

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 11, 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 27, 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) CLH Engineering, Inc., representing Jose M. Guerra Cantu, Managing Member for KASAVA, L.L.C, A Texas Limited Liability Company, is requesting final plat approval of the proposed JG Customs Forwarding 2 Subdivision. The property is legally described as being the west 9.93 acres of land of Lot 8, Closner Subdivision of Porcion, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of East Military Highway. **SUB#190203**

2) Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., Owners, are requesting preliminary plat approval of the proposed I-N-R Subdivision. The property is legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of East Ferguson Avenue (FM 495). **SUB#200103**

3) Melden & Hunt, Inc., representing Francisco Obregon, is requesting preliminary plat approval of the proposed Encino Ridge Subdivision. The property is legally described as being a 21.958 acres a part or portion out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4700 Block of North Veterans Boulevard. **SUB#191126**

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.

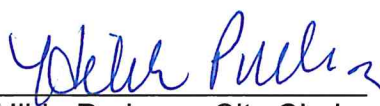
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 8th day of May 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 27, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 27, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal Jonathan Larraga

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Dev. Services Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Iris Mata, Secretary
Rick Castro, I.T. Assistant Director

ITEM A. CALL TO ORDER

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

Jonathan Larraga moved to **excuse** the absent members. Rafael Munguia 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 APRIL 13, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to **approve** the minutes of April 13, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 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**

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

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

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

- 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**

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

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

There being no discussion Rafael Munguia moved to **approve** the request for final plat approval of the proposed Minnesota Hills Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

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

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

Pablo Soto, Project Engineer, stated he had a concern about the requirements from the Fire Department. He continued to state there were only four (4) inch lines within the development and no fire hydrants. Mr. Soto stated he would like to request a variance to the fire protection.

Eddie Martinez, Planner I, stated the Project Engineer should have contacted the Fire Department to address the situation.

Chairman, Danny Wylie, asked if the item should be tabled.

Eddie Martinez, Planner I, stated the item could not be tabled.

Chairman, Danny Wylie, stated the item could not be approved if the issues had not been resolved.

Eddie Martinez, Planner I, stated the item could not be tabled as it was the Project Engineer's responsibility to address the issues with the Fire Department.

Rafael Munguia asked if the item could be tabled to allow the Project Engineer to address the issues with the Fire Department.

Roland Gomez, Development Services Assistant Director, stated subdivisions have a timeline of thirty (30) days from the time of submittal for action. He continued to state that if the Project Engineer or owner had issues, they could have withdrawn the item from the agenda and continued to present the item to board at another date. Mr. Gomez also stated that the item could be approved as preliminary and all items could be addressed before construction.

Chairman, Danny Wylie, asked if a variance would be granted.

Roland Gomez, Development Services Assistant Director, stated a variance was not requested. He continued to state that the proper paperwork was not submitted.

Chairman, Danny Wylie, stated the board could not approve an item that had not been agreed upon.

Roland Gomez, Development Services Assistant Director, stated the Planning & Zoning Commission would be approving the item as it was presented by staff.

Chairman, Danny Wylie, asked if the applicant was aware of the departmental issues and if they were discussed in their meeting with the applicant.

Eddie Martinez, Planner I, stated the comments were sent to the Project Engineer.

Chairman, Danny Wylie, asked how the item proceeded if the applicant had concerns with the comments.

Eddie Martinez, Planner I, stated that the Project Engineer contacted him about the fire protection concerns and Mr. Soto was advised to contact the Fire Department. He continued to state that Mr. Soto did not follow up with him and did not ask for the item to be withdrawn.

Rafael Munguia asked if staff recommended approval of the item or should it be denied and have them restart the process.

Roland Gomez, Development Services Assistant Director, stated if the item were to be denied, the applicant would not be able to resubmit for six (6) months.

Chairman, Danny Wylie, stated denying the item would add an additional cost and time. He continued to state that it seemed as though it was not the developer's fault, but rather in the flow of the process.

Rafael Munguia stated the item was in the preliminary stage so there was time to discuss any issues.

Eddie Martinez, Planner I, stated the next step would be the construction phase and if the Developer or Project Engineer didn't think it was feasible, they could terminate the project.

At this time Chairman, Danny Wylie, opened the item for discussion and action.

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

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed 7-11 Cage Addition 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 Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed 7-11 Cage Addition 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.** Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:15 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, MAY 11, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: JG CUSTOMS FORWARDING 2 SUBDIVISION FILE NO. SUB#190203

GENERAL INFORMATION:

APPLICANT: CLH Engineering, Inc., representing Jose M. Guerra Cantu, Managing Member for KASAVA, L.L.C, A Texas Limited Liability Company, is requesting final plat approval of the proposed JG Customs Forwarding 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being the west 9.93 acres of land of Lot 8, Closner Subdivision of Porcion, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of East Military Highway.

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

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed JG Customs Forwarding 2 Subdivision subject to the following conditions set before you.

**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.

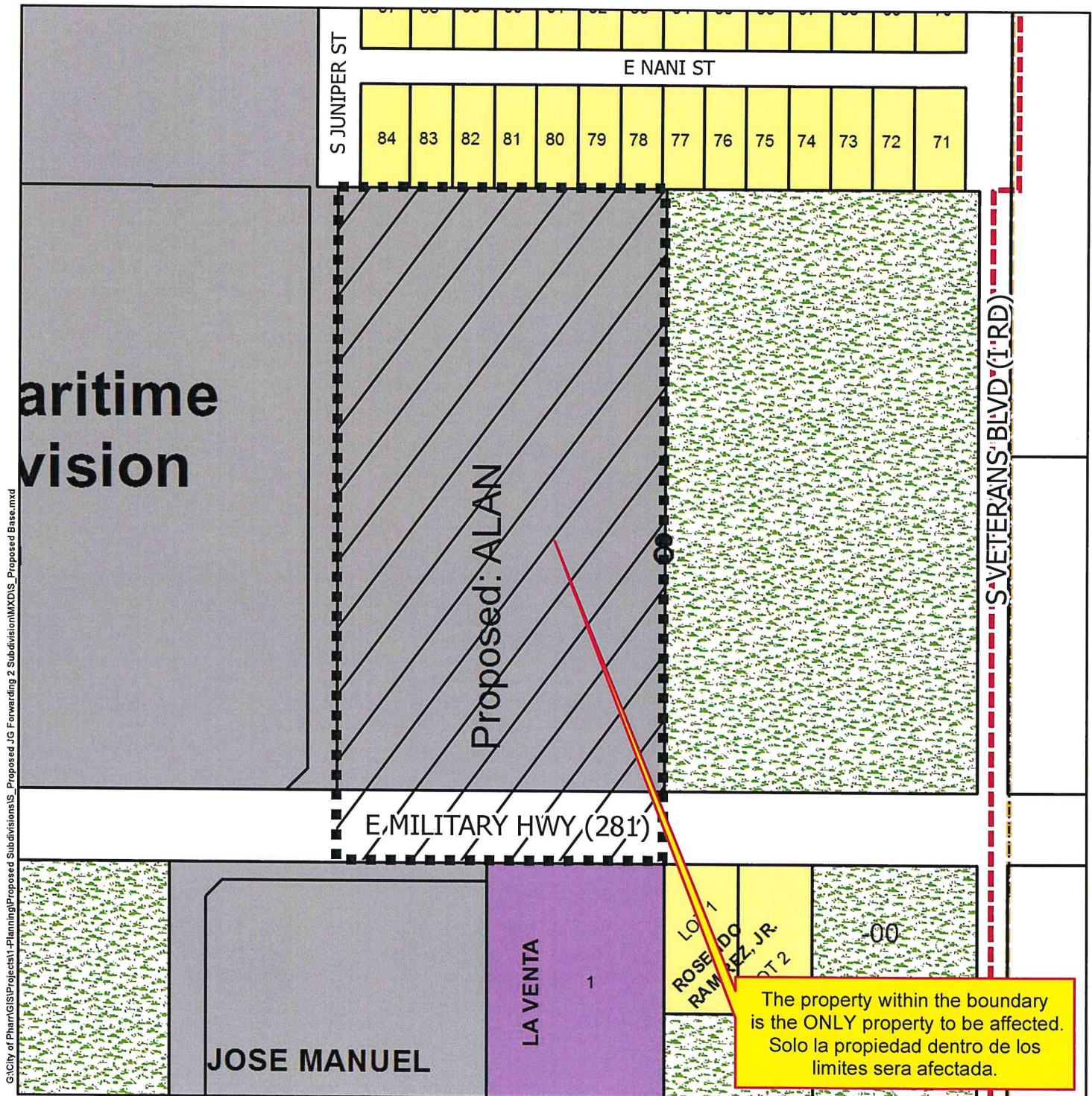
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

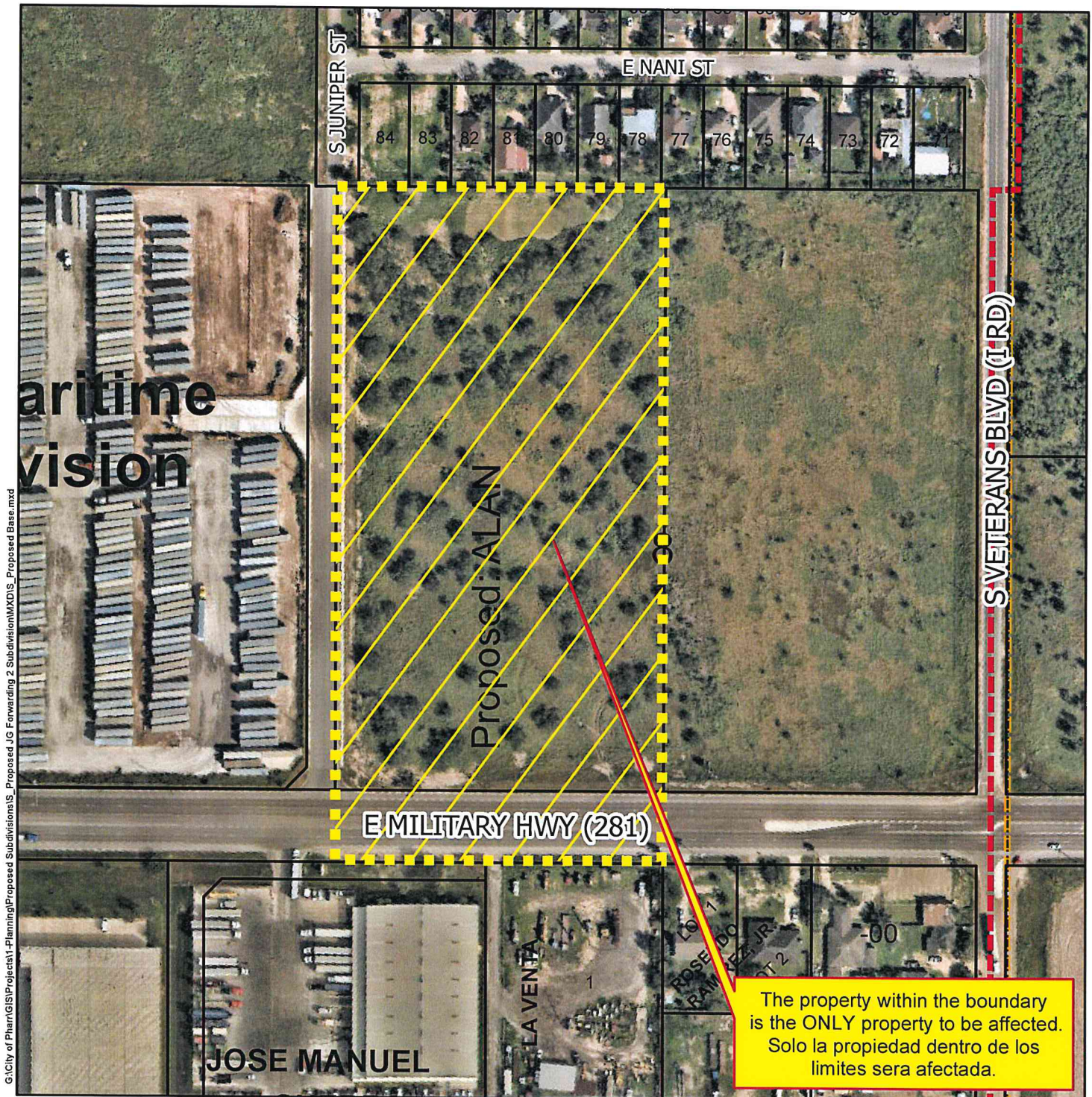
This item will go before the City Commission meeting on May 18, 2020 at 4:00 p.m.



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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 | |







MEMORANDUM

DATE: MONDAY, MAY 11, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: I-N-R SUBDIVISION FILE NO. SUB#200103

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC., representing Irma Vasquez and Ramon Vasquez Jr., Owners, are requesting preliminary plat approval of the proposed I-N-R Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of East Ferguson Avenue (FM 495).

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Residential multi-family District (R-MF) to the north, General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the east and General Business District (C) to the south and west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing Daycare.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed I-N-R Subdivision subject to the following conditions set before you.

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

1. Remove the ground pole sign from R.O.W.
2. Provide street lighting layout.

EASEMENTS:

1. Provide a 15' exclusive easement to City of Pharr, along E. Ferguson Avenue.
2. Provide a 10' landscaping easement in front of property after the 15' exclusive easement to City of Pharr, along E. Ferguson Avenue.

**SIDEWALK:
ADA:**

1. In compliance.

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 plan to be reviewed and approved at building permit stage.

OTHER:

1. Provide surveyors seal.
2. Remove future outfall from plat layout.
3. Staff comments are attached.



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



Subdivision: **Proposed I-N-R Subdivision (comments)**

Reviewed By: Mike Navarro

Date: 04-29-2020

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:

- **both Fire Hydrants shall be raised to minimum of 18 inches to center point of cap for easy opening in the event of a emergency for fire suppression tactics.**
- **Shall provide water line size information of plans.**
- **At the time of building phase additional fire protection may be required.**
- **Shall provide a minimum of 26 ft access road to existing fire hydrant for fire suppression.**

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



Omar Anzaldua
Interim Public Utilities Director

PLAT REVIEW FOR: *I-N-R SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. **APRIL 29, 2020**

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Utility easement cannot be within the ROW
- Will need to upgrade 8" A/C line to 12" PVC C900DR18 to be located within the new utility easement (major thorofare)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to upgrade 4" sewer line to 6" SDR26
- Sewer service to remain private
- 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: I-N-R Subdivision**DATE: 4/29/2020**

Residential/Commercial: __1.0__ acres

Plat Notes:

- Remove line No. 4
- Revise note # 6 to say... 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated.

NOTE ON PLAT

- Revise note # 10 to say... No structures allowed over any easement.
- Remove line No.15

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- An approved drainage report is required for all new subdivisions and/or development(s).
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Streetlight detail plans to be included.
- Need a digital copy (in USB) and three (3) hard copies of SWPPP.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION I-N-R Subdivision

DATE: April 29, 2020

REVIEW: Preliminary (revised comments plans dated 4-13-2020)

PLAT

1. Site map is not legible.
2. Add note---"Owners to maintain detention/retention area."

SITE PLAN

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

Eddie Martinez

From: Javier Lopez <jl_hcid2@att.net>
Sent: Tuesday, April 28, 2020 4:59 PM
To: Eddie Martinez
Subject: I-N-R Subdivision

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

I-N-R Subdivision

1. Must be tied down to a corner of lot 145KP.
2. General easement V20 P467 & V19 P 129

Thanks

Javier Lopez

Water Operations Superintendent

Hidalgo County Irrigation District No. Two

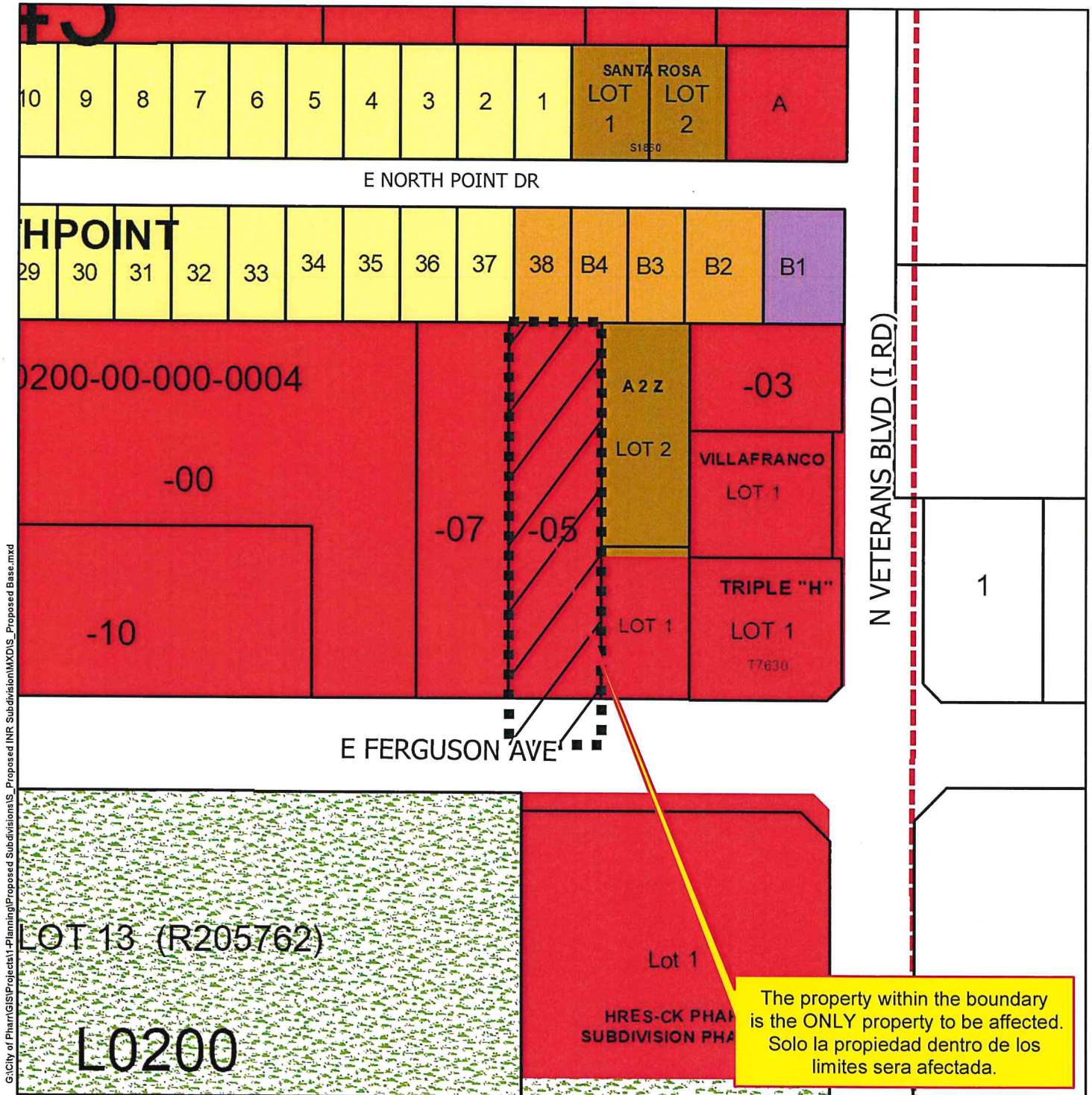
P.O. Box 6

San Juan, TX 78589

Phone: 956-787-1422

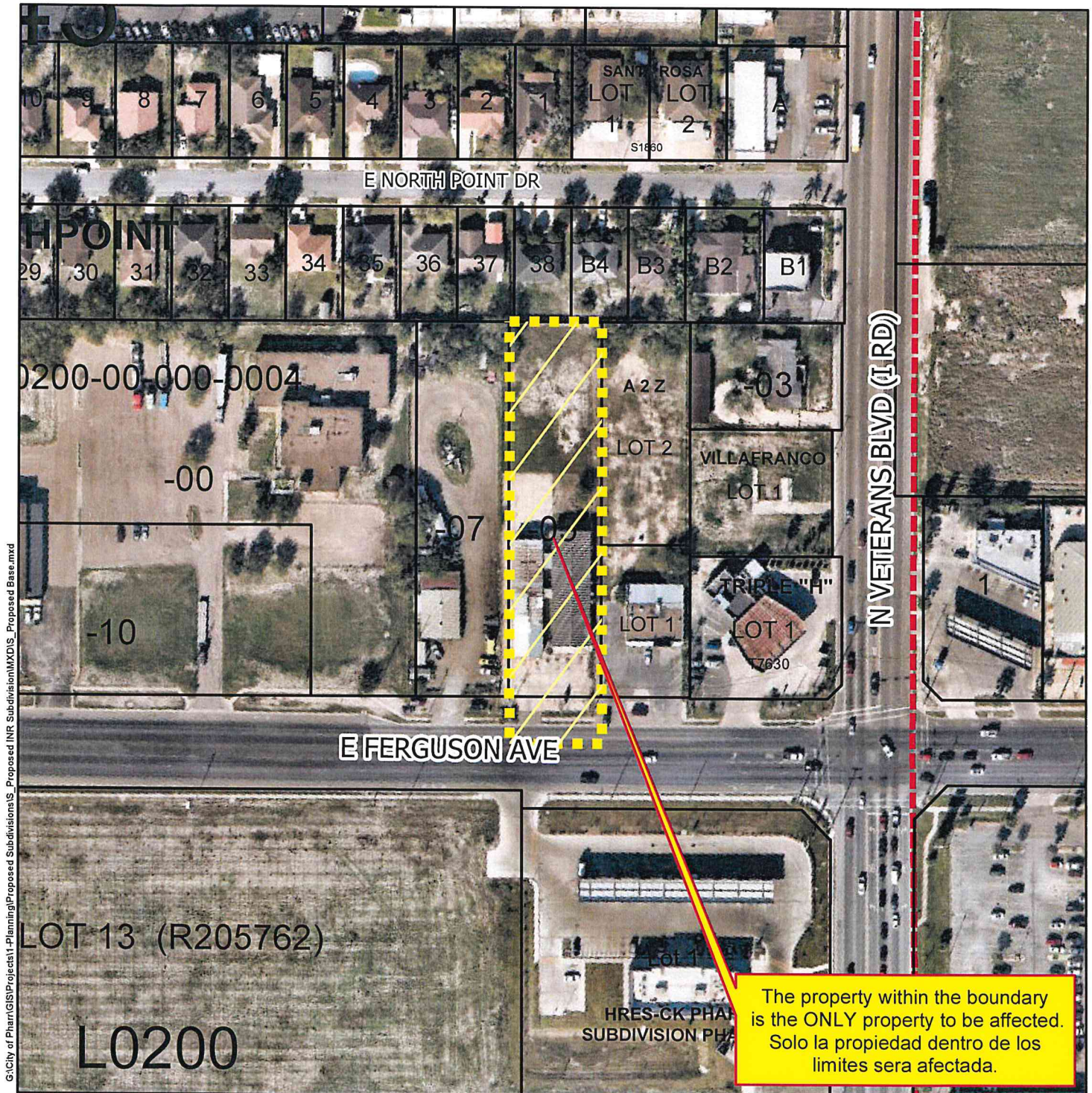
Email: jl_hcid2@att.net

Web: hcid2.org



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





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MEMORANDUM

DATE: MONDAY, MAY 11, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ENCINO RIDGE SUBDIVISION FILE NO. SUB#191126
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Francisco Obregon, is requesting preliminary plat approval of the proposed Encino Ridge Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 21.958 acres a part or portion out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4700 Block of North Veterans Boulevard.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north, City limits to the east, General Business District (C) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Encino Ridge Subdivision subject to the following conditions set before you.

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

1. Provide streetlight layout maximum distance is 250'.
2. The additional road R.O.W., shall not overlap HCID 2.
3. Remove the water line from the road R.O.W. and place them within the front of the lots. Verify with N.A.W.S.C. easements are missing for waterlines.
4. Provide street names.

EASEMENTS:

1. Provide a 15' exclusive easement to City of Pharr, along N. Veterans Blvd. for the force main.
2. 30' HCID #2 easement on the west side of property to east, project engineer to resolve issues to get with HCID #2, project engineer to provide comments from HCID #2.
3. Easements shall not be within HCID#2 easements or R.O.W.

**SIDEWALK:
ADA:**

1. Reword plat note #6, to include the sidewalk within subdivision.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. N.A.W.S.C.

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer, water and irrigation.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Provide CLOMER, for lots within the AH flood area 1, 2, 52, 53, 54, 55, 92 and 93.
2. Verify the drainage easements within lots with public works department. (widths)

OTHER:

1. Provide all details, street, sewer and water.
2. Lots 26-28, shall have a setback of 20'.
3. Verify the dash line on the north east of property.
4. Provide signatures for engineer and surveyor.
5. Verify the measurement on the drain ditch, is the ditch part of the property or its dedicated.
6. Verify community panel number for plat note #3.
7. Park land fee: \$1,250/acre(21.958)= \$27,447.50.
8. Staff notes are attached.



Pharr Fire – Rescue

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

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



Subdivision: Encino Ridge Subdivision review

Reviewed By Dago Soto

Date: 4/23/2020

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. Add a fire hydrant on North Veterans
2. Shall have flush outs on the North Side and Southside in the front of the property along N. Veterans road.
3. On February 7, 2020 a Fire hydrant flow test was done by Allied Fire Protection with readings: Static 56psi and Residual 55 psi and pitot 39 psi.
4. On March 16, 2020, the same Fire hydrants (1402 & 1500 East Nolana) the Fire Marshal office did a Fire hydrant flow test and the readings were Static 42 psi and Residual 16 psi
5. The Fire hydrant Flow readings do not meet the residual 20 psi needed for the Fire Fighting

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



Omar Anzaldúa
Interim Public Utilities Director

PLAT REVIEW FOR: *ENCINO RIDGE SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. APRIL 29, 2020

WATER:

- Water Belongs to N.A.W.S.C

SEWER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need to relocate F.M. to Exclusive Easement
- Will need to relocate F.M. too and through the entire Property N. & S.
- Casing will be required for F.M. on all entrances
- Will need to install 45° elbows on F.M., 90° elbows will not be allowed
- Will need to Cap abandoned F.M.
- Will need to relocate sewer service from lot 34 to the E, side of the Storm Line
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

SUBDIVISION: Encino Ridge Subdivision**DATE:** 4/29/2020

Residential: _21.958_ acres

Plat Review:

Plat Notes:

- No comments

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- **Storm water drain inlets shall be spaced out to be every 500' (Maximum)**
- Minimum storm water drainpipe diameter shall be 18".
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Discharge Permit from Hidalgo County Drainage District will be required if discharging to Drainage District canal.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- 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.1 USB for review, 3 hard copies for finalization.
- Discharge Permit
- State owned R.O.W. (street) that will require street/curb cut must obtain permit form Tx-Dot office.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Developer to construct fence for lots abutting/fronting any drain ditch regardless of who owns it. **NOTE ON PLAT**
- Include street light detail for subdivision.
- Include Erosion and sediment control plan in each set of construction plans.

SUBDIVISION: Encino Ridge Subdivision

DATE: April 29, 2020

REVIEW: Preliminary (revised comments plans dated 4-22-2020)

PLAT

1. Note No. 3---Please verify Community Panel No. as it should read **480334-0425 C** as per flood zone document.
2. Provide P.E. signature.
3. Provide RPLS signature.

SITE PLAN

1. Please show all pertinent City of Pharr details. (Sanitary sewer services, waterline services, bedding detail for storm, sanitary sewer and waterline, curb & gutter, fire hydrant, street cross-section, concrete apron, sidewalk, safety end treatment, storm inlets, and cross -section details of all lines intersect with each other)

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

- As per thoroughfare plan, a minor collector is proposed on the east side of the subdivision. Please verify and make the necessary corrections.

Eddie Martinez

From: Javier Lopez <jl_hcid2@att.net>
Sent: Tuesday, April 28, 2020 5:09 PM
To: Eddie Martinez
Subject: Encino Ridge Subdivision
Attachments: 20200428172258.pdf

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Encino Ridge Subdivision

1. Must provide an easement on the south and on the north to attach new pipeline to old pipeline.
2. Owes Flat Rate
3. Need deeds
4. Blanket ROW (V19P129 I-17) v20p467 c:\hcid2\hl\v20p467.pdf c:\hcid2\hl\v19p129 lrgcc to j c kelly.pdf

Thanks

Javier Lopez

Water Operations Superintendent

Hidalgo County Irrigation District No. Two

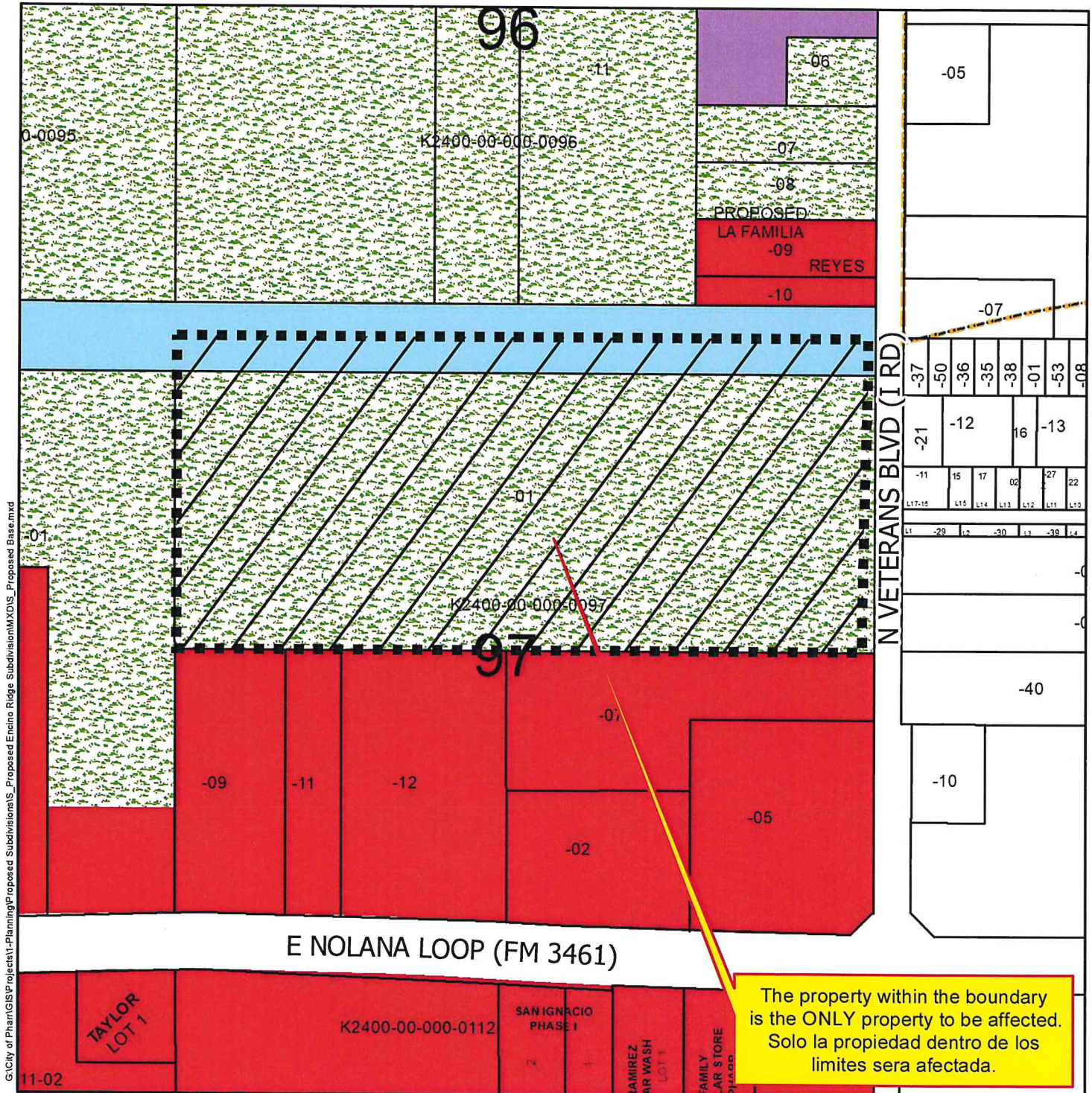
P.O. Box 6

San Juan, TX 78589

Phone: 956-787-1422

Email: jl_hcid2@att.net

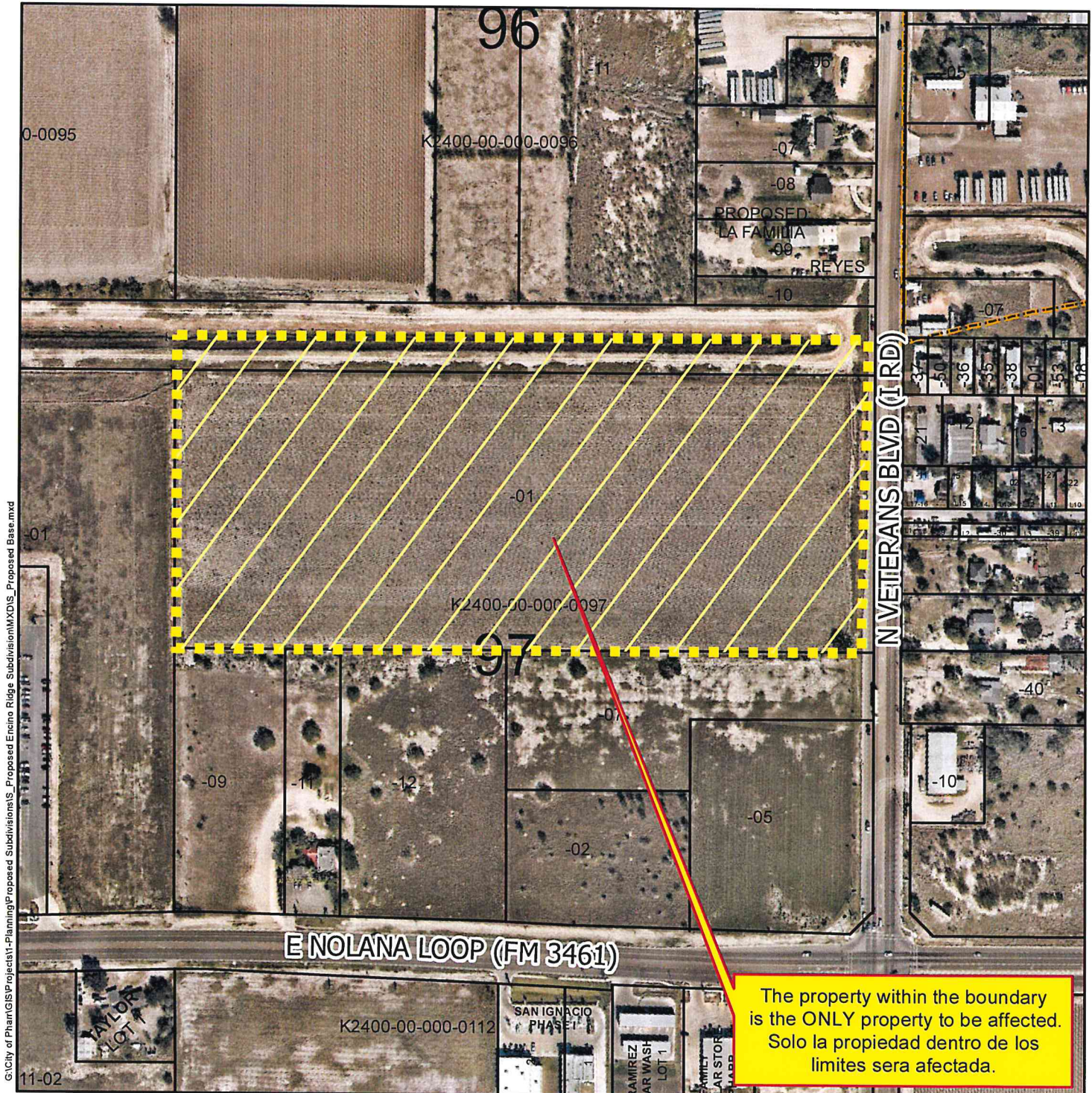
Web: hcid2.org



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