Sanchez: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Approve
A. Castro: Absent

The motion carried unanimously to approve the minutes of October 09, 2017 with corrections.

PUBLIC COMMENTS:

Charlie Ramirez asked if anyone had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Secretary, stated K.C. Fletcher had signed up to speak. Charlie Ramirez called forth K.C. Fletcher.

An individual approached the podium and introduced himself as Kenneth C. Fletcher, residing at 504 South Diplomat and stated:

- He and his neighbors live at the semi colonia of Costco. It's a semi colonia because of the noise the semis make and they need a 14 foot opaque buffer to keep out the noise. Costco is now turning off two of their lights and it is hard to photograph and they start turning them on at around 2:35 a.m. and start arriving around 4:00 a.m. They are parking in the fire lane but they think they can't be seen because of the two lights that are out. They should turn out the lights that are facing his house.
- He would like to thank the staff and Commissioners and remind the people at home to come by if they have any problems. He did sign up for the public hearing and he doesn't know why he was denied. Would like to be shown the Attorney General's opinion as to why he cannot address his government body.
- He was going to talk about that it was the Commission's job to think about making a Capital Improvement Plan. The item on the public hearing will cut down trees and they should implement the planting of one native to tree as part of the Home Owners Association.
- The noise and the light at Costco is getting louder and brighter. Fire Department is not towing away Costco trailers but they did tow away a Lowe's trailer and the Police Department is not doing anything about it either. He was having a conversation with a police officer at 3 a.m. and there was a semi in the fire lane and obstructing the fire hydrant and nothing was done about it.
- Good thing the public has access to the packet the Commission have but he may be too old to access it.
- Thanked the commission.

Charlie Ramirez asked if anyone else had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Secretary, stated Gary Hosmer had also signed up to speak. Charlie Ramirez called forth Gary Hosmer.

An individual approached the podium and introduced himself as Gary Hosmer, residing at 4026 Ravenwood Court, Pearland, Texas and stated:

- Was concerned about the rezoning of Lot 90 at the corner of Sugar Road and Nolana Road.
- Provided history on the Arnold Farm and how his grandfather started that farm back in 1920. He had three children, Doris Arnold, William Arnold, and Allen Arnold. Doris Arnold was his mother, Russel Arnold was his grandfather, and William and Allen were his uncles.
- His grandfather willed that piece of land to his aunt Leticia (Allen) Arnold who has applied for it to be rezoned. He would not like to see it rezoned for development, he would like it to be kept as agriculture. Rezoning would eliminate the orchard currently on the land and disrupt current drainage. Irrigation would also be affected because appropriate water easement is required to maintain healthy production of trees. Installment of residential water and sewage would be disruptive. Use of required USA pesticides, herbicides, insecticides and fertilizers, would need to be continued to maintain the orchards. The City would be negatively impacted by the rezoning of the area stated.
- Thanked the Commission.

There being no one else who signed up, Charlie Ramirez closed the Public Comments portion of the meeting and proceeded with the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had one (1) item for recommendation and proceeded to introduce the item as follows:

**MELDEN & HUNT, INC.
LETICIA L. ARNOLD, OWNER**

**CHANGE OF ZONE
(AO) TO (RI)
COZ#171055**

Melden & Hunt, Inc., representing Letitia L. Arnold, owner, is requesting 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 17.727 acre tract of land, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 5300 and 5500 Block of North Sugar Road. The subject site currently consists of two (2) tracts of land which have a frontage of approximately 1,170.00 feet along North Sugar Road and a depth of approximately 660.00 feet. North Sugar Road is a 70' minor collector, which runs north and south, 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 Agricultural and/or Open Space District (A-O). The surrounding property is zoned Agricultural and/or Open Space District (A-O) to the north, south and east and Heavy Commercial District (H-C) and Medium Density Multi-Family Residential District (R-3) the west. The property is generally designated for commercial use in the Land Use Plan. The subject property was annexed into the City of Pharr on October 13, 1989, as part of the extension of the city limit boundaries to the City of Pharr. A portion of the property to the

west zoned Heavy Commercial District (H-C) on October 13, 1989 when it was annexed and on October 19, 2004, the remaining portion of the property to the west was rezoned to Medium Density Multi-Family Residential District (R-3). There has been no other zoning request within the general vicinity of the subject property since that time. The owner of the property is requesting a change of zone to a Single-Family Residential District (R-1) in order to develop the property into a 61 lot single-family residential subdivision. The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. Eighteen (18) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, the applicant must comply with all City Ordinances and City Department requirements.

Della Robles advised that this item would go before the City Commission meeting of November 06, 2017, at 4:00 p.m. and a representative was in attendance.

Charlie Ramirez advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised Gary Hosmer signed up for Public Hearing. Charlie Ramirez called forth Gary Hosmer.

An individual approached the podium and introduced himself as Gary Hosmer, residing at 4026 Ravenwood Court, Pearland, Texas and stated:

- The property has been agricultural for almost 100 years. The farm was still there and was still a working orchard. To the east and west Mr. William Arnold's farm was still there and he continues working that farm and plowing it, so the family feels it is still a viable agricultural area and a viable working orchard.
- If it was rezoned it would affect the way they work the orchard and the money that was made off of it. It was one of the best producing orchards in the area and the oranges are worth quite a bit of money and brings income to our family. By rezoning the family feels it would affect their income.
- He thanked the commission.

There being no other person meeting the requirements to speak regarding the public hearing, Charlie Ramirez closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked:

- If there would be traffic and drainage issues to be addressed in the development of the area to be rezoned.
- Della Robles affirmed.
- Rafael Munguia stated that the proposed change was not aligned with the Future Land Use Plan.

- Della Robles stated that the Future Land Use Plan had it listed as which the City was hoping it is used for but that the Single Family District was more restrictive.
- Romeo Robles asked if there was going to be pollutant exposure because Mr. Hosmer stated there would be insecticides, herbicides, and fertilizers used by the surrounding orchards.
- Melanie Cano, Director for Development Services stated usually the developer builds a concrete wall around the subdivision as a barrier to eliminate that issue.
- Mr. Robles stated he was referring to the insecticides that will be sprayed by plane or in the air. He wants to know how that would affect the residents of this subdivision and that his concern was for the people that would be buying those lots if they would be in harm because of the surrounding orchards.
- Melanie Cano stated that the City can check the environmental requirements and make a note of that in the conditions and that because the orchards were there prior to the development that they would be made aware of the potential risk of the orchard.
- Rafael Munguia stated that all contracts of land have a disclosure of potential risks from electrical lines to pollutants so that would be something worked out in the contracts. He also stated that it would be more beneficial to have it zoned residential versus commercial because as Della Robles stated it is more restrictive and commercial is not as much and the potential for hazardous pollutants is higher.
- Rafael Munguia stated that it is unfortunate when these situations arise but it was a necessity because we need to continue with the growth of the city.
- Ray Sanchez stated that the orchard should be under grandfather law because they were there first and if there was insecticides or any other hazards it should be ok because they were there first.
- John Rigney, City Attorney stated that the grandfather clause didn't necessarily pertain to this particular situation but the City cannot prohibit the orchards from maintaining production because the surrounding area becomes residential. It would be similar to the tract to the north of Minnesota Road where another orchard was torn down and zoned residential. Crop dusters are not used anymore and tractors are used so all insecticides are spread on the land and all environmental concerns get addressed through Planning and Zoning whether it be by a buffer or water quality and it would all be addressed.

There being no further discussion, Rafael Munguia **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Ray Sanchez second the motion and when put to a vote, it polled as follows:

D. Wylie: Absent
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Approve
R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised he had four (4) items to be presented to the Commission and proceeded to introduce the plat as follows:

NAIN ENGINEERING, L.L.C.
Rep. CLEMENTE VILLARREAL, OWNER

ANDREA VILLARREAL SUBDIVISION
SUB#170821

NAIN Engineering, L.L.C., representing Clemente Villarreal, owner, is requesting preliminary plat approval of the proposed Andrea Villarreal Subdivision. The property is legally described as being a 4.44 acre tract of land out of Lot 8, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Juan Balli Road. The property is currently zoned Agricultural and/or open space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, General Business District (C) to the south and Heavy Commercial District (H-C) to the west. The property is designated for commercial use in the Land Use Plan. The property's proposed use is for retail/wholesale. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Andrea Villarreal Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Need to show street R.O.W. dimension for W. Juan Balli Rd.
2. On metes & bounds check the word calling for north of R.O.W. and show center, verify.
3. Make sure at least 35-ft from centerline of ROW for W. Juan Balli Rd. are given at all times.
4. Access drive pavement to be at least 30-ft wide to allow Fire Department access.
5. Provide street light layout.
6. Provide turnaround on west end of private drive for fire apparatus access or otherwise move driveway access to the west to have a maximum 150-ft of dead end

EASEMENTS:

1. Need a 40' driveway access easement minimum access for accessing lots.
2. Show proposed easements on plat.
3. For access & utility easement, a plat note would be required allowing the city to use the easement for utility repairs without responsibility to repair drive.

SIDEWALK: ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Connection to existing HCID No. 2 ditch for outfall may be in conflict with 24" Water Transmission Main. Alternative design preferred by the city.

SEWER:

1. See attach comments.

DRAINAGE:

1. How will required detention be achieved? If no additional detention is required by the HCID No. 2, provide documentation stating no additional detention requirements.
2. Detention on Juan Balli Rd. ROW is not allowed.
3. Provide culvert cross section detail.
4. Verify spelling on all plans.
5. Provide outfall details.
6. Provide ditch stabilization grass/vegetation.
7. Show ditch center line in plan view.
8. Provide safety end treatment details.

OTHER:

1. On metes & bounds label "gross or net for acreage".
2. Label P.O.C and P.O.B on plat layout.
3. Clean out details.
4. Add basis of bearing on plat.
5. Provide driveway details.
6. Show the shared access driveway easement on plat.
7. Add existing recorded subdivision to the plat layout.
8. Provide three hard copies of Storm Water Pollution Prevention Plan.
9. Plat note #7, shall be "at subdivision construction phase".
10. Plat note #8 verify spelling.
11. Plat note #13, re-word as per Fire Departments comments.
12. Missing R.P.L.S. Seal.
13. Make NE corner of lot 8 your point of commencement and label NE corner of proposed subdivision as your point of beginning. To make metes and bounds more understandable.
14. Paragraph 2 of Metes and Bounds states set ½-in iron rod and plat show found ½-in iron rod. Please verify all rods if they are set or found, match information on metes and bound and plat.
15. Need to apply for a change of zone.

Charlie Ramirez advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Luis Madrigal asked if there were any residential subdivisions that were around the area of Juan Balli that had an entrance around this property.
- Heriberto Martinez advised that adjacent to the east there was a subdivision.
- Luis Madrigal asked if the primary entrance for the subdivision was on Juan Balli Road.
- Heriberto Martinez affirmed.
- Luis Madrigal asked if all the residential entrances were facing north, how much right of way the City was asking for and how much right of way there was now and if the paving was going to be paid by the developer 100 percent.

- Heriberto Martinez affirmed all entrances were facing north, the ROW had to be a continuous 35 feet and that the engineer was going to remeasure because of a curvature on the road and yes the Developer would be paying 100 percent of the paving.

There being no further discussion, Tom Greuner **moved** to approve the preliminary plat of the proposed Andrea Villarreal Subdivision. Rafael Munguia second the motion and when put to a vote it polled as followed:

D. Wylie: Absent	C. Ramirez: Approve
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Approve	L. Madrigal: Approve
A. Castro: Absent	R. Sanchez: Approve

Motion carried unanimously to approve the preliminary plat approval of the proposed Andrea Villarreal Subdivision.

MELDEN & HUNT, INC.
Rep. SHAVI MAHTANI, PRESIDENT
DOMAIN DEVELOPMENT CORP.

WEST RIDGE ESTATES SUBDIVISION
SUB#170410

Heriberto Martinez, Planner II, introduced the second item as follows:

Melden & Hunt Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Subdivision. The property is legally described as a being a re-subdivision of 17.727 acres out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south, Heavy Commercial District (H-C) and Medium Density Multi-Family District (R-3) to the west. The property is designated for commercial use in the Land Use Plan. The property's proposed use is single family residential homes. No variances are being requested. Development Services recommends preliminary plat approval of the proposed West Ridge Estates Subdivision subject to the following conditions:

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

1. Need street lighting layout details.
2. Provide 25-foot corner clips R.O.W. required at W. Fig Ave. intersection with N. Sugar Rd.
3. On N. Sugar Rd. label existing R.O.W.
4. Provide date of additional R.O.W. along N. Sugar Rd.
5. Provide a 30'x30' corner clip at N. Sugar Rd. & W. Minnesota Rd.
6. The street name Apricot Ave. is a duplicate street name (provide CAD file to review for street names).
7. City of Pharr Thoroughfare Plan calls for a 70-ft ROW for Sugar Rd. 40-ft from centerline as proposed is acceptable by Engineering.
8. Pave 1/3 ROW for Minnesota Rd. in accordance with city standards and PW requirements.

EASEMENTS:

1. Provide instrument # or a document for the 40' U.E. within the property.
2. Verify U.E. on lots 34 & 35.
3. H.C.I.D. No. 2, requested an extension of delivery point to the east half of Lot 90 Kelly Pharr they are requesting a 20' exclusive easement along the north side of lot 90, it is for irrigation purpose only and cannot be shared with the City of Pharr.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. Modify Note No. 6 to read: "a 5-ft ADA compliant sidewalk is required along N. Sugar Rd and W. Minnesota Rd. at subdivision construction". Internal streets 5-ft ADA compliant sidewalks to be built at building permit stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Verify the dimension for storm drainage.
2. Fix backfill details to city standards.
3. Will need to stabilize ditch slope to its original condition.
4. All inlet and manhole covers for storm drain shall be the city standard "no dumping" logo.
5. Ditch widening cross section to be approved by Public Works Department for accessibility.
6. Which end treatment is being proposed for outfall? Two details included.

OTHER:

1. Within the cul de sac's verify the 10' called for.
2. Provide three (3) hard copies of SWP3.
3. Clarify the bearing & distance on south side of property.
4. Remove West Ridge Estates Subdivision from metes & bounds (not recorded).
5. Plat note #5, use detention directive.
6. Plat note #8, remove Lot's 58-62 add "42-45" and also add on W. Minnesota Rd. Lot's 8-14.
7. Metes and bounds call for nails set on the corners of the property, platstates No. 4 rebar, please verify and correct.

Heriberto Martinez advised the project engineer was in the audience.

Charlie Ramirez advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Luis Madrigal asked if this was going to be a gated subdivision and what the right of way was going to be.
- Heriberto Martinez stated it was not going to be a gated subdivision and that it would be 70 feet all the way around.
- Luis Madrigal asked why only the corner lot would be paved and why the second access was removed from the notes.
- Heriberto Martinez stated that was the standard requirement and as far as the second access it was the Fire Department's decision.
- Felipe Pedraza, Assistant Fire Marshall, stated that it was removed because it was not required.
- Luis Madrigal stated that was not a good practice and if he could address the engineer
- An individual approached the podium and introduced himself as Mario Reyna, Project Engineer, representing Melden & Hunt.
- Luis Madrigal asked if they had considered a second entrance to the subdivision.
- Mario Reyna stated they initially took the plans to a developer and he suggested only one entrance. He added that he lived in a 62 lot subdivision and it only had one entrance and there are no access issues.
- Rafael Munguia said he agreed with Mr. Madrigal about having two entrances.
- Mario Reyna said they could look into it.
- Ray Sanchez added what if there were a fire how were the residents going to get out.
- Felipe Pedraza advised that there are other subdivisions with one entrance and there were no issues.
- Ray Sanchez stated if there were a couple fire trucks and an ambulance in that subdivision there would be a lot of congestion and if the Commission approved and something happened due to the one entrance were they going to be held responsible.
- Roland Gomez, Assistant Director of Development Services stated that as of now there was no fire code requirement based on per lot and there was a cul de sac in place and there was not code in place.
- Ray Sanchez stated that he understood there was no code but that accidents was another case and fire and what would be done in that event.
- Roland Gomez stated that because there was no code or ordinance in place it is hard for the city to enforce or require a developer to have two entrances. He also stated they would look into it for future subdivisions.
- Mario Reyna stated that they were working on a subdivision in McAllen and they made a trade off by making the pavement wider at the entrance of the subdivision and that could be something they could look into for this subdivision. He also stated looking into a second entrance would change development plans because of the high transmission power lines and that was how they came to that design with the only one entrance.
- Tom Gruener asked if there could be a stipulation made on the recommendation to the City Commission for the second entrance.
- Melanie Cano said that was something staff could note for the record but since the plans meet City ordinances and requirements they would just recommend approval.

The Planning and Zoning Commission went into executive session at 6:36 p.m. The Planning and Zoning Commission reconvened at 6:57 p.m.

There being further discussion, Rafael Munguia moved to approve the preliminary plat approval of the proposed West Ridge Estates Subdivision with the condition there is a secondary access into the subdivision. Luis Madrigal second the motion and when put to a vote it polled as followed:

D. Wylie: Absent	C. Ramirez: Approve w/cond.
T. Greuner: Approve w/cond.	R. Robles: Approve w/cond.
R. Munguia: Approve w/cond.	L. Madrigal: Approve w/cond.
A. Castro: Absent	R. Sanchez: Approve w/cond.

Motion carried by unanimous vote to approve the preliminary plat approval of the proposed West Ridge Estates Subdivision with the condition there is a secondary access into the subdivision.

SAM ENGINEERING & SURVEYING, INC.
Rep. HECTOR & NORMA ESPINO

ESPINO SUBDIVISION
SUB#130714

Heriberto Martinez, Planner II, introduced the third item as follows:

SAM Engineering & Surveying Inc., representing Hector & Norma Espino are requesting final plat approval of the proposed Espino Subdivision. The property is legally described as being a 1.15 acres, out of Lot 175, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 800 Block of West State Avenue. The property is zoned General Business District (C). The adjacent zones are General Business District (C) to the west and east, Neighborhood Commercial District (N-C) and Single Family Small Lot District (R-1A) to the north, and Rail Road R.O.W. to the south. The property is designated for commercial use in the land use plan. The property's proposed use is for retail/wholesale. No variances are being requested. Development Services recommends final plat approval of the proposed Espino Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

Heriberto Martinez advised that this item would go before the City Commission meeting of November 06, 2017, at 4:00 p.m.

Charlie Ramirez advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Luis Madrigal moved to approve the final plat approval of the proposed Espino Subdivision. Tom Greuner second the motion and when put to a vote it polled as followed:

D. Wylie: Absent	C. Ramirez: Approve
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Approve	L. Madrigal: Approve
A. Castro: Absent	R. Sanchez: Approve

Motion carried by unanimous vote to approve the final plat approval of the Espino Subdivision.

LAURA STEPHANIE RUIZ

PLAT DEFERRAL REQUEST

Heriberto Martinez, Planner II, introduced the fourth item as follows:

Laura Stephanie Ruiz, has filed a request for a plat deferral. The property is legally described as being a 1.55 acre tract of land, more or less, out of Lot 8, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5800 Block of South Jackson Road. The property is currently zoned Heavy Commercial District (H-C) and Agricultural and/or Open Space District (A-O). The adjacent zones are Heavy Commercial District (H-C) and Agricultural and/or Open Space District to the north, Agricultural and/or Open Space District (A-O) to the east, Heavy Commercial District (H-C) and General Business District (C) to the south and City Limits to the west. The property is designated for commercial use in the Land Use Plan. The property's is being used for commercial use (auto sales). Development Services recommends denial of the plat deferral request. The property was acquired in March of 2017 and is not up to City requirements. The property owner along with Mr. Santos Ruiz (father) have been notified of the condition of the property and requirements prior to moving any material, however a disregard of the requirements has resulted in the current conditions of the property.

Heriberto Martinez advised that this item would go before the City Commission meeting of November 06, 2017, at 4:00 p.m.

Charlie Ramirez advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Luis Madrigal stated he had reviewed the property on google earth the property and the latest aerial was earlier this year which showed it completely empty and asked if the attached images were the current condition of the property.
- Melanie Cano state that was correct.
- Heriberto Martinez said he had done an inspection of the property on October 09, 2017.

- Luis Madrigal asked if the property was currently platted.
- Heriberto Martinez stated that it was not.

There being no further discussion, Rafael Munguia **moved** to deny the request for a plat deferral for Laura Stephanie Ruiz. Ray Sanchez second the motion and when put to a vote it polled as followed:

D. Wylie: Absent	C. Ramirez: Deny the request
T. Greuner: Deny the request	R. Robles: Deny the request
R. Munguia Deny the request	L. Madrigal: Deny the request
A. Castro: Absent	R. Sanchez: Deny the request

Motion carried by unanimous vote to deny the request for a plat deferral for Laura Stephanie Ruiz.

ANNOUNCEMENTS/OTHER BUSINESS: None.

ABSENTEE REPORT: Janie Benedict announced that Danny Wylie was out of town and Andy Castro was working late. Ray Sanchez **moved** the absent members be excused. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Absent	C. Ramirez: Excuse
T. Greuner: Excuse	R. Robles: Excuse
R. Munguia: Excuse	L. Madrigal: Excuse
A. Castro: Absent	R. Sanchez: Excuse

Motion carried unanimously to excuse the absent members.

ADJOURNMENT: There being no further business, Charlie **moved** that the meeting be adjourned. Mr. Robles second the motion. All members unanimously consented the Planning and Zoning Meeting adjourned at 7:06 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (SEAMSTRESS SHOP) FILE NO. CUP#171057 (COSTURAS Y ALTERACIONES KARIMEL)
--

GENERAL INFORMATION:

APPLICANT: Carmen E. Guerrero, dba Costuras y Alteraciones Karimel, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 17 and the E20' out of Lot 18, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

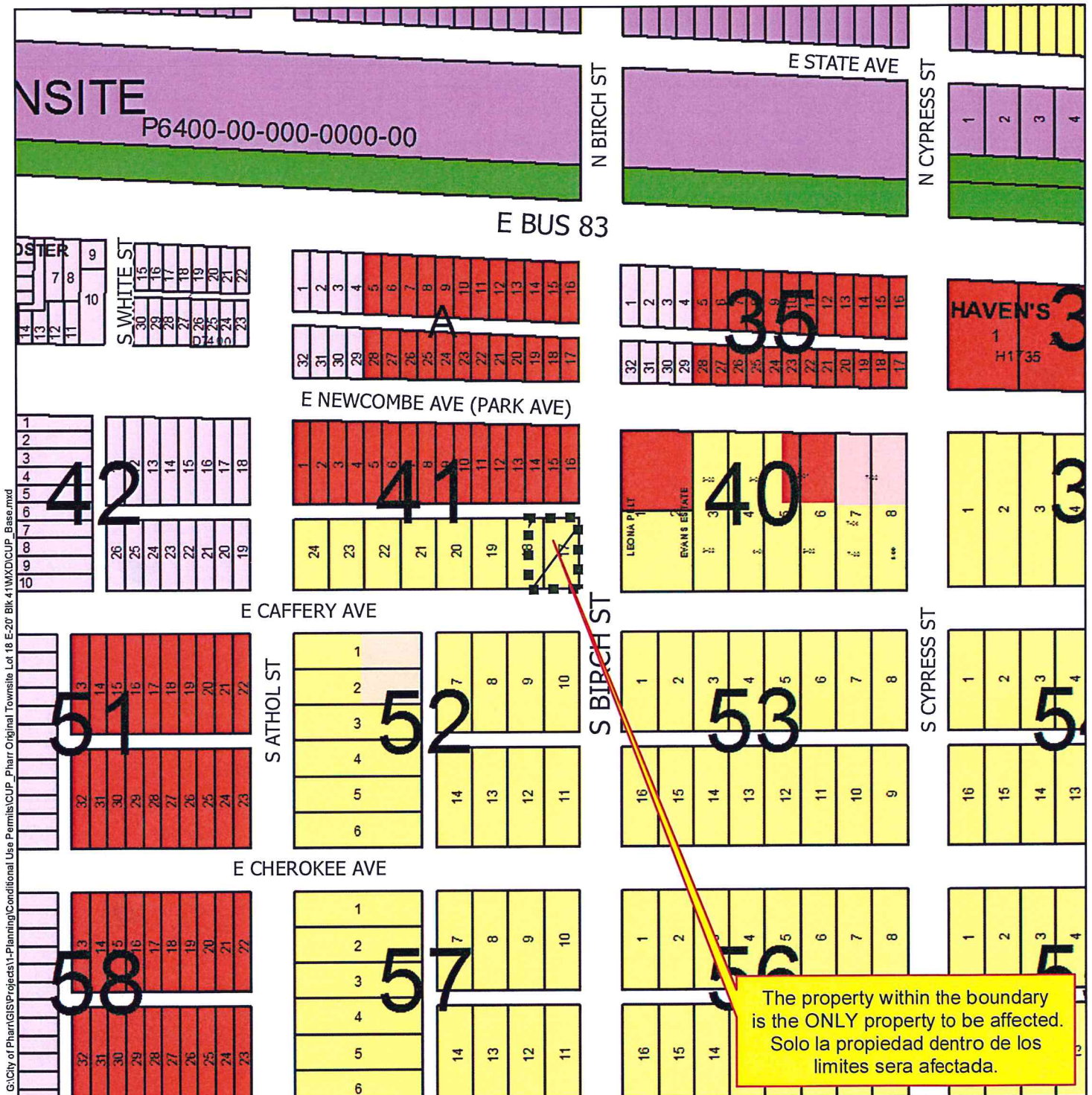
LOCATION: The property's physical address is 231 East Caffery Avenue.

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

NOTIFICATION OF PUBLIC: Thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call in opposition of the item.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the Conditional Use Permit to allow a home occupation (Seamstress shop) 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 for fittings, alterations, tailoring, or any other services provide by a seamstress/tailor;
3. Only one (1) 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.



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\ICUP_Pharrr Original Townsite Lot 18 E-20' Blk 41\WXDICUP_Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet



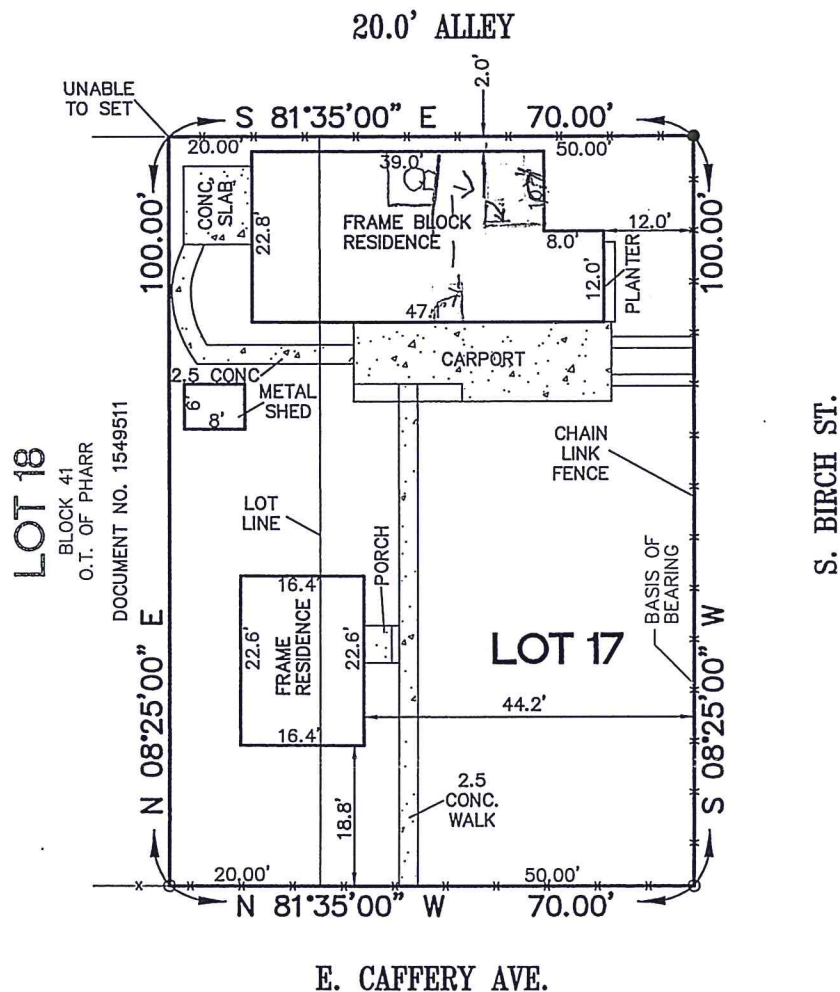


Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage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





SCALE: 1"= 20'



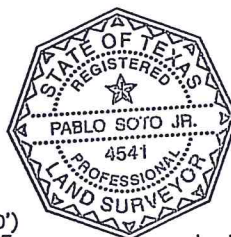
PLAT SHOWING

LOTS 17 AND THE EAST TWENTY FEET (E. 20') OF LOT 18, BLOCK 41, ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 32 THROUGH 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SURVEYED: SEPTEMBER 07, 2013

BORROWER: CARMEN E. GUERRERO AND MANUEL Z. GARCIA

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480347 0005 C
MAP REVISED: OCTOBER 19, 1982



LEGEND

- - FD. 3/8 INCH IRON ROD
- - FD. 3/4 INCH PIPE

I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO, JR. P.E.

1208 S. IRONWOOD
PHARR, TEXAS 78577

TEL (956) 460-1605

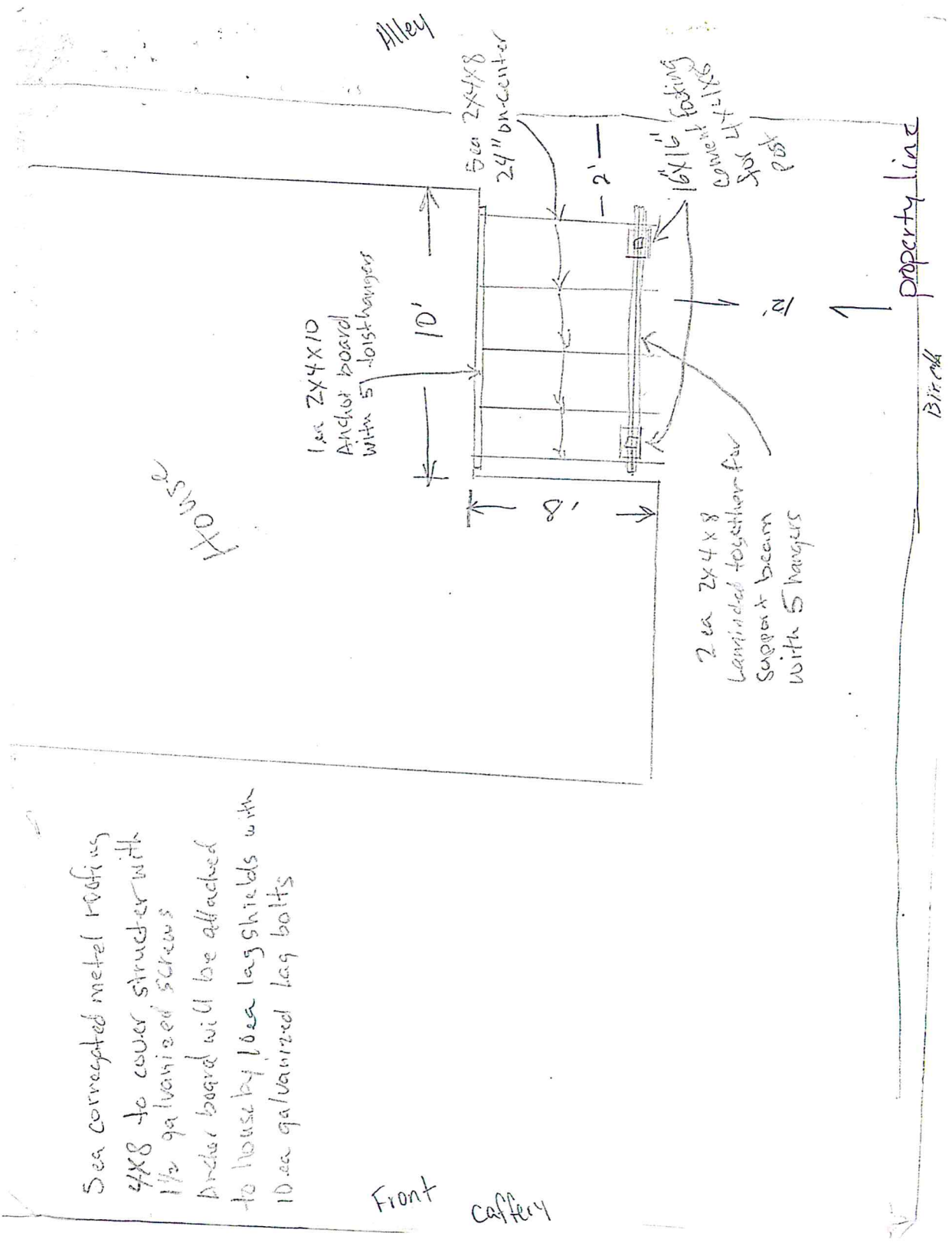
JOB NUMBER

SUR 13 050

G.F. NO. 3150115

Sea corrugated metal roofing
 4x8 to cover structure with
 1 1/2 galvanized screws
 Braker board will be attached
 to house by 10ea lag shields with
 10ea galvanized lag bolts

Front
 Coffer







MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW AN
OVERSIZED STORAGE UNIT – (11' X 16', 16 FEET IN HEIGHT)
FILE NO. **CUP#171059**

GENERAL INFORMATION:

APPLICANT: Jose Antonio Reyna has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 15 and 16, H. M. E. Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2712 South Fabian Street (H).

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

ZONING: Fifteen (15) 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, one in opposition of the item and one for information only and one person came in for information only.

HISTORY:

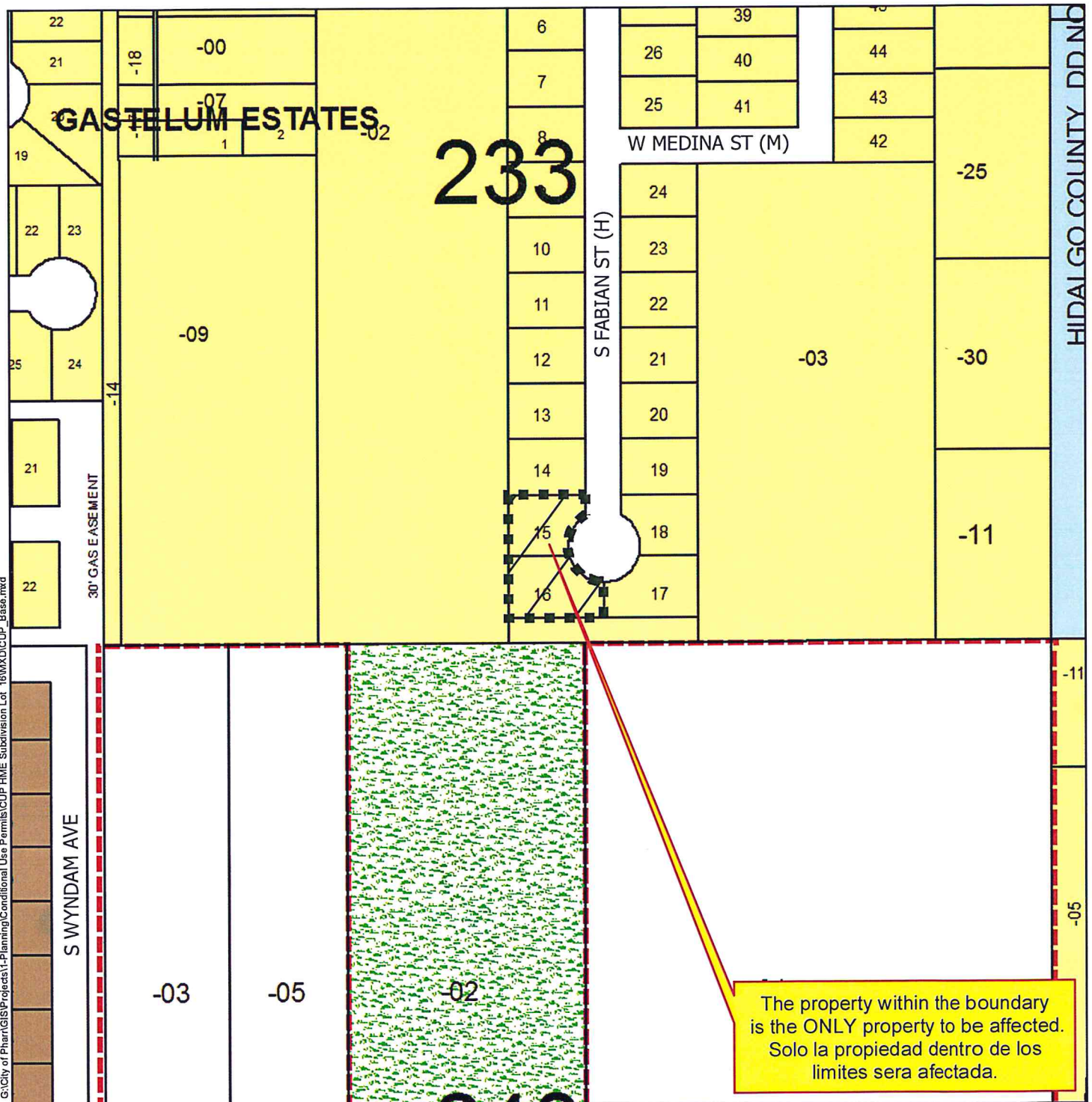
Upon conducting a routine inspection, Code Compliance noticed a storage unit and a perimeter fence being constructed without a permit and advised the home owner. On January 2017, the applicant applied for a building permit; however, it was denied due to noncompliance of having a Conditional Use Permit. He was taken to court on January and April of 2017. Finally, on October 3, 2017 the judge advised that he had 2 weeks to obtain the necessary permits to come into compliance.

**DEVELOPMENT
SERVICES****RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1) subject to the following conditions:

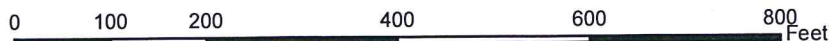
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The applicant must provide a buffer (opaque) along any side abutting any non-commercial area; and
8. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **November 20, 2017** at **5:00 p.m.**

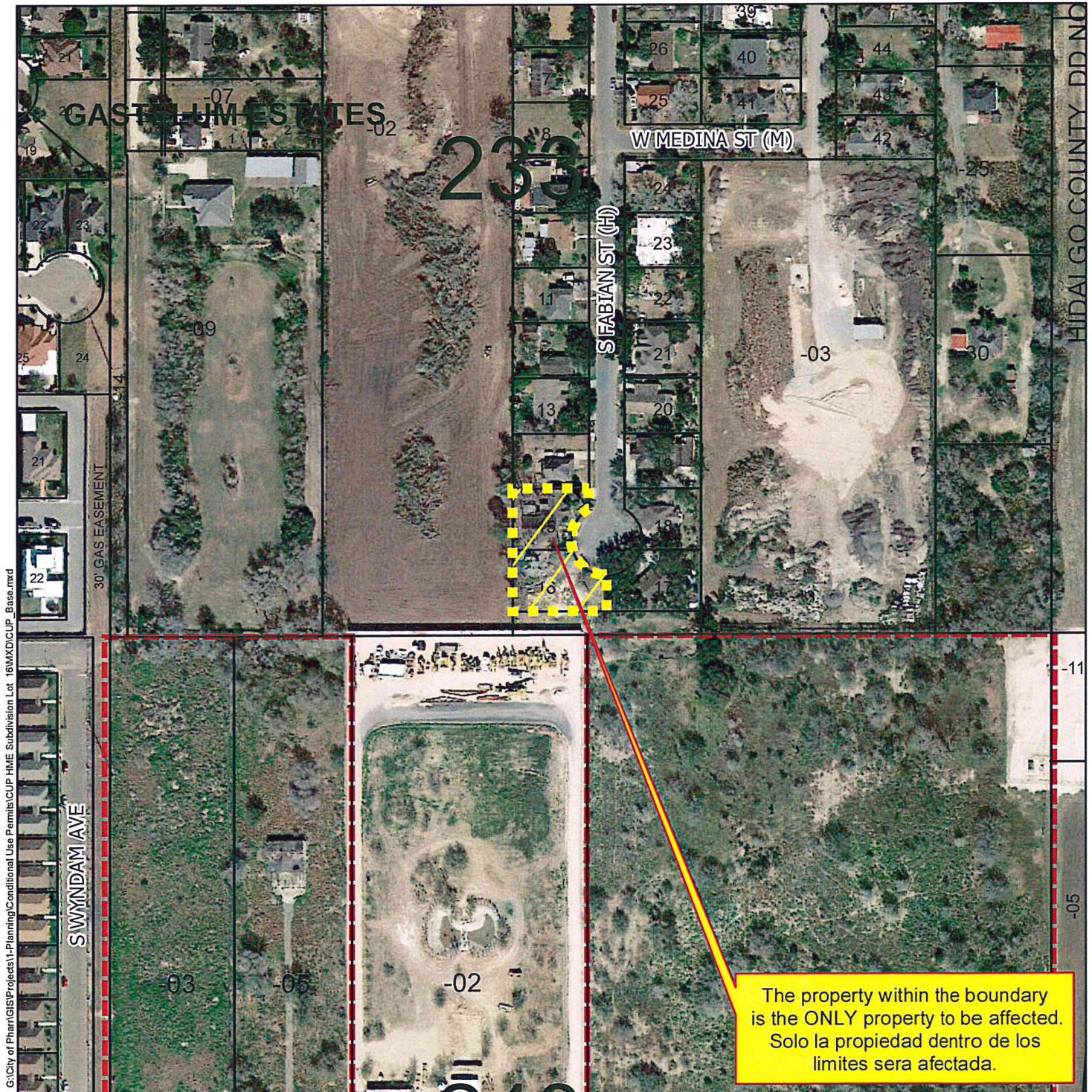


- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business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

Scale: 1 inch = 200 feet

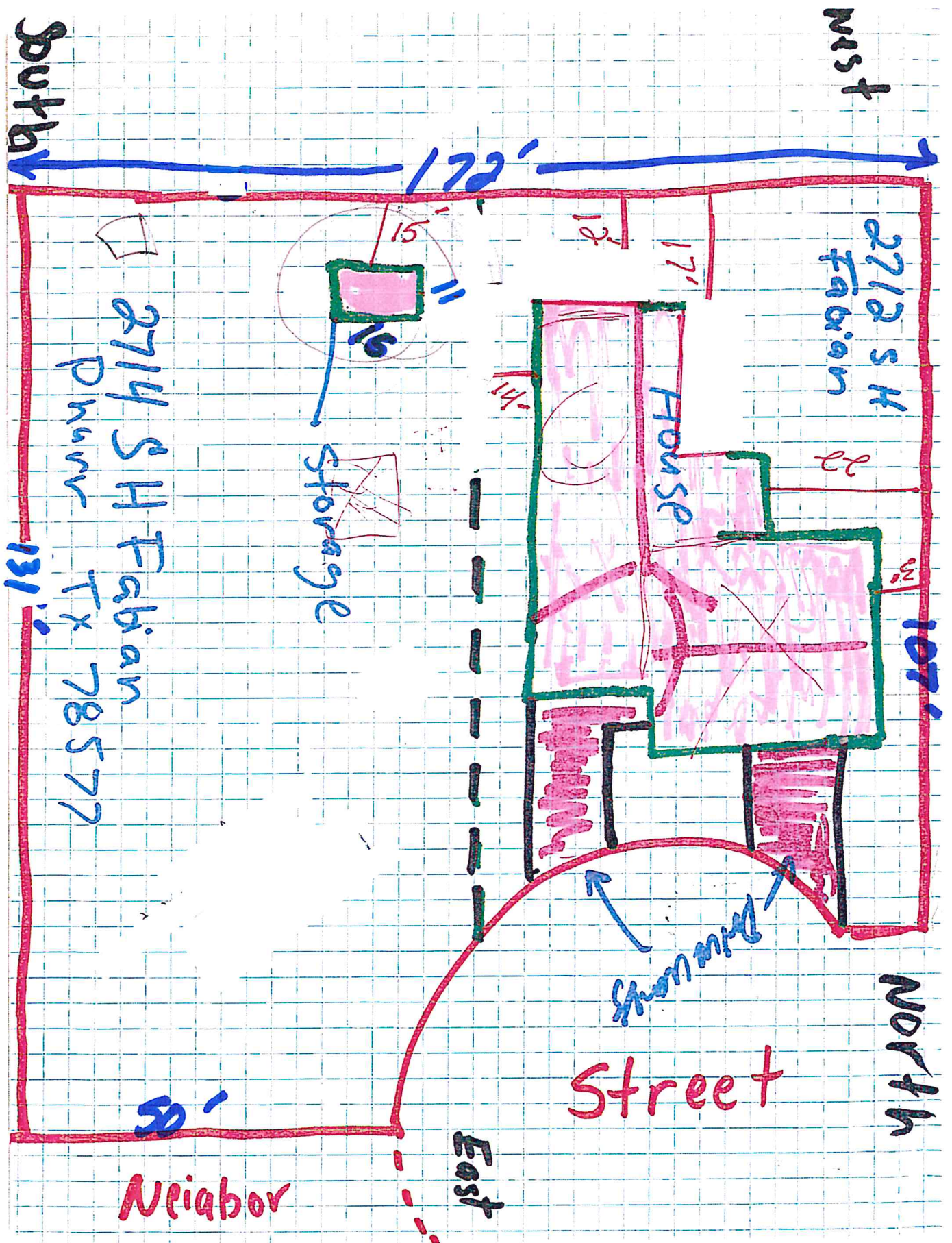


Date: 10/20/2017



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











MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT – (12' X 24', 12 FEET IN HEIGHT) FILE NO. CUP#171060
--

GENERAL INFORMATION:

APPLICANT: Juan Barajas has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 58, Block 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 528 East Saint Anne Drive.

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, east and west and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for single-family residential in the Future Land Use Plan.

NOTIFICATION OF PUBLIC: Twenty-five (25) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

HISTORY:

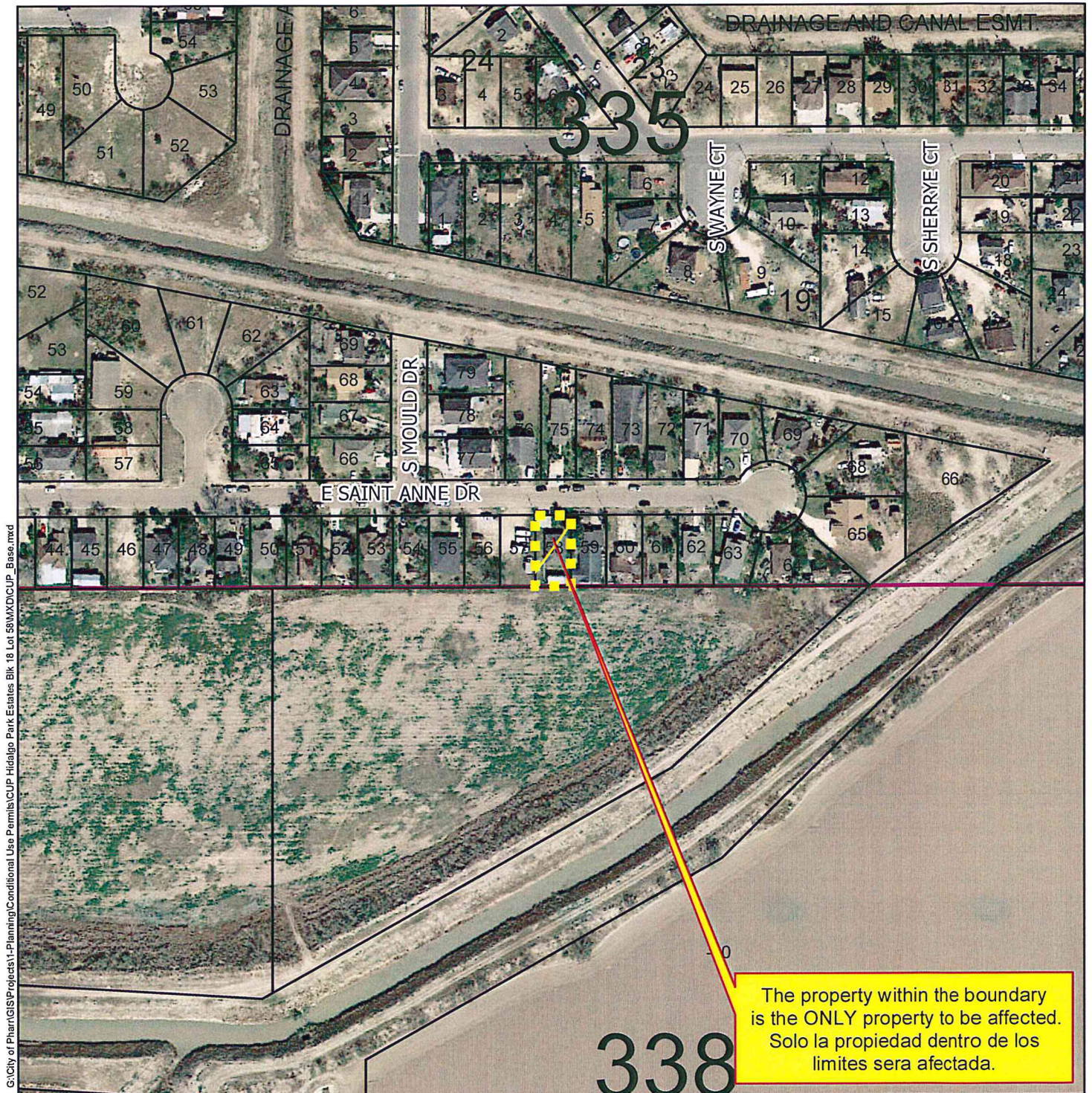
On October 4, 2017, while Code Compliance conducted their routine inspections they noticed a new metal storage unit on the property and made contact. No building permit was on file and advised the applicant a permit is required. The applicant advised he would come in to obtain the necessary permits; however, a week after making contact no permit had been filed. A Conditional Use Permit application was applied on October 17, 2017 and a building permit application on November 3, 2017.

**DEVELOPMENT
SERVICES****RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1) subject to the following conditions:

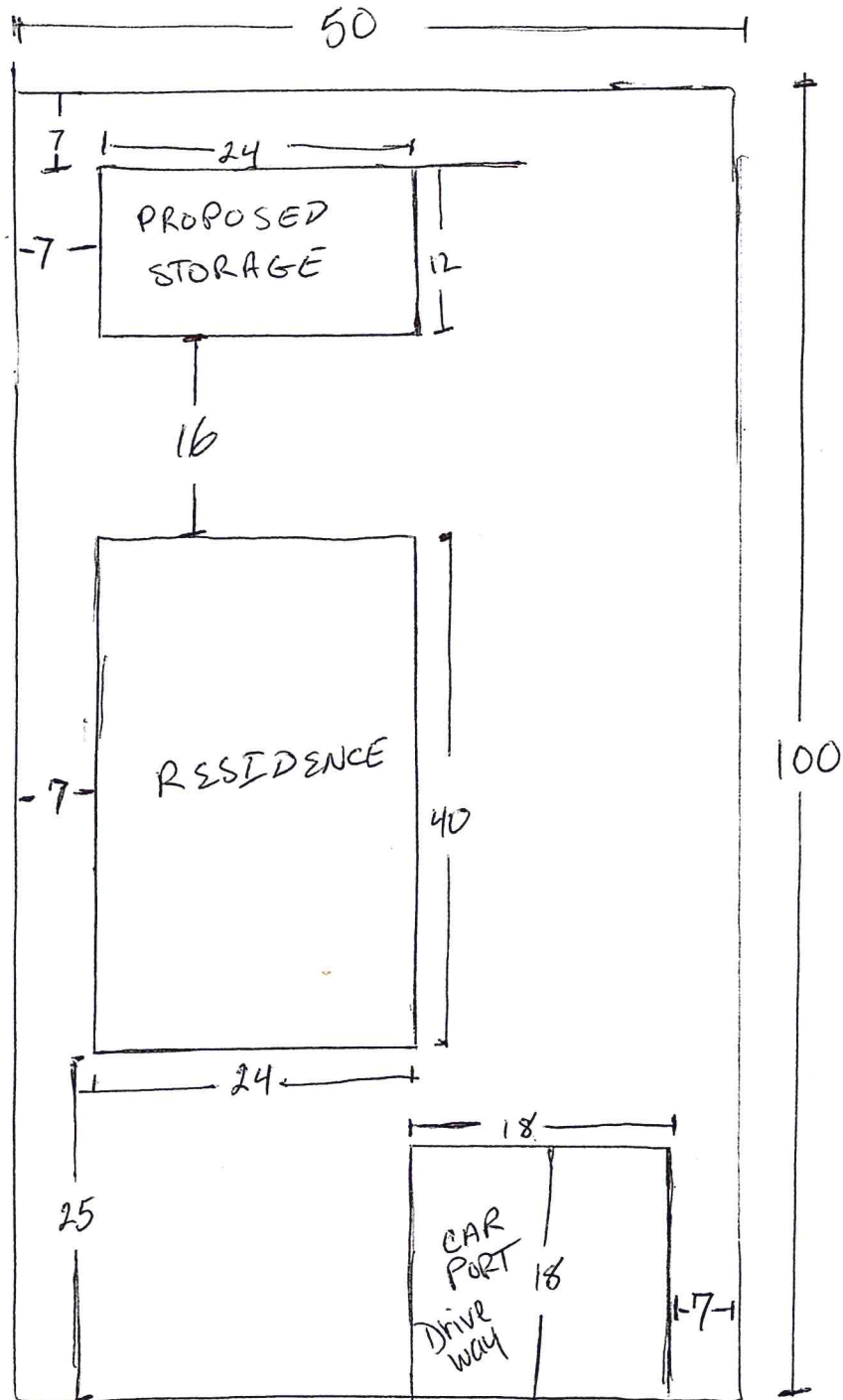
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The applicant must provide a buffer (opaque) along any side abutting any non-commercial area; and
8. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **November 20, 2017** at **5:00 p.m.**



BACK S

E



W

E. Saint Anne
Front
Street N







MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LA ESTRELLA SUBDIVISION FILE NO. SUB#170718

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Estela T. Sotelo, Director of Evening Star Properties Inc., is requesting preliminary plat approval of the proposed La Estrella Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.258 acres out of the West 3.64 acres of the East 5.00 acres of the North 10.00 Acres of Lot 109, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of North East Nolana Loop (FM 3461).

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, west and east. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing Adult Day Care and Clinic.

VARIANCES: None requested.

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

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

1. Shall apply for a U.I.R. for sewer crossing on E. Nolana Loop at Public Works Department.

EASEMENTS:

1. Easement shall read "15' Exclusive easement to City of Pharr" for sewer south of the existing easement on the north side of the property.
2. Show all existing easements and label to whom it belongs.

**SIDEWALK:
ADA:**

1. Side walk required at subdivision stage, please show as part of the proposed improvements.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water belongs to N.A.W.S.C.

SEWER:

1. Will need a U.I.R. permit.
2. Will need crossing permit from N.A.W.S.C.
3. Install M/H (drop structure) on south side of E. Nolana Loop see Detail A (see attachment).
4. Sanitary sewer bore will need to be 8" to connect to M/H on the north side of E. Nolana Loop see Detail B (see attachment).
5. A 16-inch steel casing will be required.
6. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need to approve the drainage report.
2. Detention required if additional impervious area are proposed at building permit.
3. Provide an erosion and sediment control plan as part of the construction documents.

OTHER:

1. Provide "ATTEST" in front of City Clerk.
2. Provide seal and signature from surveyor.
3. On plat layout show existing R.O.W. or dedication.
4. Show a solid line on the south side of the R.O.W.
5. On lot verify the labeling of acreage.
6. Provide basis of bearings.
7. On metes & bounds label gross or net.
8. Label P.O.C and P.O.B on plat layout.
9. On location map point to site.
10. On plat notes #6, correct (I.H 36C).
11. Remove plat note #12.

12. Property lines should exclude the R.O.W. area if already existing, if it is being dedicated please note so.
13. Modify metes and bounds if required, if R.O.W. is existing.
14. Verify the square footage for Lot.
15. Acreage on plat should match metes and bounds.



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



Subdivision: La Estrella Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: October 31, 2017

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 of subdivision staff review, the subdivision was found to be within reasonable compliance with the current fire protection in place.

☐

☐



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

Jose A. Villescás
Public Utilities Director



STAFF REVIEW FOR: *LA ESTRELLA SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B OCTOBER 31, 2017

WATER:

- Water belongs to NAWS

SEWER:

- Will need 15' Utility easement exclusive to the City of Pharr
- Will need UIR
- Will need crossing permit with NAWS for sewer crossing
- Install M/H (Drop Structure) on South Side of Nolana (Detail A)
- S.S. bore will need to be 8" to connect to M/H on the N. side of Nolana (Detail B)
- 16" steel casing will be required
- Follow City of Pharr Construction Standards Manual

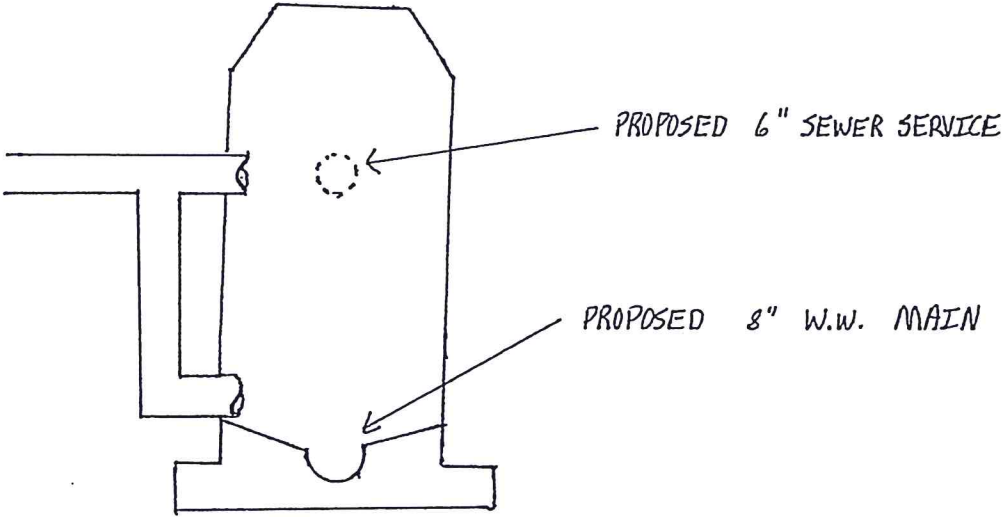
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

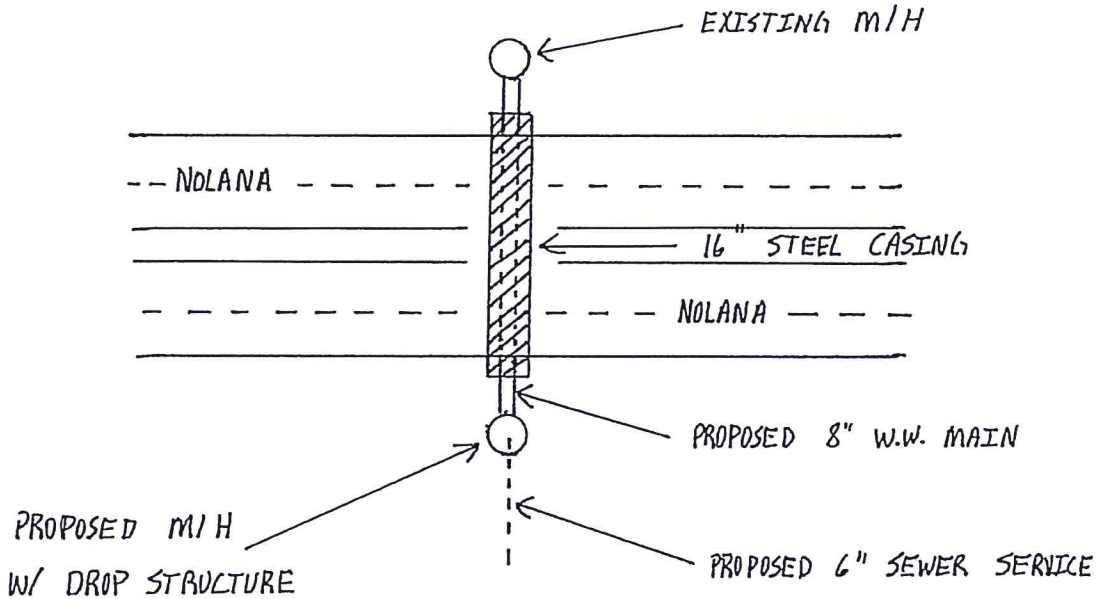
Signature: _____

Date: _____

PROPOSED M/H
W/ DROP STRUCTURE



DETAIL B



LA ESTRELLA SUBDIVISION

A 2.258 ACRES OUT OF THE WEST 3.64 ACRES OF THE EAST 5.00 ACRES OF THE NORTH 10.00 ACRES OF LOT 109, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE _____
 KENNETH STAR PROPERTIES INC.
 CRESTELA T. SOTILO, DIRECTOR
 113 PELICAN AVE.
 CALLEN, TX 78504

NOTARY PUBLIC

APPROVAL BY THE CITY OF PHOENIX PLANNING COMMISSION:
 THE HONORABLE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY APPROVAL IS REQUIRED.

APPROVED THIS _____ DAY OF _____, 20____

THE UNDERSIGNED, MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS DIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PHOENIX, AND THAT NO OTHER ACTION OR APPROVAL IS REQUIRED.

DATE	BY CLERK
	MIGROSIO HERNANDEZ AYOR, CITY OF PHARR

STATE OF TEXAS
COUNTY OF HEMPHIL
I, the undersigned, RENE BURGESS, a REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

[Signature]
RENE BURGESS, P.E. & LICENSE
No. 105917
Professional Engineer, State of Texas
Registration, Texas 75604
01/15/13

Preliminary
10/29/17

NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 08/15/2018
01/15/13

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS NOT A PART OF THE PUBLIC LANDS OF THE UNITED STATES, THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THE CONVEYANCE HEREIN IS NOT IN VIOLATION OF ANY FEDERAL OR STATE LAW OR ANY ORDER MADE UNDER MY SUPERVISION, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARMER, ARIZONA ORDINANCE, AND ALL STATE STATUTES CONCERNING SURVEYS.

LEO LOZANO RODRIGUEZ, JR. RP25
R.P.L.S. NO. 2448
P.O. BOX 1630
EDINBURG, TEXAS 78540
TRM NO. 101702-00

PRINCIPAL CONTACTS:		NAME		ADDRESS		CITY & ZIP		PHONE		FAX	
OWNER:	ESTIMOTE SLAT PROD. INC.	2711 PULPUM AVE	WELLESLEY	TX	78064	924-681-3355	924-912-4601				
ENGINEER:	JOHN BARRETT	5922 N. 10TH ST. STE C	PHOENIX	AZ	85028	356-491-1001					
CONTRACTOR:	LEO L. HORNHOLZ, P.E., S.C.	PO BOX 1860	CHICAGO	IL	60680						

MOJADO COUNTY BOARD OF SUPERVISORS
COUNTY OF SAN JUAN
STATE OF NEW MEXICO

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

My Comm. Expires _____

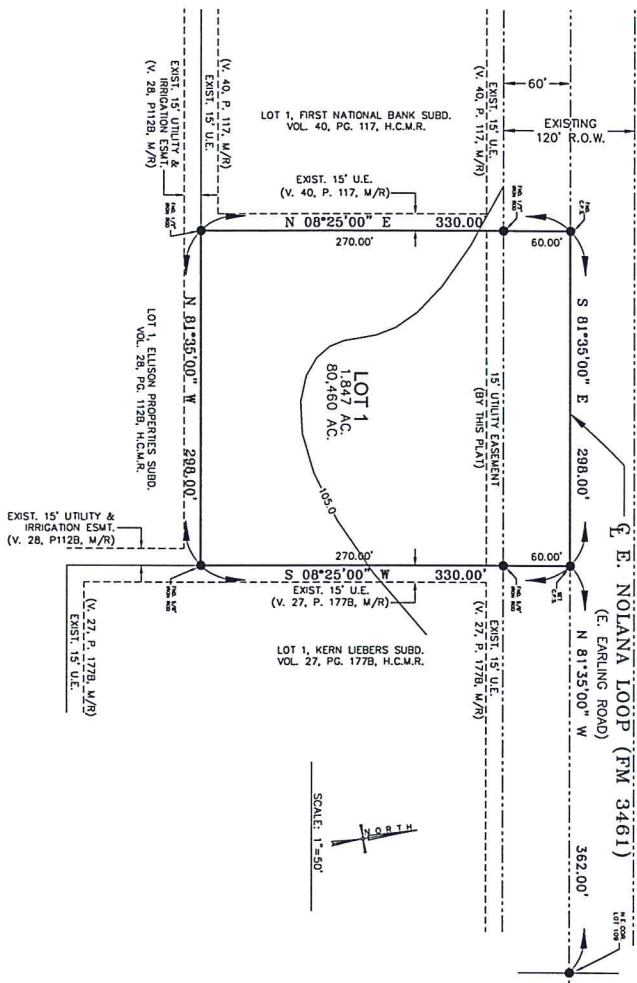
MOJADO COUNTY BOARD OF SUPERVISORS DISTRICT NO. 1

RALPH E. KIRBY, JR., C.F.A.
GENERAL MANAGER

DAT: _____

THIS PLAN IS HEREBY APPROVED BY THE HUALDO COUNTY IRRIGATION DISTRICT ?
 ON THIS, THE ____ DAY OF _____, 20 ____
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS)
 SHALL BE MADE UPON HUALDO COUNTY IRRIGATION DISTRICT ? RIGHTS OF WATERS
 OR EASEMENTS.

ATTEST:
 SECRETARY _____
 PRESIDENT _____

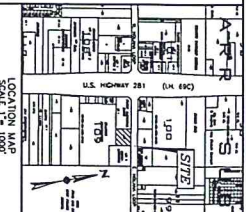


SCALE: 1"=50'

GENERAL NOTES

- [illegible]

PREPARED BY: BAEKRA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 6/20/17



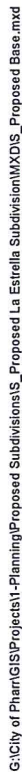
PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
PLAT REVIEW BY RENE BARBERA, P.E. No. 86862
OCTOBER - 2017

FILED FOR RECORD IN
HENOLO COUNTY
JANUARY 19 1964
HENOLO COUNTY CLERK

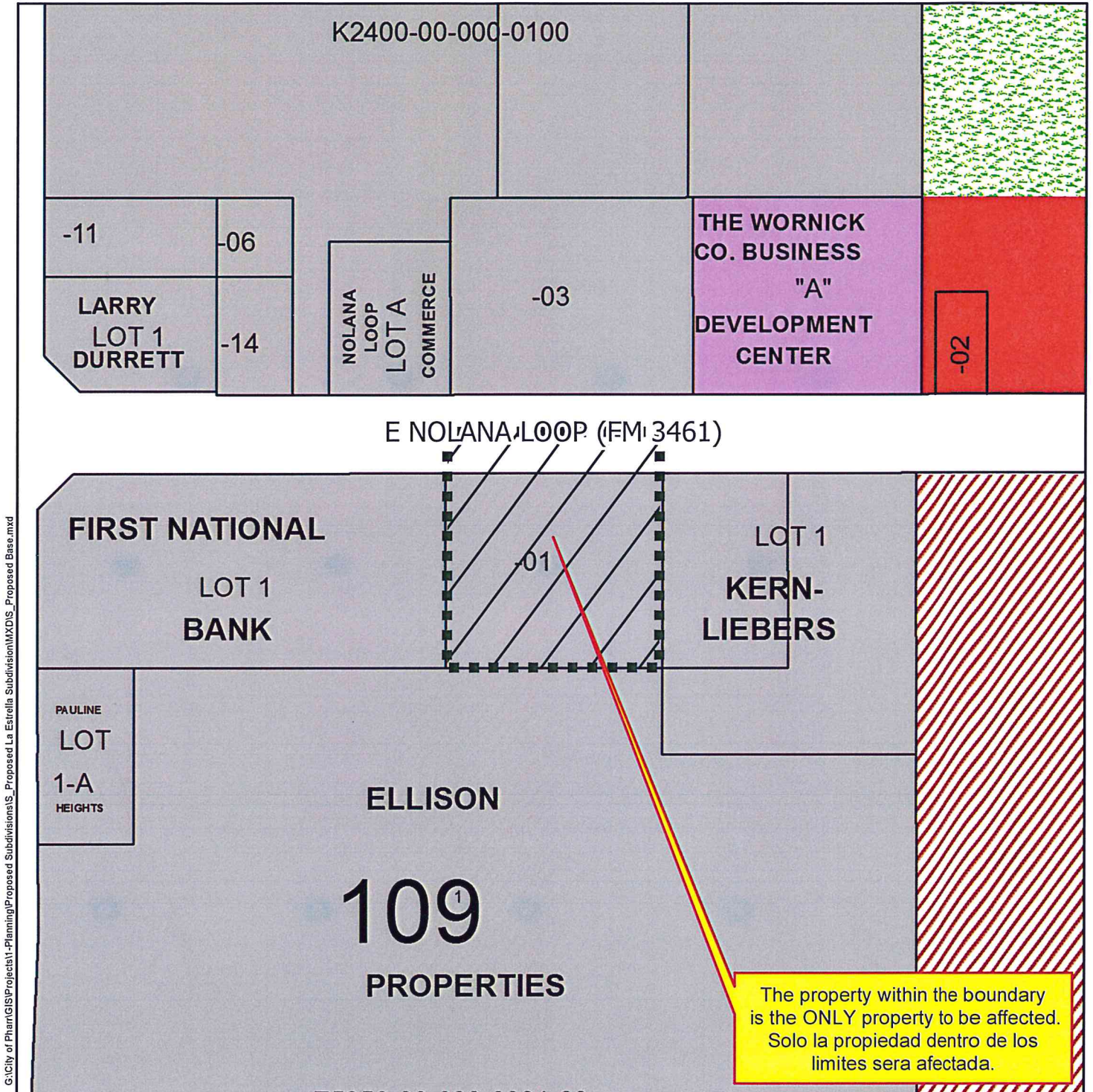
CH: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HENOLO COUNTY, ILLINOIS
BY: _____ DEPUTY



FIRM # 6435
6521 N. 10th ST.,
SUITE C
McAllen, Texas 78504
956-687-3355
956-992-8801 (FAX)



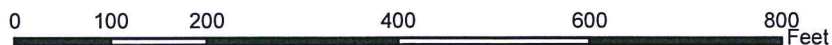
- Date: 11/6/2017



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

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

Scale: 1 inch = 200 feet





MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MELENDEZ SUBDIVISION FILE NO. SUB#170719
--

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Jesus Melendez, Owner, is requesting preliminary plat approval of the proposed Melendez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.58 acre tract out of Lot 77, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 6000 Block of North IH 69C.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. The property is designated for commercial and R.O.W. use in the Land Use Plan.

PROPERTY PROPOSED USE: Insurance office

VARIANCES: None requested.

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

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

1. On plat layout show existing R.O.W. or dedication.
2. Copy of TxDot driveway permit required before N.T.P is issued.

EASEMENTS:

1. Provide document number for existing utility easement.
2. The 30' irrigation easement continues north, show on plat layout.
3. Show all existing easements.

**SIDEWALK:
ADA:**

1. Plat note # 15, sidewalk required at building permit stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need an erosion and sediment control plan.
2. Need to approve the drainage report.

OTHER:

1. Provide "ATTEST" in front of City Clerk.
2. Proof of notification to HCID #2 that easement will be used as access.
3. Add to plat note #4, "along east side of north" IH 69C.
4. Provide basis of bearings.
5. On metes & bounds label gross or net.
6. Remove plat note #12.
7. On plat layout verify set or found iron rods & match with metes & bounds.
8. Show blow up detail for northwest corner of property.
9. Label all monuments on plat layout.
10. Verify spelling on metes & bounds.
11. How will property be accessed?
12. A 30' easement running North and South along the entire west side of property. We will allow an entrance crossing with a permit but requires minimal disturbance over our property. They will be required to place a concrete slab over our easement 6" in thickness expansion slots must be placed along the perimeter of the easement and within if a leak develops we will not replace or repair any

improvements that placed over our easement.

1. We will allow small shrubs and grass but no trees on our easement if a sign is to be placed it will be only after we review and a permit must be granted there is no assertion that it will. Easement must be shown going North and South outside of subdivision as to show continuation. Easements must be clearly labeled Exclusive Hidalgo Irrigation District No 2 Easement.



Pharr Fire – Rescue

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



Subdivision: Melendez Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: October 31, 2017

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:

- ☒ Existing 8 inch A/C water line shall be abandon in place and it shall be up graded to a 12 inch water line.
- ☒ The new 12 inch water line shall be connected to the existing 12 inch water line running east and west on the north side of the property. Need show existing and proposed fire protection.
- ☒ The water line shall be located inside a utility easement exclusive to the City of Pharr.
- ☒ A 12x12x8 inch "T" shall be used on the south side of the property with a stub out and cap going south for future growth.

STAFF REVIEW FOR: *MELENDEZ SUBDIVISION*

COMMENTS: Initials: J. V. / O.D.L. / R. B **OCTOBER 31, 2017**

WATER:

- Existing 8" W.L. will need to be replaced with a 12" W.L. (Easement for 12" W.L. will need to be Provided) proposed 12" W.L. will need to connect with existing 12" W.L. located at Lot 1 (Gomez Subdivision) and connect to 8" W.L. at Lot 77 (Kelly Pharr Subdivision)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to relocate Sewer service further to the E. (Detail A)
- Follow City of Pharr Construction Standards Manual

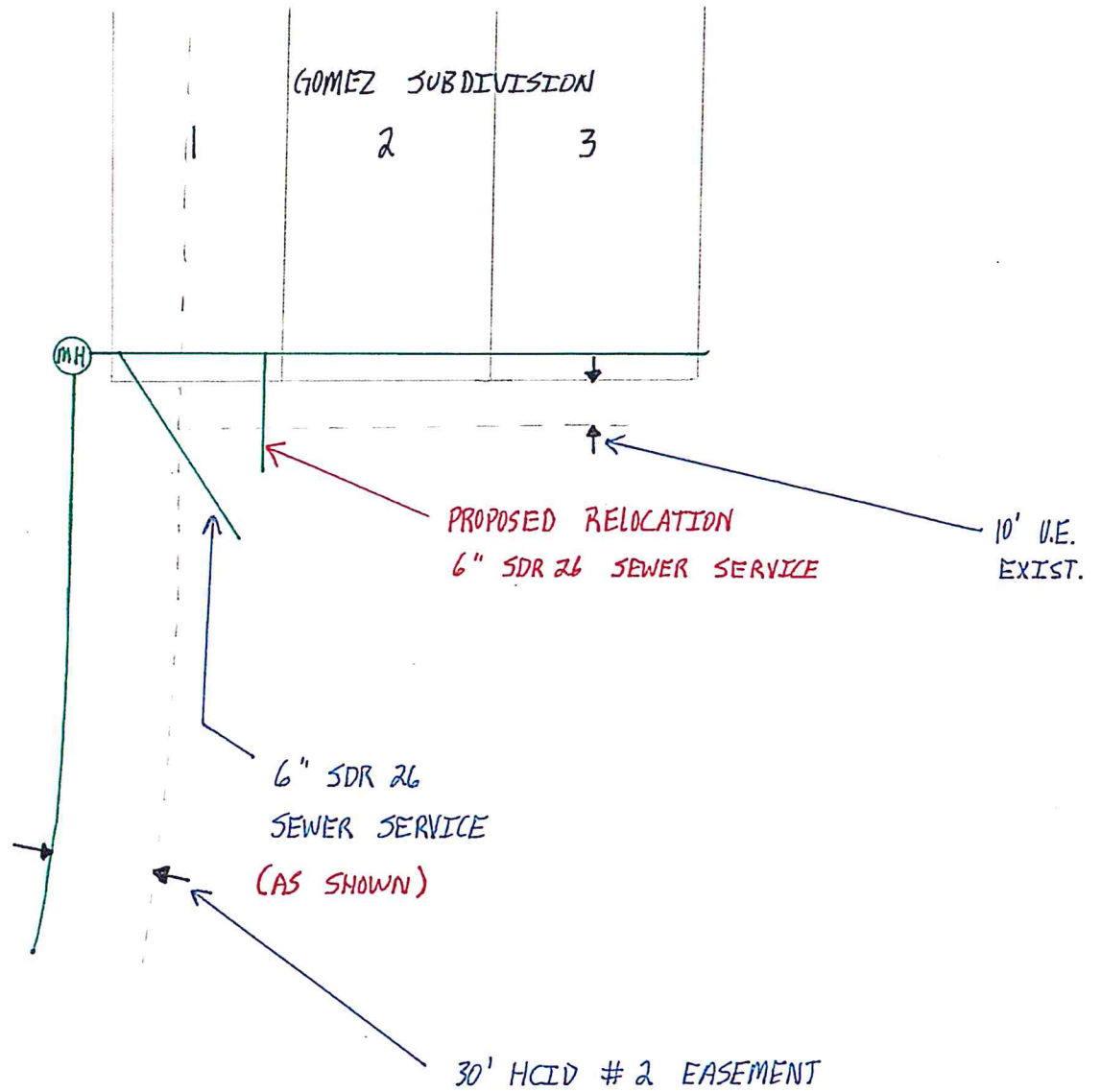
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

Signature: _____

Date: _____

DETAIL A



STATE OF TEXAS
COUNTY OF HIOALCO
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND RESIDANT HEREIN AS THE WELL-KNOWN SUBDIVIDER TO THE CITY OF PLAIN, COUNTY OF HIOALCO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY IN ACCORDANCE WITH THE PLAT OF THE PLAIN, ALLEY PARK, WATERCOURSE, DRAINAGE, EASEMENT, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN APPROVED

STATE OF TEXAS
COUNTY OF HIOCALA

I, _____, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ DAY OF _____, 20____.

NOTARY PUBLIC

APPROVED THIS _____ DAY OF _____ 20____

JOINT MILITARY
CHAIRMAN, CITY OF PHARR PLANNING & ZONING COMMISSION

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

AUBREO HERNANDEZ MAYOR, CITY OF PHARR	DATE
CITY CLERK	DATE

STATE OF TEXAS
COUNTY OF HENDS
I, _____, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING CONSIDERATION HAS BEEN PAID TO THE LAND AND A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS REFERRED TO IS ON FILE IN THIS OFFICE.

CLERK OF SAID COUNTY

10/31/7

RECEIVED
COUNTY CLERK
HENDS COUNTY
6321 N. 10th ST. SUITE C
MCKENNA, TEXAS 75004
TEL 714/435

NOV 1 1977
HENDS COUNTY
CLERK'S OFFICE
RECEIVED

STATE OF TEXAS
COUNTY OF HIDALGO

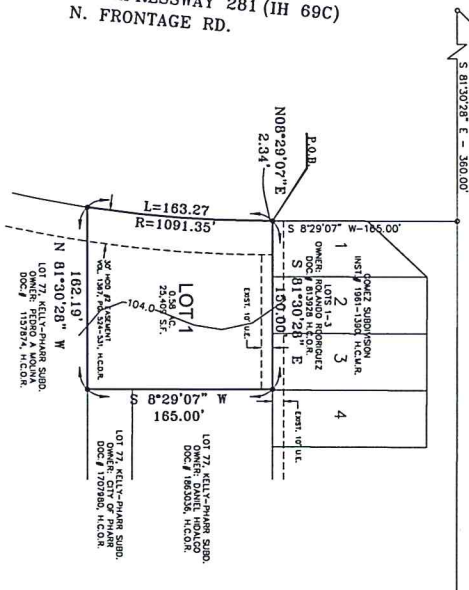
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MAILED UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER COMMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT WERE IN ACCORDANCE WITH THE CITY OF PHOENIX SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

LEO LOZANO RODRIGUEZ, JR. RPL
R.P.L.S. NO. 244B
P.O. BOX 1630
EDINBURG, TEXAS 78540
FIRM NO. 101702-00

PRINCIPAL CONTACTS:

OWNER:	JOSE J. MELENDEZ	P.O. BOX 1668	PHARR, TX 78577	956-687-3355	956-992-8600
ENGINEER:	RENE BARRERA	6316 N 10TH ST, BLOC A	MCALLEN, TX 78504		
SURETOR:	LEO L. RODRIGUEZ, R.P.C.S.	P.O. BOX 1830	EDINBURG, TEXAS 78540	956-491-1013	

U.S. EXPRESSWAY 281 (IH 69C)
N. FRONTAGE RD.



SCALE: 1"=50'

- - DENOTES FOUND 1/2" ROD
- - DENOTES FOUND "X" MARK
- - DENOTES NO MOVEMENT
- - DENOTES SET 1/2" ROD

U.C. - UTILITY CASEMENT
 ESMI, - EASEMENT

MILLHOLZ SUBDIVISION IS LOCATED IN THE CITY OF PHARR, PHILADELPHIA COUNTY, AT THE SOUTHEAST CORNER OF U.S. HIGHWAY 281 (Hwy 69C) AND EAST OMASSA ROAD.

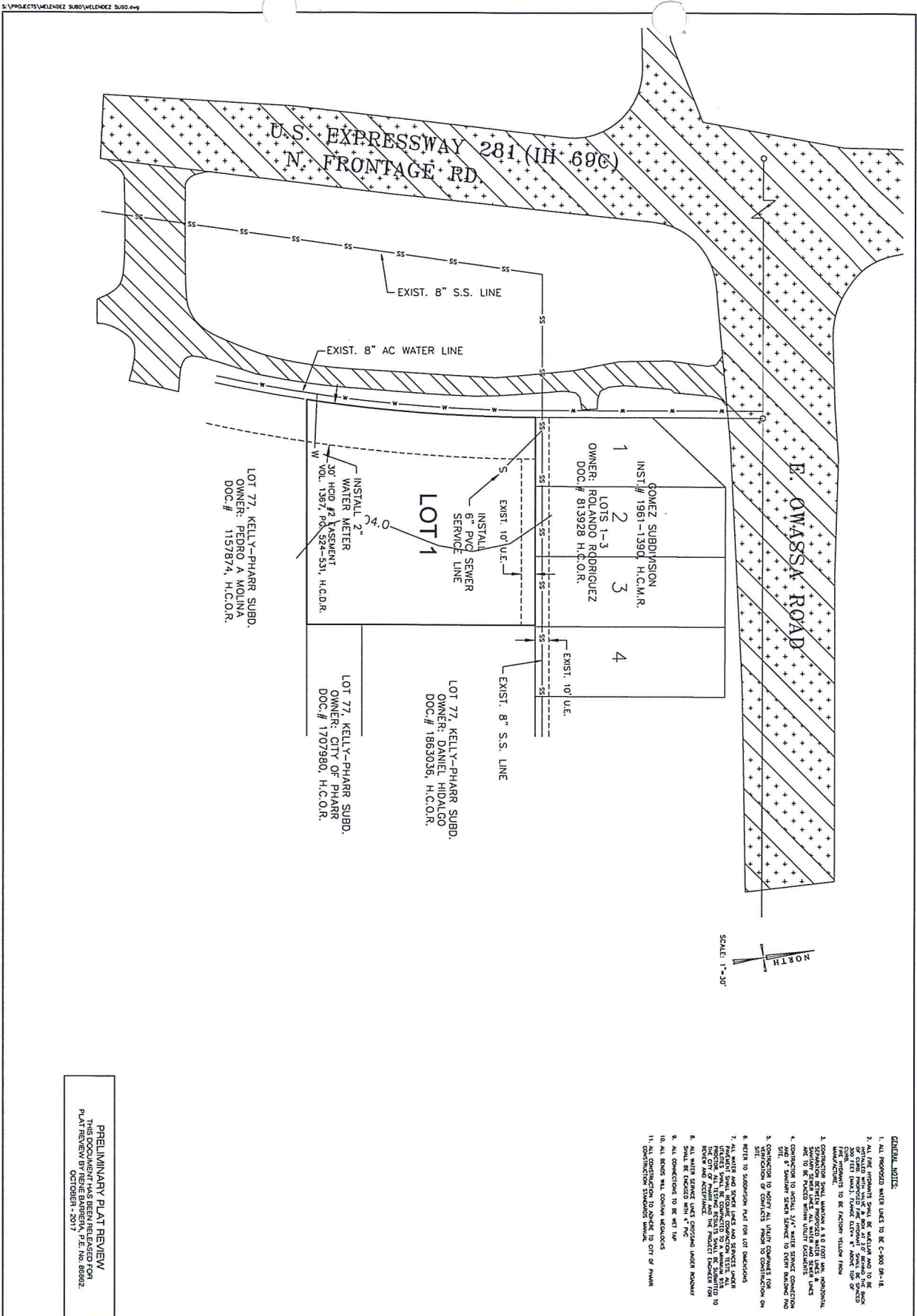
GENERAL NOTES

- [illegible]

PRELIMINARY PLAT REVIEW

PLAT REVIEW BY HENRE BARBERA, P.E. No. 88862
OCTOBER - 2017

6521 N. 10th St.,
SUITE C
McAllen, Texas 78504
956-687-3355
956-992-8801 (Fax)



PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
PLAT REVIEW BY RENE BARRERA, P.E. NO. 00002.
OCTOBER - 2017

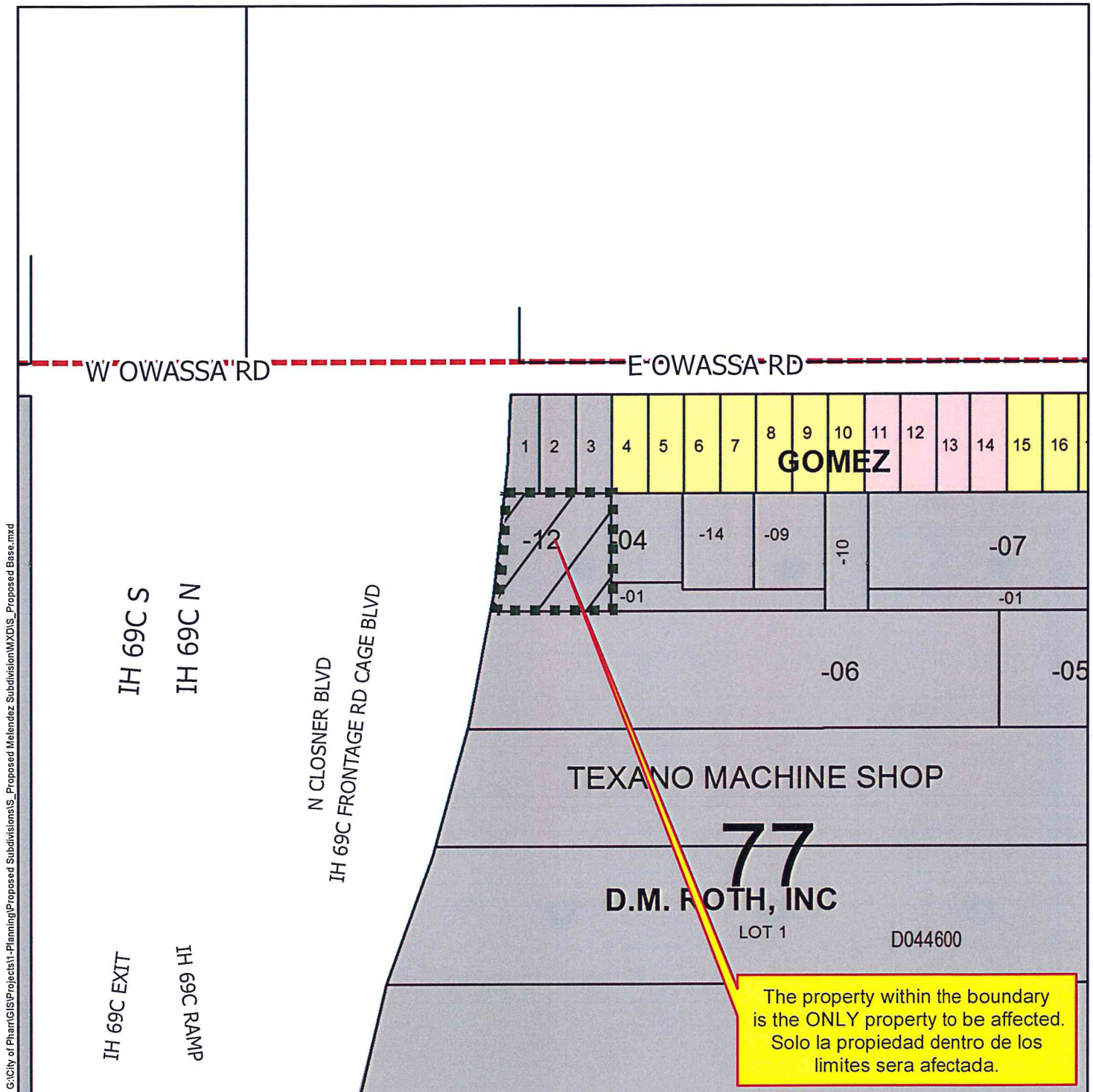
Scale	1"=30'
Drawn By	R.B.
Checked By	R.B.
Project No.	

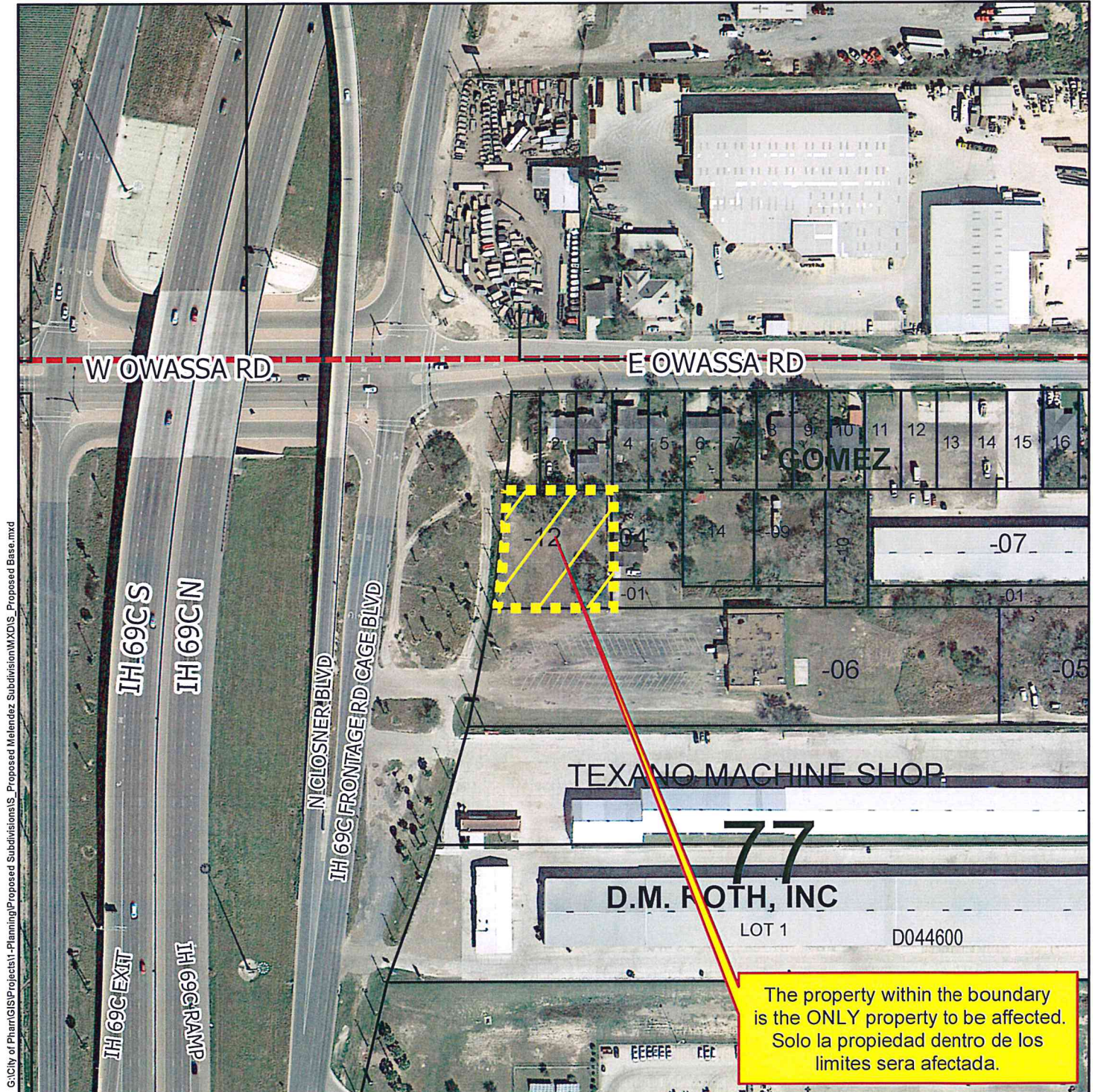
10/9/17
René Barrera
Professional Engineer # 00002

Project Title
**MELENDEZ SUBDIVISION
PHARR, TEXAS**

Sheet Title
**UTILITIES
LAYOUT**

BIG
BARRERA & GARCIA
ENGINEERS & ARCHITECTS
1000 N. W. 10th Street
Fort Lauderdale, FL 33304
Tel: 561-581-1111
Fax: 561-581-1112







MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SOUTH TEXAS COLLEGE REGIONAL CENTER FOR PUBLIC SAFETY
EXCELLENCE SUBDIVISION **SUB#161126**

GENERAL INFORMATION:

APPLICANT: HALFF Associates, Inc., representing Dr. Shirley A. Reed, South Texas College, President, Owner, is requesting final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 62.38 acres out of Lots 255, 258, 259 and 260, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 3900 Block of South Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O), Planned Unit Development District (PUD) and City of Pharr ETJ to the North, Agricultural and/or Open Space District (A-O) and City of Pharr ETJ to the South, City of Pharr ETJ to the East and Agricultural and/or Open Space District (A-O) and General Business District (C) to the West. The property is designated for commercial, public/semipublic, and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Institutional Use - South Texas College

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. Water meters to be approved with finished level.
2. The 30"X30"X6" wire mesh concrete collars at valves to be completed when grade level is done.
3. Follow City of Pharr construction standard manual.

SEWER:

1. Inside manhole will need tar.
2. Will need concrete collars around manhole 6'x6'.
3. Follow City of Pharr construction standard manual.

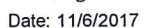
DRAINAGE:

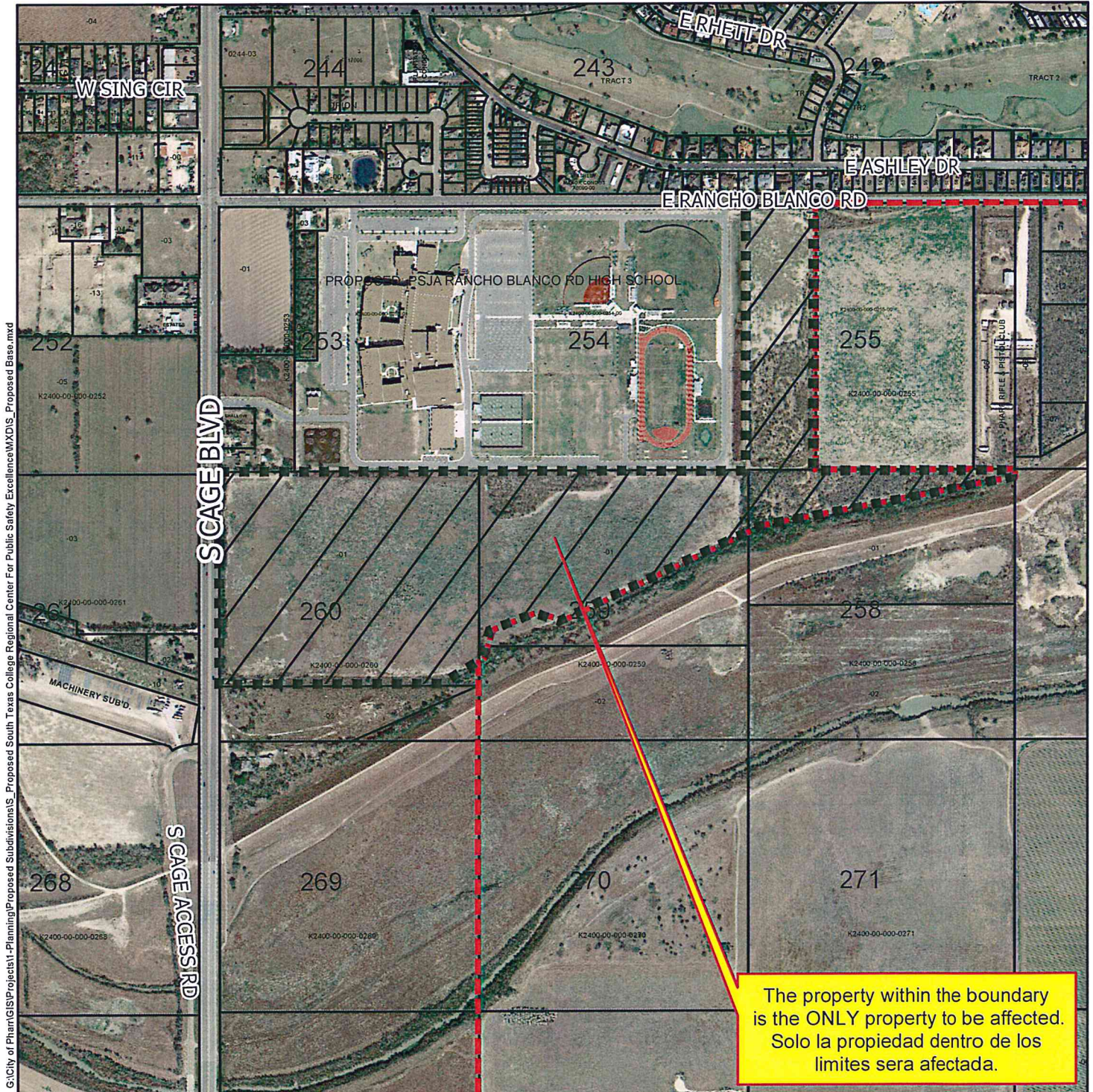
1. In compliance.

OTHER:

1. In compliance.

This item will go before City Commission on November 20, 2017 at 4:00 p.m.





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





MEMORANDUM

DATE: MONDAY, NOVEMBER 13, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALMVIEW SOUTH SUBDIVISION FILE NO. SUB#170922
--

GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates, representing Saul Ayala, owner, is requesting preliminary plat approval of the proposed Palmview South Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of West Dicker Road.

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

PROPERTY PROPOSED USE: Retail store.

VARIANCES: None requested.

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

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

1. On plat layout label existing R.O.W. or proposed.
2. Thoroughfare map show 120'- 150' R.O.W. need to verify. (TEDSI is working on project from S. Jackson to 23rd street project engineer to verify with TEDSI for R.O.W. as well)
3. Provide street light layout and detail plan.
4. Provide 60' R.O.W from centerline required for S. Jackson Rd. and W. Dicker Rd.
5. Shall label and provide 30' x 30' corner clips on street corners.
6. Exclude R.O.W. (TxDOT) from property.
7. New subdivision/developments will pave 1/3 street R.O.W.
8. Project engineer to provide letter from county for work on the intersection of S. Jackson RD. and W. Dicker Rd.

EASEMENTS:

1. Project engineer needs to provide abandonment letters for easements on property.
2. Project engineer to apply for a release of the easement/R.O.W.
3. Utility easement on west side of the property shall not be overlapping the H.C.I.D. No. 2 R.O.W. easement, City of Pharr easements need to be exclusive.

**SIDEWALK:
ADA:**

1. The 5' sidewalk shall be built at building permit phase along Jackson Road and Dicker Road.
2. 5' sidewalk on South Loretta Drive is required.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Relocate 12" bend to the east side of the entrance
2. Will require 24" casing under main entrance driveways
3. Will need 12" G.V. for both the southwest and southeast corners of the property.
4. 8" waterline will be required to be places based on Fire Marshal's recommendations (fire hydrant placements).
5. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Will need sewer crossing detail at water line intersection.
2. Sewer to property line only.
3. Sewer service to remain private.
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Submit approved drainage report.
2. Private drainage plan will be approved at building permit

stage, only public drainage requirements to be approved at this stage.

3. Manhole cover should be the "No dumping" logo.
4. Provide three (3) copies of Storm Water Pollution Prevention Plan (S.W.P.P.P.) with Small Construction Site Notice. This will be required to be submitted before the Notice to Proceed (N.T.P.) is issued.
5. Discharge permit from Texas Department of Transportation via UIR system is required if connecting to TxDot system.

OTHER:

1. Text height to be consistent.
2. Check misspelled words on easement call outs.
3. Project engineer shall submit a tree survey plan & tree protection plan (a copy was provided to project engineer at the meeting).
4. Plat note #4, use exact decimal numbers for the benchmark.
5. Remove note #10.
6. Plat note #16, re-do the street order and add S. Loretta Dr., S. FM 2061 and W. FM 3072.
7. Construction entrance shall be a minimum of 20' X 50'.
8. Erosion and sediment control plan is missing location of material storage, concrete wash out, waste containers, office, IPB and inlets inside property are missing.
9. Concrete wash out details are missing (must prevent ground water contamination).
10. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
11. Plat note #8, estimated area to be used for detention is shown as whole lot; provide a proper estimated number.
12. Plat note #9, eliminate, this information should be part of note #8 as the standard drainage directive.
13. Plat note #13, add R.O.W.; and reword as per P.W. requirements.



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



Subdivision: Palmview South Subdivision (Review with Engineer

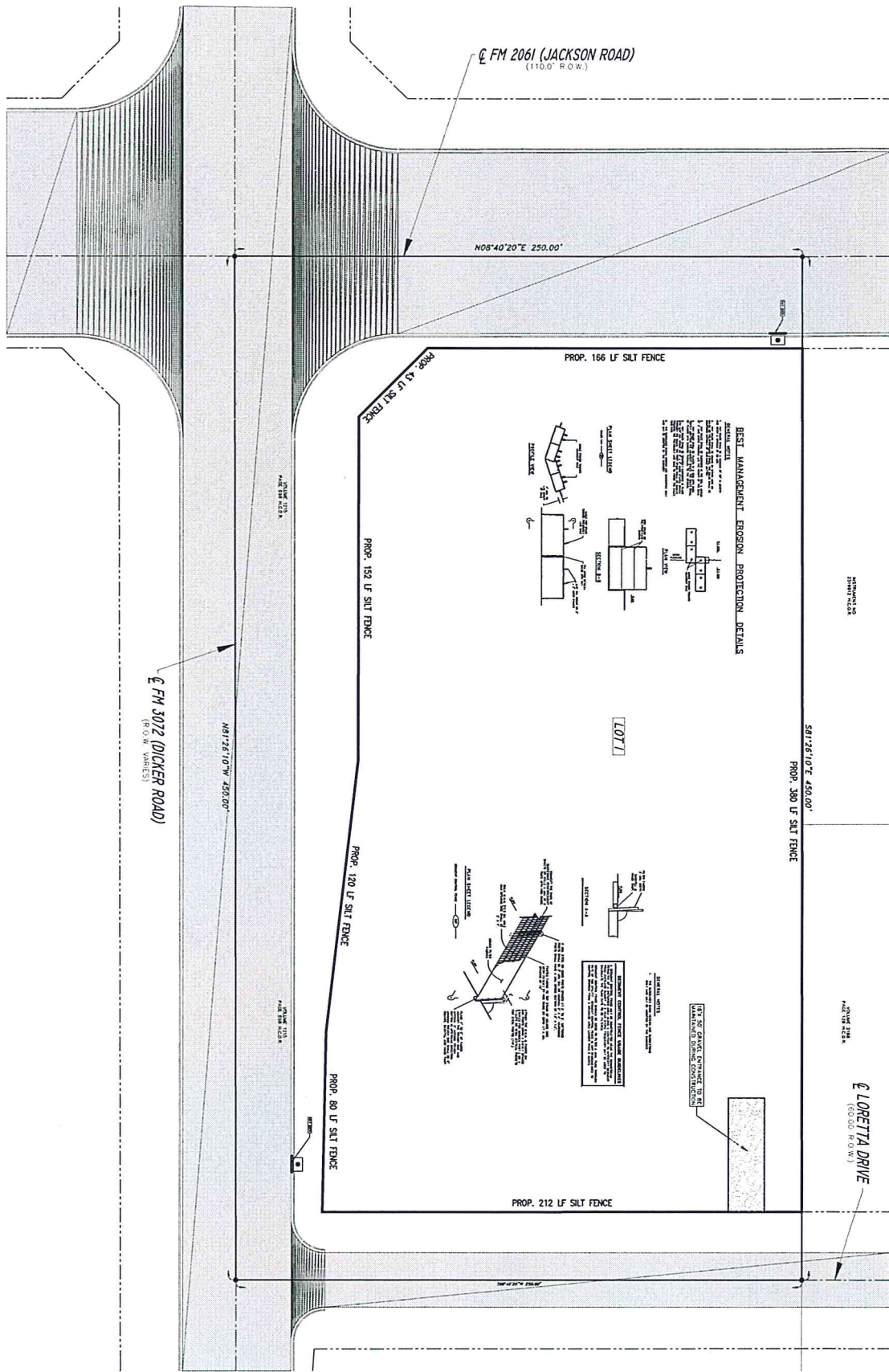
Reviewed By: Jacob Salinas Fire Marshal *[Signature]* Date: November 8, 2017

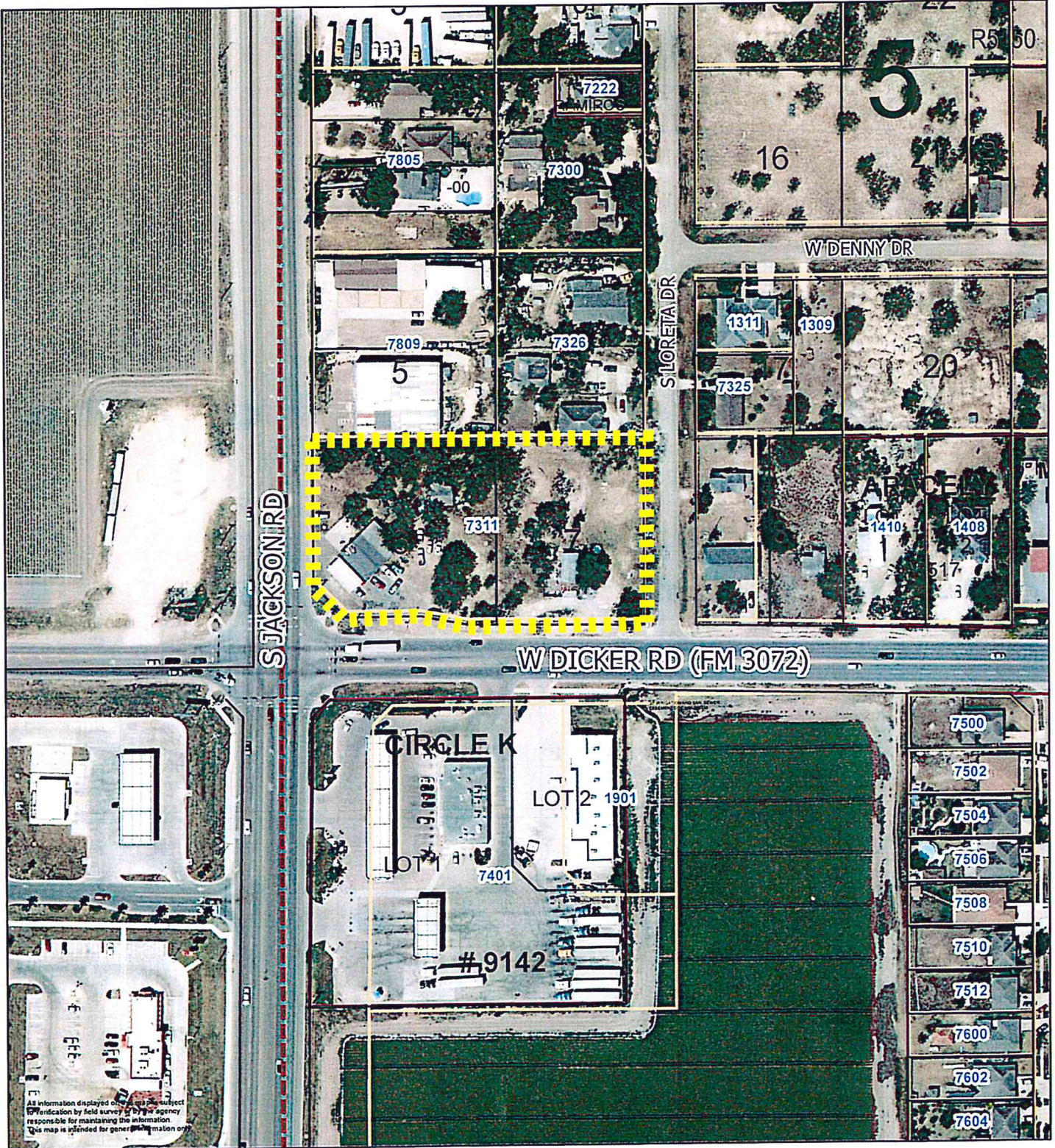
1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. Educational Facility 12" diameter minimum.
2. All designed waterlines shall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

Additional Comments:

☒ The proposed fire hydrant, that was proposed for the south side parking lot entrance needs to be relocated to the opposite side of the east side of the parking lot entrance.

☒ The proposed fire hydrant for the south east corner of the property needs to be relocated to the northeast side off Loretta Drive, and extend 130 feet on a 8-inch dead-end waterline, that will run of the required 12-inch waterline for W Dicker.





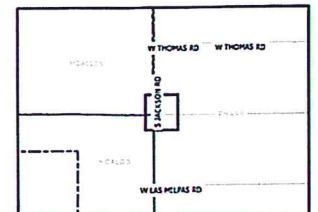
- Pharr City Limit
- Pharr Parcels
- Subdivisions

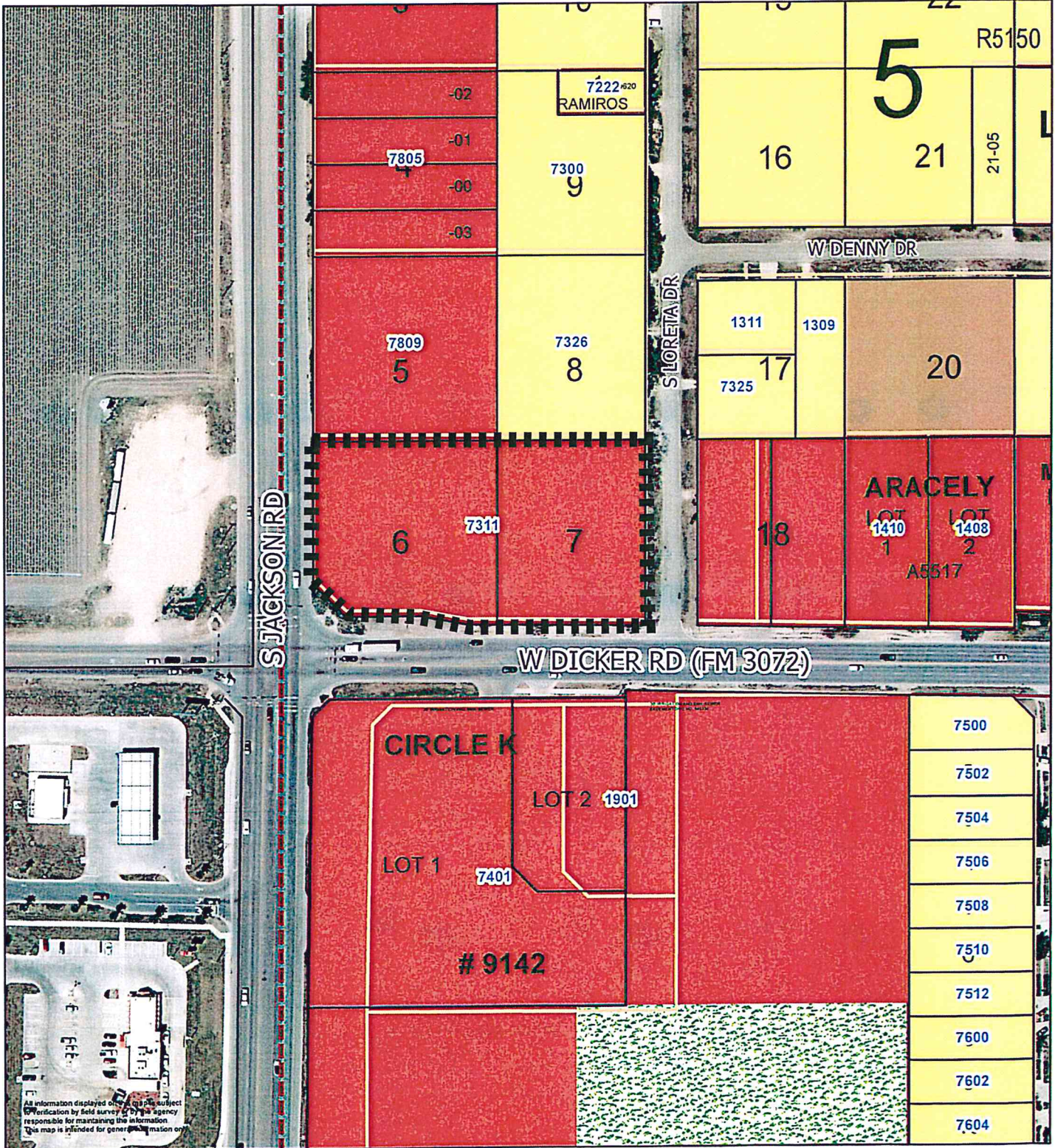
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/9/2017

Scale: 1 inch = 156 feet

0 75 150 300 450 600 Feet





- Pharr City Limit
- Agricultural Open Space
- General Business
- Pharr Parcels
- Single Family
- Medium Density Multi-Family
- Subdivisions

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 156 feet

0 75 150 300 450 600 Feet

