

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 27, 2020 – 6:00 PM

In accordance with social distancing guidelines, the Planning and Zoning Commission meeting will not be open to the public, except for individuals who have elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at www.pharr-tx.gov

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 April 13, 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.

E. PLATS:

- 1) Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting final plat approval of the proposed Roxanne Subdivision. The property is legally described as being a 0.35 acre tract of land out of a 3.00 acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Anaya Road. **SUB#190514**

- 2) Melden & Hunt, Inc., representing Abel Hernandez-Longoria Jr., Manager for Hawthorne Brooks, L.L.C., is requesting final plat approval of the proposed Minnesota Hills Subdivision. The property is legally described as being a re-subdivision of 10.00 acres out of Lot 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Road. **SUB#180716**

- 3) Pablo Soto Jr., P.E., representing Carmen Aurelia De La Fuente, Owner, is requesting preliminary plat approval of the proposed Feroll Subdivision. The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Greg Drive. **SUB#200208**



4) Melden & Hunt Inc., representing W.A. Landreth, Manager, for Vaquero Ventures Management, LLC, is requesting preliminary plat approval of the proposed 7-11 Cage Addition Subdivision. The property is legally described as being a 1.742 acres out of Lot 77, Kelly-Pharr Subdivision and out of Lots 1-3 Amended Gomez Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North IH 69C. **SUB#200209**

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 24th day of April 2020 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 13, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 13, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Andy Castro

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal Rafael Munguia
 Jonathan Larraga

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Melanie Cano, Dev. Services Director
 Roland Gomez, Dev. Services Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisa Licerio, Planner I
 Roy Rodriguez, Building Official
 Iris Mata, Secretary
 Jose Pena, I.T. Director

ITEM A. CALL TO ORDER

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

Charlie Ramirez moved to excuse the absent members. Romeo Robles 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 MARCH 09, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of March 09, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) UTILITY TRAILER SALES SOUTHEAST TEXAS, INC. 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 125, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 300-400 BLOCK OF EAST ELDORA ROAD. COZ#200212**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the south and west were zoned Agricultural and/or Open Space District (A-O) and the property to the north was zoned to Limited Industrial District (L-I) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On February 20, 2017, the property to the west was rezoned to Heavy Commercial District (H-C) and the property to the south was rezoned to Limited Industrial District (L-I) on January 17, 2006. A portion of the property to the north was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) on May 16, 2013. The properties to the east were zoned on three (3) different dates, one was zoned to Single-Family Residential District (R-1) on January 03, 2006, the second was also zoned to Single-Family Residential District (R-1) on March 05, 1991, and the last was zoned to Residential Mobile-Home District (R-MH) on January 20, 1998. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Limited Industrial District (L-I) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the applicant had any comments.

Cloromiro Hinojosa, Project Engineer, residing at 701 South 15th, McAllen, TX, stated the additional parking would be utilized for trailer parking for the business.

Luis Madrigal arrived at 6:06 p.m. via video conference.

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

There being no discussion Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) STEVE M. GANO, REPRESENTING OAKCREST MANAGEMENT, INC., 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE SOUTH 388.74' OUT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6109 SOUTH CAGE BOULEVARD. COZ#200213**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The subject property and the properties to the north, east and south were zoned to Agricultural and/or Open Space District (A-O) on September 04, 1990. The property to the west was zoned General Business District (C) on March 20, 1984. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported fifteen (15) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one (1) telephone call for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Steve Gano, via telephone call, requested that the property be rezoned as requested and he was available if there were any questions.

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

There being no discussion Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3) **5M REAL ESTATE, L.L.C. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.351-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 158, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 300-400 BLOCK OF EAST FERGUSON AVENUE (REAR). COZ#200315**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north was zoned to Agricultural and/or Open Space District (A-O), the property to the south was zoned to General Business District (C) and the property to the west was zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On February 15, 2000, the property to the east was zoned to Single-Family Residential District (R-1). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan. She further reported sixteen (16) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Charlie Ramirez moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 4) **LETICIA FLORES 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.009-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 292, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5401 SOUTH CAGE BOULEVARD. COZ#200316**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north and west are zoned Agricultural and/or Open Space District (A-O). The properties to the south and east was zoned to Single-Family Residential (R-1) on May 06, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and single-family residential use in the Land Use Plan. She further reported twenty-two (22) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received three (3) telephone calls, two (2) for information only and one (1) in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Andy Castro moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) M&S GROUP, INC., D/B/A WING DADDY'S SAUCE HOUSE, 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 4A & 5A, PARADISE COMMERCIAL PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 601 SOUTH JACKSON ROAD. CUP#200318**

Luis Madrigal stated he would abstain from this item.

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). The surrounding area is zoned General Business District (C) to the north, south and east and City of Pharr limits lie to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request 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 Andy Castro moved to **approve** the request for a Conditional Use Permit in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried by majority. Luis Madrigal abstained from the vote.

6) CAMPERO HOLDINGS COMPANY, L.L.C. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.95-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 359, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900 BLOCK OF WEST ANAYA ROAD. CUP#200319

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the north and Limited Industrial District (L-I) to the south, east and west. This area is generally designated for industrial use in the Land Use Plan. She further reported two (2) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a temporary parking facility in an Agricultural and/or Open Space District (A-O) 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 discussion Charlie Ramirez moved to **approve** the request Conditional Use Permit to allow a temporary parking facility in an Agricultural and/or Open Space District (A-O). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 7) **UNIVERSAL TOWING, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MARINA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3301 NORTH CAGE BOULEVARD. CUP#200321**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the south and Agricultural and/or Open Space District (A-O) to the north, east and west. The area is generally designated for industrial use in the Land Use Plan. She further reported five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one telephone call in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). She added the applicant should obtain a Certificate of Occupancy prior to Conditional Use Permit issuance.

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

Iris Mata, Secretary, stated there was one (1) individual in the affected area signed up to speak.

Anwar Perez, representing, Heriberto Perez, residing at 3319 North Cage, stated there had been several businesses at the location which have caused a nuisance for his family. He stated that the previous businesses have caused air pollution and dust and they do not believe it is an adequate property for high volume traffic, towing, or material sales. Mr. Perez continue to state that there would be several complaints at the location and the property owner had not met fencing requirements that were recommended to him two (2) years ago when the permit was first applied for. He continued to state that paving requirements had not been done and he believed a milling waste had been installed to the back of the property which did not prevent dust or dirt.

Charlie Ramirez questioned staff about a follow up and the reason the applicant had not made the improvements.

Della Robles, Planner I, stated Mr. Terraza, the property owner, had completed some of the requested improvements to the property. She stated Mr. Terraza had obtained a building permit and paved the property. Ms. Robles stated there was an opaque buffer fence on the residential side of the property and Mr. Terraza was slowly making improvements to the property. She continued to state that the Conditional Use Permit would not be issued to Mr. Terraza until the required improvements listed in the packet were met.

Charlie Ramirez asked for a time frame for these requirements.

Della Robles, Planner I, stated Mr. Terraza would be required to make improvements within six (6) months or the Conditional Use Permit would be void.

Chairman, Danny Wylie, asked if the applicant had applied for a Conditional Use Permit previously.

Della Robles, Planner I, confirmed Mr. Terraza had applied for a Conditional Use Permit previously.

Melanie Cano, Director of Development Services, stated that the applicant had applied a few years ago, but the previous tenant was still on the property and had not been removed. She continued to state that the original Conditional Use Permit that had been applied for had not been utilized as it expired after six (6) months, so the applicant was required to reapply.

Chairman, Danny Wylie, asked if the applicant would need to meet all requirements prior to issuance of the Conditional Use Permit.

Della Robles, Planner I, confirmed the Conditional Use Permit would not be issued until the conditions were met.

Andy Castro questioned if the applicant would build once they met the condition requirements.

Della Robles, Planner I, stated there was an existing building and there was a buffer fence on the residential side of the property. She continued to state that the applicant would be required to meet the paving conditions and apply for a Certificate of Occupancy. Ms. Robles stated that once the conditions were met the Conditional Use Permit would be issued.

Charlie Ramirez asked if there were additional photos of the property.

Della Robles, Planner I, stated there were no additional photos at this time.

Luis Madrigal suggested the item be discussed in Executive Session.

There being no further discussion Charlie Ramirez moved to **approve** the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I) subject to the listed conditions. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 7) **LAMAR STRONG, REPRESENTING STRONG STRUCTURAL STEEL, LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.92 ACRES, MORE OR LESS, OUT OF LOT 40, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 101 NORTH VETERANS BOULEVARD. CUP#200322**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Industrial District (H-I). The surrounding area is zoned Heavy Industrial District (H-I) and Single-Family Residential (Small Lots) (R-1A), Heavy Industrial District (H-I) to the west, General Business District (C) and City of Pharr limits lie to the east. This area is generally designated for commercial use in the Land Use Plan. She further reported fifty-seven (57) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one telephone call in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I) 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.

Luis Madrigal questioned how long the permit would be valid.

Della Robles stated the permit is recommended for one (1) year; however, it would be at the discretion of the Planning & Zoning Commission.

Luis Madrigal questioned the length of time the applicant would be needing the Conditional Use Permit for the storage of material.

Della Robles, Planner I, stated the applicant would need the Conditional Use Permit for one (1) year.

Luis Madrigal suggested the item be discussed in Executive Session.

ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:34 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:45 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 7) **LAMAR STRONG, REPRESENTING STRONG STRUCTURAL STEEL, LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 10.92 ACRES, MORE OR LESS, OUT OF LOT 40, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 101 NORTH VETERANS BOULEVARD. CUP#200322**

There being no further discussion Charlie Ramirez moved to approve the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Industrial District (H-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **DANNENBAUM ENGINEERING COMPANY, REPRESENTING CHARLES D. MULLER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CENTER ON RIDGE ROAD PHASE II LOT 3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.65 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**

Della Robles, Planner I, introduced the item. She stated 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. She added no variances were being requested and staff recommended final plat approval of the proposed Center on Ridge Road Phase II Lot 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 Charlie Ramirez moved to **approve** the request for final plat approval of the proposed Center on Ridge Road Phase II Lot 3 Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING JOHN W. DRENNAN, PRESIDENT OF OAKCREST MANAGEMENT, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RE-SUBDIVISION OF THE SOUTH 388.74 FEET OF LOT 2 STORAGE DEPOT SOUTH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.23 ACRES OF LAND OUT OF LOT 2, STORAGE DEPOT SOUTH PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6109 SOUTH CAGE BOULEVARD. SUB#200207**

Della Robles, Planner I, introduced the item. She stated 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 and General Business District (C) to the west. The property is designated for commercial and public/semi public use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage south Pharr 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 Andy Castro moved to **approve** the request for preliminary plat approval of the proposed Re-subdivision of the south 388.74 feet of Lot 2 Storage south Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING ARCADIO GUERRA, MEMBER FOR ARGV, L.L.C., A TEXAS LIMITED LIABILITY COMPANY IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN OF VETERANS CENTRE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.07 ACRE TRACT OF LAND OUT OF A 4.80 ACRE TRACT OF LAND OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF EAST NOLANA LOOP. SUB#200204**

Della Robles, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south and west and city limits to the east. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Master Plan of Veterans Centre 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 Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed Master Plan of Veterans Centre Subdivision. Charlie Ramirez 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**. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:53 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, APRIL 27, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ROXANNE SUBDIVISION FILE NO. SUB#190514

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Amelio Rivas Jr. and Gloria M. Rivas, Owners, are requesting final plat approval of the proposed Roxanne Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.35 acre tract of land out of a 3.00 acre tract of land, out of the south 24.19 acres of Lot 5, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

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

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

PROPERTY PROPOSED USE: Single family residential lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Roxanne 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.

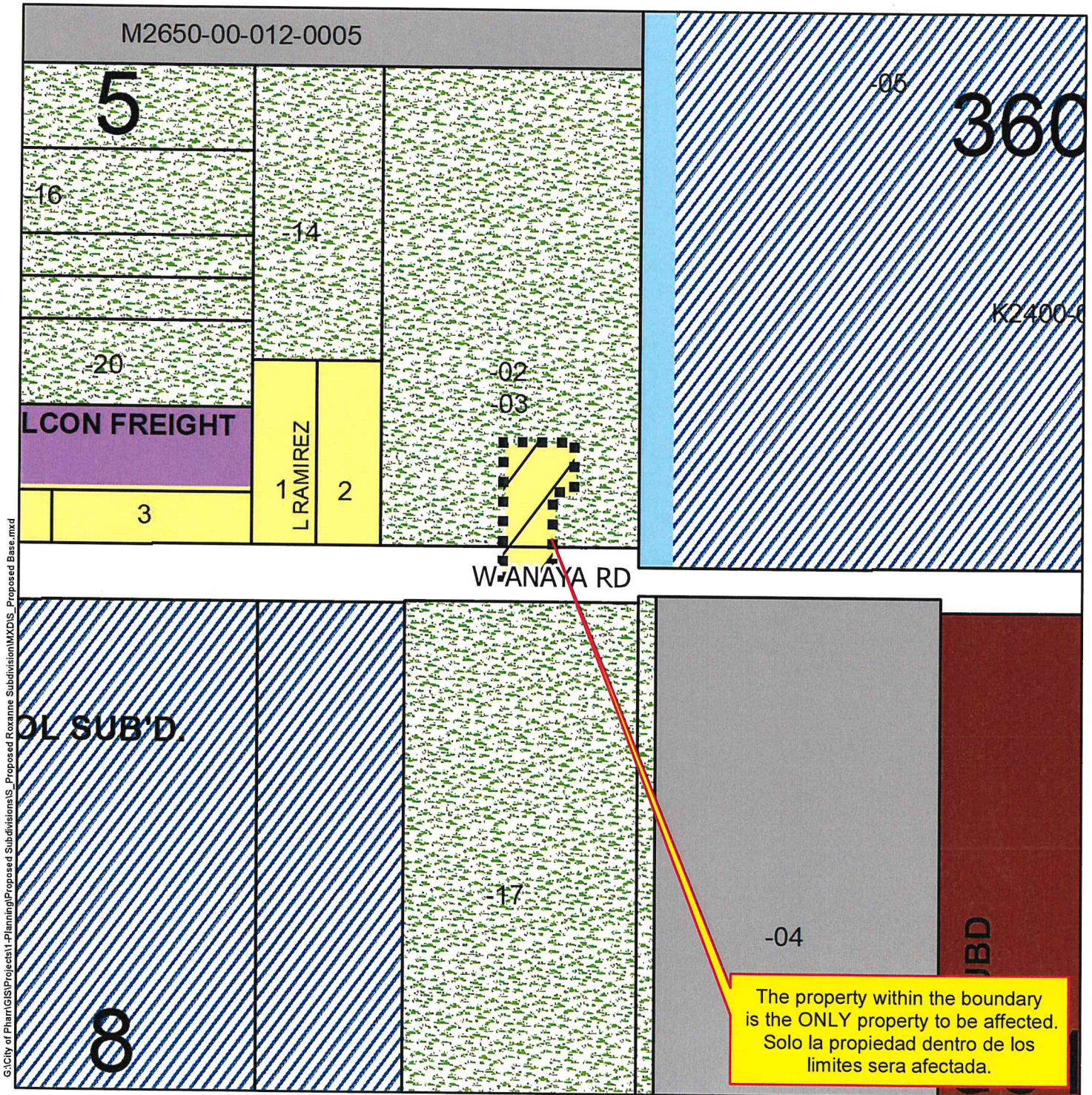
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

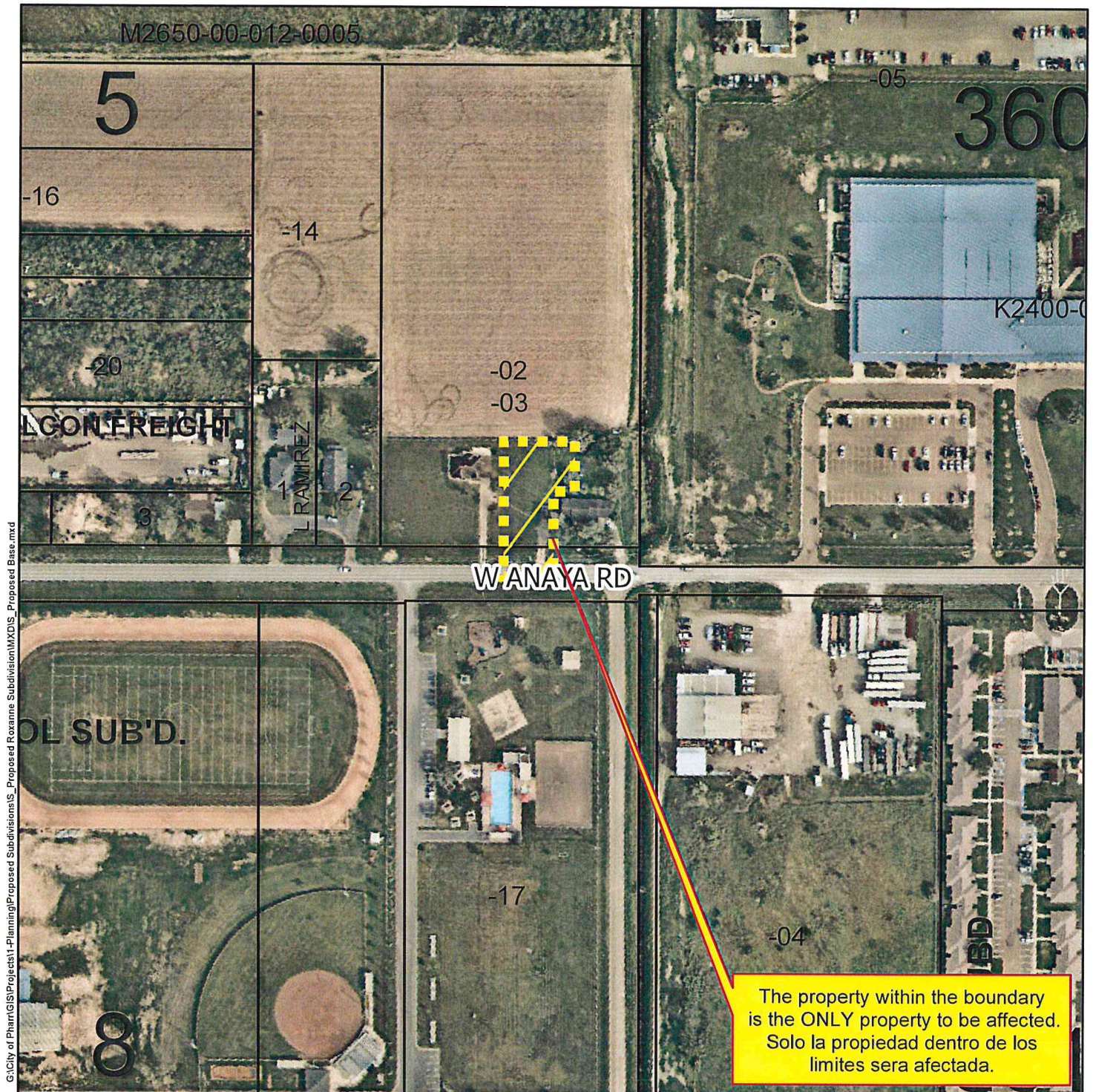
This item will go before the City Commission meeting on May 04, 2020 at 4:00 p.m.



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- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 | |





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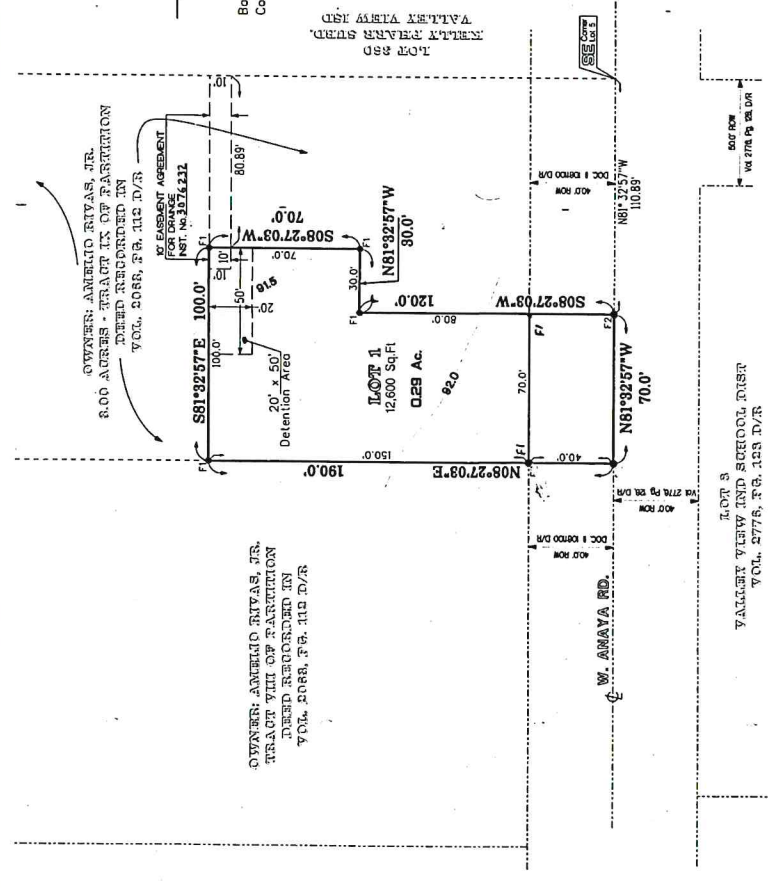
MAP OF ROXANNE RIVAS SUBDIVISION



City of Pharr, Texas
BEING A SUBDIVISION OF 0.35 ACRE TRACT OF LAND OUT OF A 3.00 ACRE TRACT OF LAND, OUT OF THE SOUTH 24.19 ACRES OF LOT 5, Block 12, A.J. McCall Subdivision, of Portion 88, Hidalgo County, Texas,
According to plat recorded in Volume 21, Page 597, Deed Records, Hidalgo County, Texas.

SURVEY MONUMENT LEGEND

- F1 Found Steel Rod w/ Cop-Ovals
 - F2 Found Concrete Nail
- Basis of Bearing - Texas State Plane Coordinate System - NAD 83, South Zone.



NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 8 INCHES ABOVE CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF PHARR ZONING ORDINANCES.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 - 0500 B. DATED 01/01/2003. THIS PROPERTY IS LOCATED IN AN AREA OF SPECIAL FLOOD HAZARD AND 500 YEAR FLOOD OR AREAS SUBJECT TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THAN ONE FOOT. ON WHERE THE COMBUSTIBLE DRAINAGE AREAS IS LESS THAN ONE 50 MILE OR AREAS PROTECTED BY TREES FROM THE BASE FLOOD.
4. A 50' SIDEWALK WITH ADA COMPLIANT WHEELCHAIR RAMPS AND CURBS SHALL BE PROVIDED AT THE NORTH SIDE OF ANAYA RD. AT THE TIME OF BUILDING PERMIT STATE.
5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS PROJECT SHALL PROVIDE AN ESTIMATED THAT AN AREA OF APPROXIMATELY 0.023 ACRES AND A VOLUME OF 0.03 AC FT. WILL BE REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD SHALL PROVIDE DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
6. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL THE CITY OF PHARR WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
7. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENTS.
8. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 12" DIAMETER BY 8' LONG STEEL ROD.
9. CITY OF PHARR BENCHMARK MONUMENT NO. 8 SET BY J.E. SANCHEZ AND ASSOCIATES, INC. LOCATED AT CAGE AVE AND ANAYA ROAD, ELEV. 888.0 - NORTHING 1659999.00, EASTING 655556.00.
10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELABORATION SYSTEM.
11. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 12" DIAMETER BY 8' LONG STEEL ROD.
12. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLANNING AND DESIGN STAGE. THE ENGINEER OF RECORD SHALL PROVIDE AN ADDITIONAL FIRE PROTECTION REQUIREMENT.

METES & BOUNDS

A 0.35 ACRE TRACT OF LAND OUT OF A CERTAIN 3.00 ACRE TRACT OF LAND OUT OF THE SOUTH 24.19 ACRES OF LOT 5, BLOCK 12, A.J. McCall Subdivision, of Portion 88, Hidalgo County, Texas, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.35 ACRE TRACT DESCRIBED AS TRACT IN A PARTITION DEED RECORDED IN VOLUME 053, PAGE 10, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a corner nail set on the South line of Lot 5, North 81°32'57" Sec. 32 Min. 57 Sec. West, 100.0 feet from the Southeast corner of Lot 5, for the most southerly Southeast corner of the following described tract of land, said point located in West Anaya Road, and being on the South line of said 300 acre tract;

THENCE, with the South line of Lot 5, and the South line of said 300 acre tract in West Anaya Road, and being on the South line of said 300 acre tract;

THENCE, with the West line of said 300 acre tract, North 08°27'30" Sec. 32 Min. 57 Sec. East, at 400 feet pass the North line of West Anaya Road, and at 100 feet, a steel rod set for the Northwest corner hereof;

THENCE, parallel to the South line of Lot 5, South 81°32'57" Sec. 32 Min. 57 Sec. East, 100.0 feet to a steel rod set for the Northeast corner hereof;

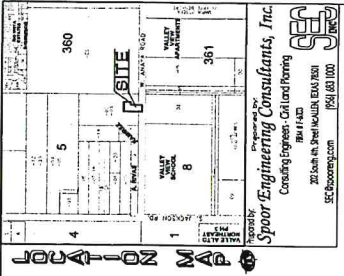
THENCE, parallel to the East line of Lot 5, South 08°27'30" Sec. 32 Min. 57 Sec. West, 70.0 feet to a steel rod set for the most northerly Southeast corner hereof;

THENCE, parallel to the South line of Lot 5, North 81°32'57" Sec. 32 Min. 57 Sec. West, 300 feet to a point for an exterior corner hereof;

THENCE, parallel to the East line of Lot 5, South 08°27'30" Sec. 32 Min. 57 Sec. West, at 800 feet pass the North line of West Anaya Road, and at 100 feet, the point of BEGINNING.

Containing 0.35 acre of land, more or less, of which the South 400 feet, containing 0.08 acre, lies in West Anaya Road.

12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
14. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AND ACCOMMODATING MORE THAN THE MINIMUM REQUIREMENTS FOR DETENTION AREAS. THE DEVELOPER SHALL PROVIDE EVIDENCE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil and Survey
2510 N. FARM ROAD, SUITE 100
PHARR, TEXAS 78577
(361) 431-1100

TO THE CITY PHARR, COUNTY OF HIDALGO, TEXAS, I, THE UNDERSIGNED, CHARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY REPRESENTS THE ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

DATE: 3/17/20

CHARLOS VASQUEZ, PLS # 4405
C/O LAND SURVEYORS
1000 N. FARM ROAD, SUITE 100
PHARR, TEXAS 78577
TELEF: 361-431-1100

TO THE CITY PHARR, COUNTY OF HIDALGO, TEXAS, I, THE UNDERSIGNED, STEPHEN SPOOR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE.

DATE: 12-17-19

STEPHEN SPOOR, P.E. REGISTRATION NO. 35952

THE UNDERSIGNED MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY, THESE IN MY APPROVAL IS REQUIRED.

ATTEST: CITY CLERK

AMERIGO HERNANDEZ MAYOR, CITY OF PHARR

DATE: 16th DAY OF JANUARY, A.D. 2020

BY: RALL E. SEEN, PE, CFM, GENERAL MANAGER

NO IMPROVEMENTS OF ANY KIND INCLUDING WHOLE LOT IMPROVEMENTS, LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY REGISTRATION DISTRICT NO. 1 RIGHTS OF WAY OF EASEMENTS

SECRETARY: [Signature]

PRESIDENT: [Signature]



MEMORANDUM

DATE: MONDAY, APRIL 27, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MINNESOTA HILLS SUBDIVISION FILE NO. SUB#180716
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Abel Hernandez-Longoria Jr., Manager for Hawthorne Brooks, L.L.C., is requesting final plat approval of the proposed Minnesota Hills Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 10.00 acres out of Lot 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Minnesota Road.

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

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Minnesota Hills 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. N.A.W.S.C.

SEWER:

1. In compliance.

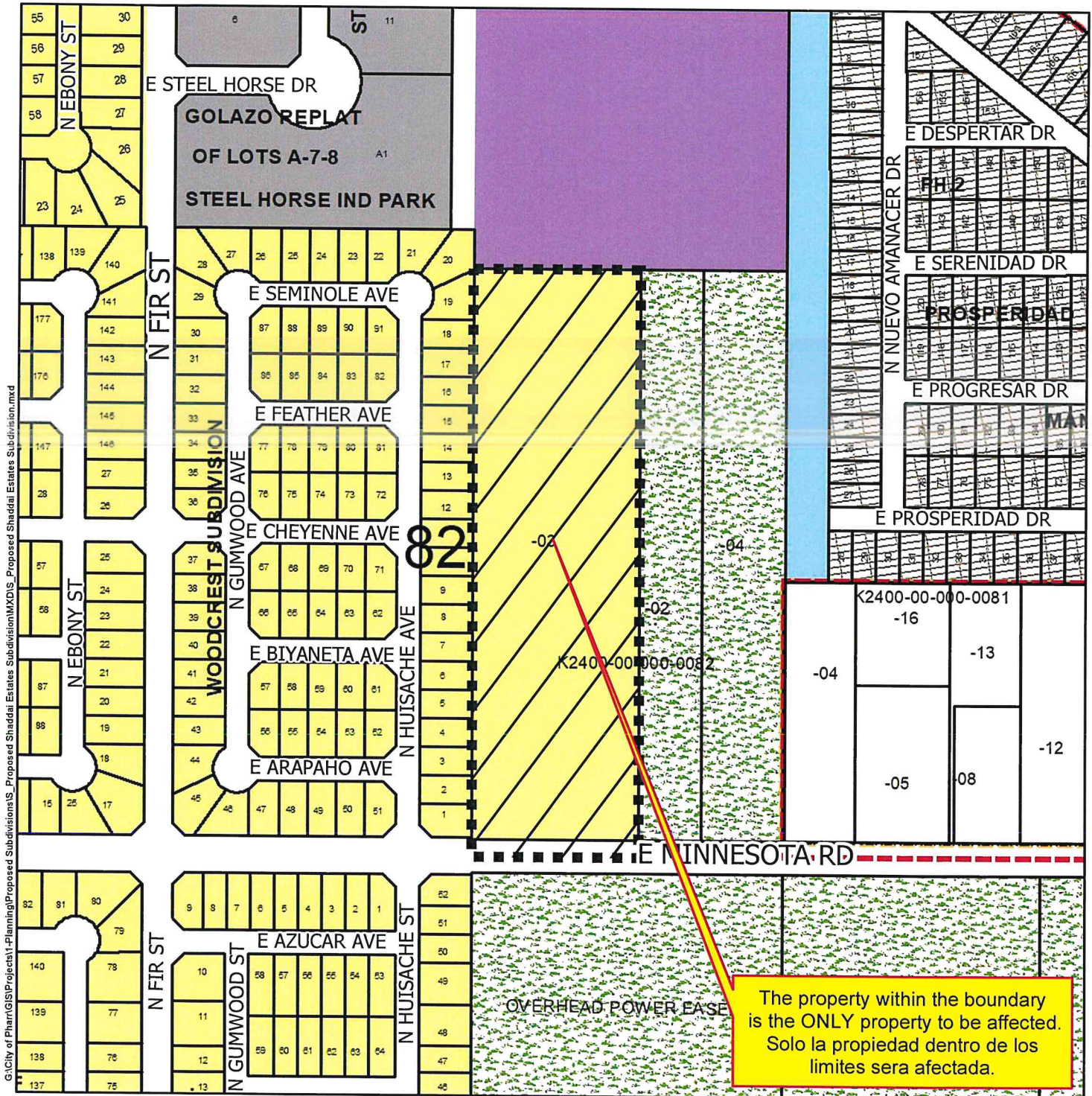
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission meeting on May 04, 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.



MEMORANDUM

DATE: MONDAY, APRIL 27, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: FEROLL ESTATES SUBDIVISION FILE NO. SUB#200208
--

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Carmen Aurelia De La Fuente, Owner, is requesting preliminary plat approval of the proposed Feroll Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.96 acre tract of land, out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Greg Drive.

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: Single family homes.

VARIANCES: None requested.

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

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

1. Provide street light layout.
2. R.O.W., existing or dedicating 30', label.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Name on drainage report does not match with preliminary plans make corrections.

OTHER:

1. Provide all pertinent City of Pharr details.
2. Need signatures on plat engineer and surveyor.
3. Need to reference City of Pharr benchmark system, use nearest to site for plate note# 5.
4. Remove plat note #3.
5. See staff comments attached.

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



Omar Anzaldua
Interim Public Utilities Director

STAFF REVIEW FOR: *FEROLL ESTARES SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. **APRIL 2, 2020**

WATER:

- Existing water line in the area is a 4" not an 8"
- OK as proposed
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- 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: _____



Pharr Fire – Rescue

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



Subdivision: **PROPOSED FEROLL Estates Subdivision Staff review**

Reviewed By Mike Navarro (DENIED)

Date: 03/31/2020

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 pre-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:

1. SHALL ADD ON THE PLAT NOTES THAT NO CONSTRUCTION ON ANY STRUCTURE ARE ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
2. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
3. SHALL SHOW ON PLANS LOCATIONS OF EXISTING FIRE HYDRANTS IN THE AREA.

SUBDIVISION: Feroll Estates

DATE: 4/16/2020

Residential/Commercial: __.96__ acres

Pre-Con:

Plat Notes:

- No Comments

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).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Discharge permit required.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Feroll Estate Subdivision

DATE: April 16, 2020

REVIEW: Preliminary (revised comments plans dated March 27, 2020)

PLAT

SITE PLAN

DRAINAGE

1. Drainage report to be reviewed and approved by H.C.D.D. No. 1
2. Drainage plan to be reviewed and approved at building permit stage.
3. Name on drainage report does not match with preliminary plans. Please verify and make corrections.

ADDITIONAL COMMENTS

ORDER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS FEDERAL ESTATES, SUBDIVISION AN ADDITION OF THE CITY OF PHOENIX, TERRASANO WAGON NAME IS UNINCORPORATED HEREIN, HERETO DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WALKWAYS, COURSES, DRIVING, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF POST-DEEDATION THEREIN EXPRESSED.

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

STATE OF TEXAS, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBMITTED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST EXAMINED, DECLARED THAT THE SIGNATURES THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY WERE ENTERED INTO THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC

Time: 8:00 AM - 12:00 PM

IDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAN IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2
THIS THE _____ DAY OF _____ 2028.

ATTEST:

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

SEAL LOCAL GOVERNMENT CODE 212.0115(b), WE THE UNDERSIGNED CERTIFY THAT THIS PLAN OF
SCHOOL DISTRICTS WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHOENIX.

NAME _____
DATE _____
CITY/STATE _____
ATTEST: _____

APPROVAL BY PLANNING AND ZONING COMMISSION:

THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS WHEREIN MY APPROVAL IS REQUIRED.

DATA PLANNING AND ZONING COMMISSION

COALGO COUNTY
RAINAGE DISTRICT No. 1 CERTIFICATE

LEO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 46.2111D. THIS DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

CO. COUNTY DISTRICT No. ONE
SHEWAN, P.E., C.F.M. GENERAL MANAGER

OW ALL MEN BY THESE PRESENTS.

EXAMINER: **PABLO SOTO JR.** — A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC WORKS AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF DESIGNING AND SUPERVISING, HEREBY CERTIFY THAT THIS CANDIDATE HAS BEEN DULY EXAMINED ON AN ACTUAL SUBJECT ON THE PROPOSED WORK UNDER THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF TEXAS IN THIS RESPECT, AND THAT HE HAS BEEN FOUND TO BE QUALIFIED TO EXERCISE THE FUNCTIONS OF A PROFESSIONAL ENGINEER IN THE DESIGNING AND SUPERVISING OF PUBLIC UTILITIES, AND CERTIFY THAT HE IS A PROPERLY EDUCATED PERSON SUBMITTED FOR THE P.E. AND THAT HE POSSESS 11 YEARS OF EXPERIENCE IN THE DESIGNING AND SUPERVISING OF PUBLIC UTILITIES, AND ALL STATE REQUIREMENTS GOVERNING ENGINEERING.

REGISTERED PROFESSIONAL ENGINEER No. 66278

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

PABLO SOTO JR. P.E.
Box 5, Ironwood Street, 19564-1607

FERROLL ESTATES

1.96 ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, MIDALGO COUNTY, WASH., AS PER MAP RECORDED IN VOLUME 21, PAGE 592, DEED RECORDS OF MIDALGO COUNTY, TEAS.

PREPARED BY: PABLO SOTO JR. P.E. DATE OF PREPARATION: FEBRUARY 25, 2020

GENERAL SUBDIVISION PLAT NOTES:

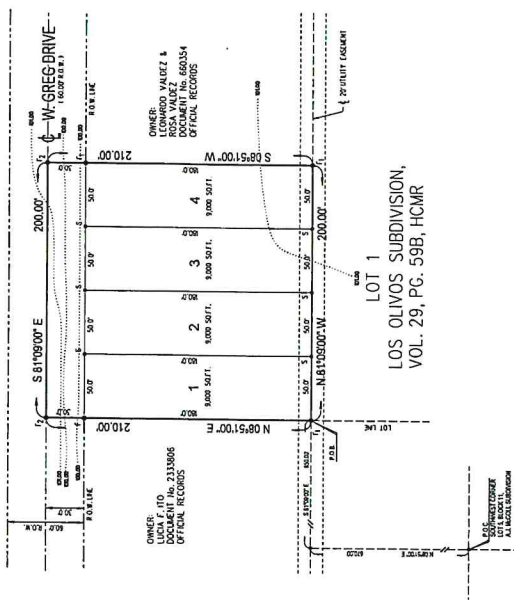
- [illegible]

METES AND BOUNDS:

[illegible]

ENCE WITH THE CENTERLINE OF SAID W. GREG DRIVE, SOUTH 81 DEGREE 09 MINUTES 00 SECONDS EAST.

AND ONE FOOT TO THE NORTHEAST CORNER OF THIS TRACT OF LAND.



LOS OLIVOS SUBDIVISION,
VOL. 29, PG. 59B. HCMR

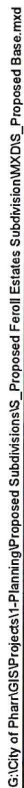
LOCATION MAP
Scale: 1:10,000



ON _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 IF THE MAP RECORDS OF WILSON COUNTY, TEXAS

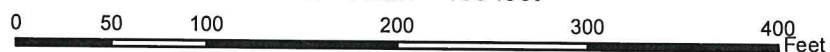


Pharr
Engineering

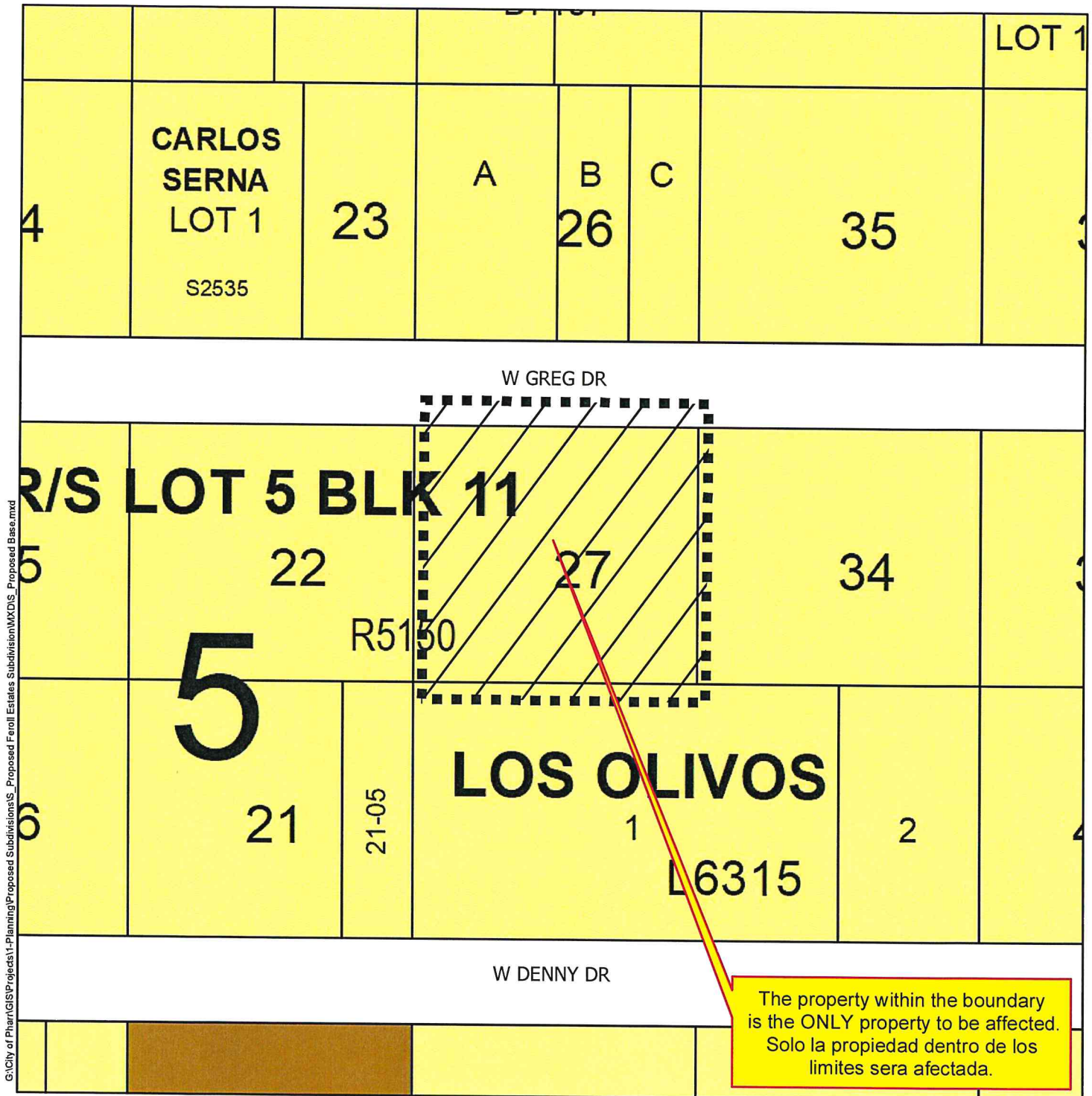


- | | | | |
|---|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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

Scale: 1 inch = 100 feet



Date: 4/7/2020



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |





MEMORANDUM

DATE: MONDAY, APRIL 27, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: 7-11 CAGE ADDITION SUBDIVISION FILE NO. SUB#200209

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing W.A. Landreth, Manager, for Vaquero Ventures Management, LLC, is requesting preliminary plat approval of the proposed 7-11 Cage Addition Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.742 acres out of Lot 77, Kelly-Pharr Subdivision and out of Lots 1-3 Amended Gomez Subdivision, Pharr, Hidalgo County, Texas.

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

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

PROPERTY PROPOSED USE: 7-11 convenient store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed 7-11 Cage Addition Subdivision subject to the following conditions:

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

1. Provide street light layout.
2. Show full R.O.W., for E. Owassa Rd.

EASEMENTS:

1. Show easements for power poles.
2. At bottom of property provide distance to locate the 30' easement to H.C.I.D #2 and at top.
3. Shall submit application to entities to abandon easements (will provide application) show limits to be abandon.
4. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D. No.1.

OTHER:

1. Where are power poles going to be relocated?
2. Need to reference City of Pharr benchmark system, use nearest to site for plate note# 5.
3. Provide signatures for engineer and surveyor.
4. Change scale to 1" = 50'.
5. Show limits of state of Texas property on the south side.
6. Verify the monument on the south west corner for Lot 4, Msey, LTD.
7. Shall provide all crossing permits for crossing H.C.I.D #2.
8. Provide all pertinent City of Pharr details.
9. Need signatures on plat engineer and surveyor.
10. See staff comments attached.



Pharr Fire – Rescue

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



Subdivision: 7-11 Cage Addition Subdivision

Reviewed By Dago Soto

Date: 4/9/2020

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 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:

1. The 12-inch main shall extend south all the way to the property line on the east side of the subdivision and shall extend west all the way to the frontage.
2. Shall contact Fire Marshal office where the proposed fire hydrants shall be moved

STAFF REVIEW FOR: *7-11 ADDITION SUBDIVISION*

COMMENTS: **Initials:** R. B. **FEBRUARY 12, 2020**

WATER:

- See attached WL Recommendation drawing (current and proposed)
- 15' Utility Easement Exclusive to the City of Pharr
- Will need to show correct WL sizing in the plans
- Will need to show existing 12" WL crossing Expressway 281
- Water line will need to be centered on the Easement
- Will need to connect 12" WL crossing Expressway 281 in the Upper Left corner
- Will need to install a 12" x 12" Tee on the Upper Right corner of the property with a reducer on the E side of the Tee for existing WL
- Will need to install a 12" x 12" Tee with an 8" reducer on the Lower Center of the property
- Will need to install 3 - 12" W/V.'s all around the Tee on the Lower Center of the property
- Will need to install 2 - 45° elbows on lower Left corner of property
- Will need casing on all water crossing sewer locations
- Will need to Loop WL on the Lower Right corner of the Property
- Will need to show existing NAWSC Water Line on upper Right corner
- Follow City of Pharr Construction Standards Manual

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



Omar Anzaldua
Interim Public Utilities Director

SEWER:

- Proposed Sewer M/H will need to be aligned, will not allow a 45° bend (Center of property on the E side)
- M/H ring and covers will need to be composite based with City Logo
- Follow City of Pharr Construction Standards Manual

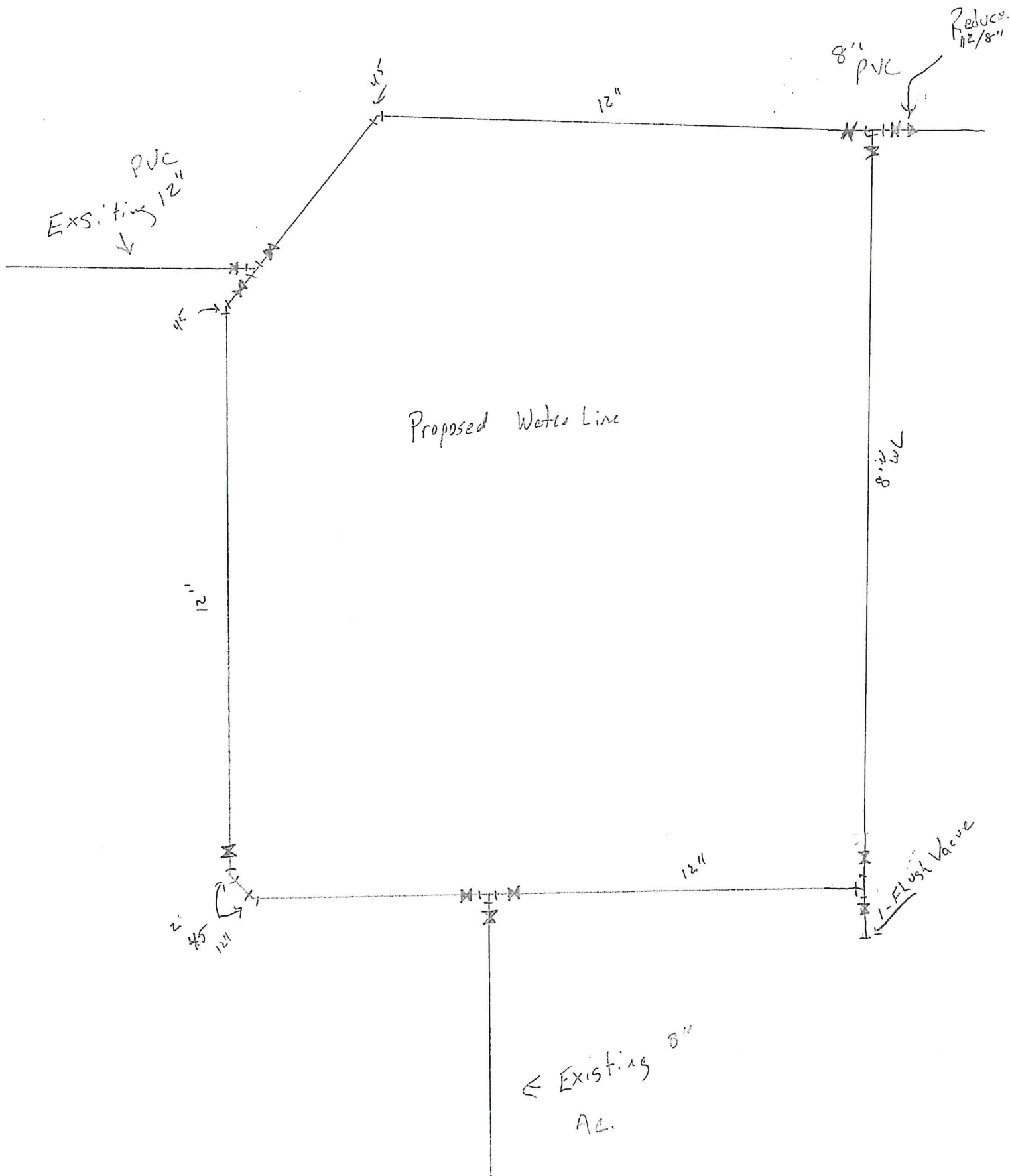
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

Signature: _____

Date: _____





SUBDIVISION: 7-11 Cage Addition**DATE: 4/16/2020**

Residential/Commercial: __1.742__ acres

Pre-Con:

Plat Notes:

- No Comments

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).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Discharge permit required.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Need S.W.P.P.P. digital USB for review, 3 hard copies for finalization.
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).

- Storm water drain inlets shall be spaced out to be every 500' (Maximum).
- Minimum storm water drainpipe diameter shall be 18".
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: 7-11 Addition Subdivision

DATE: April 16, 2020

REVIEW: Preliminary (revised comments plans dated March 31, 2020)

PLAT

1. Please verify that property lot line is shown correctly.
2. Please show the R.O.W. width for E Owassa Rd.
3. Signature from RPLS is required.
4. Signature for PE is required.

SITE PLAN

DRAINAGE

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

ADDITIONAL COMMENTS

MAP OF

[illegible]

FLOOD ZONE DESIGNATION, ZONE IV, AND ZONE V (SHANNON) ZONE IV IS DESIGNATED AS AN AREA BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD ON CERTAIN AREAS SUBJECT TO SUBSTANTIAL FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE MAJOR FLOODING. ZONE V IS DESIGNATED AS AN AREA BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD ON AREAS WITH AVERAGE DEPTH OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY DAMS, MAJOR, ARCADE DAMS, MAP REQUIRED TO REFLECT (DATE MAY 1, 2001). MINIMUM FLOODPROOFING FLOOD ELEVATION IS ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CORNER OF LOT.

- [illegible]



T. TOWN & RANGE
 U. UNDEVELOPED RESERVE
 V. VACANT
 W. WATERSHED
 X. SETBACK
 Y. SETBACK
 Z. SAME OWNER
 A. ALLOTMENT
 B. BOUNDARY
 C. CROWN LAND
 D. DEED
 E. EASEMENT
 F. FILL
 G. GROUND
 H. HATCH
 I. INTEREST
 J. JUDICIAL
 K. KITCHEN
 L. LOT
 M. MOUNTAIN
 N. NORTH
 O. OFFICIAL
 P. PLOT
 Q. QUARTER
 R. ROAD
 S. SECTION
 T. TOWN & RANGE
 U. UNDEVELOPED RESERVE
 V. VACANT
 W. WATERSHED
 X. SETBACK
 Y. SETBACK
 Z. SAME OWNER

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

118 W. MARYTTE • EDINBURG, TX 78441
PH: (936) 341-0081 • FAX: (936) 381-1538
ESTABLISHED 1947 • www.meldenandhunt.com

ON THIS _____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION TREES, FENCES OR BUILDINGS SHALL BE PLACED UPON HONOLULU COUNTY PROHIBITION DISTRICT 18 OR EASEMENTS UNLESS OTHERWISE AGREED TO BETWEEN OWNER AND HONOLULU COUNTY PROHIBITION DISTRICT 18.

PREPARED: _____ ATTEST: _____

DATE: 12/27/2007

APPROVED BY DRAINAGE DISTRICT:

DATE _____
RALA E. SESIN, P.E., C.F.M.
GENERAL MANAGER

[illegible]

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.A. LARSEN, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

6. THE UNDERSIGNED, JELLY A. HELLERVELD, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

ALLEY A. HELLERVELLA, PROFESSIONAL ENGINEERING No. 87372
STATE OF TEXAS
DATE PREPARED: 3-25-2020
ENGINEERING JOB No. 18144.00

STATE OF TEXAS:
COUNTY OF MONTGOMERY:

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR FOR THE
STATE OF TEXAS
DATE SURVEYED: 05/21/19
SURVEYING JOB NO. 19491.06
1976, PAGE 3, 50

APPROVED THIS _____ DAY OF _____, 20____

SOUTH WILE
CHAIRMAN, PLANNING & ZONING COMMISSION

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

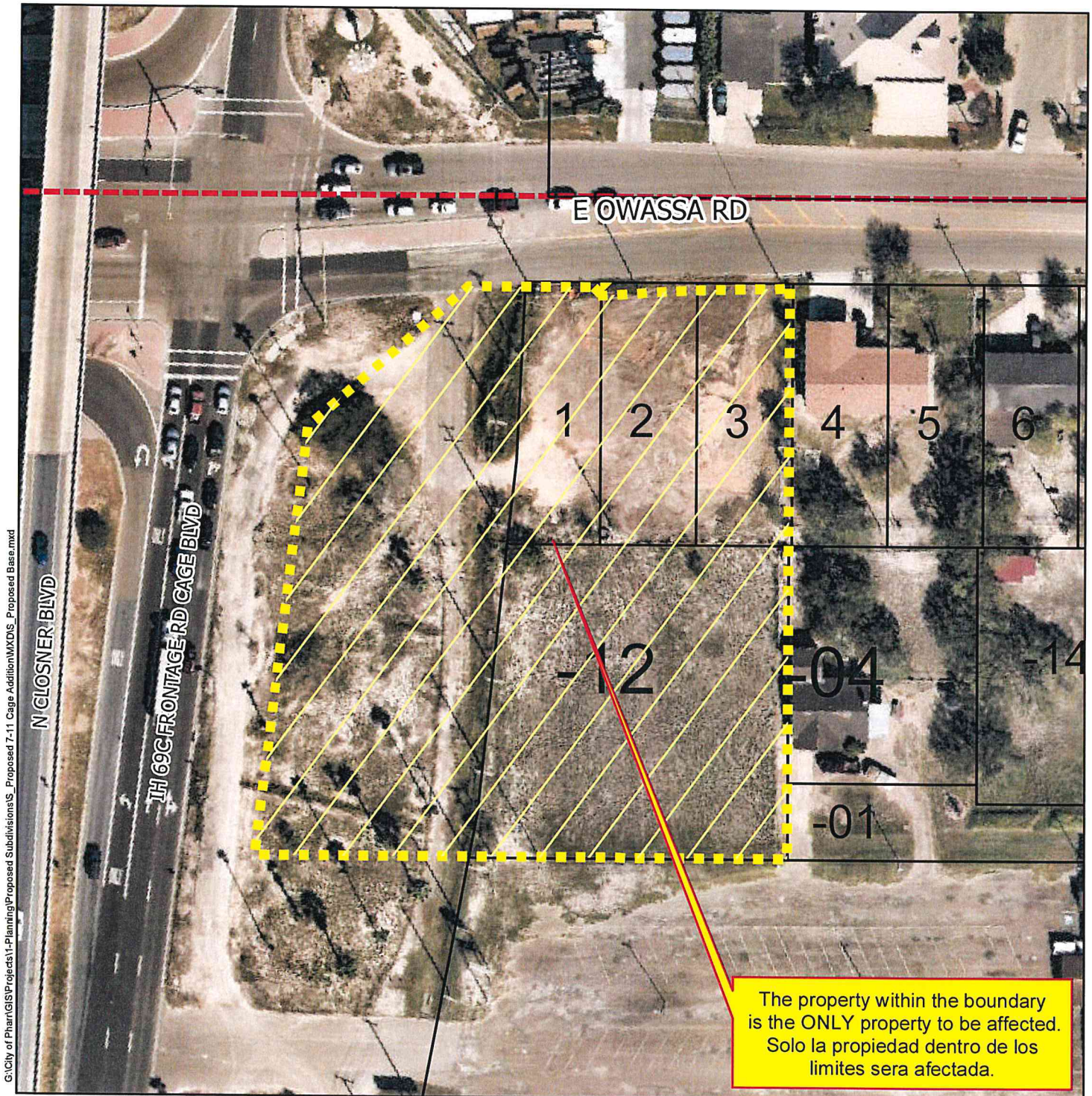
AUTOREGOLIO HEAVYWEIGHT

MANUSCRIPT

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY _____



- 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



