



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 9, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of November 12, 2019.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- 1) L&G Investments, LLP has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). The property is legally described as being the rear 1.78 acres, more or less, out of Lot 1, Steele Wheels Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3225 North Sugar Road. **CUP#191167**

E. PLATS:

- 1) Dannenbaum Engineering Company, representing Charles D. Muller, is requesting preliminary plat approval of the proposed Master Plan Center on Ridge Road Lots 3-6 Subdivision. The property is legally described as being a 5.36 acre tract of land out of and a portion of Lot two hundred three (203), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Ridge Road. **SUB#191025**
- 2) R. Gutierrez Engineering Corporation, representing Dulce Olivia Gonzalez, owner, is requesting final plat approval of the proposed V.D. De Leon Subdivision. The property is legally described as being a 0.597 of an acre of land, out of Lot 8, Block 3, Earl Thomas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Helmer Street. **SUB#180824**

F. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) Discussion on additional conditions set forth by the Planning and Zoning Commission for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in Business District (C-2) located at 212 W. State, Pharr, Hidalgo County, Texas.

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

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

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

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

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

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

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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 6th day of December at 11:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 12, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, November 12, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Jonathan Larraga
 Romeo Robles

ABSENT: Luis Madrigal Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaïsa Licerio, Planner I
 Roy Rodriguez, Interim Building Official
 Iris Mata, Secretary

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF OCTOBER 28, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of October 28, 2019. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ARASELI R. GONZALEZ, REPRESENTING ALEJANDRA I. MARTINEZ, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 19 & 20, BETO'S ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 225 & 229 WEST LAS MILPAS ROAD. COZ#190964**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The property and the surrounding properties were annexed into the city on December 19, 1987, at this time, the property to include the properties to the south, east and west were zoned to Single-Family Residential District (R-1) and the properties to the north were zoned Two-Family Residential District (R-2). On September 21, 2004, the property to the north was rezoned from Two-Family Residential District (R-2) to High-Density Multi-Family District (R-4). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan. She further reported twenty-four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) individual called for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress and is located along a major thoroughfare. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Chairman, Danny Wylie, asked the reason this item did not fall under spot zoning as it was similar to a previous agenda item.

Della Robles, Planner I, stated it did not fall under spot zoning due to the change of the neighborhood deeming it suitable. She continued to state there are currently high-density apartments across the street and it is located along a major thoroughfare.

There being no further discussion Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **SHAVI MAHTANI/ DOMAIN DEVELOPMENT, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.091-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 400-600 BLOCK OF WEST MINNESOTA ROAD. COZ#190965**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). On December 21, 1982, the property to the north was zoned to Single-Family Residential District (R-1). A portion the property to the east was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) on April 02, 1991 and the remaining portion of the property to the east was zoned to Limited Industrial District on March 30, 1982, when the city adopted the current zoning ordinance we use today. The properties to the south and west are zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan. She further reported thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated two (2) individuals called, both for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress and is located along a major thoroughfare. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

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

ITEM E. PLAT APPROVAL

- 1) RIO DELTA ENGINEERING, REPRESENTING ALDO PADRON AND EVA MARIA PADRON, OWNERS, ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED PADRON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.174 ACRE TRACT OF LAND OUT OF THE EAST HALF OF THE NORTH HALF OF LOT 141, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF EAST FRAZIER AVENUE. SUB#190821**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Padron Subdivision subject to the conditions.

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

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

- 2) MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE 3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.091 ACRES OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 500 BLOCK OF WEST MINNESOTA ROAD. SUB#190717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently Agricultural and/or Open Space District (A-O). The adjacent zones are Single Family Residential District (R-1) to the north, Limited Industrial District (L-I) and Single-Family Residential District(R-1) to the east and Agricultural and/or Open Space District (A-O) to the south and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the West Ridge Estates Phase 3 Subdivision subject to the conditions.

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

There being no discussion Jonathan Larraga moved to **approve** the request for preliminary plat approval of the proposed West Ridge Estates Phase 3 Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn** Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:14 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, DECEMBER 09, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. CUP#191167 (L&G INVESTMENTS, LLP)
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GENERAL INFORMATION:

APPLICANT: L&G Investments, LLP has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being the rear 1.78 acres, more or less, out of Lot 1, Steele Wheels Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3225 North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) and Residential Multi-Family High-Density (R-MFHD) to the north, General Business District (C) to the south and Heavy Commercial District (H-C) to the east and west. This area is generally designated for industrial and drainage use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
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PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.
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**NOTIFICATION
OF PUBLIC:**

Twenty (20) 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 for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval the request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). If approved, this item must comply with the following conditions:

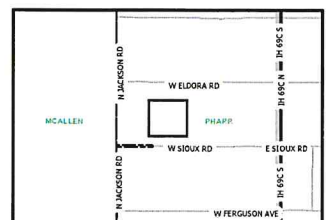
1. This Special Use Permit is provisional and not to exceed one year;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. If approved, temporary parking which includes caliche shall be permitted;
4. A concrete entrance leading into the property will be necessary prior to the operation/storage of materials on said property;
5. Applicant will be required to apply for and obtain all necessary permit(s) prior to any construction on said property and/or the appropriate permit(s) for improvements/construction that is to occur on the property;
6. Any change in location, change in ownership or applicant or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
7. Applicant shall be required to maintain property while the Special Use Permit is in use; and
8. The following shall be considered as grounds for the revocation of the Special 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.
 - Special Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

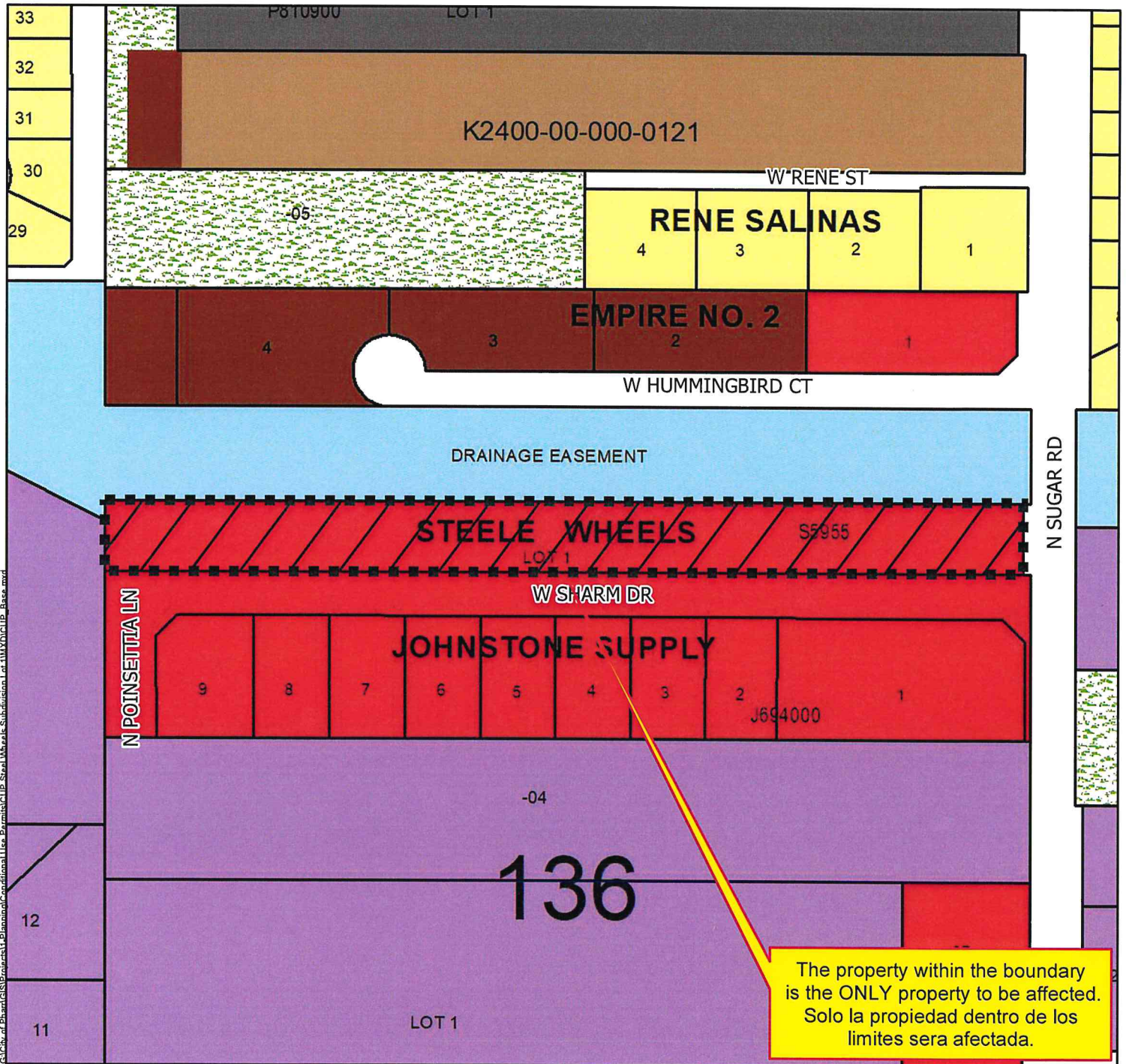


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

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





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

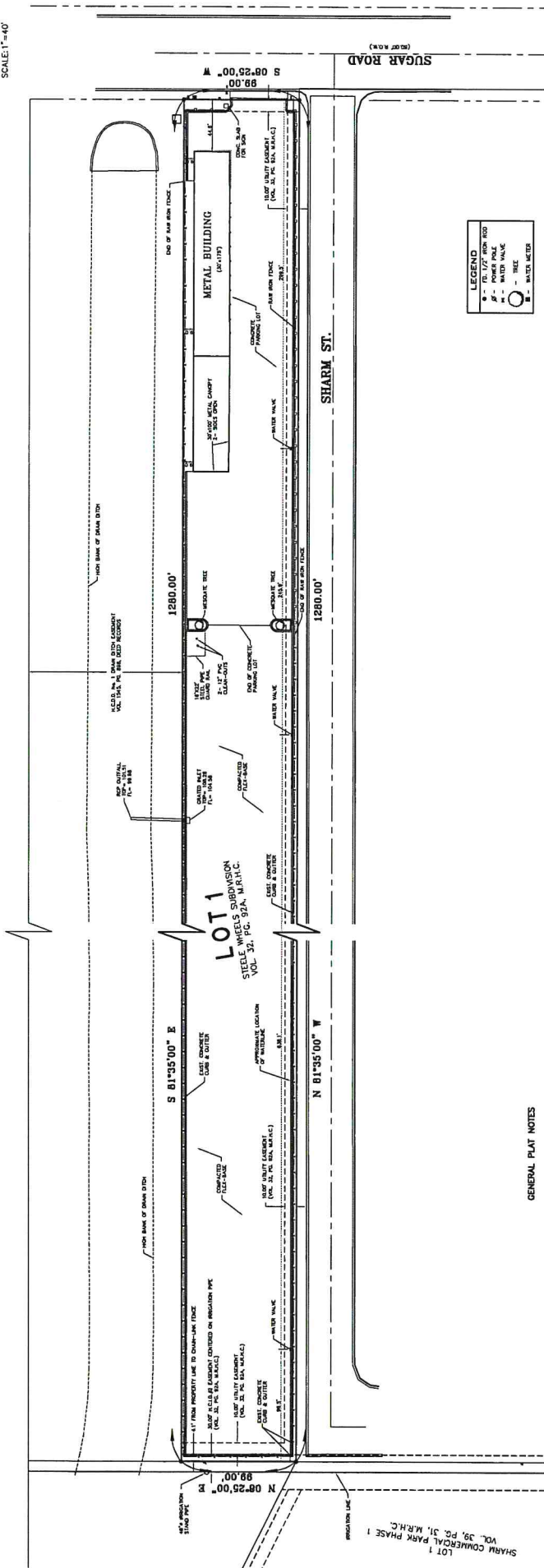
- | |
|--------------------------|
| Valley View ISD |
| Planned Unit Development |

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



ALTA SURVEY

SCALE: 1"=40'



THE FOLLOWING MATTERS FROM SCHEDULE "B" AFFECT THIS PROPERTY:

- [illegible]

GENERAL PLAT NOTES

- [illegible]

THIS IS TO CERTIFY THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ACTS OF PARLIAMENT IN THAT BEHALF AND ALL THE NECESSARY PRECAUTIONS WERE TAKEN AND ADOPTED THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE PROVINCE OF TEXAS, THE RELATIVE POSITION ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED HEREIN.

LEO L. RODRIGUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448
SURVEY FIRM # 101702-00



**RODRIGUEZ ENGINEERING
CONSULTING ENGINEER • SURVEYOR**
P.O. BOX 1830 • EDINBURG, TEXAS • 78540
PHONE (959) 491-1013 • FIRM No. 101702-00





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 09, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN CENTER ON RIDGE ROAD LOTS 3-6 SUBDIVISION FILE NO. SUB#191025

GENERAL INFORMATION:

APPLICANT: Dannenbaum Engineering Company, representing Charles D. Muller, is requesting preliminary plat approval of the proposed Master Plan Center on Ridge Road Lots 3-6 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.36 acre tract of land out of and a portion of Lot two hundred three (203), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Ridge Road.

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan Center on Ridge Road Lots 3-6 Subdivision subject to the following conditions:

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

1. Label S. Erica St. (private) on the west side of property.
2. Verify R.O.W. distance on S. Dahlia St. does not match with Brentwood Estates subdivision.

EASEMENTS:

1. Label easements within property.
2. Show existing easements adjacent to property.
3. Easements offsite for Phase II Lot 3, shall be recorded with separate instrument letter.
4. Show all easements for existing gas lines.
5. Drainage easement to be private label on plat or remove easements.
6. H.C.I.D. #2 has a blanket easement, verify.

SIDEWALK/ADA:

1. As per City Standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr standards.
2. See attach comments.

OTHER:

1. Will need to pay reimbursement fee of \$402.90/acre (per Phase)=\$0.00, Moore road sewer improvements reimbursement.
2. General plat note #4, add northing & easting.
3. Plat note #5, reword as per engineering comments (attached).
4. Plat note #7, reword as per engineering comments (attached).
5. Staff comments are attached.

This item will go before the City Commission meeting on December 16, 2019 at 4:00 p.m.



Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor

Pharr, Texas 78577

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



Subdivision: Master Plan Center on Ridge Road

Reviewed By: Dago Soto, Asst. Fire Marshal Date: Nov. 19, 2019

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
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. MUELLER BRAND FIRE HYDRANT
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: **All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.**
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. **All water valves (hydrant and main) shall be open prior to final inspection.**
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. Add an additional Fire Hydrant on South Erica, spacing is every 300 feet in commercial area
2. Call out the streets S. Erica and S. Dahlia in the Utility layout
3. Removed fire hydrant and relocate it where the exit/entrance is shown on the utility layout

STAFF REVIEW FOR: *MASTER PLAN CENTER ON RIDGE ROAD LOTS 3-6 SUBDIVISION*

COMMENTS: **Initials:** J.A.V. / O.D.L. / R. B. **NOVEMBER 19, 2019**

WATER:

- Will need to remove 8" Water Line on the South Side of the Property
- Will need to show existing utilities in the are
- All entrances will require PVC casing on Water Lines
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION: Center on Ridge Lots 3-6

DATE: 11/19/19

Residential/Commercial: __5.36__ acres

Staff

Plat Notes:

- Note No.9-- Revise note to say... Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- Note No.5-- Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- An approved drainage report is required for all new subdivision and /or all developments.
- City of Pharr Discharge permit required if discharging to city owned storm drain system
- Need S.W.P.P. USB for review, 3 for finalization.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Center on Ridge Rd. Phase II **DATE:** November 21, 2019
Lot 3 Subdivision

REVIEW: Preliminary (Revised comments plans dated 11-11-2019)

PLAT

1. Note No. 4---Please include the northing and easting for City of Pharr benchmark #35. **Northing: 16591462.611, Easting:1085153.706.**
2. Note No. 5---Revise to say... "A 5.0' sidewalk with ADA compliant wheelchair ramps and landings shall be required along the east side of S. Erica St., at the time of building permit stage."
3. Note No. 7---Remove the word "pond".
4. Label all existing easements.

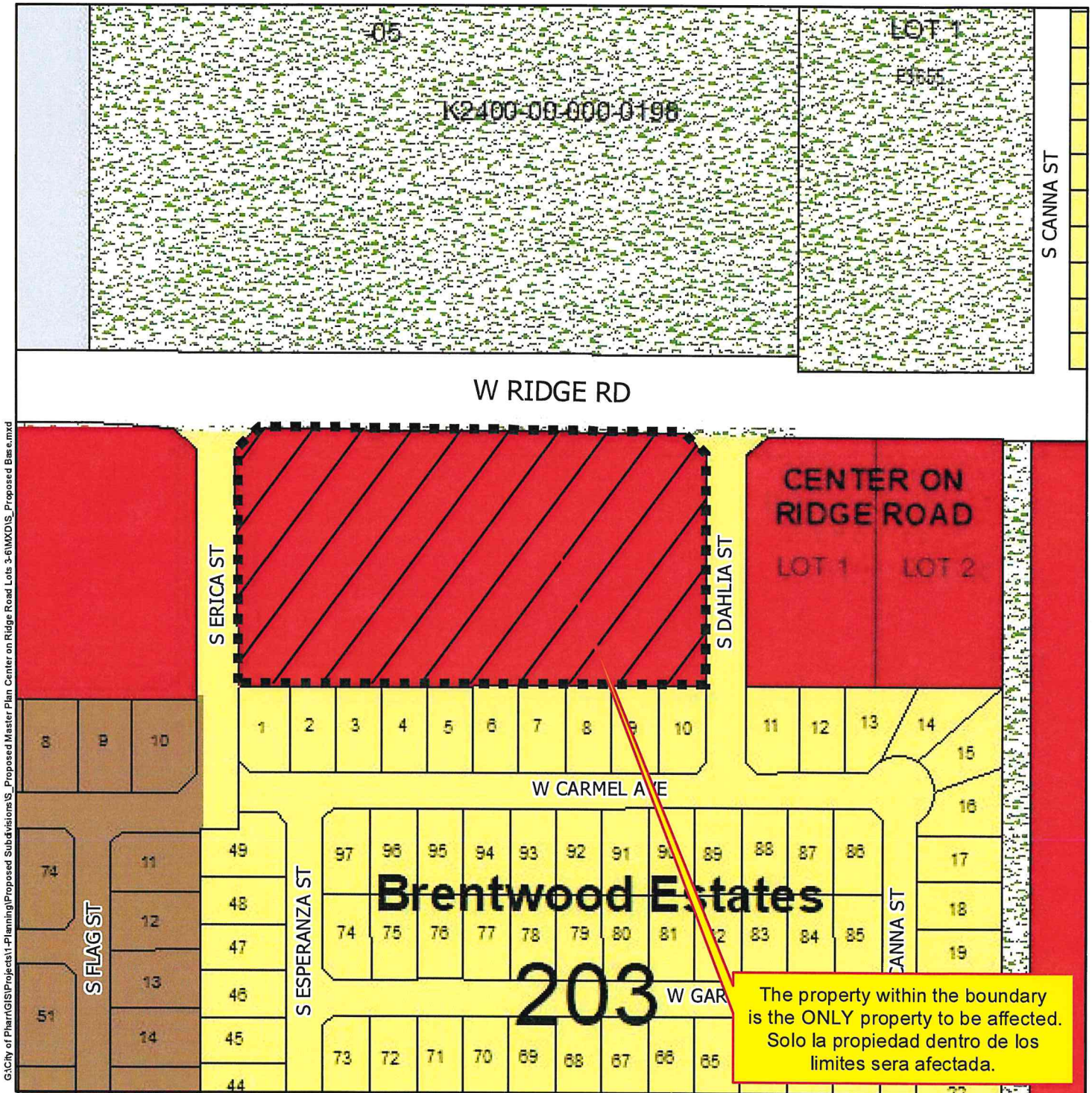
SITE PLAN

1. Please field verify and show all existing utilities.
2. Show all lot lines.
3. Waterline to the south of the property will not be needed as per Public utilities.
4. Please label all internal streets.
5. What will the drainage plan look like? Please include in site plan.

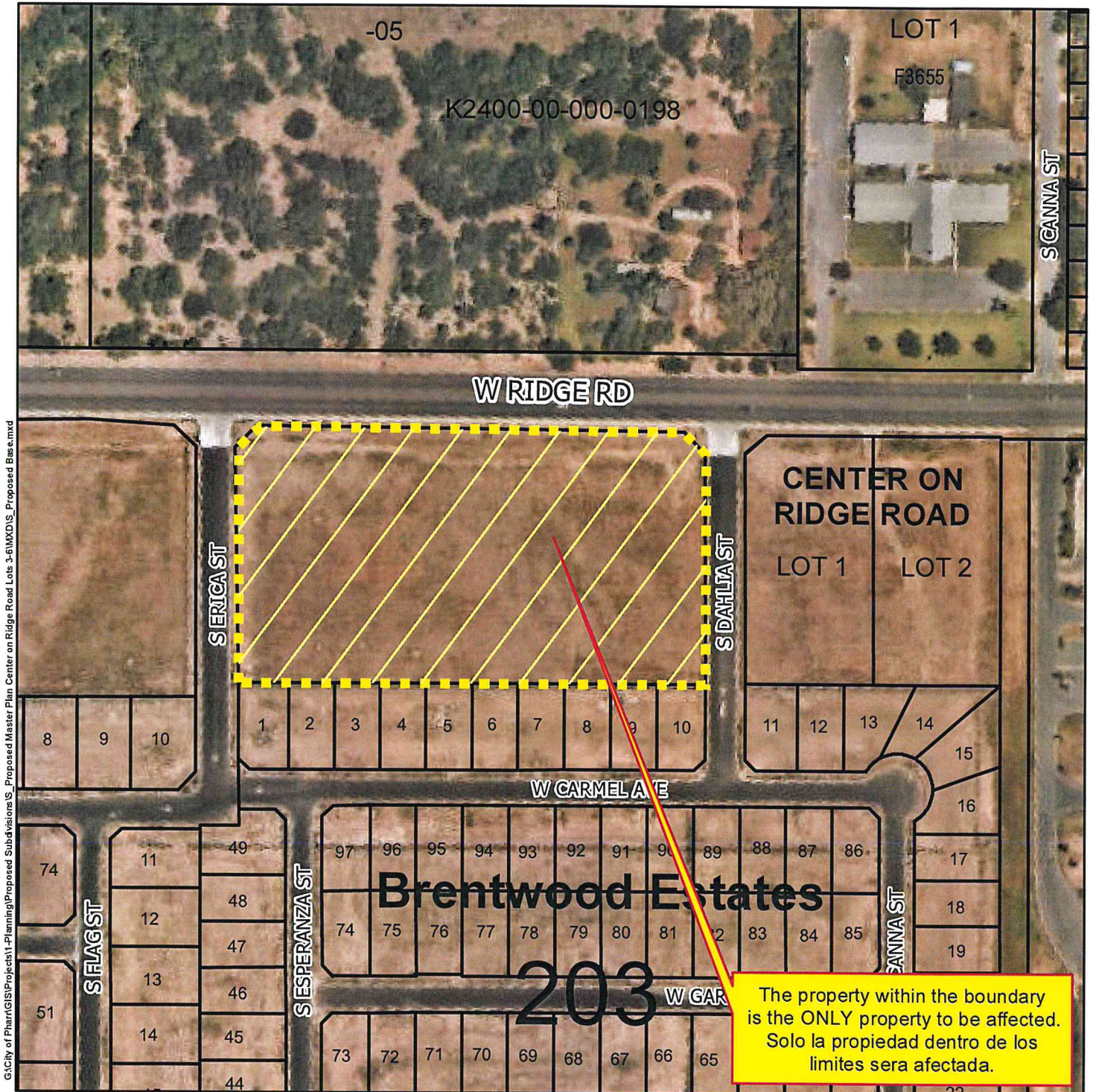
DRAINAGE

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

ADDITIONAL COMMENTS



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





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 09, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: V.D. DE LEON SUBDIVISION FILE NO. SUB#180824
--

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Dulce Olivia Gonzalez, owner, is requesting final plat approval of the proposed V.D. De Leon Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.597 of an acre of land, out of Lot 8, Block 3, Earl Thomas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of East Helmer Street.

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

PROPERTY PROPOSED USE: Residential home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed V.D. De Leon 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. Will need to replace broken meter box.

SEWER:

1. In compliance.

DRAINAGE:

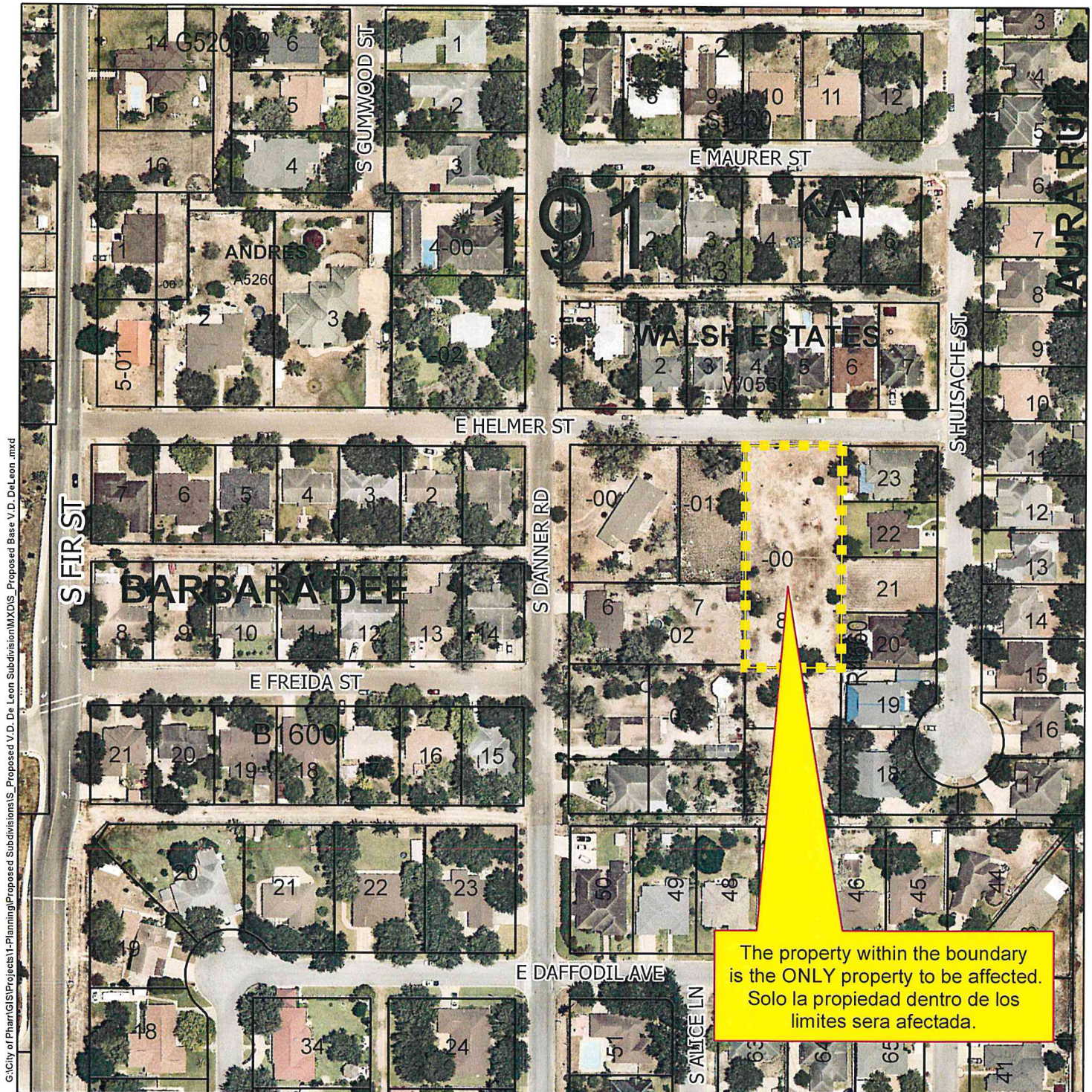
1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission meeting on December 16, 2019 at 4:00 p.m.





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



