



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 24, 2020 – 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 February 10, 2020.

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) Irene Dela Garza Transport has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). The property is legally described as being Lot 3, B.R. Becker Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 10100 South B.R. Becker Lane. **CUP#200104**

- 2) Lina Maria Garcia has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). The property is legally described as being Lot 18, Crown Point Estates Phase 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 West Emerald Drive. **CUP#200107**

- 3) Melden & Hunt Inc., representing Vaquero Cage Partners, LP, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C). The property is legally described as being Lots 1, 2 and 3, Gomez Subdivision and being the E162.19'-W510'-S165'-N330' out of Lot 77, 0.58AC, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6024 North Cage Boulevard. **COZ#200106**

E. PLATS:

- 1) Quintanilla, Headly & Associates, Inc., representing Judge Ramon Garcia, for the County of Hidalgo, owner, is requesting final plat approval of the proposed Las Milpas Park Youth Facility Subdivision. The property is legally described as a 6.00 acre tract of land being the north 776.65 feet and the east 336.52 feet out of Lot 8, Block 13, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Anaya Road. **SUB#180206**

- 2) Ruben Alfaro, P.E., representing Manuel Alejandro Villa, owner, is requesting preliminary and final plat approval of the proposed Villa Baez Subdivision. The property is legally described as being a tract of land 125 feet by 173.6 feet out of Outlot "Q", Original Townsite of Pharr, Pharr, Hidalgo County, Texas. The property's physical address is 320 East Jones Avenue. **SUB#200205**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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 21st day of February 2020 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
Hilda Pedraza, City Clerk

REVIEWED ASST DIR *[Signature]* DIRECTOR *[Signature]*

MINUTES PLANNING & ZONING COMMISSION

118 S. Cage Blvd. February 10, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 10, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Romeo Robles

ABSENT: Andy Castro Luis Madrigal
Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Anaisa Licerio, Planner I
Roy Rodriguez, 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.

Rafael Munguia 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 JANUARY 27, 2020.

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of January 27, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **LA VITAMINA JAROCHA, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 6, RAIDER PLAZA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 4005 NORTH VETERANS BLVD. ("I" RD.) CUP#200103**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the west and city limits lie to the east. This area is generally designated for single-family residential use in the Land Use Plan. She further reported twenty-six (26) surrounding property owners was notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one (1) telephone call for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance 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 Charlie Ramirez moved to approve the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

None.

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 6:04 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, FEBRUARY 24, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#200104 (IRENE DELA GARZA TRANSPORT)
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GENERAL INFORMATION:

APPLICANT: Irene Dela Garza Transport has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 3, B.R. Becker Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 10100 South B.R. Becker Lane.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south, east and west. This area is generally designated for industrial use the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending re-inspection for the Conditional Use Permit
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

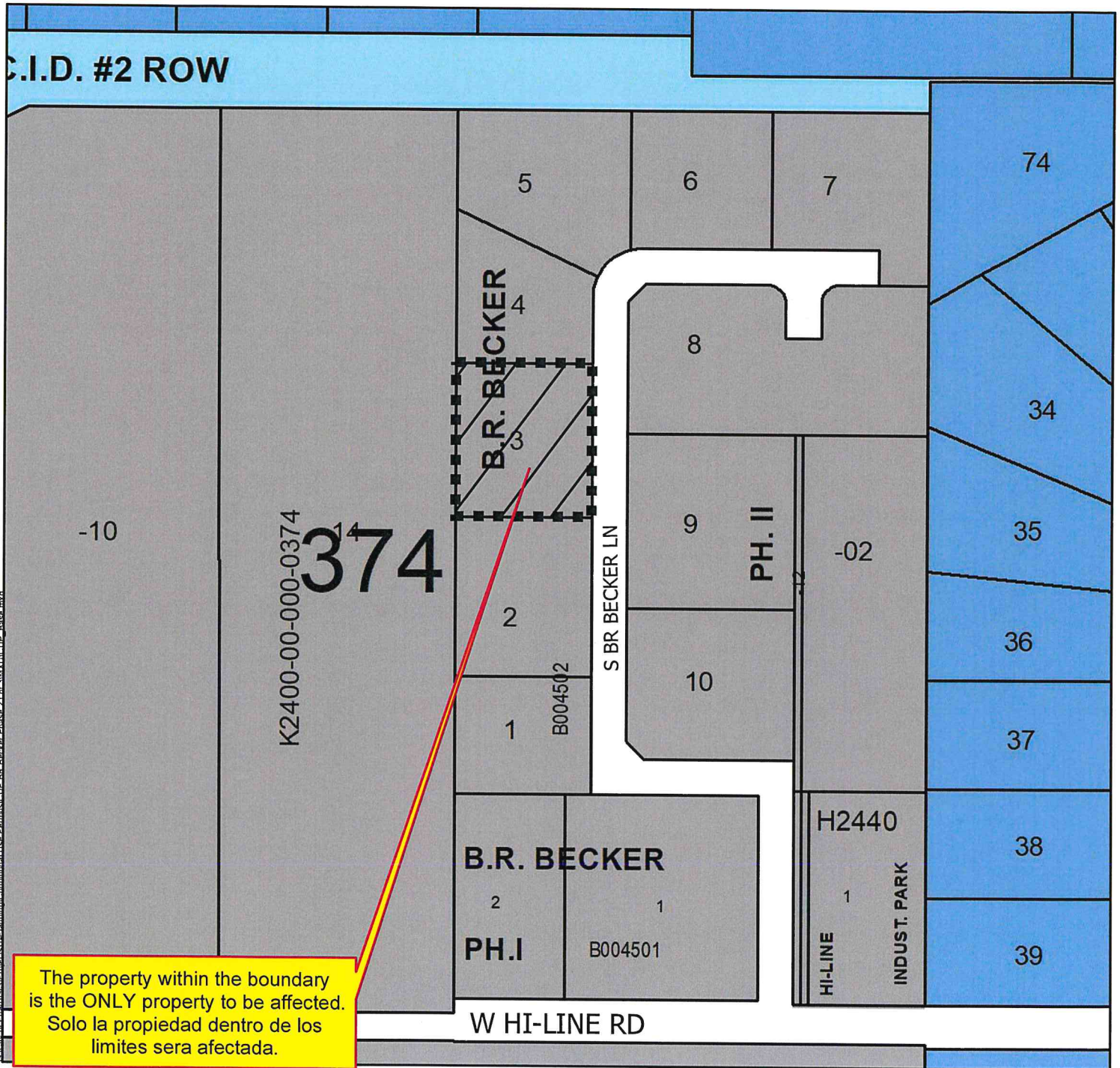
**NOTIFICATION
OF PUBLIC:**

Eleven (11) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

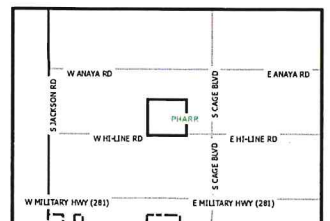
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I) subject to the following conditions:

1. Applicant shall comply with all City of Pharr Landscaping, screening and buffer requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
5. A 100% opaque buffer fence will be required;
6. 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; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee 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 that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



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





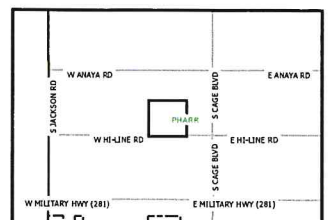
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

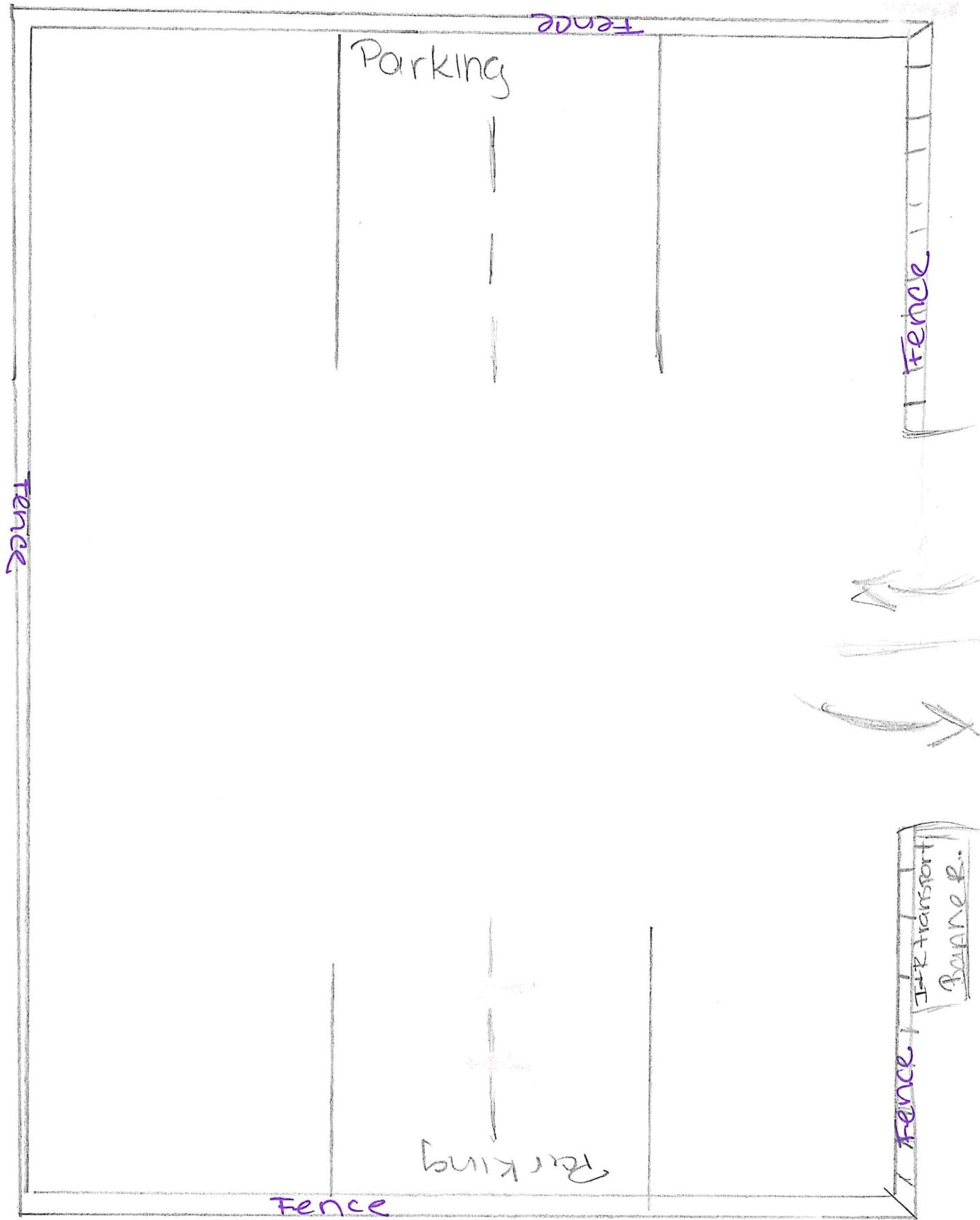
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

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.









MEMORANDUM

DATE: MONDAY, FEBRUARY 24, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (BEAUTY SALON) FILE NO. CUP#200107
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GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being Lot 18, Crown Point Estates Phase 1 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 500 West Emerald 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, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Pending Inspection of the Conditional Use Permit.
CODE COMPLIANCE DIVISION:	Pending Inspection for the Conditional Use Permit
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

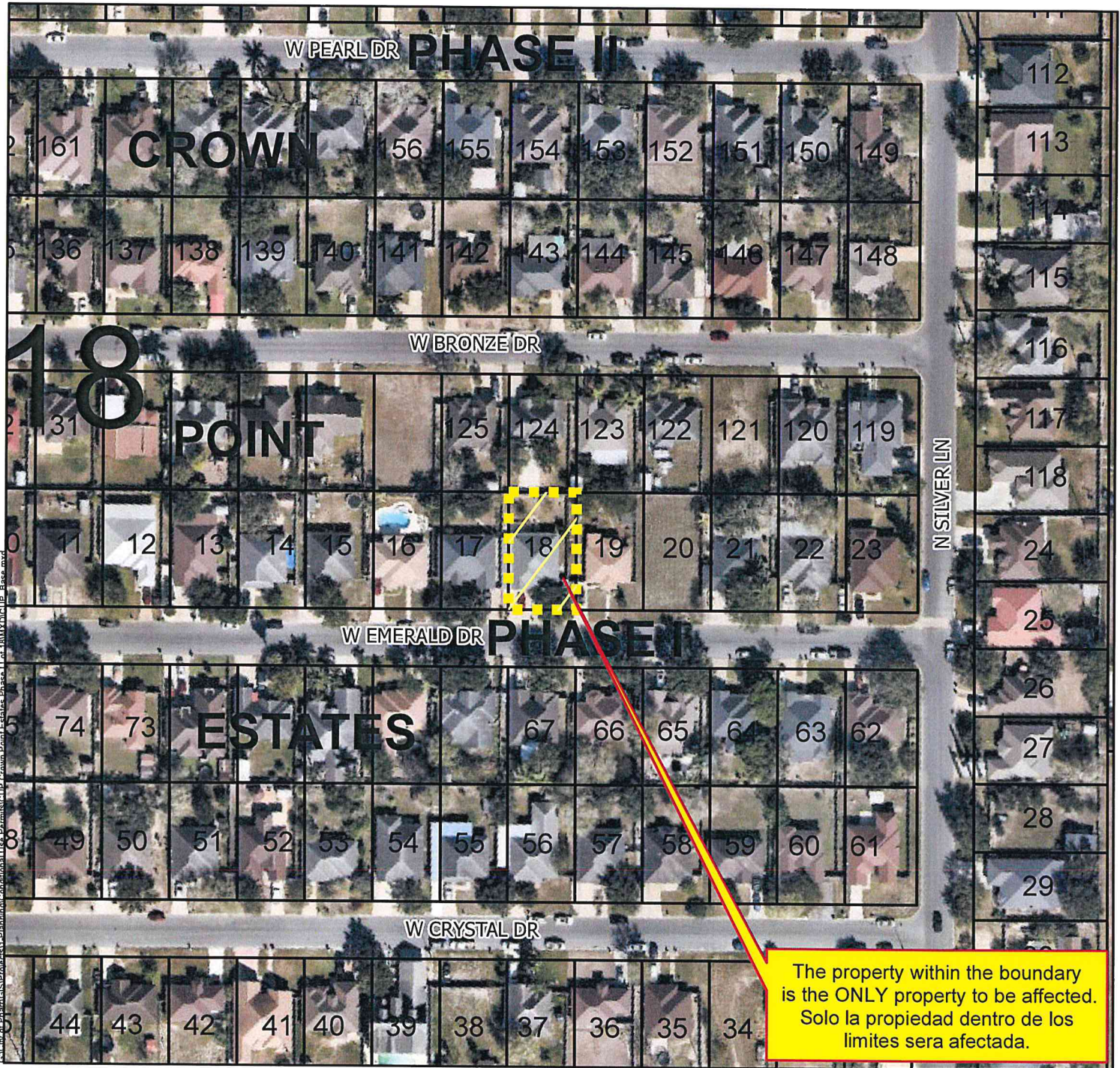
**NOTIFICATION
OF PUBLIC:**

Sixty-four (64) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

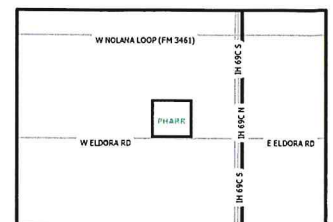
Development Services is recommending approval of the request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to the following conditions:

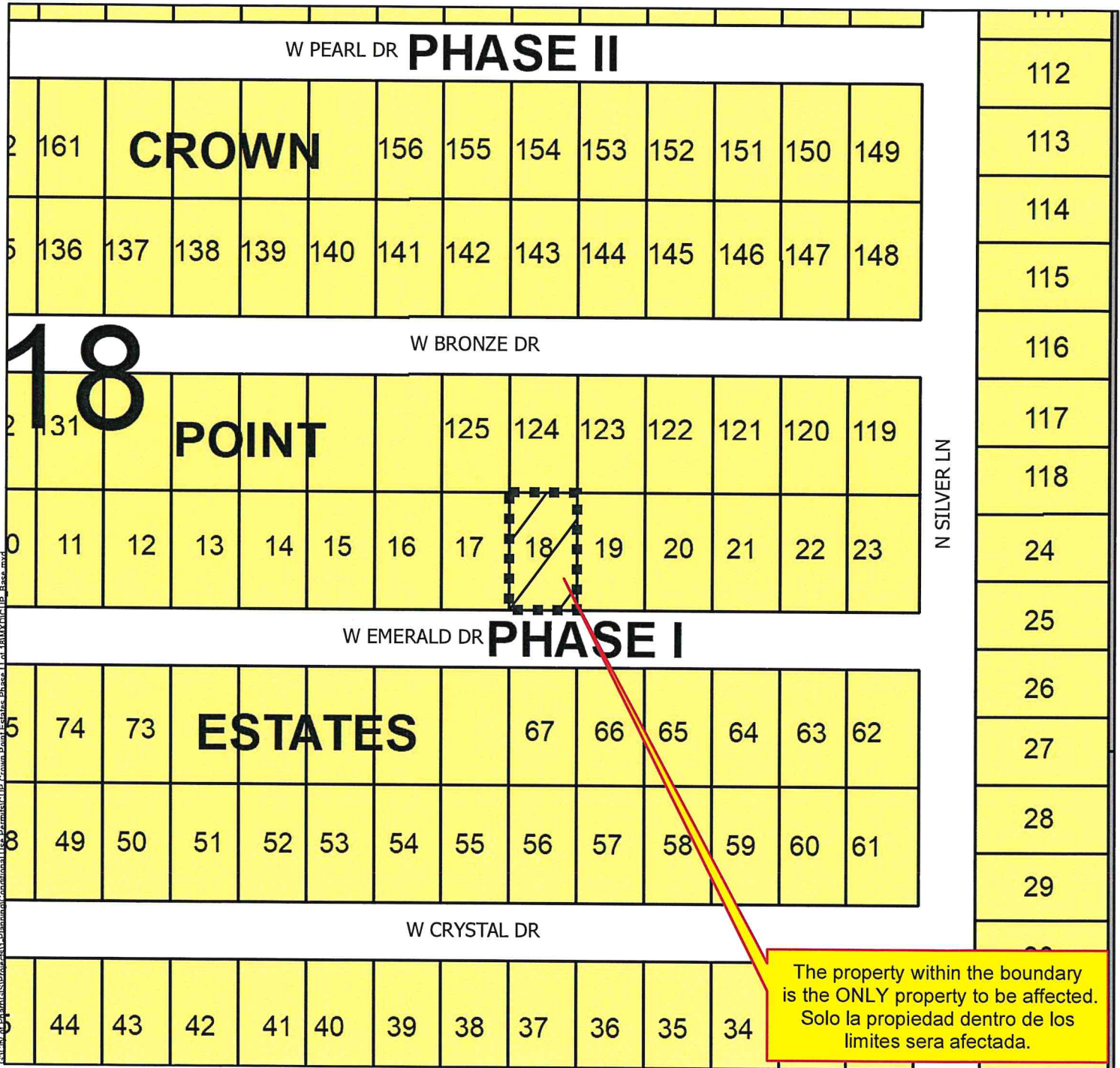
1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the beauty salon;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her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



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

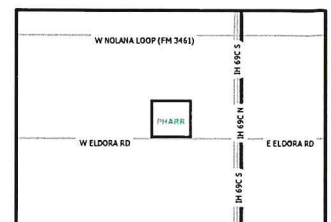
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

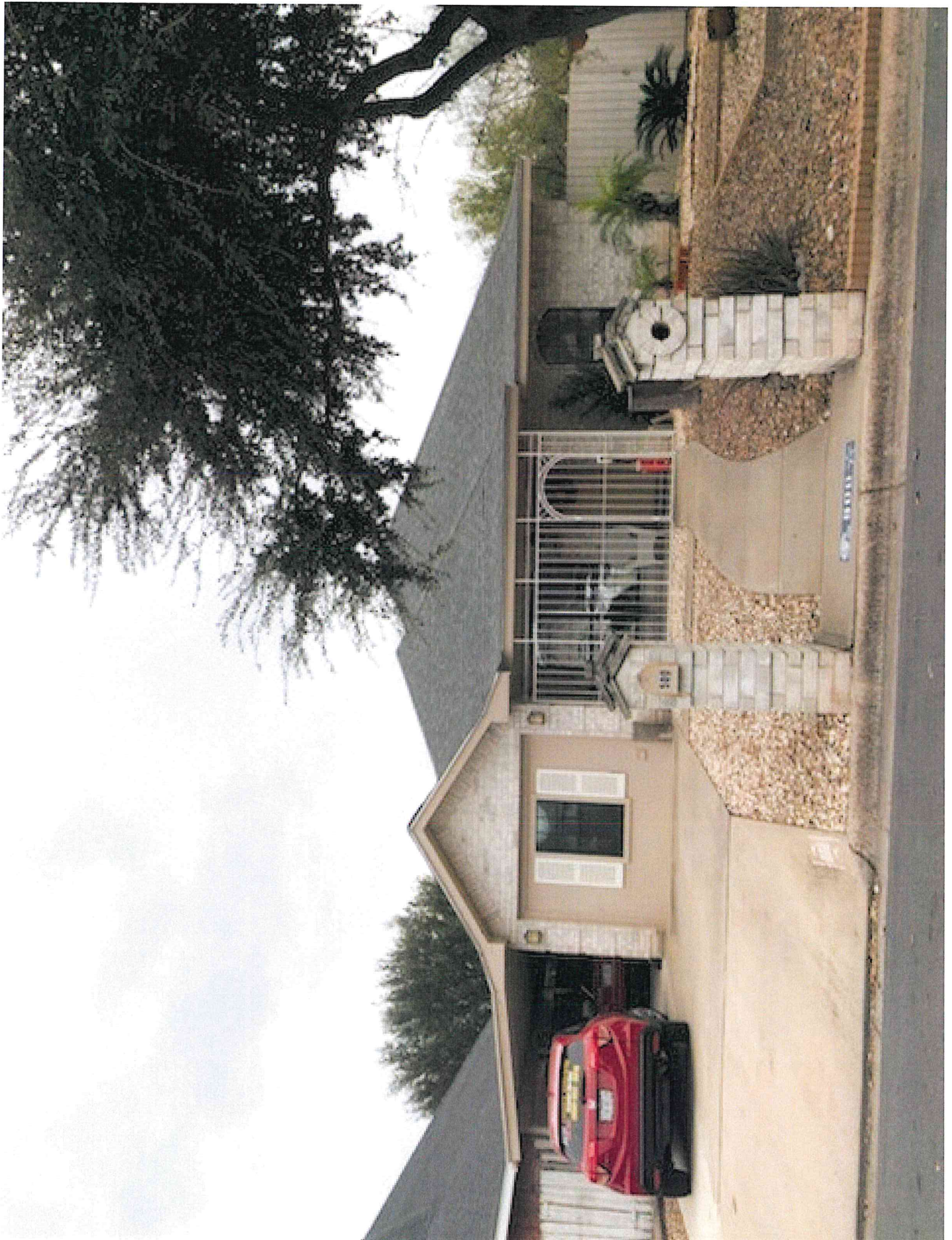


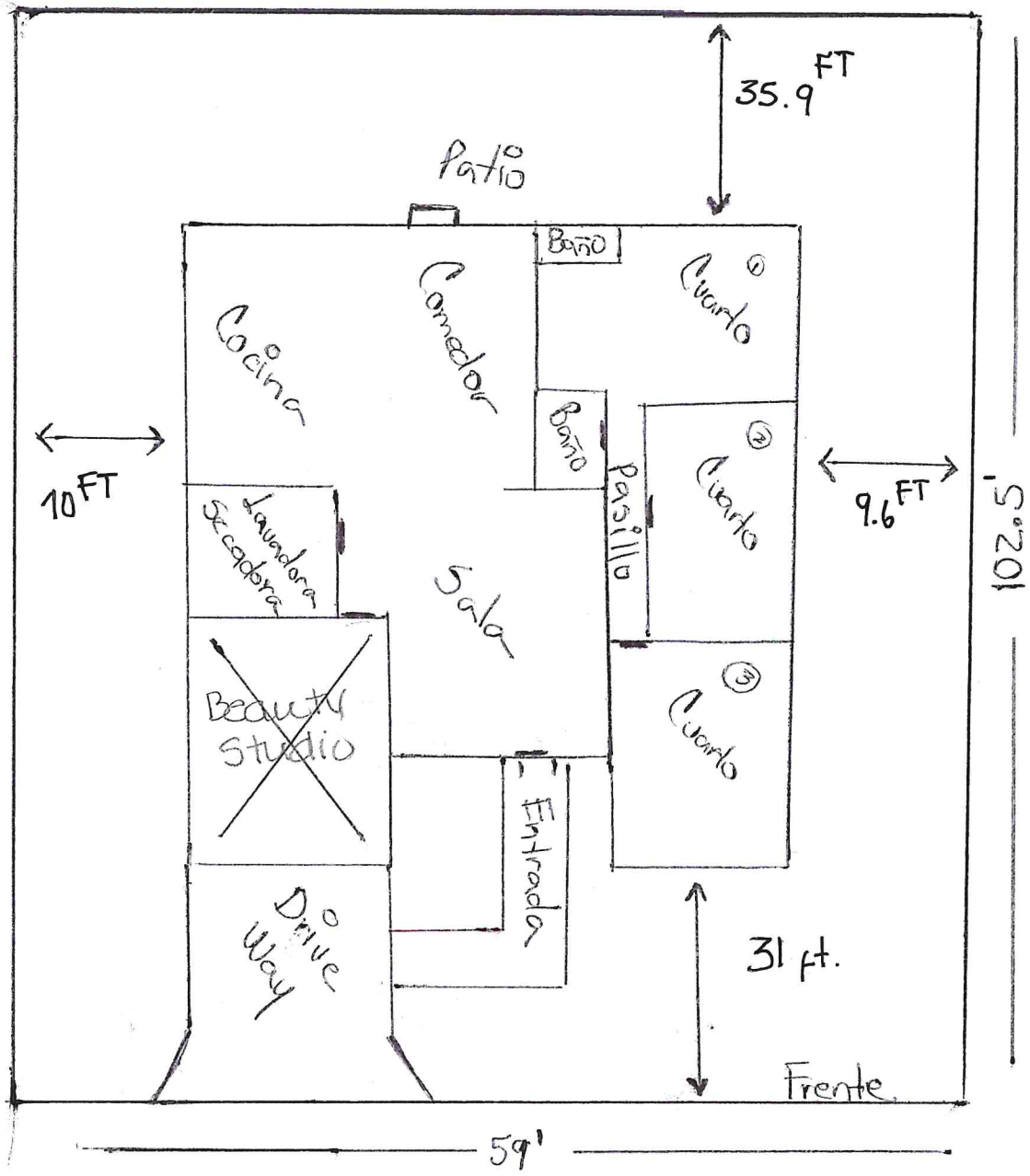


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
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- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development







500 West Emerald Drive





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 24, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200106

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: January 31, 2020

1. **Applicant:** Melden & Hunt Inc., representing Vaquero Cage Partners, LP, owners.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C).

3. **Nature / Intent of Request:** In order to develop and construct a convenience store on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

MC
Initials

2/18/20
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

Initials

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, FEBRUARY 24, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C): Being Lots 1, 2 and 3, Gomez Subdivision and being the E162.19'-W510'-S165'-N330' out of Lot 77, 0.58AC, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6024 North Cage Boulevard.

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

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

DESCRIPTION OF PROPERTY:

Melden & Hunt Inc., representing Vaquero Cage Partners, LP, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C) in order to develop and construct a convenience store on said property.

The subject site is located on the southeast corner of North Cage Boulevard and East Owassa Road with a physical address of 6024 North Cage Boulevard. The property is legally described as being all of Lots 1, 2 and 3, Gomez Subdivision and being the E162.19'-W510'-S165'-N330' out of Lot 77, 0.58AC, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Cage Boulevard, a 350' expressway/freeway that runs north and south with a posted speed limit of 55-60 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I). The property to include the properties to the south, east and west were zoned to Limited Industrial District (L-I), on March 30, 1982, when the city adopted the current zoning ordinance we use today. The remaining portion of the property was zoned Agricultural and/or Open Space District (A-O) on January 07, 2020. On January 22, 1991, the property to the east was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) and city limits lie to the north. The property is generally designated for commercial use in the Land Use Plan.

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

Six (6) 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 from Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C) as the properties meets area requirements, have adequate ingress and egress and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 02, 2020** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Melden & Hunt Inc., representing Vaquero Cage Partners, LP,
owners.**

APPLICANT

6024 North Cage Boulevard

ADDRESS

**Agricultural and/or Open Space District
(A-O) and Limited Industrial District (L-I)**

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

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

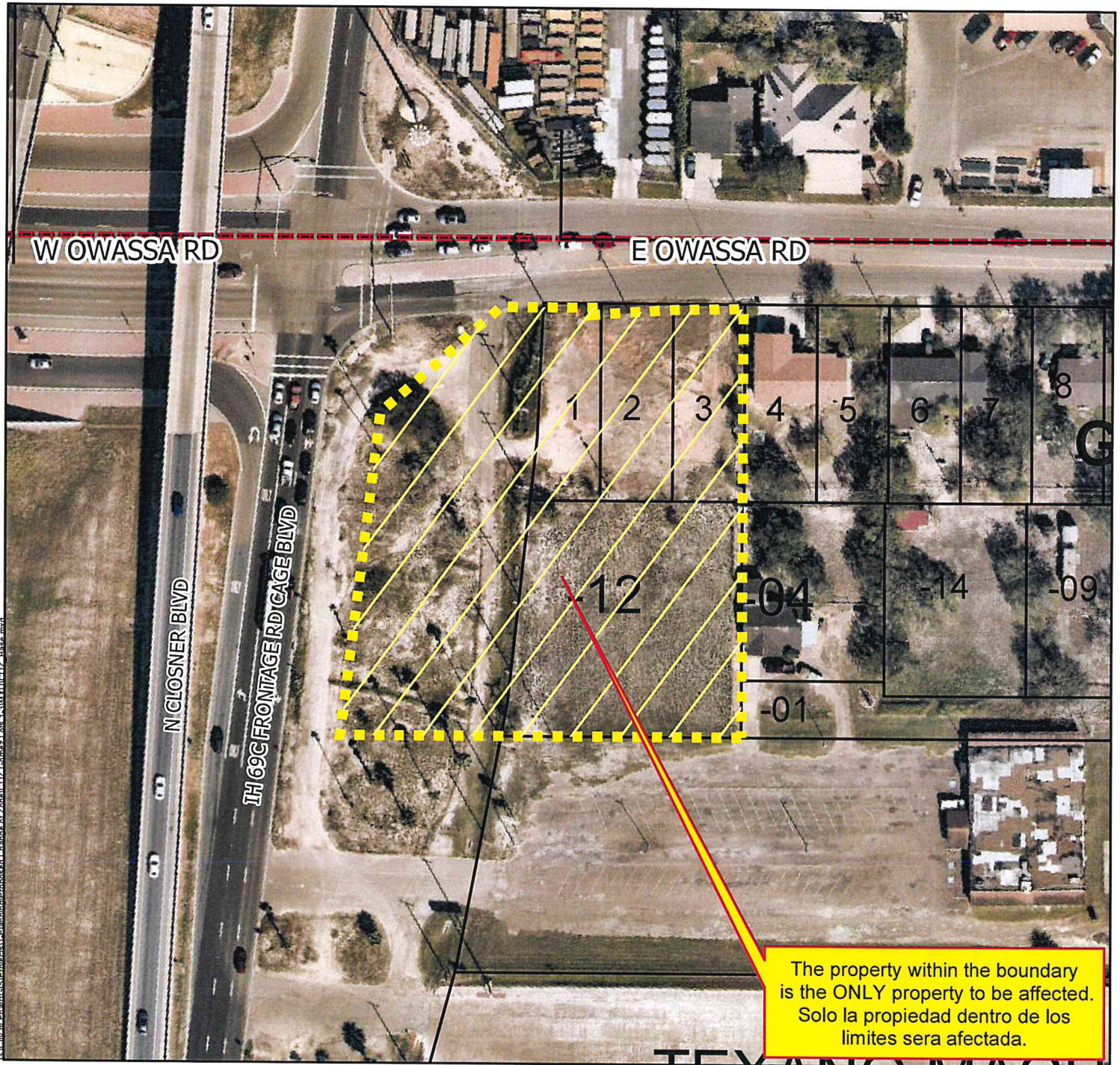
Della Robles, Planner I

PREPARED BY

February 11, 2020

DATE

Proposed Change of Zone
 Gomez Lots 1-3; Kelly Pharr Tract an IRR TR being
 E162.19;-W510'-S165'-N330 Lot 77, 0.58ac; ROW
 Melden&Hunt; Kelly A. Heller-Vela

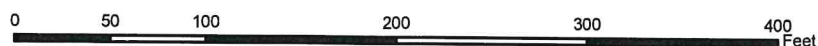


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
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| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 2/6/2020

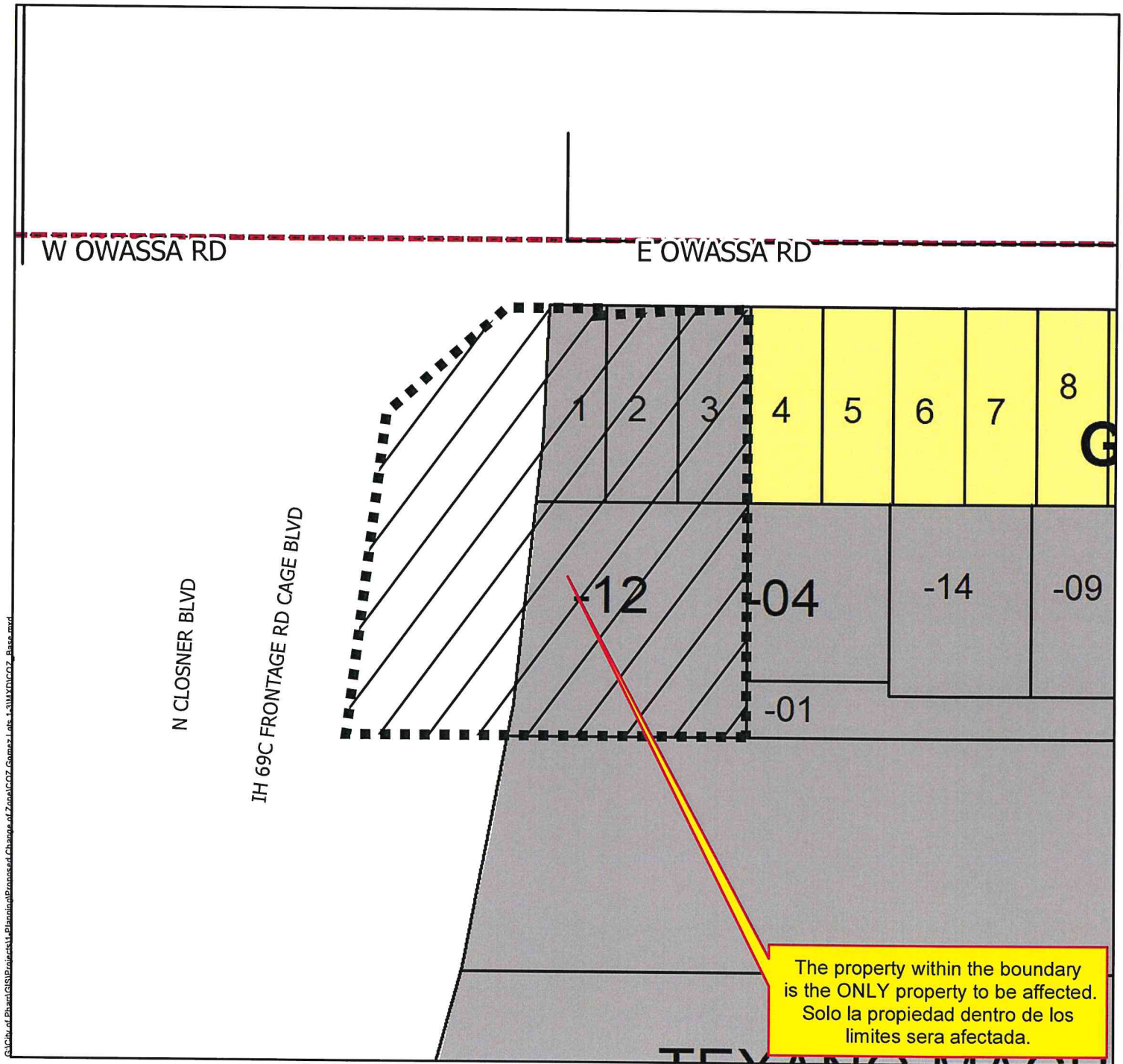
Scale: 1 inch = 100 feet



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.



Proposed Change of Zone
 Gomez Lots 1-3; Kelly Pharr Tract an IRR TR being
 E162.19;-W510'-S165'-N330 Lot 77, 0.58ac; ROW
 Melden&Hunt; Kelly A. Heller-Vela



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

City of Pharr, Texas
 Engineering Department
 956.402.4242

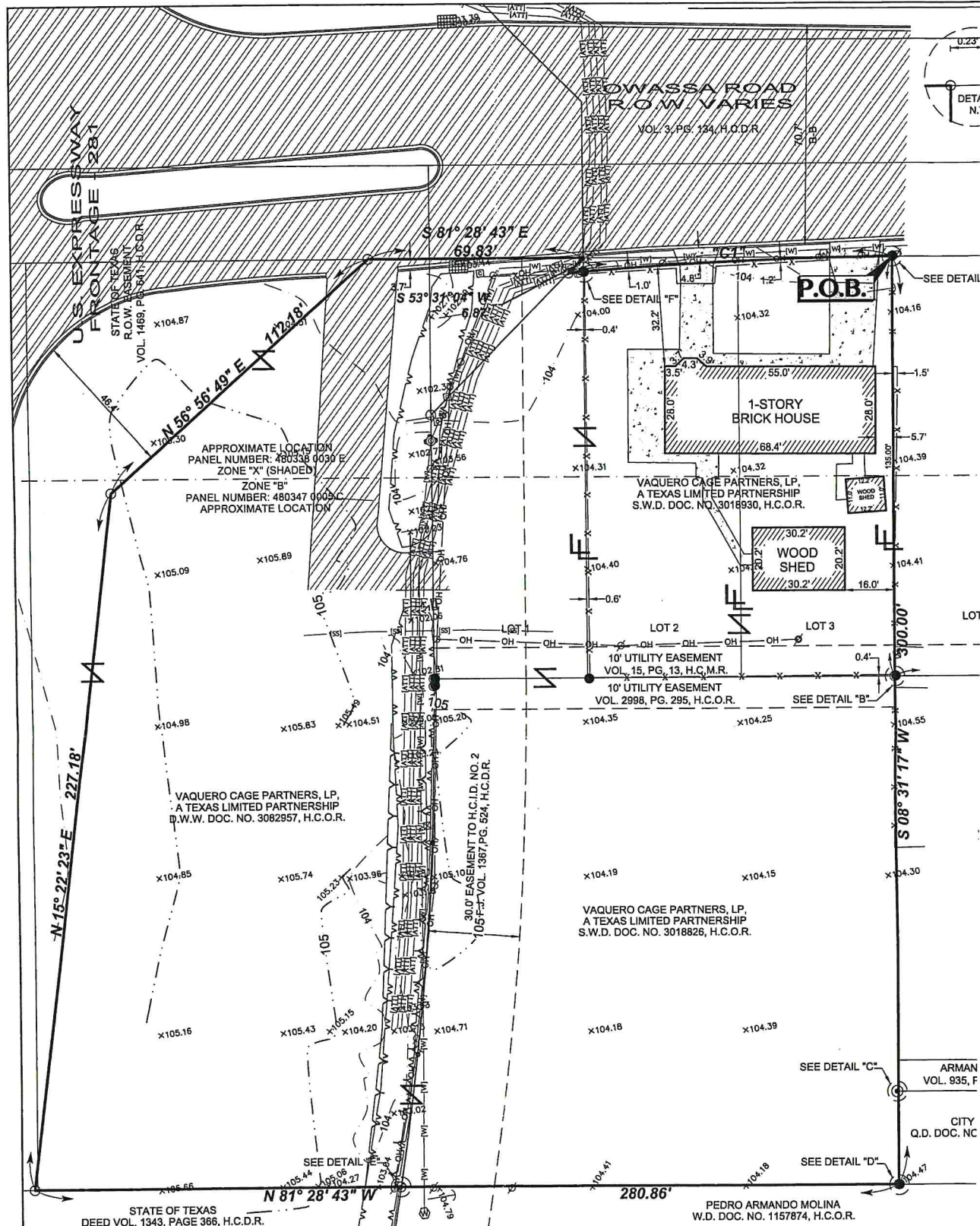
Date: 2/6/2020

Scale: 1 inch = 100 feet



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Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 24, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LAS MILPAS PARK YOUTH FACILITY SUBDIVISION
FILE NO. **SUB#180206**

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headly & Associates, Inc., representing Judge Ramon Garcia, for the County of Hidalgo, owner, is requesting final plat approval of the proposed Las Milpas Park Youth Facility Subdivision.

LEGAL DESCRIPTION: The property is legally described as a 6.00 acre tract of land being the north 776.65 feet and the east 336.52 feet out of Lot 8, Block 13, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1600 Block of West Anaya Road.

ZONING: The property is currently zoned Agriculture and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west, and Limited Industrial District (L-I) to the east. The property is designated for public/semi-public use in the Land Use Plan.

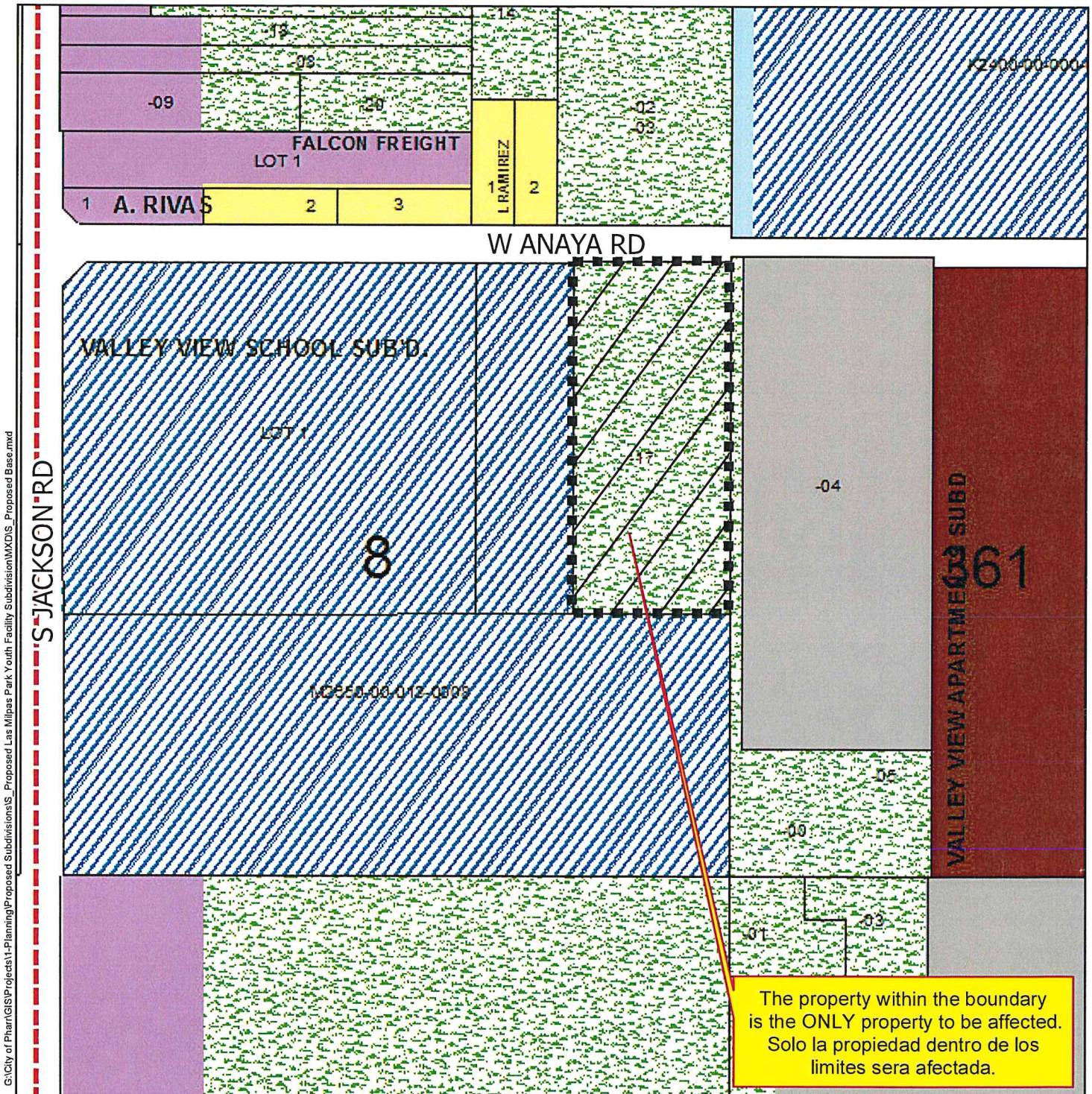
PROPERTY PROPOSED USE: Recreation Center

VARIANCES: None requested.

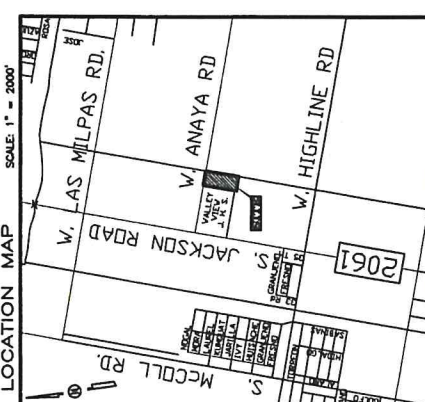
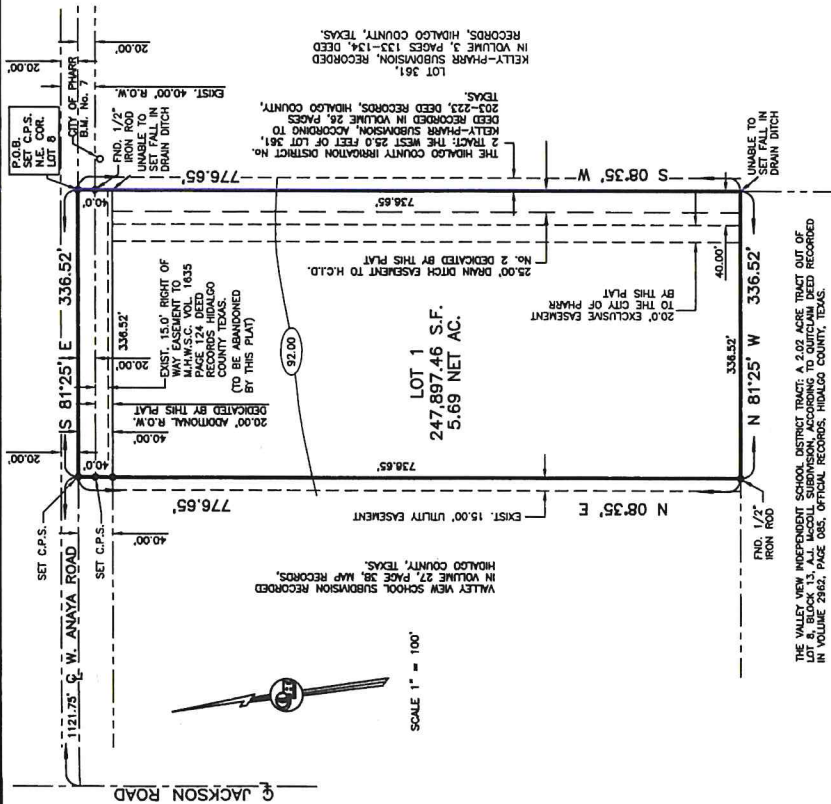
RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Las Milpas Park Youth Facility Subdivision subject to the following conditions:

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.

This item will go before City Commission on March 02, 2020 at 4:00 p.m.



LAS MILPAS PARK YOUTH FACILITY SUBDIVISION



A 6.00 ACRE TRACT OF LAND BEING THE NORTH 776.65 FEET AND THE EAST 336.52 FEET OUT OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 588, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2776, PAGE 128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 6.00 ACRE TRACT OF LAND BEING THE NORTH 776.65 FEET OF THE EAST 336.52 FEET OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2776, PAGE 128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2776, PAGE 128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF W. ANAYA ROAD FOR THE NORTHWEST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 08°35' W, ALONG THE EAST LINE OF LOT 8, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE TRACT, 776.65 FEET TO THE NORTHWEST CORNER OF THE VALLEY VIEW INDEPENDENT SCHOOL DISTRICT TRACT (A 2.02 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, ACCORDING TO OUTCUTLAND DEED RECORDED IN VOLUME 2842, PAGE 281, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81°25' E, ALONG THE NORTH LINE OF THE VALLEY VIEW INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 336.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4854 FOR THE SOUTHEAST CORNER OF THE VALLEY VIEW SCHOOL SUBDIVISION (RECORDED IN VOLUME 2776, PAGE 128, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08°35' E, ALONG THE EAST LINE OF VALLEY VIEW SCHOOL SUBDIVISION, PASSING A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE TRACT, 776.65 FEET TO THE SOUTHWEST CORNER OF THE VALLEY VIEW INDEPENDENT SCHOOL DISTRICT TRACT (A 2.02 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, ACCORDING TO OUTCUTLAND DEED RECORDED IN VOLUME 2842, PAGE 281, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 81°25' E, ALONG THE NORTH LINE OF LOT 8 AND THE CENTERLINE OF W. ANAYA ROAD, A DISTANCE OF 336.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BRIDGE TOWN SUBDIVISION No.2, RECORDED IN INSTRUMENT NUMBER 2807382, MAP RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE ____ DAY OF ____, 20__.

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS DRAINAGE ACT, AND THAT THE DRAINAGE PLANS ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 2 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS DRAINAGE ACT, AND THAT THE DRAINAGE PLANS ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 2
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LAS MILPAS PARK YOUTH FACILITY SUBDIVISION, TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPR

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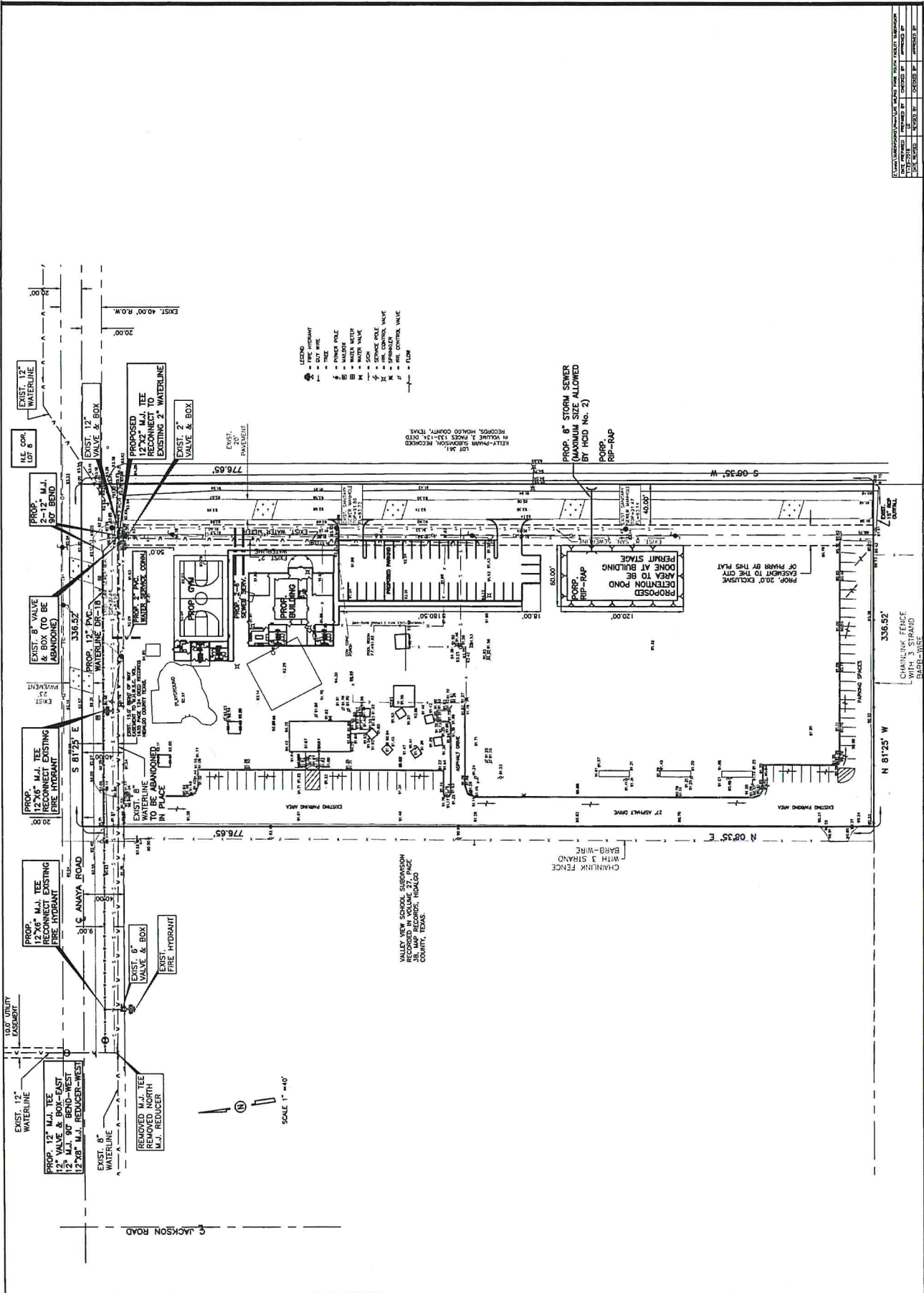
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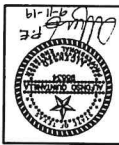
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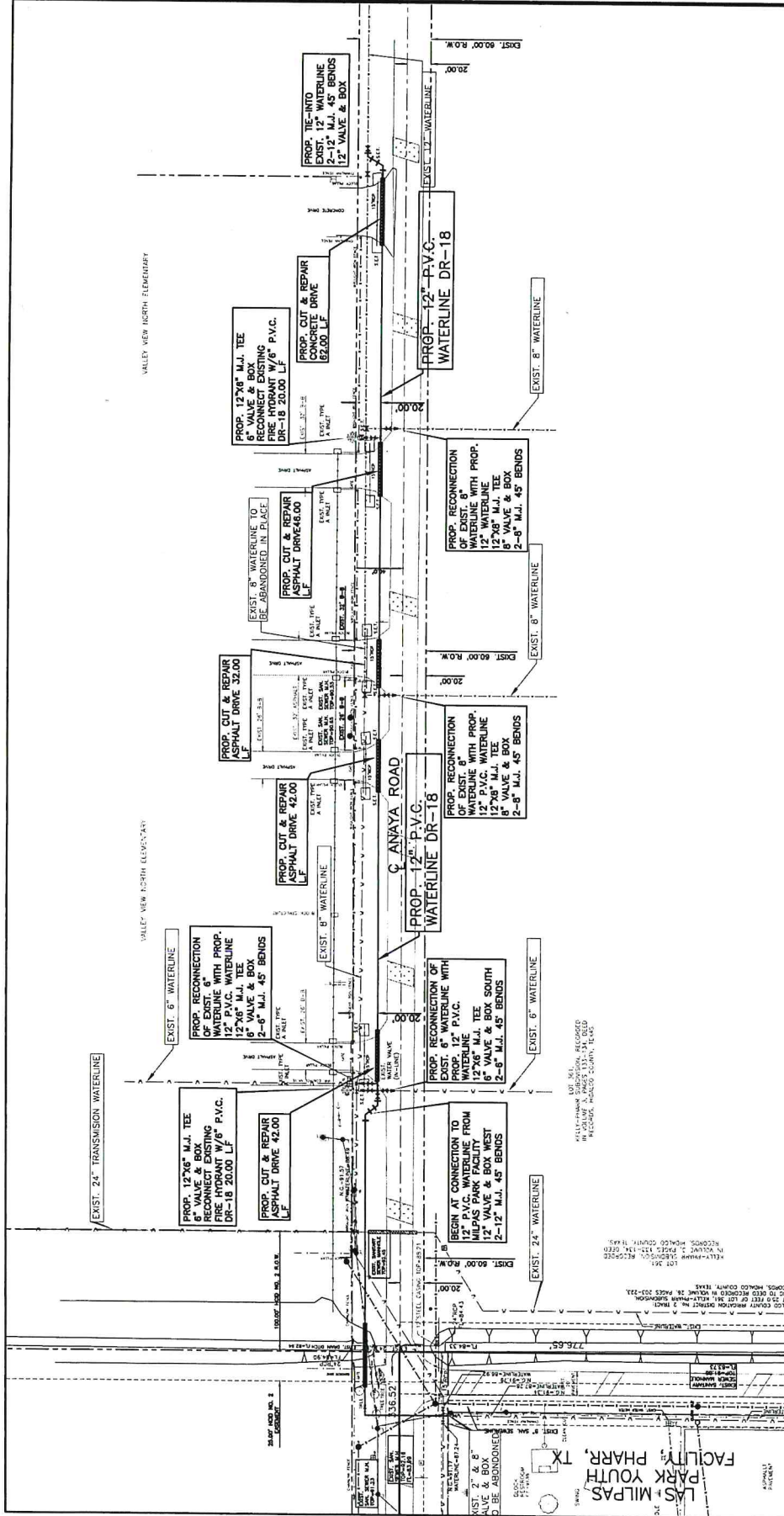
JOB NO. _____
 DATE 11-22-11
 REVISION 01-22-11
 SCALE 1"=40'
 SHEET 15

LAS MILPAS PARK YOUTH FACILITY, PHARR, TX OFFSITE WATERLINE DISTRIBUTION SYSTEM



LAND SURVEYORS
 CONSULTING ENGINEERS
 QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 PHONE 956-351-6450
 FAX 956-351-0227
 ALTONSOBOHNA-ENG.COM

ENGINEERING REGISTRATION NUMBER 100411-00
 EXPIRATION DATE 12/31/2013
 122 E. STUBBS ST.
 HOUSTON, TEXAS 77030



LEGEND

⊕	EXIST. HYDRANT
⊕	EXIST. VALVE
⊕	POWER POLE
⊕	MAILBOX
⊕	WATER METER
⊕	WATER VALVE
⊕	BOX
⊕	SERVICE POLE
⊕	TEL. BOX
⊕	ELECT. BOX
⊕	GAS METER
⊕	GAS VALVE
⊕	GAS METER
⊕	TRANSMISSION POLE
⊕	TRAFFIC CONTROL BOX
⊕	GAS SERVICE

NOTE: PLANS WERE DRAWN UP WITHOUT THE BENEFIT OF TOPOGRAPHIC STUDY, ADDITIONAL UTILITIES (GAS LINES, WATERLINES, WATER SERVICES, ELECTRICAL LINES, ETC.) AND OBSTRUCTIONS NOT SHOWN ELSEWHERE (TREES, MAIL BOXES, FENCES, POWER POLES, ETC.) WILL NEED TO BE LOCATED PRIOR TO CONSTRUCTION.

EXIST. WATER SERVICES TO BE RECONNECTED TO NEW WATERLINE WITH PROPER FITTINGS TO METER

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND FOR ANY REPAIRS AS A RESULT OF DAMAGE DURING CONSTRUCTION.

ANY WATERLINE SHUT OFF TO CUSTOMERS CONTRACTOR SHALL NOTIFY 24 HOURS PRIOR TO CONSTRUCTION

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR CONCRETE DRIVES & SIDEWALKS TO ORIGINAL CONDITION DURING CONSTRUCTION.

SCALE: 1" = 40'



MEMORANDUM

DATE: MONDAY, FEBRUARY 24, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: VILLA BAEZ SUBDIVISION
FILE NO. **SUB#200205**

GENERAL INFORMATION:

APPLICANT: Ruben Alfaro, P.E., representing Manuel Alejandro Villa, owner, is requesting preliminary and final plat approval of the proposed Villa Baez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a tract of land 125 feet by 173.6 feet out of Outlot "Q", Original Townsite of Pharr, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 320 East Jones Avenue.

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

PROPERTY PROPOSED USE: Single family residential home.

VARIANCES: None requested.

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

- STREETS, PAVING AND R.O.W.:** 1. In compliance.
- EASEMENTS:** 2. Provide 15' easement for sewer line within property, "Exclusive to City of Pharr".
- SIDEWALK: ADA:** 1. Follow City of Pharr Construction Standards Manual.
- FIRE PROTECTION:** 1. See attached comments.
- WATER:** 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.
- SEWER:** 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.
- DRAINAGE:** 1. See attached comments.
2. Drainage report needs approval from H.C.D.D. No. 1.
3. Drainage to be reviewed and approved at building permit stage.
4. Follow City of Pharr Construction Standard Manual.
- OTHER:** 1. Provide signatures from surveyor and engineer.
2. Update location map to show recorded subdivisions.
3. Show true north on plat layout.
4. Show center line for streets.
5. Label corner monuments.
6. Provide owner name of property to the east.
7. Be consistent with text height.
8. On owner's dedication change Mission to City of Pharr.
9. Provide street light layout.
10. On H.C.I.D. #2, spelling "OG", check with H.C.I.D. #2 for updated signature block.
11. Plat note #2, provide Northing and Easting wording and description of location on B.M.
12. Revise note #5 to state, No structure allowed over any easement.
13. Revise note #6 to state, Erosion and sediment control shall be in accordance with the Texas Pollution Discharge Elimination System (TPDES).
14. Add note, Owners to maintain R.O.W. and perimeter of entire subdivision.

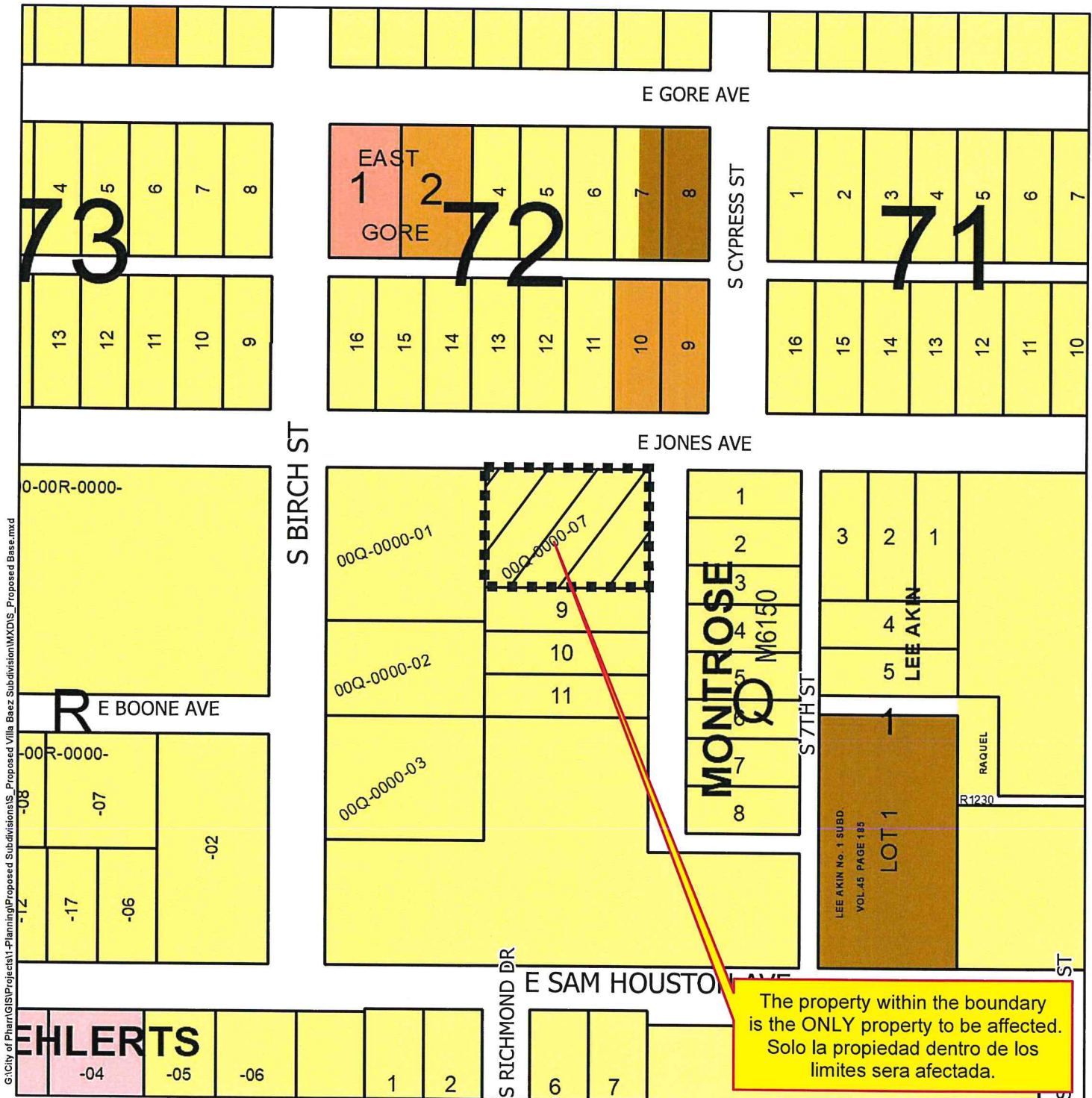
This item will go before City Commission on March 02, 2020 at 4:00 p.m.



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

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





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Villa Baez Subdivision\MXD\S_Proposed Base.mxd

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





Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577

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

(Staff-Construction Review)



Subdivision: VILLA BAEZ SUBDIVISION

Reviewed By: MIKE NAVARRO

Date: 2-10-2020

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

Additional Comments:

- SHALL INDICATE ON SUBDIVISION PLANS LOCATION OF THE NEAREST FIRE HYDRANT
- FIRE HYDRANT SHALL BE LOCATED 6 FEET FROM THE CURB AND IF SIDEWALK SHOULD BE ADDED SHOULD BE 1 FOOT FROM THE SIDEWALK.
- FIRE HYDRANTS SHALL HAVE CLEARANCE OF 3FT AROUND.
- SHALL INDICATE ON PLAT NOTES AT THE TIME OF THE BUILDING PHASE MAY REQUIRE ADDITIONAL FIRE PROTECTION.

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



Omar Anzaldua
Interim Public Utilities Director

STAFF REVIEW FOR: *VILLA BAEZ SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. **FEBRUARY 11, 2020**

WATER:

- Water service is already at location
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Will need 15' utility Easement Exclusive to the City of Pharr
- 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 COMMENTS

PHARR PUBLIC WORKS • 1015 E. FERGUSON AVE • PHARR, TX 78577 • 956.402.4350

SUBDIVISION: Villa Baez Subdivision

DATE: 2/11/2020

Residential/Commercial: __.498__ acres

Staff Review :

Plat Notes:

- Revise note no.5 to say... No structures allowed over any easement. **NOTE ON PLAT**
- Revise note no.6 to say... Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT**.
- Add note... Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Erosion and sediment control plan must be submitted with each set of construction plans. Must be approved before Notice to Proceed (NTP) is issued.
- Add street light detail for subdivision.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Villa Baez Subdivision

DATE: February 4, 2020

REVIEW: Preliminary (Revised comments plans dated 1-31-2020)

PLAT

1. Note No. 2---Please verify nothing and easting of benchmark No. 40.
Northing: 16593593.187 & Easting: 1087438.540
2. Note No. 5---Revise note to say... "No **structure**..."
3. Note No. 6---Revise note to say... "Erosion and sediment control shall be in accordance with the Texas Pollution Discharge Elimination System (TPDES)".
4. Add note--- Owners to maintain R.O.W. and perimeter of entire subdivision.
5. Missing P.E. signature.
6. Missing R.P.L.S signature.

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



FIRM No. F-21299
7000 N. 1st St.
McAllen, Texas 78504
(361) 207-6072
plans@achc-engineering.com

SEAL



01/29/2020

THE CITY ENGINEER HAS REVIEWED THIS UTILITY PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE UTILITY PLAN ACT AND THE CITY ENGINEER HAS ISSUED THIS CERTIFICATE OF REVIEW.

PROJECT:

VILLA BAEZ
SUBDIVISION

PHARR, TEXAS

PROJECT: 01/2020
DATE: 01/29/2020
REVISIONS:
1 2 3 4

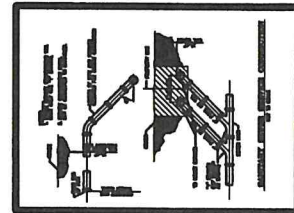
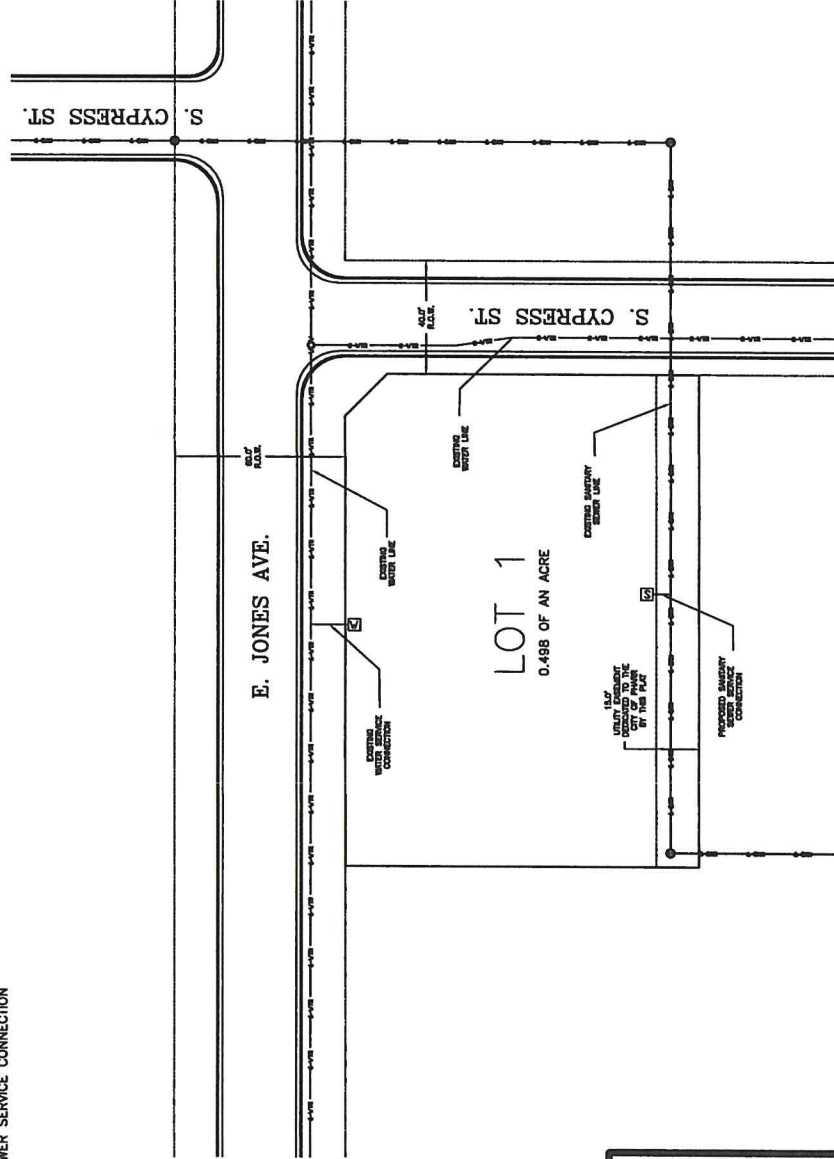
C1

SHEET 1 OF 1

UTILITY
PLAN

LEGEND

- 6" DIAMETER WATER LINE
- 2" DIAMETER WATER LINE
- WATER VALVE
- 6" DIAMETER SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER SERVICE CONNECTION
- SANITARY SEWER SERVICE CONNECTION



DETAIL C1-1