

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 26, 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 May 11, 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) Rio Delta Engineering, representing Jacinto Cano Jr., owner, is requesting preliminary plat approval of the proposed McAllen Hydraulics Subdivision. The property is legally described as being a 2.56 acre tract of land out of Lot six (6), Block five (5), A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1700 Block of West Sioux Rd. **SUB#190820**

- 2) Rio Delta Engineering, representing Juan Aurelio Cadena, is requesting preliminary plat approval of the proposed Cadena Auto Sales Subdivision. The property is legally described as being a 0.88 of an acre tract of land being all of Lots 1 - 8, and Lots 23 - 32 and a 20 foot strip of land, formerly an alley, lying between Lots 1 - 8 and lots 25 - 32, Block A, Original Townsite of Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Business Hwy 83. **SUB#200210**

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.

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 22nd day of May at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 11, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 11, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Romeo Robles
Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal
Jonathan Larraga

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano Director
Eddie Martinez, Planner II
Della Robles, Planner I
Iris Mata, Secretary
Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF APRIL 27, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of April 27, 2020. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended final plat approval of the proposed JG Customs Forwarding 2 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 final plat approval of the proposed JG Customs Forwarding 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed I-N-R 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.

Chairman, Danny Wylie, asked how the property was an existing daycare.

Eddie Martinez, Planner II, stated there was a building on the property being used as a daycare.

Chairman, Danny Wylie, asked if the property was being platted because of a remodel.

Eddie Martinez, Planner II, stated the applicant was adding to the existing building, so this triggers the subdivision process.

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

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

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Encino Ridge 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 preliminary plat approval of the proposed Encino Ridge Subdivision. Andy Castro 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 6:09 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, MAY 26, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MCALLEN HYDRAULICS SUBDIVISION
FILE NO. **SUB#190820**

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Jacinto Cano Jr., owner, is requesting preliminary plat approval of the proposed McAllen Hydraulics Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.56 acre tract of land out of Lot six (6), Block five (5), A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1700 Block of West Sioux Rd.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the North and West and Residential Multi-family High Density (RMFHD) to the East and South. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance is 250'.

EASEMENTS:

1. Provide 15' exclusive easements to City of Pharr for water or sewer lines.
2. Label all easements around property.

**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 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.

OTHER:

1. Provide all details sewer and water.
2. Provide all crossing conflicts for sewer, water and irrigation
3. Label center line for W. Sioux Road.
4. On metes & bounds use recorded subdivision name.
5. Verify the metes & bounds they do not match plat layout.
6. On location map make sure to add the names of the recorded subdivision and show all lot lines
7. Provide all crossing conflicts for sewer water and irrigation.
8. Label all monuments on plat layout. Full complete callout.
9. Provide signatures for engineer and surveyor.
10. On metes & bounds use recorded subdivision name when referencing them.
11. Staff notes are attached.

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



Omar Anzaldua
Interim Public Utilities Director

PLAT REVIEW FOR: *MCALLEN HYDRAULICS SUBDIVISION*

COMMENTS: Initials: R. B. **MAY 14, 2020**

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need an Offsite Utility Easement
- Fire Department will advise for additional F.H's
- Will need to extend 6" water line for F/H from AEP North Subdivision
- Water services to connect from AEP North Subdivision
- Water service to be 2" polyethylene tubing
- Water service will need a 4" PVC casing
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extend M/H to the end of the property
- Will need to leave a stub out to the W. for Future development
- 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 FloorC""1
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: MCALLEN HYDRAULICS SUBD. PRELIMINARY

Reviewed By: Mike Navarro

Date: 5/4/2020

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:

- **Shall have a dead-end fire hydrant come from the existing 12-inch water line on W. Sioux rd.**
- **Shall Provide a Fire Hydrant on the south end of the subdivision with a spacing of 300 ft away from the fire hydrant located on the north side of the subdivision.**
- **Shall have a minimum access road for Fire trucks where fire hydrants are located.**



SUBDIVISION: McAllen Hydraulics
Subdivision

DATE: 5/14/2020

Residential/Commercial: _2.56_ acres

Plat review:

Plat Notes:

- Note No.10---Revise note to say..." Owners are to maintain detention/**retention** areas". **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Need a digital copy (in USB) and three (3) hard copies of SWPPP.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- Discharge Permit from Texas Department of Transportation via UIR system is required if connecting to Tx-Dot System.
- 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).
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00) permit fee.
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: McAllen Hydraulics
Subdivision

DATE: May 14, 2020

REVIEW: Preliminary (revised comments plans dated 4-28-2020)

PLAT

1. Note No. 10---Revise note to say... "Owners to maintain detention/retention area.
2. Provide P.E. signature.
3. Provide RPLS signature.

SITE PLAN

1. Please show all pertinent City of Pharr details. (Sanitary sewer composite manhole with City of Pharr logo, waterline service, bedding detail for sanitary sewer and waterline, fire hydrant (preferably Mueller), sidewalk with ramps and landings and truncated domes/textured surface, water valve with concrete collar (30"x30"x6"), valley gutter)

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

Eddie Martinez

From: Javier Lopez <jl_hcid2@att.net>
Sent: Thursday, May 14, 2020 3:44 PM
To: Eddie Martinez
Subject: McAllen Hydraulics 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. *****

Good Evening

Eddie

1. HCID No. 2 has no facilities.
2. General easement V19 p297
3. Need deeds

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



- City of Pharr, Texas
Engineering Department
956.702.5355



Date: 5/13/2020



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed McAllen Hydraulics Subdivision\MXD\1-Proposed Base.mxd

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





MEMORANDUM

DATE: TUESDAY, MAY 26, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CADENA AUTO SALES SUBDIVISION FILE NO. SUB#200210

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Juan Aurelio Cadena, is requesting preliminary plat approval of the proposed Cadena Auto Sales Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.88 of an acre tract of land being all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 and a 20 foot strip of land, formerly an alley, lying between Lots 1 thru 8 and lots 25 thru 32, Block A, Original Townsite of Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of East Business Hwy 83.

ZONING: The property is currently zoned General Business District (C) and Business District (C-2). The adjacent zones are Heavy Commercial District (HC) to the north, General Business District (C) to the east and south and Business District (C-2) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.: 1. Provide streetlight layout maximum distance is 250'.

EASEMENTS: 1. Provide 15' exclusive easements to City of Pharr for water or sewer lines.

**SIDEWALK:
ADA:** 1. Reword plat note #6, to include the sidewalk within subdivision.

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

OTHER: 1. Provide all details, sewer and water.
2. Label all monuments on plat layout. Full complete callout.
3. Provide signatures for engineer and surveyor.
4. On metes & bounds use recorded subdivision name when referencing them.
5. On location map make sure to darken lines.
6. Remove dash lines within proposed lot.
7. Complete the abandonment R.O.W. or Easement application. (Attached)
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: Cadena Auto Sales Subd. Staff Comments

Reviewed By: Mike Navarro

Date: 5/4/2020

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:

- **Shall add an additional fire Hydrant on East Park to comply with Looped water source for fire suppression.**
- **Shall extend 8-inch water line from Athol street to Birch street.**
- **Shall Provide a fire hydrant Detail & Hydrant Valve detail.**
- **Shall have fire Hydrant either 3 ft away from the curb or 1 foot away from the sidewalk.**

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



Omar Anzaldúa
Interim Public Utilities Director

PLAT REVIEW FOR: *CADENA AUTO SALES SUBDIVISION*

COMMENTS: Initials: R. B. MAY 14, 2020

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Will need to connect W.L. from Athol to Birch
- Fire Department will advise on F.H locations
- 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: _____



SUBDIVISION: Cadena Auto Sales
Subdivision

DATE: 5/14/2020

Residential/Commercial: _0.88_ acres

Plat review:

Plat Notes:

- Revise note #10 to say..." Owners are to maintain detention/**retention** areas". **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Need a digital copy (in USB) and three (3) hard copies of SWPPP.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- Discharge Permit from Texas Department of Transportation via UIR system is required if connecting to Tx-Dot System.
- 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).
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Cadena Auto Sales
Subdivision

DATE: May 14, 2020

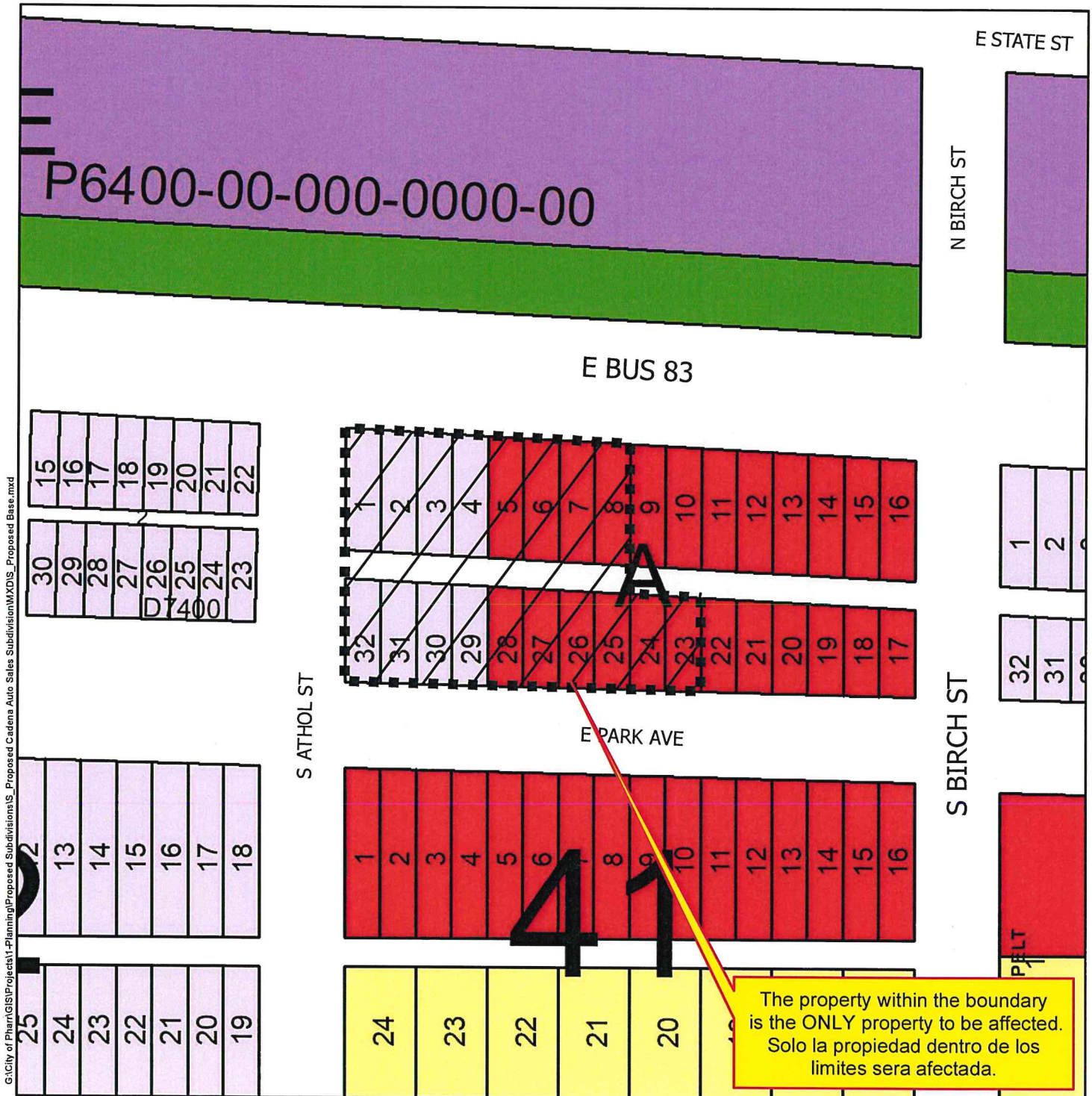
REVIEW: Preliminary (revised comments plans dated 4-28-2020)

PLAT
1. Note No. 10---Revise note to say... "Owners to maintain detention/retention area. 2. Provide P.E. signature. 3. Provide RPLS signature.

SITE PLAN
1. Please show all pertinent City of Pharr details. (Sidewalk with ramps and landings and truncated domes/textured surface)

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



G:\City of Pharr\GIS\Projects\Proposed Subdivisions\Proposed Cadena Auto Sales Subdivision\WXD\S_Proposed Base.mxd

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





-  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

