

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 28, 2021 – 6:00 PM

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

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes of June 14, 2021.

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

- 1) ELV Ventures LLC., d/b/a La Bella Casa Flooring Studio, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage of materials and/or equipment in a Heavy Commercial District (H-C). The property is legally described as being all of Lot 1, Valentina Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1403 West Ferguson Avenue. **CUP#210532**

E. PLATS:

- 1) J&R Engineering, LLC, representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision. The property is legally described as being a 4.050 acre tract of land, being a Replat of all of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North IH 69C. **SUB#210411**

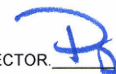
F. ANNOUNCEMENTS/OTHER BUSINESS:

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.

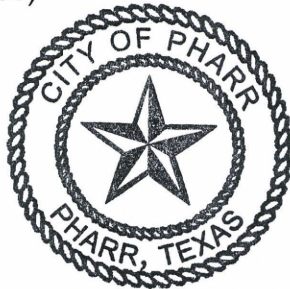
Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with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

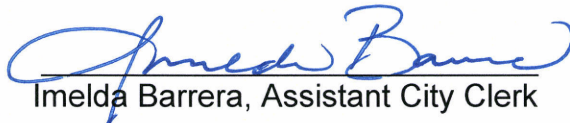
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 25th day of June 2021 at 1:30 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Imelda Barrera, Assistant City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 14, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 14, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Luis Madrigal Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: Charlie Ramirez Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Anaisha Licerio, Planner I
 Nelly Terrazas, Planner I
 Carolina Herrera, Secretary
 Daniel Gonzalez, Assistant 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.

Rafael Munguia moved to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

John Covell, residing at 100 W. Moore Rd. #65, signed up to speak but, was not present.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF MAY 24, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of May 24, 2021. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) MELDEN & HUNT, INC. REPRESENTING H & E TIJERINA CHILDREN'S FAMILY LTD, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.728 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 220, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 100-200 BLOCK OF WEST MOORE ROAD. COZ#210530**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). On March 30, 1982, the subject property, and the properties to the east, south, north, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr. On September 20, 1983, the property to the east was rezoned to General Business District (C). On September 7, 1982, the property to the north was rezoned to Residential Mobile Home District (R-MH). Later, the property was rezoned from Residential Mobile Home District (R-MH) to Planned Unit Development (PUD) on May 31, 1983. 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 nine (9) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) phone call in opposition of this item.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. The subject property is part of a bigger development that consists of the property to the east abutting South Cage Boulevard. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Mario Reyna, representing Melden & Hunt, stated the vast majority of the property is already zoned General Business District (C). He continued to state the future use of the property would be for a Circle K and asked for a small portion to be added as commercial.

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

Carolina Herrera, Secretary, stated one person signed up, Mr. Bradley Pioveson.

Bradley Pioveson, residing at 100 W. Moore Rd. Lot 8, stated he lived at South Gate, a 55+ community across from the property being discussed. He stated the community existed for 35 years and consists of 88 lots with 83 homes. Mr. Pioveson continued to state that his community has demanded little from the city as they maintain their own streets, sewer system, and streetlights. He stated that the community asks for denial of the proposed change of zone for the commercial establishment. He continued to state that the commercial establishment will have a negative impact on their homes due to the traffic, noise, and odors it will create.

There being no one else in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Chairman, Danny Wylie, asked if the property to the north was zoned Planned Unit Development.

Anaisa Licerio, Planner I, confirmed the zoning of the property to the north. She continued to state Planned Unit Development entails the property to be designated the use at the time of development.

Chairman, Danny Wylie, asked what the current use of the property.

Anaisa Licerio, Planner I, stated it was currently being used for residential homes.

Rafael Munguia asked if the proposed change of zone is in line with the Future Land Use Plan.

Anaisa Licerio, Planner I, stated the item was in line with the Future Land Use Plan.

There being no further discussion Luis Madrigal moved to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Jonathan Larraga second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) B.I.G. ENGINEERING, REPRESENTING JAIME A RODRIGUEZ, PRESIDENT, FROM JAR GROUP DEVELOPMENT IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED THE CASCADES SUBDIVISION PHASE II. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.44 ACRE TRACT OF LAND OUT OF LOT EIGHTY-SIX (86), KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST MINNESOTA ROAD. SUB#210309**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Single Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to the west and south, Residential Mobile Home District (R-MH) to the north and Single-Family Residential District (R-1) to the east. The property is designated for multi-family residential and commercial use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary and final plat approval of the proposed The Cascades Subdivision Phase II subject to the listed 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 and final plat approval of the proposed The Cascades Subdivision Phase II. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Interim Director, welcomed Nelly Terrazas as the new Planner I.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

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

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: June 25, 2021

MEETING DATE: June 28, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: ELV Ventures LLC., d/b/a La Bella Casa Flooring Studio, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage of materials and/or equipment in a Heavy Commercial District (H-C). The property is legally described as being all of Lot 1, Valentina Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1403 West Ferguson Avenue. **CUP#210532**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: ELV Ventures LLC., d/b/a La Bella Casa Flooring Studio, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage of materials and/or equipment in a Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending...

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Created/Initiated - 6/25/2021

Final Approval - 6/25/2021



MEMORANDUM

DATE: MONDAY, JUNE 28, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. CUP#210532 (ELV Ventures LLC.)

GENERAL INFORMATION:

APPLICANT: ELV Ventures LLC., d/b/a La Bella Casa Flooring Studio, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage of materials and/or equipment in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 1, Valentina Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1403 West Ferguson Avenue.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the North, General Business District (C) and Agricultural and/or Open Space District (A-O) to the East and General Business District (C) to the South and West. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

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

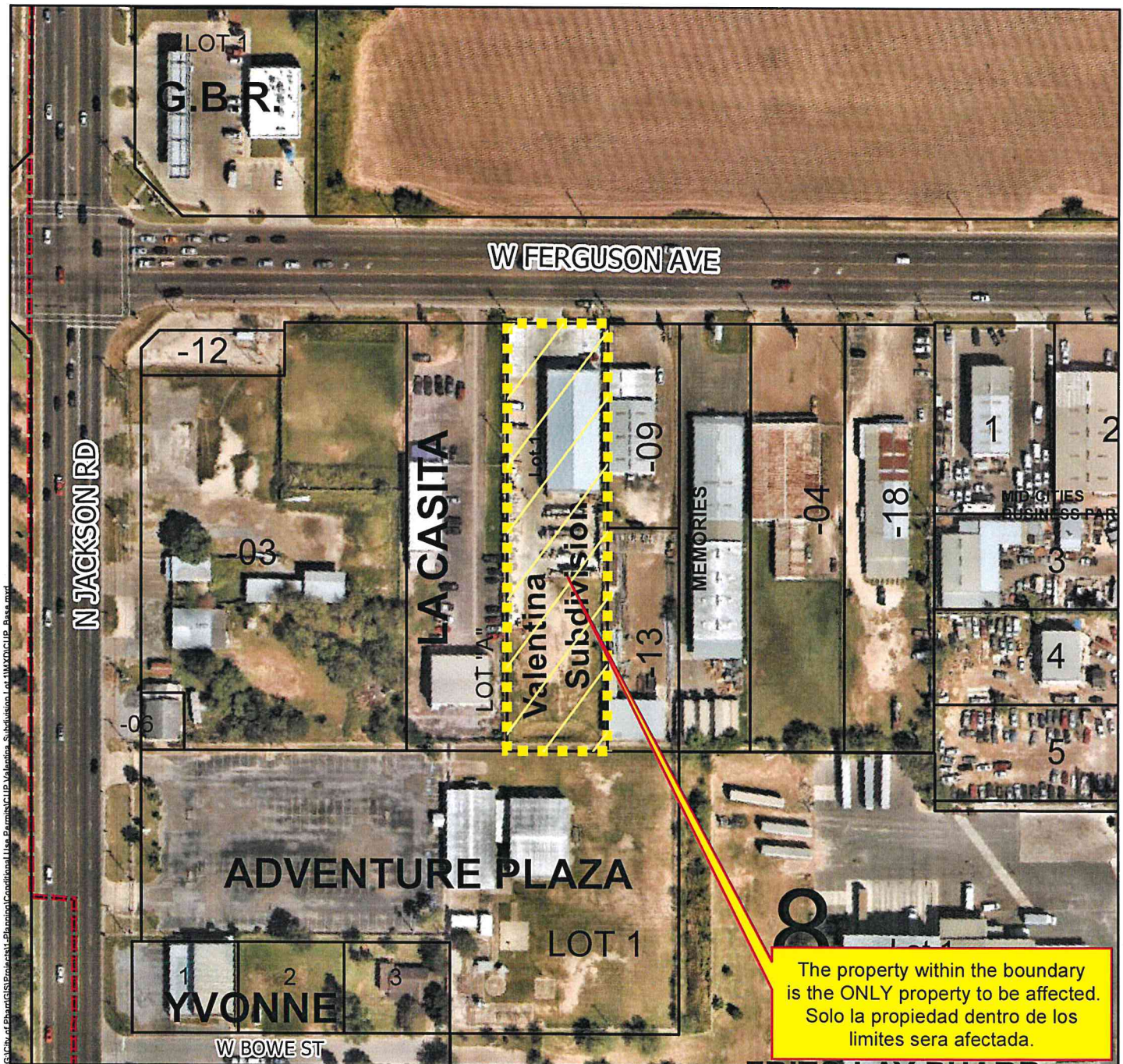
Fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received (1) one telephone call for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). Applicant shall meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Proposed Conditional Use Permit
Valentina Subdivision Lot 1
Eduardo Lara

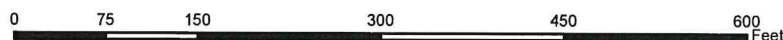


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

City of Pharr, Texas
Engineering Department
956.402.4242

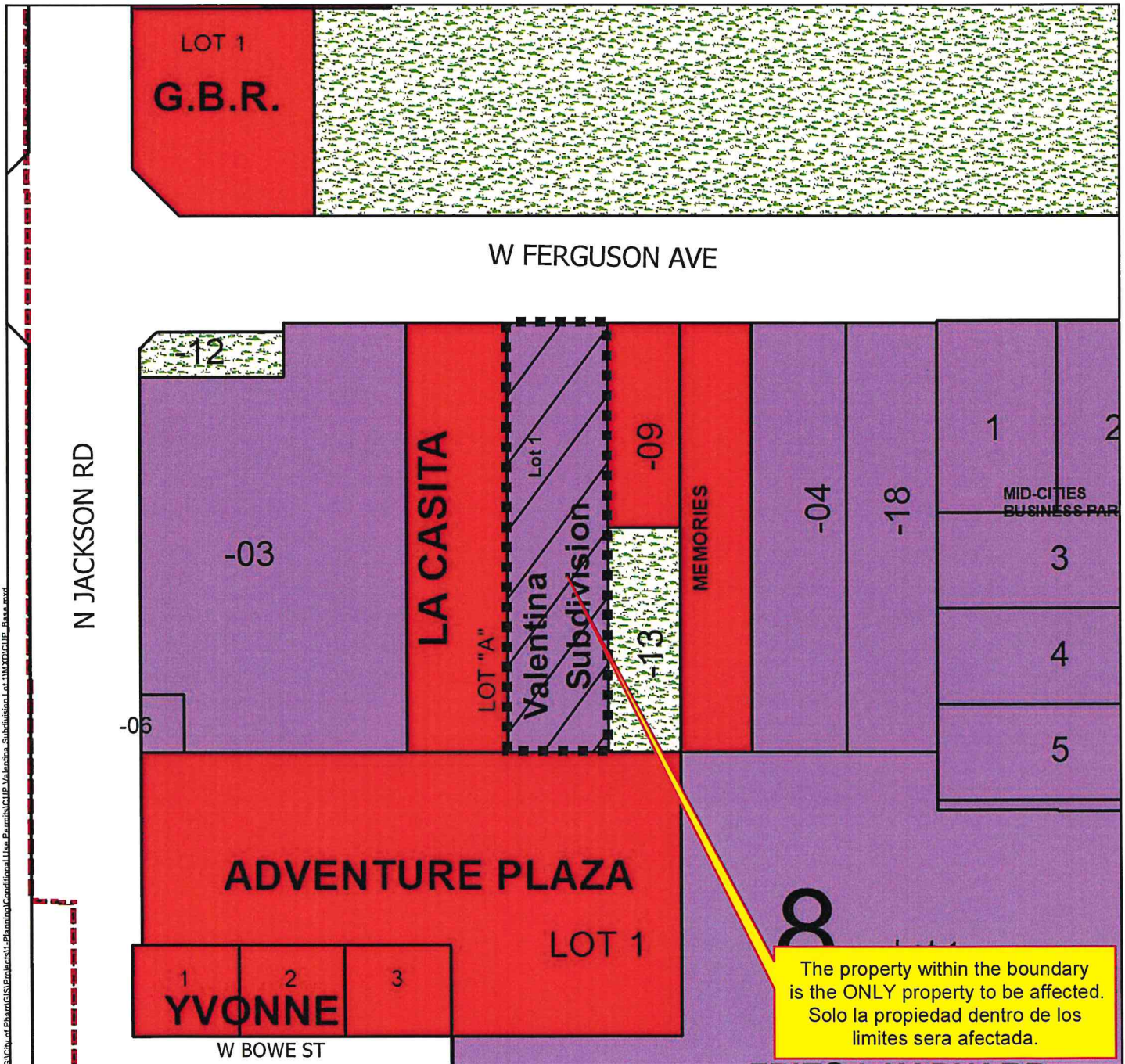
Scale: 1 inch = 150 feet



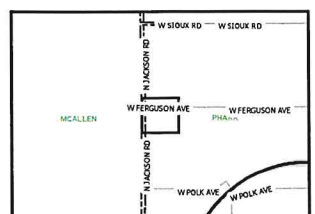
All information displayed on this map is subject
to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.



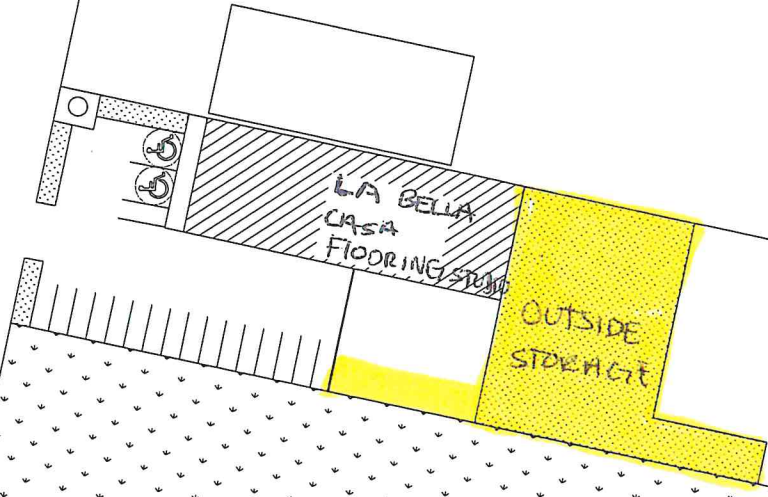
Date: 5/27/2021



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



N JACKSON ROAD



CITY CODES 2010 International Building Code, including E, L & M 2010 International Fire Code 2010 International Electrical Code 2010 International Plumbing Code 2010 International Mechanical Code 2010 International Energy Conservation Code 2010 International Building Code, including A	CLIENT LOGO 	REVISIONS No. 1 of 1				PROJECT ADDRESS 1403 W FERGUSON AVE., PHARR, TX. 78577	BUILDING NAME/LOCATION	PROJECT TITLE AMERICAN CARPET & TILE	DRAWING TITLE SITE PLAN	CLIENT AMERICAN CARPET & TILE PROJECT PORT SCOLE HTS	SHEET: S 1.0
		REVISION NO. 1 DATE 17 JAN 2018	DESCRIPTION FLOOR PLAN	DATE 17 JAN 2018	DESCRIPTION FLOOR PLAN						



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 24, 2021

MEETING DATE: June 28, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: J&R Engineering, LLC, representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision. The property is legally described as being a 4.050 acre tract of land, being a Replat of all of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North IH 69C. **SUB#210411**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: J&R Engineering, LLC, representing City of Pharr, is requesting preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision. **SUB#210411**

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 6/24/2021
Final Approval - 6/25/2021



MEMORANDUM

DATE: MONDAY, JUNE 28, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LOT 1A & LOT 1B RE-PLAT OF LOT 1 TIP-O-TEXAS SUBDIVISION FILE NO. SUB#210411
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GENERAL INFORMATION:

APPLICANT: J&R Engineering, LLC, representing City of Pharr, is requesting preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.050 acre tract of land, being a Replat of all of Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of North IH 69C.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north, Residential Mobile Home District (R-MH) to the east, Limited Industrial District (L-I) to the south and General Business District (C) and Limited Industrial District (L-I) to the west. The property is designated for commercial and public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: General Business use.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Lot 1A & Lot 1B Replat of Lot 1, Tip-O-Texas Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. In compliance.

OTHER:

1. See staff comments attached.

This item will go before the City Commission Meeting of **July 06, 2021** at **4:00 p.m.**



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: TIP OF TEXAS SUBDIVISION (STAFF REVIEW)

Reviewed by: MIKE NAVARRO

June 23, 2021

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches 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 hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet 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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on payment by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MUST BE **FACTORY YELLOW** FROM MANUFACTURE PRIOR TO INSTALLATION.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – NO PARKING -TOW AWAY ZONE).
11. 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: 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 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☐ **PHARR FIRE MARSHAL OFFICE CONDUCTED PLAN REVIEW AND FOUND TO BE IN REASONABLE COMPLIANCE.**

☐

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Tip-O-Texas Subdivision

DATE: June 15, 2021

REVIEW: Preliminary (comments plans dated 5-28-2021)

PLAT

1. Note No. 3---Use City of Pharr Drainage Directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
2. Note No 8---Revise construction permit phase to building permit phase.
3. Add note--- Owners to maintain detention / retention areas.

SITE PLAN

DRAINAGE

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

CLOSEOUT DOCUMENTS

1. All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Tip-O-Texas
N. Cage
Pharr Tx, 78577

DATE: 06/16/2021

Plat Notes:

- No comments

General Notes:

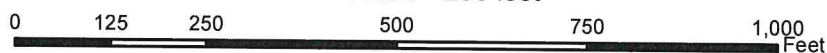
- No comments.



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 250 feet



Date: 6/23/2021

