

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 26, 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 July 12, 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) Gilberto Espino 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 0.5 acres, out of the south 5 acres, more or less, out of Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd. **COZ#210637**
- 2) Gilberto Espino 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 Residential Multi-Family District (R-MF). The property is legally described as being 4.19 acres, out of the south 5 acres, more or less, out of Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd. **COZ#210638**

E. PLATS:

- 1) Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting final plat approval of the proposed Andres Garcia Subdivision. The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#201032**
- 2) Salinas Engineering & Associates., representing Roberto Cavazos and Nydia Cavazos, owner's are requesting preliminary plat approval of the proposed Tropical Subdivision. The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1900 Block of North Veterans Blvd. ("I" Road). **SUB#201236**
- 3) Melden & Hunt Inc., representing Humberto Tijerina and Evanagelina A. Tijerina, Trustees, are requesting preliminary plat approval of the proposed Master Plan Circle K Pharr Subdivision. The property is legally described as being a 6.998 acres situated in the City of Pharr, consisting of 6.498 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of one acre being all of Lot 1, Ordenez Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of South 69C. **SUB#210513**
- 4) Melden & Hunt Inc., representing Rosa Maria A. Vigon, Manager for F.H. Investments, LTD, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr Subdivision. The property is legally described as being a 13.355 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6800 block of S. Cage Blvd. **SUB#210617**



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.

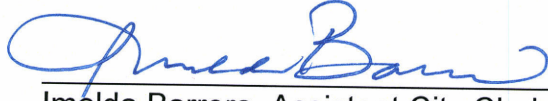
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*



I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 23rd day of July 2021 at 10:00 a.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. July 12, 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
 Charlie Ramirez Rafael Munguia

MEMBERS PRESENT
VIA VIDEO
CONFERENCE: Jonathan Larraga

ABSENT: Luis Madrigal Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
Roy Rodriguez, Assistant Director/Building Official
Anaïsa 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. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JUNE 28, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of June 28, 2021. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) MELDEN & HUNT, INC., REPRESENTING MARIA D. ALVAREZ, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING .538 ACRES, MORE OR LESS, OUT OF LOTS 1 AND 2, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 229 WEST SAM HOUSTON AVENUE. COZ#210634**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Residential Multi-Family District (R-MF). On March 30, 1982, the property, and the property to the north, east, west and south were zoned to Single Family Residential District (R-1) when the city adopted the zoning ordinance we use today. On August 2, 2010, a portion of the property was rezoned to Neighborhood Commercial District (N-C) and later on August 19, 2019, the other portion was rezoned to Neighborhood Commercial District (NC). A portion of the property to the north was rezoned to General Business District (C) on May 15, 2007 and the other portion to the north was rezoned to Residential Multi-Family High Density District (R-MFHD). On May 3, 2021 the subject property was rezoned to Residential Multi-Family District (R-MF). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. The Residential Multi-Family High Density District is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be property buffered from nonresidential land uses and traffic, or from pollution and environmental hazards. She further reported twenty-five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of request to re-zone from Residential Multi-Family District (R-MF) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Rafael Munguia asked for the maximum number of apartments allowed in a Residential Multi Family (R-MF) zone.

Anaisa Licerio, Planner I, clarified the maximum allowed amount is 4 apartments.

There being no further discussion Rafael Munguia moved to approve the request to re-zone from Residential Multi-Family District (R-MF) to Residential Multi-Family High Density District (R-MFHD). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

- 2) DR. NARCISO GARCIA, REPRESENTING VANGUARD ACADEMY INC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, ORATORY ACADEMY OF ST. PHILIP NERI SUBDIVISION AND A 10.56 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 8, AJ. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1407 WEST MOORE ROAD. CUP#210635**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Single Family Residential District (R-1) and Townhouse Residential District (R-TH) to the North, Single Family Residential District (R-1) to the East, Residential Multi-Family High Density District (R-MFHD) to the South, General Business District (C) and Agricultural and/or Open Space District (A-O) and City of Pharr Limits lie to the West. This area is generally designated for Commercial and Public/Semi-Public Use in the Land Use Plan. Fire, Code, Health and Planning recommended approval of the Conditional Use Permit. She further reported one-hundred and twenty-two (122) 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) telephone call for information only.

Anaisa Licerio, Planner I, further stated staff recommended approval of request for Life-of-the-Use Conditional Use Permit to allow a school in a Agricultural and/or Open Space District (A-O). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being subject to the listed conditions.

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

Rafael Munguia asked if the Conditional Use permit was valid for one year.

Anaisa Licerio, Planner I, explained this Conditional Use Permit was a Life of the Use and would not need renewal.

Charlie Ramirez asked if there was an estimated number of students.

Anaisa Licerio, Planner I, stated an estimated 576 students would attend for the 2021-2022 school year.

Charlie Ramirez asked the plan for student pick up, drop off, a bus area, and traffic security.

Anaisa Licerio Planner I, stated there are two entrances for drop off on Jackson Rd and Moore Rd. She continued to state she would verify if there would be traffic security.

Rafael Munguia stated that with the estimated number of students to attend there would be traffic issues similar to Vanguard's other campus on Kelly St.

Roland Gomez, Interim Director, stated the campus has plans to allow vehicles in certain areas at certain times of the day. He continued to state the campus does have signs directing traffic and all vehicles would only be allowed to exit to the right to continue movement of traffic. He stated that a requirement would be the use of cones and to have a security guard directing traffic.

Charlie Ramirez stated a concrete barrier would be beneficial.

Roland Gomez, Interim Director, stated the concrete barrier was suggested to Omar Anzaldua, City Engineer, as Moore Rd is expected to be updated to a 3-lane road within the next three years.

Charlie Ramirez stated he believed requiring vehicles to turn in one direction would cause additional issues as vehicles would make U-turns in the surrounding neighborhoods.

Rafael Munguia stated he believed considering the number of students estimated to attend, traffic would be manageable especially after the Moore Road expansion.

Johnathan Larraga explained a current issue at other schools is when gates are closed at inconvenient times of the day causing vehicles to line up alongside of busy roads causing more traffic.

Roland Gomez, Interim Director, stated he is working with both Vanguard campuses on their traffic issues.

Chairman, Danny Wylie, asked if Development Services has plans to set requirements for schools on handling the flow of traffic.

Roland Gomez, Interim Director, explained the City did have requirements for schools to have a right in and right out at certain times of the day to address traffic issues. He continued to explain it would be difficult at the beginning but as the issues come up we would work with the school to correct any traffic issues.

Chairman, Danny Wylie, stated traffic would get worse during the Moore Road expansion.

Roland Gomez, Interim Director, explained the plan was to have the expansion done in the summer.

There being no further discussion Rafael Munguia moved to approve request for a Life of Use Conditional Use Permit to allow an Institutional Use in an Agricultural and/or Open Space District (A-O). Romeo Robles second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 3) B.I.G. NAIN ENGINEERING, L.L.C., REPRESENTING RAUL BOCANEGRA, PRESIDENT FOR BOCANEGRA INVESTMENTS, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BOCANEGRA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.54 ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2 AND THE WEST 22.80 FEET OF LOT 3 AND ALL OF LOT 23 AND THE WEST 16.80 FEET OF LOT 22, BLOCK 1, EULA YOUNG SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF WEST BUSINESS HWY 83. SUB#210514**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for single family residential and commercial use in the Land Use Plan. She added no variances were being requested and staff recommends preliminary plat approval of the proposed Bocanegra Subdivision 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.

Chairman, Danny Wylie, questioned the reimbursement of sanitary sewer improvements regarding Moore Road

Anaisa Licerio, Planner I, stated she would look into the file to verify what the reimbursement was for.

Chairman, Danny Wylie, questioned where vehicles would be unloaded.

Anaisa Licerio, Planner I, stated there were no official requirements on where vehicles could unload, but this business would be allowed to drive into the property to unload.

Roland Gomez, Interim Director, stated the plans were required to provide drives, which consists of 24-inch-wide entrance for fire truck or emergency vehicles. He continued to state the entrance would be located off of Park Avenue and could also be used for vehicle drop off. He stated he would continue monitoring this issue and it would be addressed during the building permit phase.

Rafael Munguia questioned if there were still Residential homes on Park Avenue.

Roland Gomez, Interim Director, stated there were still residential homes on Park Avenue which is why the emergency entrance would not be used often.

Chairman, Danny Wylie, questioned if the business would be used for car sales

Roland Gomez, Interim Director, confirmed and stated the proposed business was a car lot.

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. 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 6:25 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: July 21, 2021

MEETING DATE: July 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Gilberto Espino 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 0.5 acres, out of the south 5 acres, more or less, out of Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd. **COZ#210637**

Classification: Regular

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

Issue: Gilberto Espino 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).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending 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, has adequate ingress and egress, and is in line with the future land use plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 7/21/2021
Final Approval - 7/22/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 26, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#210637
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: June 25, 2021

1. Applicant: Gilberto Espino, owner
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).
3. Nature / Intent of Request: In order to develop and construct a commercial plaza.

4. Routing to Staff:

A. Roland Gomez, Interim Director	<u></u> Initials	<u>7.21.21</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>7/21/21</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	_____ Initials	_____ Date	☐ Approval ☐ Denial
D. City Attorney	_____ Initials	_____ Date	☐ Approval ☐ Denial
E. City Manager	_____ Initials	_____ Date	☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JULY 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being 0.5 acres, out of the south 5 acres, more or less, out of Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd.

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

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

DESCRIPTION OF PROPERTY:

Gilberto Espino 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) in order to develop and construct a commercial plaza.

The subject site is located on the west side of South Cage Boulevard and has a physical address of 2816 South Cage Boulevard. The property is legally described as being 0.5 acres, out of the south 5 acres, more or less, out of Lot 236, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' – 150' principal arterial that runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the north, south and west were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on May 4, 1976. The property to the north was rezoned to General Business District (C) on December 4, 2007. The properties to the east were rezoned to Planned Unit Development (PUD) on December 21, 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial use in the Land Use Plan.

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

Eight (8) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) telephone call in support of the item.

Development Services is recommending 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, has adequate ingress and egress, and is in line with the future land use plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 02, 2021, at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Gilberto Espino, owner

APPLICANT

Agricultural and/or Open Space District
(A-O)

CURRENT ZONE

2816 South Cage Boulevard

ADDRESS

General Business District (C)

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

STAFF RECOMMENDATIONS:

Approval

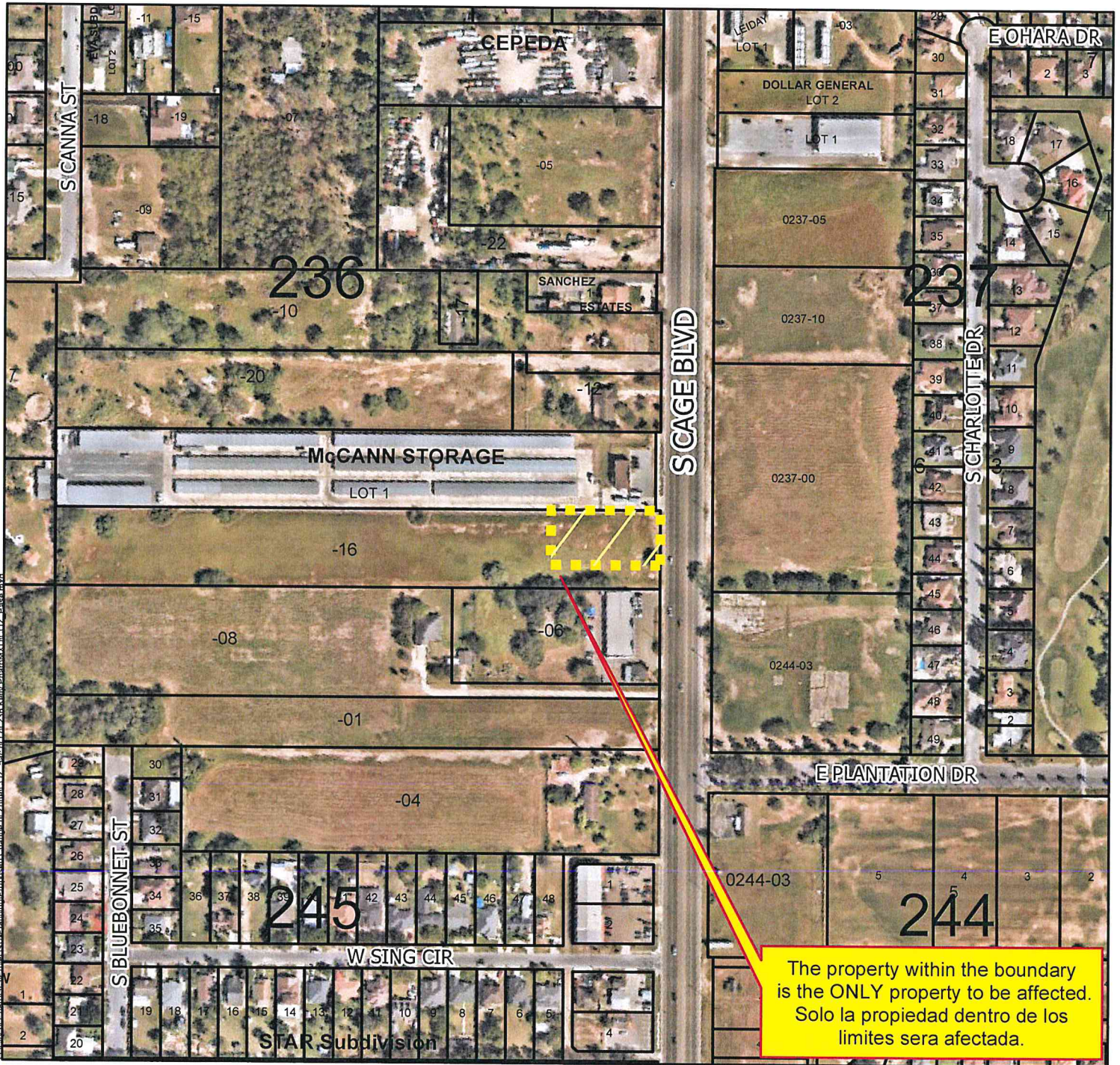
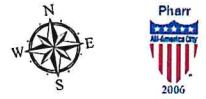
The property meets area requirements, has adequate ingress and egress, and is in line with the future land use plan.

If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

July 20, 2021
DATE

Proposed Change of Zone
 .5ac out of Lot 236 Kelly Pharr Subdivision
 Espino Construction LLC/ Gilberto Espino



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 | |

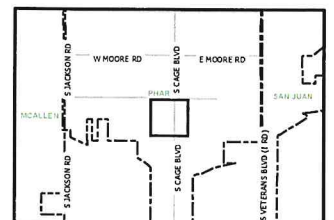
City of Pharr, Texas
 Engineering Department
 956.402.4242

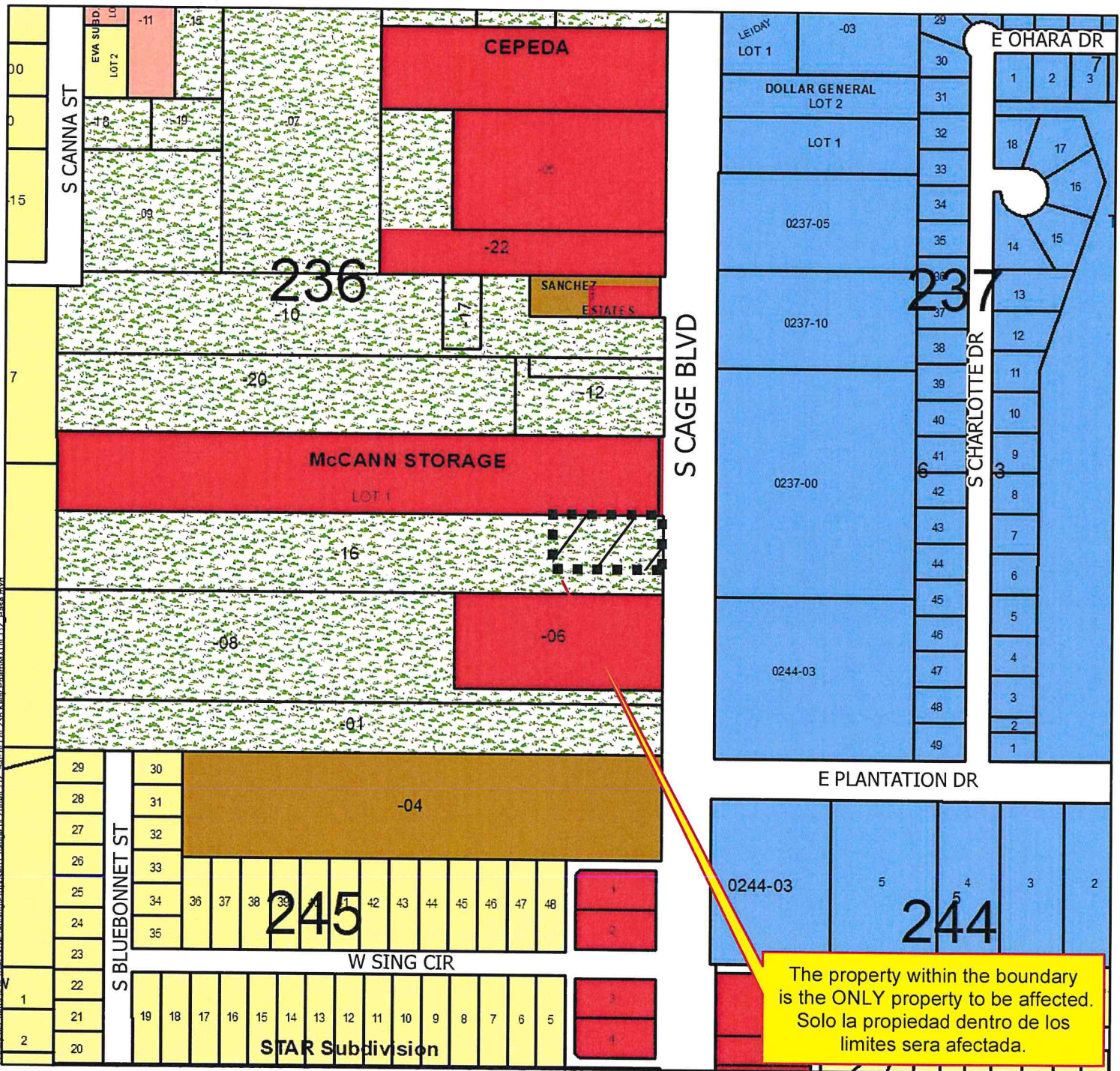
Date: 6/28/2021

Scale: 1 inch = 300 feet

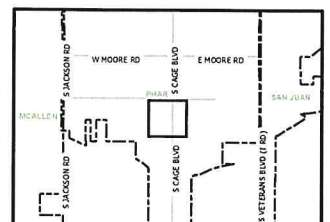


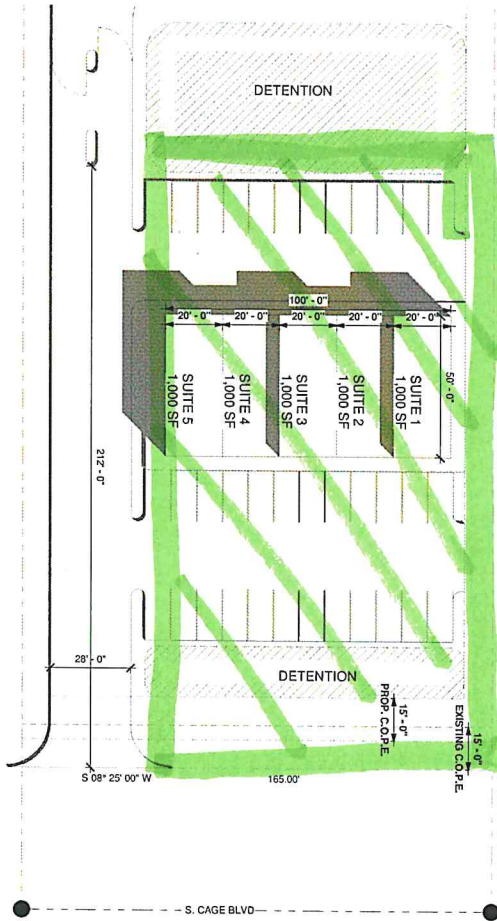
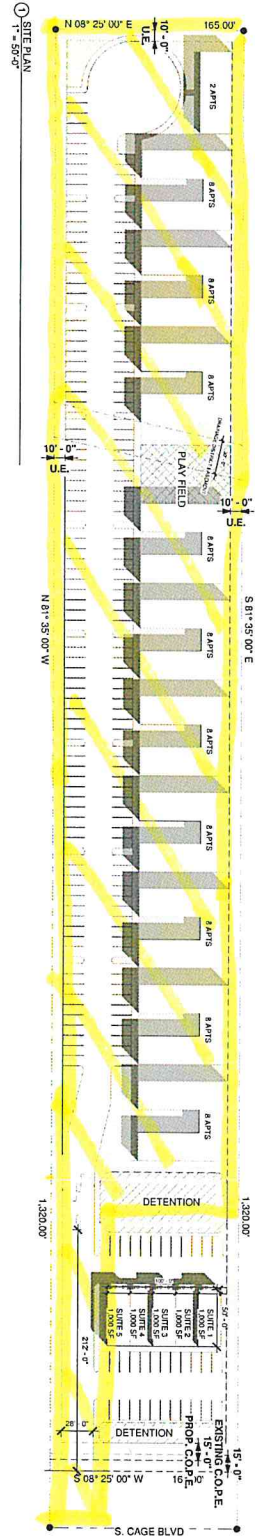
All information displayed on this map is subject
 to verification by field survey or by the agency
 responsible for maintaining the information.
 This map is intended for general information only.





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





② SITE PLAN COMMERCIAL
T = 20'-0"

RIGHTS RESERVED ON THIS PLAN BY CONCEPTUM FOR THE USE OF THIS PLAN FOR CONSTRUCTION FOR MORE THAN ONE BUILDING. ALL RIGHTS RESERVED INCLUDING RIGHT OF USE BY ENTRY ONE OR RIGHT TO PRODUCE OR COPY IN ANY MANNER ANY OR PORTION THEREOF. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DRAFTSMAN CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IN THE JOBSITE MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME. PRINT SCALE: 1/8" = 1'-0" 24" x 36" = 1/4" = 1'-0"		PROJECT ADDRESS S. CAGE BLVD. PHARR, TX	SHEET NAME SITE PLAN	SCALE: As indicated	PROJECT NO. Project Number	956-537-0237 info@conceptumdesign.com	CONCEPTUM DRAINING & DESIGN
		PROJECT INFORMATION ESPINO APARTMENTS PHARR	CLIENT INFORMATION GILBERT ESPINO	DATE Issue Date	SHEET NO. A-1.0		
				DRAWN BY: NS	APPR BY: EC		



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: July 21, 2021

MEETING DATE: July 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Gilberto Espino 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 Residential Multi-Family District (R-MF). The property is legally described as being 4.19 acres, out of the south 5 acres, more or less, out of Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd. **COZ#210638**

Classification: Regular

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

Issue: Gilberto Espino 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 Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 7/21/2021
Final Approval - 7/22/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 26, 2021

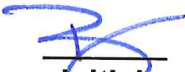
ROUTE TO BOARD:

☐ CITY COMMISSION
☒ PLANNING & ZONING COMMISSION

AGENDA ITEM: COZ:#210638
DATE SUBMITTED: June 25, 2021

1. Applicant: Gilberto Espino, owner
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).
3. Nature / Intent of Request: In order to develop and construct duplexes.

4. Routing to Staff:

A. Roland Gomez, Interim Director	<u></u> Initials	<u>7.21.21</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>7/21/21</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
D. City Attorney	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
E. City Manager	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JULY 26, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being 4.19 acres, out of the south 5 acres, more or less, out of Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2816 S. Cage Blvd.

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

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

DESCRIPTION OF PROPERTY:

Gilberto Espino 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 Residential Multi-Family District (R-MF) in order to develop and construct duplexes.

The subject site which is located on the west side of South Cage Boulevard and has a physical address of 2816 South Cage Boulevard. The property is legally described as being 4.19 acres, out of, the south 5 acres, more or less, out of, Lot 236 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120' – 150' principal arterial that runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). A portion of the property and the properties to the north, east and south were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on May 4, 1976. A portion of the property and the property to the north and south were zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on June 7, 1983. The property to the west was zoned to Agricultural and/or Open Space District (A-O) when the property was annexed to the City of Pharr on November 11, 1994. Later, the property to the west was rezoned to Single Family Residential District (R-1) on February 21, 1995 and the property to the north was rezoned to General Business District (C) on December 4, 2007. The properties to the east were rezoned to Planned Unit Development (PUD) on December 21, 1982. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan.

The Residential Multi-Family District (R-MF) is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Eleven (11) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) telephone call in support of the item.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 02, 2021, at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Gilberto Espino, owner

APPLICANT

Agricultural and/or Open Space District
(A-O)

CURRENT ZONE

2816 South Cage Boulevard

ADDRESS

Residential Multi-Family District (R-MF)

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements and has adequate ingress and egress.

If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio

PREPARED BY

July 20, 2021

DATE

Proposed Change of Zone
4.19ac out of Lot 236 Kelly Pharr Subdivision
Espino Construction LLC/ Gilberto Espino

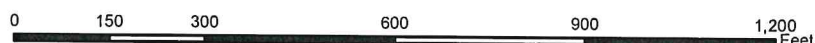


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

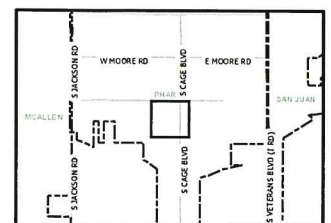
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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

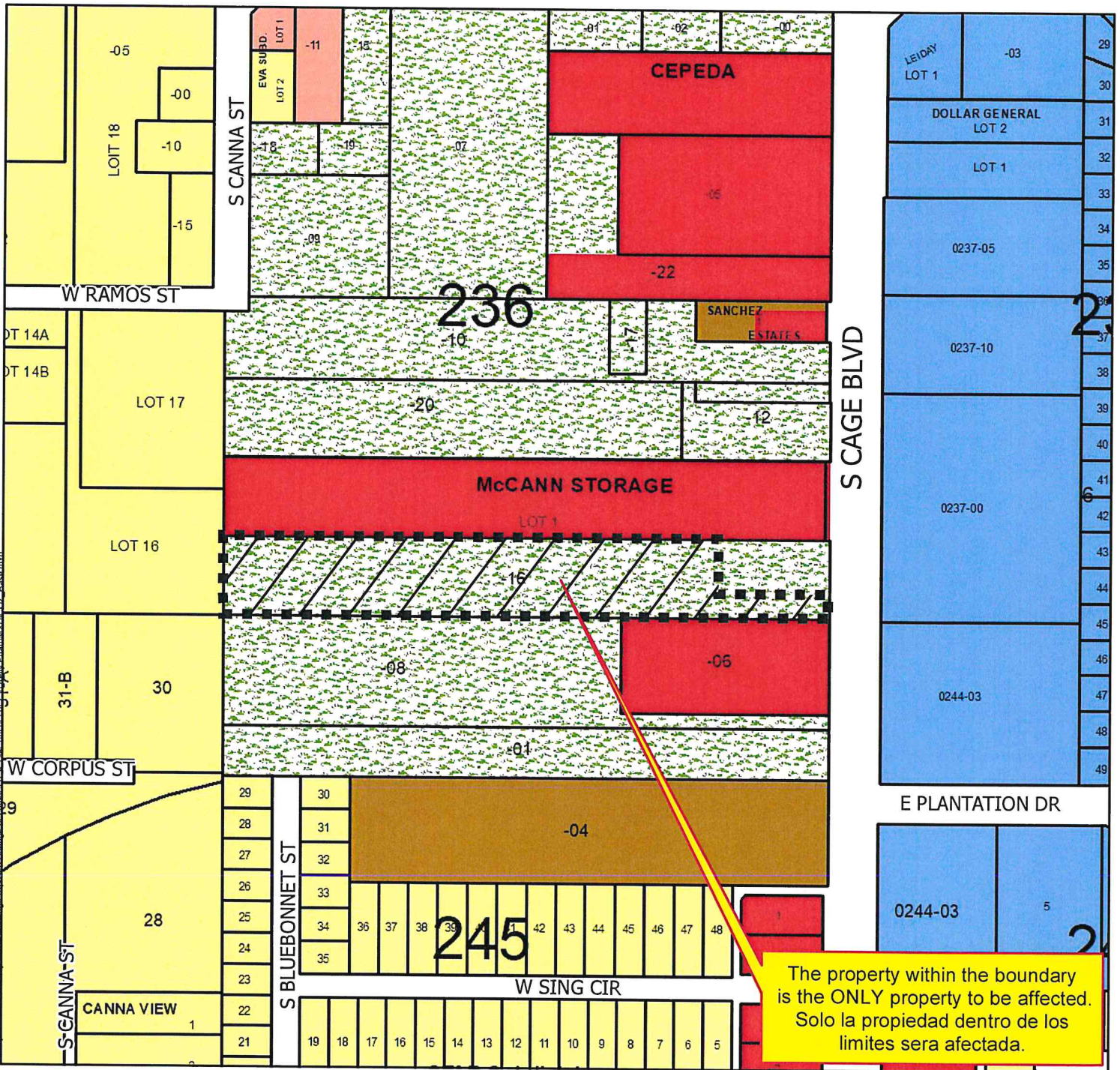
Scale: 1 inch = 300 feet



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



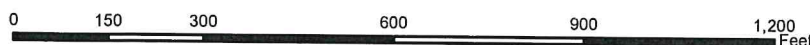
Proposed Change of Zone
4.19ac out of Lot 236 Kelly Pharr Subdivision
Espino Construction LLC/ Gilberto Espino



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

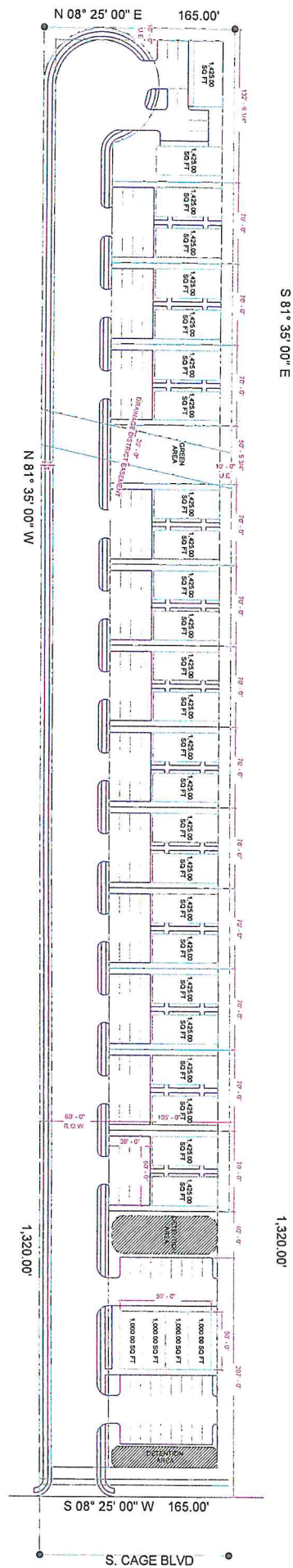
Scale: 1 inch = 300 feet



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: 6/28/2021





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: July 21, 2021

MEETING DATE: July 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting final plat approval of the proposed Andres Garcia Subdivision. The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#201032**

Classification: Regular

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

Issue: Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting final plat approval of the proposed Andres Garcia Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Andres Garcia Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 7/21/2021
Final Approval - 7/22/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, July 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANDRES GARCIA SUBDIVISION
FILE NO. **SUB#201032**

GENERAL INFORMATION:

APPLICANT: Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting final plat approval of the proposed Andres Garcia Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Greg Drive.

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

PROPERTY PROPOSED USE: Residential Lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Andres Garcia Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **August 02, 2021 at 4:00 p.m.**

ANDRÉS GARICA SUBD.
A 100 ACRES TRACT OF LAND

(0.693 AC. NET) LYING AND BEING SITUATED IN THE EAST PORTION OF LOT FIVE (5), BLOCK ELEVEN (11), A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS.

SOUTHWEST CORNER OF CREG DRIVE AND REGA LANE

5. I, THE REGISTRAR, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

LICENSURE PROFESSIONAL ENGINEER No. 05066
5525 W. FREDDY GONZALES AVE.
SUITE B2
EDINBURG, TEXAS 78539

SUBMISSION PLAN CONFORMS TO ALL THE REQUIREMENTS OF THE SUBMISSION REGULATION OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: CITY CLERK _____ DATE _____

PROVIN, HEALTH CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DANNY WYLE, CHAIRMAN PLANNING AND ZONING COMMISSION

NAME	ADDRESS	CITY & Zip	PHONE
MONTO ANDRÉS CIDRCA	3701 CUNAREY AVE #4	DUARO IV 70577	056-766-7990

ENGINEER	RENE BARRERA	6525 N 10TH ST., SUITE C	McALLEN, TX 78504	956-667-1155	956-992-8801
SUPPLY	OSCAR HERRANDEZ, RPLS	3007 TUCKER ROAD	McALLEN, TX 78502	956-357-2185	956-428-2805

[illegible]

I (we) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HERE AS ADDRESS GARZA SUBDIVISION, DO HEREBY DEDICATE TO THE CITY OF PHOENIX, AND THOSE WHO SUCCEED TO ITS JURISDICTION,

OWNER: JACINTO ANDRES GARCIA ORTIZ
3703 EMBASSY AVE. #4
PIHARR, TX 78577

DATE:

CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS THE _____ DAY OF _____, 20____.

STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS PLAT IS HEREBY APPROVED BY THE HUALCO COUNTY IRRIGATION DISTRICT 12 ON THIS DAY OF 20

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON MIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____

ATTEST _____

SECRETAR _____

COUNTY OF HIDALGO

THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH STATE STATUTES GOVERNING SURVEYS

REG. PROFESSIONAL LAND SURVEYOR #500
3007 RUCKER ROAD
HARLINGEN, TX 78552

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE UNIFORM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, 49.211(1). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THIS SPECIFIC SUBDIVISION, BASED ON CRITICALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

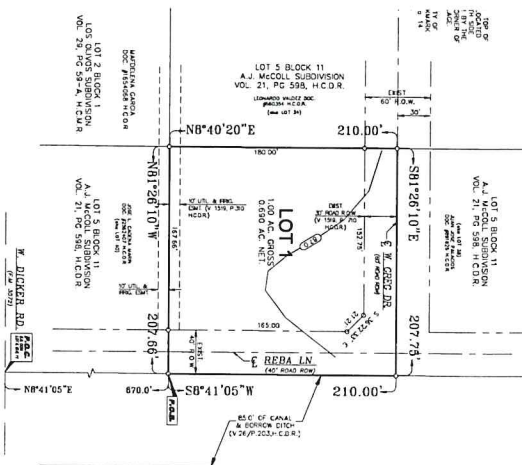
PRELIMINARY PLAT REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
AT REVIEW BY RENE BARBERA, P.E. NO. 80866
11-17-20

BY _____ DEPUTY

6521 N. 10TH STREET
SUITE C
MCALLEN, TX 78504
956-687-3375
956-592-8801 (FAX)
FIRM NO. 6415

GENERAL NOISES

- 1 THE SUBSTANCE OF THE CHARGE AGAINST THE DEFENDANT IS THAT HE OBTAINED THE SUM OF \$10,000 FROM AN INDIVIDUAL WHOSE NAME HE KNOWS BUT WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" AND THAT HE HAS BEEN IN CONTACT WITH THE INDIVIDUAL SINCE HE OBTAINED THE MONEY.
- 2 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 3 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 4 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 5 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 6 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 7 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 8 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 9 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 10 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 11 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 12 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.
- 13 THE INDIVIDUAL WHOSE NAME HE DOES NOT RECALL BY THE NAME OF "JACK" IS CURRENTLY IN THE U.S. MARINE CORPS.

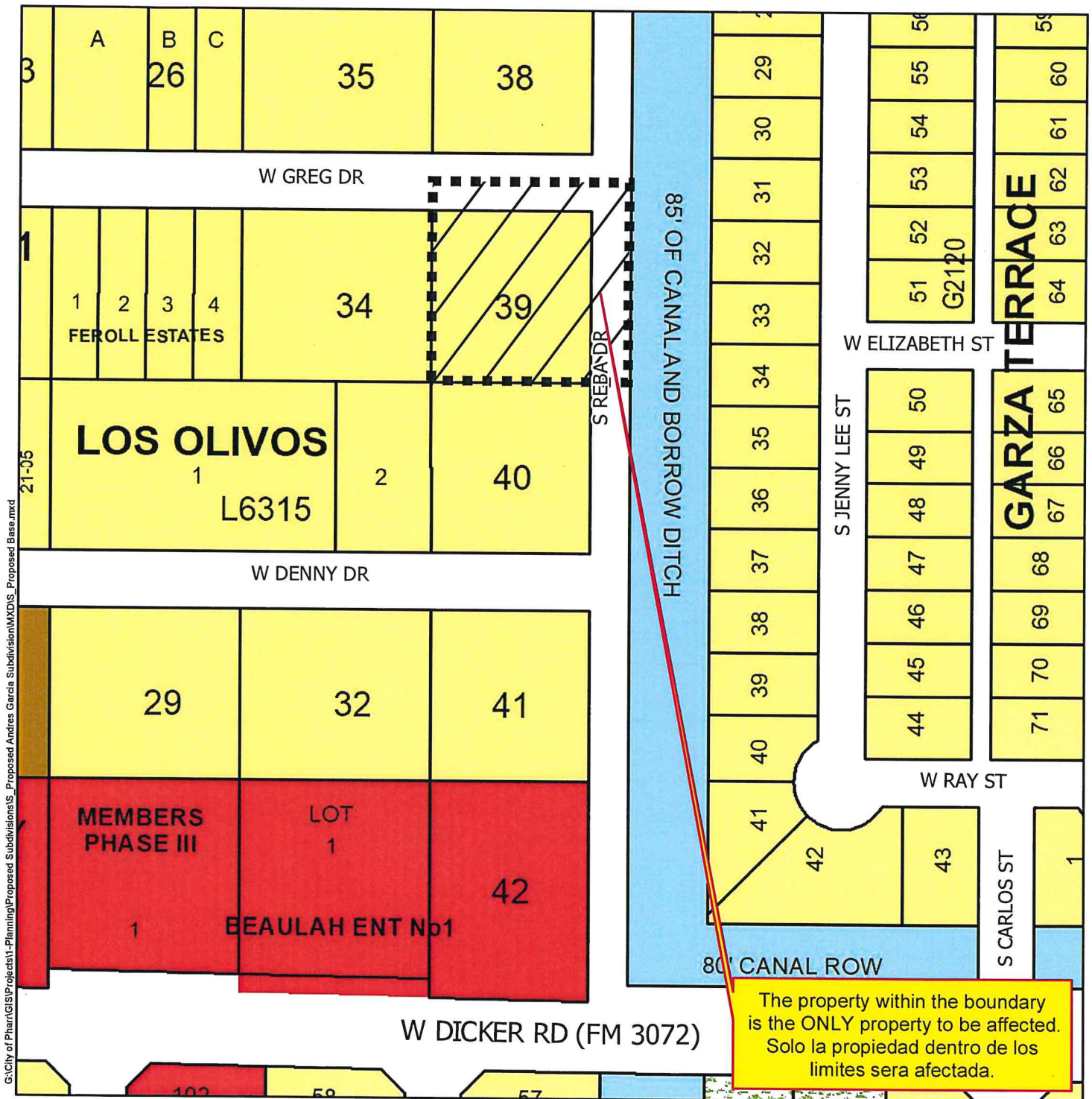


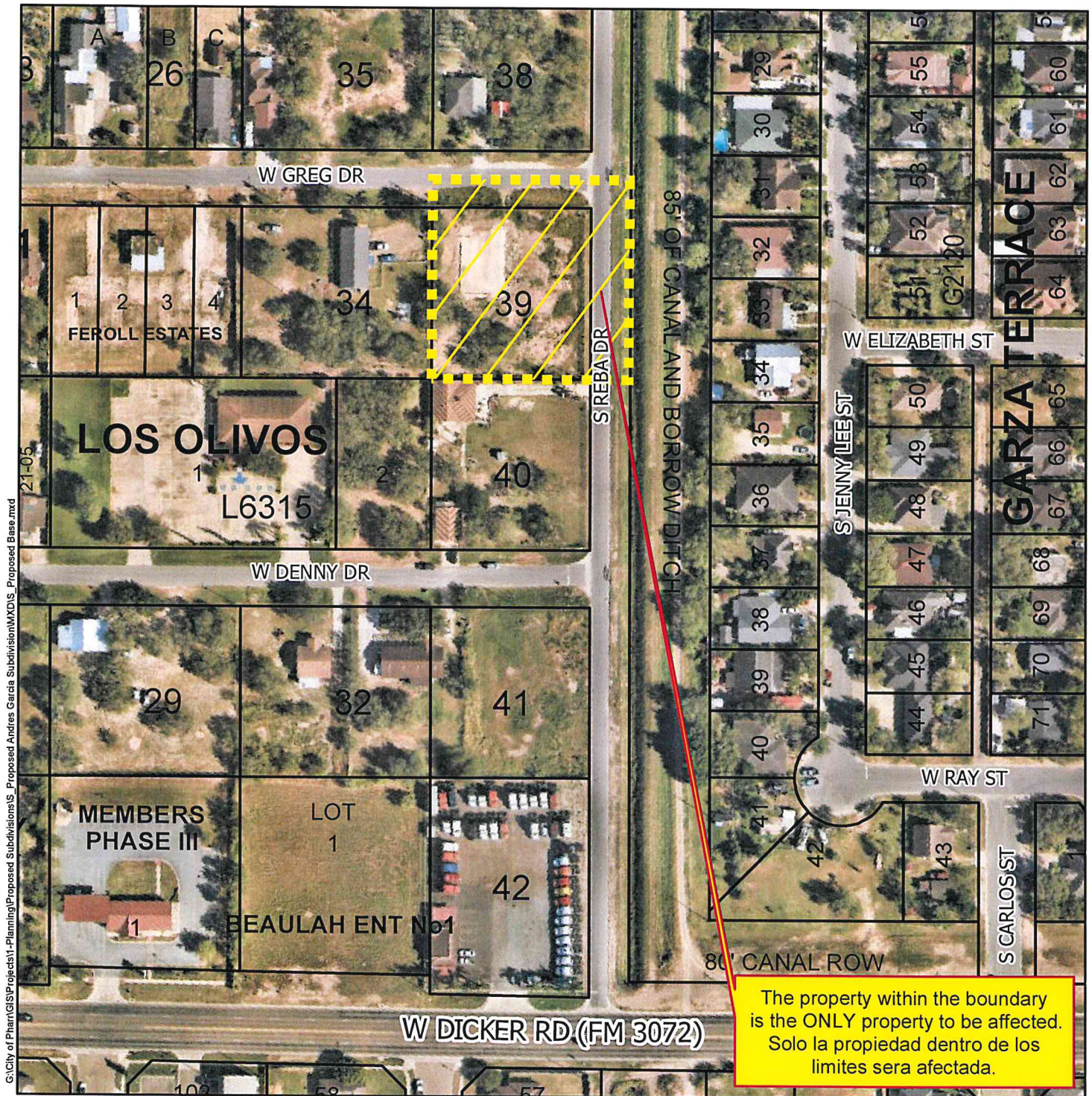
SCALE: 1"=50'

PRELIMINARY

NOV 20 2020

Tina







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: July 21, 2021

MEETING DATE: July 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering & Associates., representing Roberto Cavazos and Nydia Cavazos, owner's are requesting preliminary plat approval of the proposed Tropical Subdivision. The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1900 Block of North Veterans Blvd. ("I" Road). **SUB#201236**

Classification: Regular

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

Issue: Salinas Engineering & Associates., representing Roberto Cavazos and Nydia Cavazos, owner's are requesting preliminary plat approval of the proposed Tropical Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Tropical subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Created/Initiated - 7/21/2021

Final Approval - 7/22/2021



MEMORANDUM

DATE: MONDAY, July 26, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: TROPICAL SUBDIVISION FILE NO. SUB#201236
--

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates., representing Roberto Cavazos and Nydia Cavazos, owner's are requesting preliminary plat approval of the proposed Tropical Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 1900 Block of North Veterans Blvd. ("I" Road).

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Tropical subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. Label existing or dedicated by plat on layout.

**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. Show existing septic tanks onsite.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr Standards.
2. Drainage report needs to be approved by H.C.D.D. #1.

OTHER:

1. Provide Surveyor and engineer seal and signature.
2. Plat note #4, follow City of Pharr detention directive.
3. H.C.I.D.#2 to tie point for subdivision commencement.

STAFF REVIEW FOR: *TROPICAL SUBDIVISION*

COMMENTS:

Initials: J.R. / R.B.

JULY 13, 2021

WATER:

- Water service is already exciting.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Manhole needs to be composite base with City of Pharr logo
- Will need install 6" sewer service in the southside of the manhole (not into the manhole)
- Will need to remove septic tank.
- 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 Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: TROPICAL SUBDIVISION PRELIMINARY PLAT REVIEW

Reviewed by: Dago Soto

July 15, 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 pavement 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 – 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:

- **PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION.**
-
-

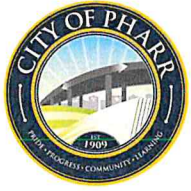
- **SHALL REQUIRED A FIRE HYDRANT ON THE SOUTHEAST CORNER OF PROPERTY ALONG NORTH VETERANS RD.**
-
-

- **FIRE HYDRANTS SHALL BE EVERY 300 FEET IN COMMERCIAL/MERCANTILE DISTRICT. SEE ABOVE COMMENTS IN YELLOW.**
-
-

- **SHALL SHOW FIRE HYDRANT DETAIL ON THE UTILITY IMPROVEMENT PLAN**
-
-

- **THE MEASUREMENT OF FIRE HYDRANT DISTANCE IS MEASURE ALONG THE ROADWAY SURFACE AND NOT AS RADIUS. SEE ABOVE COMMENTS IN YELLOW.**
-
-

-



Pharr Public Work



SUBDIVISION: Staff Review Meeting for
Tropical Subdivision
N. Veterans Rd.
Pharr Tx, 78577

DATE: 07/13/2021

Plat Notes:

- No comment

General Notes:

- No comment



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Tropical Subdivision

DATE: July 15, 2021

REVIEW: Preliminary (comments plans dated 6-30-2021)

PLAT

1. Note No. 6 --- Revise note to say... "No building shall be constructed over any easement".
2. Note No. 13--- Revise note to say... "Owners to maintain ROW and perimeter of subdivision".
3. Note No. 14--- Revise note to say... "Owners to maintain detention / retention areas".
4. Signature and seal for P.E.
5. Signature and seal for R.P.L.S.

SITE PLAN

1. Include all pertinent City of Pharr details (composite sanitary sewer manhole lid with City of Pharr logo and fire hydrant with concrete valve collar).
2. Show location of sanitary sewer service stub out on site-plan. **Do not tie in directly into proposed manhole.**
3. Include additional fire hydrant as per Fire Department.

DRAINAGE

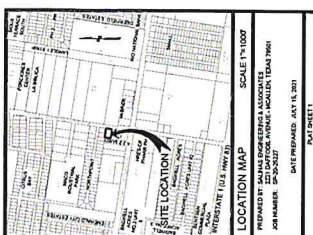
1. Drainage plan to be reviewed and approved at building permit stage.

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

- Remove septic tank as per TCEQ guidelines.
- Include the deed for H.C.I.D. No. 2



METES AND BOUNDS DESCRIPTION

BEING A 0.51 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 4, BELL DEVELOPMENT "E," HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 57, MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND 0.51 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- TO COME LOCATED AT A NAIL SET ON THE NORTHWEST CORNER OF
SANDWICH 4' IN THE CENTER OF N. VETERANS BLVD FOR
THE INTERSECTION OF SANDWICH AND 20TH ST BEGINNING OF THIS
SECTION DESCRIBED TRACT;
- (1) THENCE SOUTH 89 DEGREES 25 MINUTES WEST 36 FEET DISTANCE
TO A NAIL SET ON THE SOUTHWEST CORNER OF THE EAST HALF OF SAID
LOT WITH THE EAST LINE OF SAID LOT AT A DISTANCE OF 11.0
FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF THE EAST HALF OF
SAID LOT; AND
- (2) THENCE NORTH 81 DEGREES 35 MINUTES WEST AN DISTANCE
OF 50.0 FEET PASSES A 1 INCH DIAMETER IRON ROD POINTING
INTERSECTIONS WITH THE WEST HIGH-CHART LINE OF SAID
VETERANS BLVD; AND
- (3) THENCE NORTH 81 DEGREES 35 MINUTES WEST AN DISTANCE
OF 1.0 INCH DIAMETER IRON ROD POINTING FOR THE SOUTHWEST
CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE NORTH OR DEGREE 25 MINUTES EAST A DISTANCE
OF 36 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF THIS HEREIN
DESCRIBED TRACT;
- (5) THENCE SOUTH 81 DEGREES 35 MINUTES EAST A DISTANCE
OF 50.0 FEET TO A NAIL SET ON THE INTERSECTION OF SANDWICH
ON INTERSECTION WITH THE WEST HIGH-CHART LINE OF
N. VETERANS BLVD, AT A DISTANCE OF 20.0 FEET IN
THE CENTER OF N. VETERANS BLVD; AND
- (6) THENCE SOUTH 89 DEGREES 25 MINUTES WEST AN DISTANCE
OF 36 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF THE EAST
HALF OF SAID LOT; AND
- (7) THENCE SOUTH 89 DEGREES 25 MINUTES WEST AN DISTANCE
OF 11.0 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF THE EAST
HALF OF SAID LOT.

STATUS OF READING: OWING IT'S DEAD

[illegible]

FILED FOR RECORD
IN HIDALGO COUNTY
AT THE CLERK'S
OFFICE OF THE
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOLUME _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SEA

SALINAS ENGINEERING & ASSOC.
(F-6675)—ENGINEER
(10085700)—SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — MCALLEN, TEXAS 78501
9561 682-9081
(956) 688-1489 (FAX)

STATE OF TEXAS
COUNTY OF HIDALGO

(M) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE TROPICAL SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDUDE SUCH PROPERTY SANDEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN (TO BE PREPARED)

OWNER: ROBERTO CAVAZQS
804 E. 13¹/₂ ST.
SAN JUAN, TEXAS 78589

OWNER: NYDIA CAVAZOS
804 E. 13th ST.
SAN JUAN, TEXAS 76599

STATE OF TEXAS
COUNTY OF HINDS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERTO & NYDIA CAVAZOS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC
COUNTY OF HIDALGO, TEXAS

THE OWNER'S ACKNOWLEDGEMENT MAY BE OMITTED IF THERE IS ALSO FILED WITH THE PLAT A DEDICATION DEED ADOPTING SUCH PLAT AS A PART THEREOF, EXECUTED BY SUCH OWNER IN RECORDABLE FORM AND INCORPORATING THEREIN ALL OF THE PERTINENT PROVISIONS OF SUCH OWNER'S ACKNOWLEDGEMENT.

STATE OF TEXAS
COUNTY OF HENDON

THIS PLAT OF TROPICAL SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____

DANNY WYLLIE,
PLANNING AND ZONING COMMISSION CHAIRMANSTATE OF TEXAS
COUNTY OF LEON

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

DATE _____

DATE _____

STATE OF TEXAS
COUNTY OF MEDICAL CO.

DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATES AND AT THE PLACES INDICATED THEREON. I AM NOT PROVIDING SUPERVISION, AND FURTHER CERTIFY THAT PROPER RECORDS OF THIS SURVEY HAVE BEEN MAINTAINED AND WILL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF HOUSTON'S ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF HOUSTON'S ENGINEERING CONSIDERATION AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

DAVID OMAR SALINAS, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR #5782

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PHARR ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 15, 2021.
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

TROPICAL SUBDIVISION

HIDALGO COUNTY TEXAS

BEING A 0.51 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 4, BELL DEVELOPMENT "E",
HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 57, MAP RECORDS OF
HIDALGO COUNTY, TEXAS.

THIS PLAY IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON DALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAYS OR EASEMENTS.

10

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

DAOLOG COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. THE ENGINEER IS RESPONSIBLE FOR THE DESIGN OF THE DRAINAGE STRUCTURES. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE DESIGN OF THE DRAINAGE STRUCTURES IF THE ENGINEER TO MAKE THEIR DETERMINATIONS.

DALGO COUNTY DRAINAGE DISTRICT NO. 1
AUL E. SESIN, P.E., C.F.M.

DATE

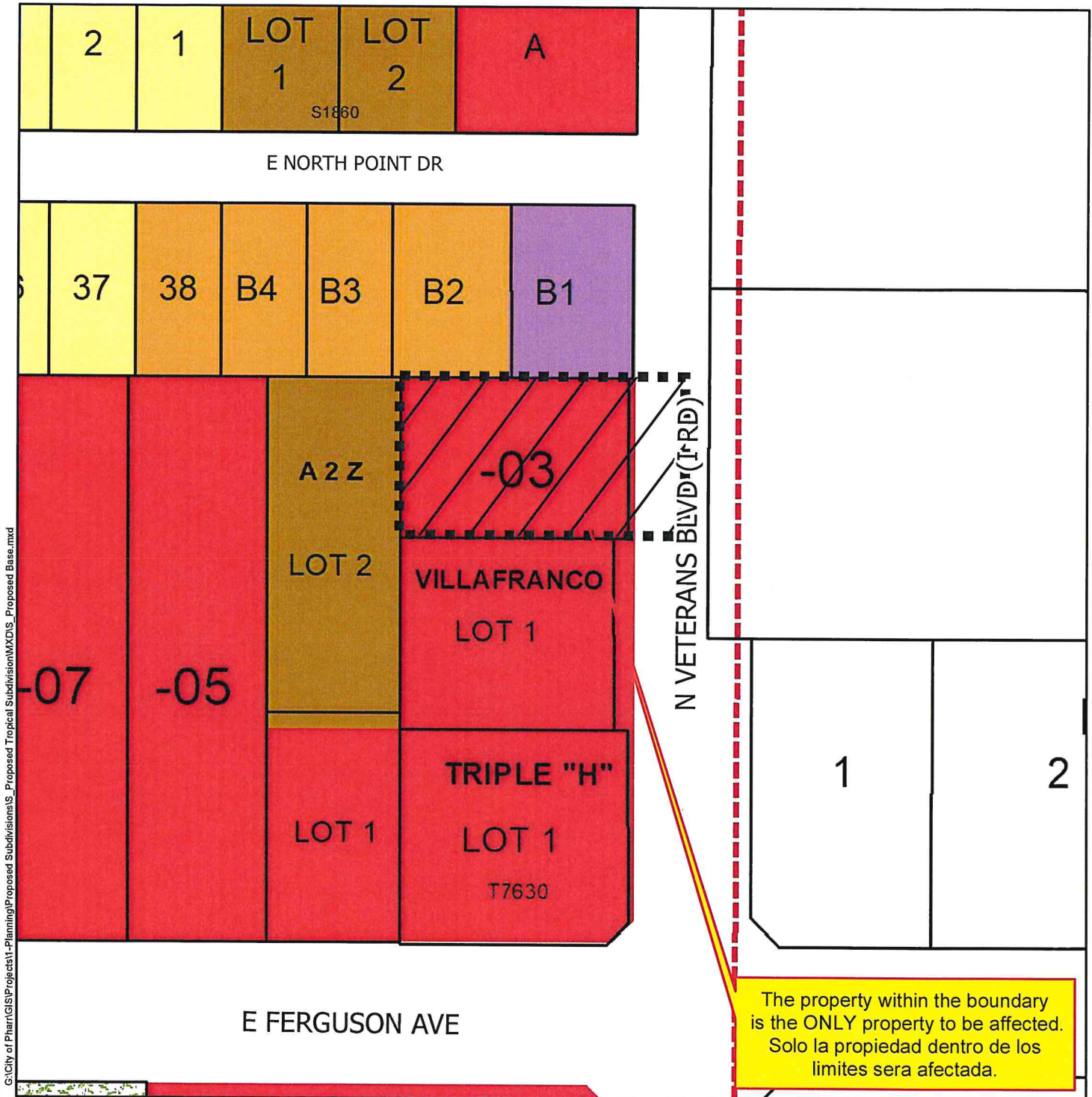
[illegible]

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
HAMMER: ROBERTO J. HYON GAVANOS	804 E. 131 ST.	SAN JUAN, TEXAS 79204	(505) 764-1382	(505) 764-4018
CHONGER: DAVID O. SALINAS	2221 DARTFOOL AVE.	MCALLIN, TEXAS 79601	(505) 832-2021	(505) 832-1439
SURVEYOR: DAVID O. SALINAS	2221 DARTFOOL AVE.	MCALLIN, TEXAS 79601	(505) 832-2021	(505) 832-1439

GENERAL PLAT NOTES:

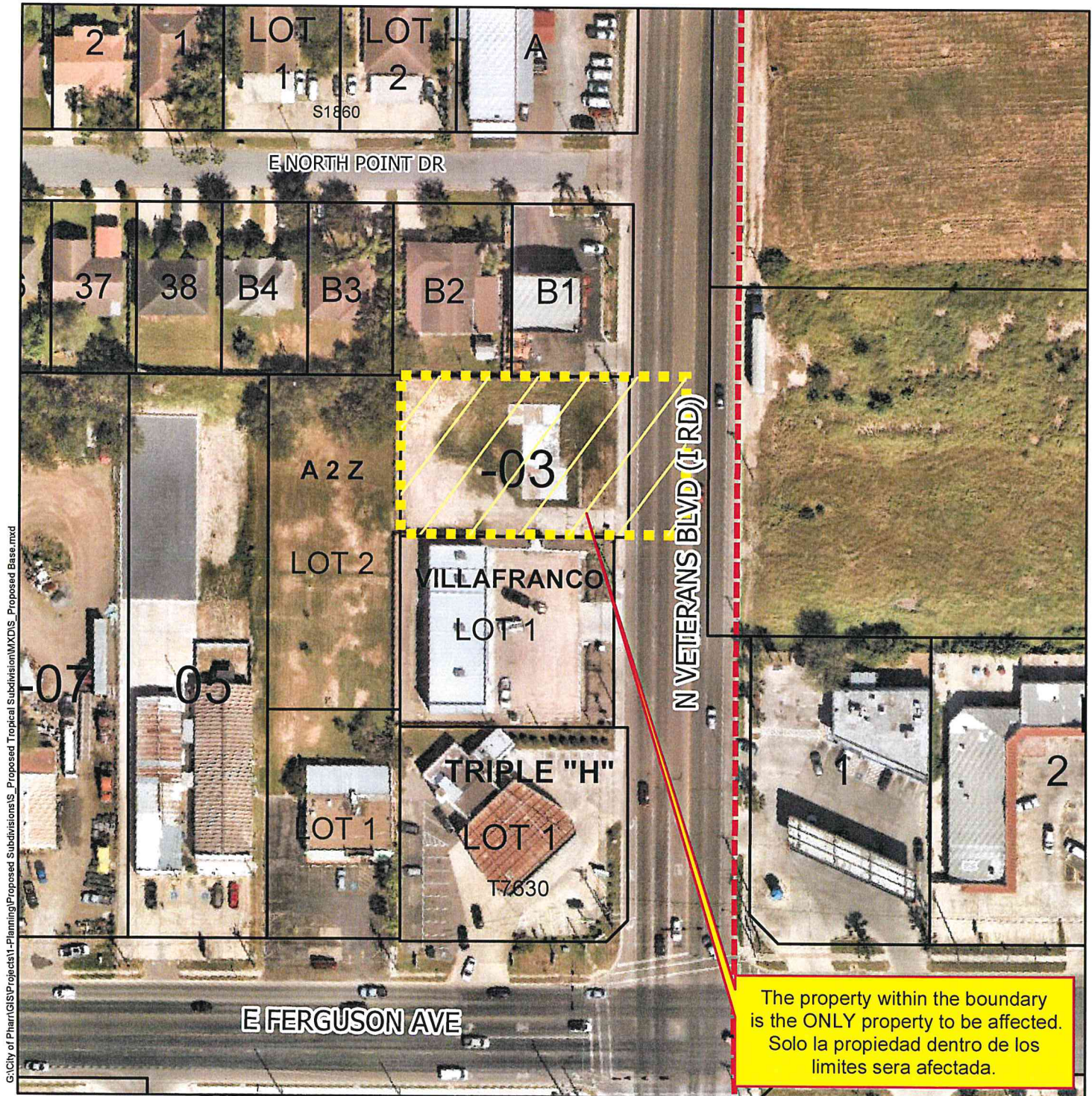
- [illegible]



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Tropical Subdivision\MXD\Subdivision 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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: July 21, 2021

MEETING DATE: July 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing Humberto Tijerina and Evanagelina A. Tijerina, Trustees, are requesting preliminary plat approval of the proposed Master Plan Circle K Pharr Subdivision. The property is legally described as being a 6.998 acres situated in the City of Pharr, consisting of 6.498 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of one acre being all of Lot 1, Ordonez Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1800 Block of South 69C. **SUB#210513**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Humberto Tijerina and Evanagelina A. Tijerina, Trustees, are requesting preliminary plat approval of the proposed Master Plan Circle K Pharr Subdivision. **SUB#210513**

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plan Circle K Pharr Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 7/21/2021
Final Approval - 7/22/2021



MEMORANDUM

DATE: MONDAY, JULY 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN CIRCLE K PHARR SUBDIVISION
FILE NO. **SUB#210513**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Humberto Tijerina and Evanagelina A. Tijerina, Trustees, are requesting preliminary plat approval of the proposed Master Plan Circle K Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 6.998 acres situated in the City of Pharr, consisting of 6.498 acres out of Lot 220 Kelly-Pharr Subdivision and 0.500 of one acre being all of Lot 1, Ordonez Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1800 Block of South 69C.

ZONING: The property is currently zoned General Business District (C) and Agricultural Open Space District (A-O). The adjacent zones are Planned Unit Development District (PUD) to the north and General Business District (C) to the east, Office Professional District (OP) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Circle K convenient store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan Circle K Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide street light layout.
2. Show irrigation easement along W. Moore Rd.
3. Power poles to be relocated to the new R.O.W. line.
4. A right turn lane shall be designed by project engineer at intersection of W. Moore Rd. and S. Cage Blvd.

EASEMENTS:

1. Easements shall not overlap.
2. Show gas line easement.
3. Show all existing easements.
4. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Revise metes and bounds do no match plat layout.
2. Provide correct layout for location map.
3. A T.I.A. will be done by project engineer.
4. Duplicated owners dedication signature block.
5. Add Master to owners dedication signature block.
6. Fill out the blanks for plat note #4.
7. Label all monuments.
8. Moore Rd. 24" sanitary sewer improvements reimbursement: $\$402.90/\text{acre}(6.998) = \$2,819.49$.
9. Provide signatures for engineer and surveyor.
10. Change scale to 1" = 100'.
11. Provide all pertinent City of Pharr details.
12. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.

13. See staff comments attached.

This item will go before the City Commission Meeting of **August 02, 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: Master Plan Circle K Pharr Subdivision Preliminary Plat Review

Reviewed by: Dago Soto

July 1, 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 – 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:

➤ **Call out existing Fire Hydrants.**

➤ **Shall require an additional Fire Hydrant at the Northwest area of property along W. Moore Rd.**

➤ **Shall require a 12 in water main from W. Moore Rd to the end of property a long S. Cage Blvd.**

➤

➤

➤

➤

STAFF REVIEW MEETING FOR: *CIRCLE K PHARR MASTER PLAN SUBDIVISION*

COMMENTS: Initials: O.D.L. / J.R. / R. B. JUNE 29, 2021

WATER:

- Will need to show 18" water line on east of S. Cage (call out)
- Will need install 12" water line to and through the property on east side
- Will need to replace 90° elbow with 8"tee with 2" flush out to the west for future use
- Will need to install 16" steel casing on W. Moore Rd.
- Follow City of Pharr Construction Standards Manual

SEWER:

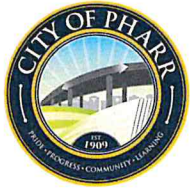
- Will need to verify sewer line location in the area
- Will need to relocate lot 2 6" sewer service to the north side of the existing manhole
- Will probably need to relocate lot 1 6" sewer service to different area pending site plan
- Follow City of Pharr Construction Standards Manual

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 Public Work



SUBDIVISION: **Plat Review Meeting**

Circle K Subdivision

DATE: 06/29/2021

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Show drainage details**
- **Show paving details**
- **Obtain an open cut permit from Public Works**
- **Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Circle K Pharr Subdivision

DATE: July 1, 2021

REVIEW: Preliminary (comments plans dated 6-14-2021)

PLAT

1. Signature from R.P.L.S.
2. Note no. 8---Revise note to say... "5.0'-ft sidewalk with ADA ramps and landings shall be required along all streets at the time of building permit phase.
3. Add note---Owners to maintain detention/retention area.

SITE PLAN

1. Provide all pertinent City of Pharr detail. (Sidewalk with ADA ramps and landings, waterline bedding, water and sewer service, all utility crossings, sanitary sewer profile, fire hydrants, gate valve.
2. Top left corner, have 90-degree elbow be replaced with two 45-degree elbows.

DRAINAGE

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

CLOSEOUT DOCUMENTS

- 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

1. 1/3 paved ROW along W. Moore Rd. must include the following:
 - 3" HMA
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter

5' Sidewalk

BEING A RESUBDIVISION OF 6.998 ACRES
[304,840.48 sq. ft.] SITUATED IN THE CITY
OF PHARR, COUNTY OF HIDALGO, TEXAS,
CONSISTING OF: 6.498 ACRES [283,054.72
sq. ft.] OUT OF LOT 220, KELLY-PHARR
SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 0, PAGE 27,
HIDALGO COUNTY MAP RECORDS

[illegible]

THIS PLAN IS HEREBY APPROVED BY THE IDEALOG COUNTY BRIGADIER DISTRICT # 2
ON THE _____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION TREES, FENCES
AND BUILDINGS SHALL BE PLACED UPON IDEALOG COUNTY BRIGADIER DISTRICT #2
RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

SALADO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THIS PROJECT, SUBMITTED FOR REVIEW AND APPROVAL, IS IN ACCORDANCE WITH THE DRAINAGE DISTRICT WATER CODE, CHAPTER 4831, I.C.L. THE DISTRICT HAS NOT APPROVED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SITUATION BASED ON THE INFORMATION PROVIDED. THE DISTRICT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS AND IS GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER, AND NOT THE DISTRICT, TO OBTAIN NECESSARY PERMITS AND TO MAKE THESE DETERMINATIONS.

SALADO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS
COUNTY OF HIDALGO

[illegible]

1124, PG. 27

STATE OF TEXAS
COUNTY OF MIDLAND

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS "MASTER PLAN CIRCLE 4 PHASE SUBDIVISION TO THE CITY OF PHARM, TEXAS, AND MOORE NAME IS SUFFICIENT HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

H & E TURNER CHILDRENS FAMILY, LTD.

ROBERTO THERIA, TRUSTEE 2204 SW AUGUSTA SQ MALLIN, TX 79063	DATE _____
ROBERTA THERIA, TRUSTEE 2204 SW AUGUSTA SQ MALLIN, TX 79063	DATE _____

STATE OF TEXAS
COUNTY OF HEMLOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HUMBERTO TUCUNA
_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
SET FORTH, AND THAT HE SIGNED AND DELIVERED THE SAME FREELY AND VOLUNTARILY, WITHOUT HAVING BEEN
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HENDALCO COUNTY, TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HENDALCO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, A PERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/ SHE/ IT ACKNOWLEDGED TO ME THAT HE/ SHE/ IT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH, AND HE/ SHE/ IT SIGNED AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

PLAN CIRCLE K PHARM, SUELVISION™ TO THE CITY OF PHARM, TEXAS, AND WHOLE NAME IN CONVENTION, HERETO, HEREBY DEEDATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, HIGHWAYS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THE FINE TURNER REAL ESTATE LIMITED PARTNERSHIP I 10000 W. 10TH STREET, SUITE 100 DALLAS, TEXAS 75243 (214) 343-1234 HENRIETTA TURNER, TRUSTEE	DATE: _____
THE FINE TURNER REAL ESTATE LIMITED PARTNERSHIP 10000 W. 10TH STREET, SUITE 100 DALLAS, TEXAS 75243 (214) 343-1234 HENRIETTA TURNER, TRUSTEE	DATE: _____

STATE OF TEXAS
COUNTY OF HOCKLEY

NOTARY PUBLIC: HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____
 STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVANGELINA A. TUDEN
WHO IS KNOWN TO ME TO BE THE PERSON TO WHOM THE FOREGOING INSTRUMENT AND
AFFIDAVIT HAVE BEEN FORWARDED, AND WHO HAS DECLARED UNDER OATH AND CONSIDERATION OF HER
SWEATH UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, TARRANT PUBLIC, TARRANT COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HDALGO

THE UNDERSIGNED, MARIO A. RETNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOLLOWING ENGINEERING CONSTRUCTION HAS BEEN GRANTED TO THIS PLAN.

SUBMITTED THIS 11 DAY OF March 2024

Mario Retna

MARIO A. RETNA, PROFESSIONAL ENGINEER No. 117248

WELDON & WATKINS, INC.
TEXASREGISTERED/PAID/EX-15

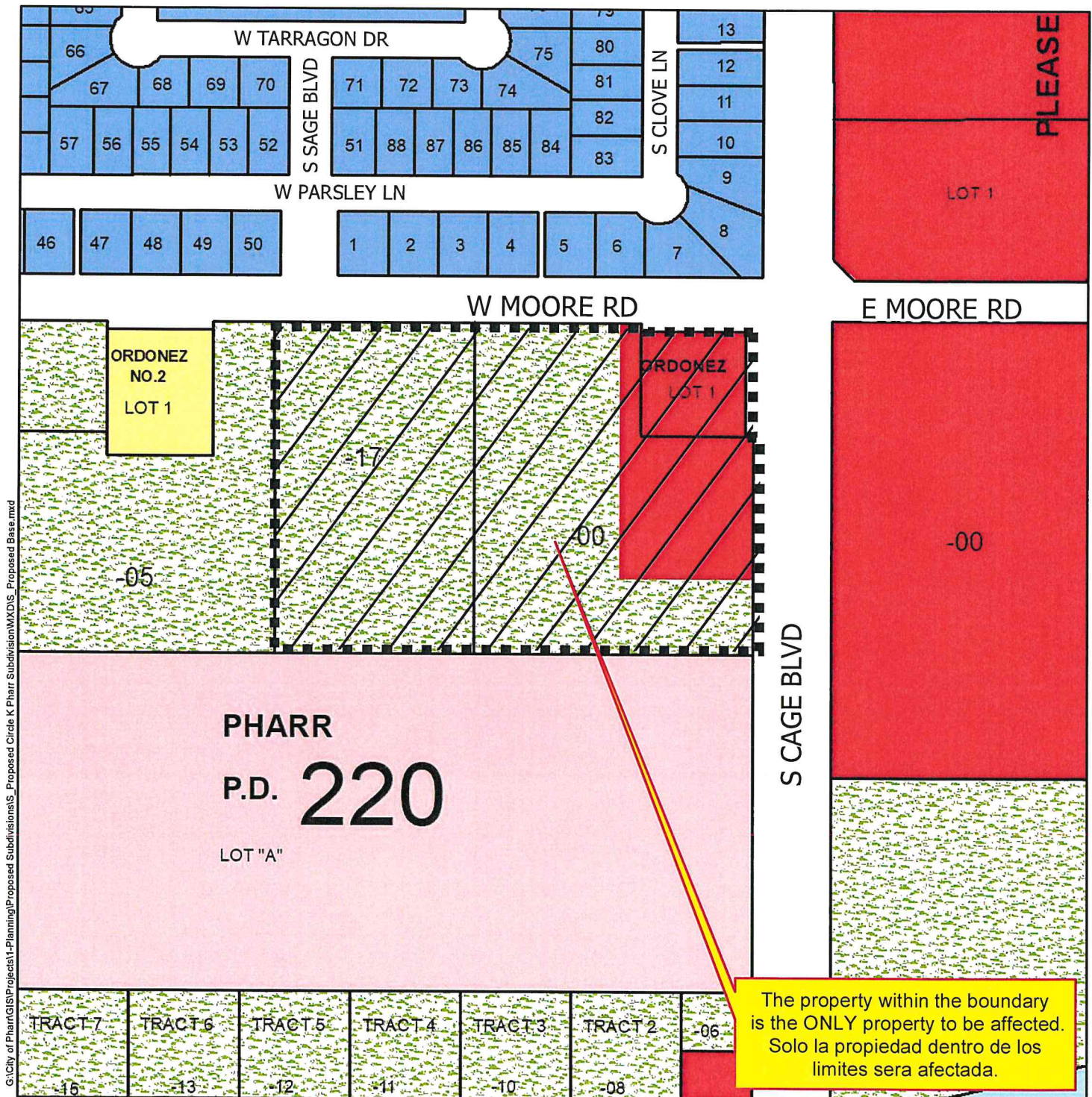


DATE OF ISSUE
STATE PREPARED 04-26-21
CORRESPONDING JOB No. 1244102

FILED FOR RECORD IN
HIDALGO COUNTY
ARLINDO GUANISDO, JR.,
JUDGE

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HEDALGO COUNTY, TEXAS

DATE _____



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



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Circle K Pharr Subdivision\WXD\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 | |



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: July 21, 2021

MEETING DATE: July 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing Rosa Maria A. Vigon, Manager for F.H. Investments, LTD, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr Subdivision. The property is legally described as being a 13.355 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6800 block of S. Cage Blvd. **SUB#210617**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Rosa Maria A. Vigon, Manager for F.H. Investments, LTD, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 7/21/2021
Final Approval - 7/22/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN TRACTOR SUPPLY SOUTH PHARR SUBDIVISION
FILE NO. **SUB#210617**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Rosa Maria A. Vigon, Manager for F.H. Investments, LTD, A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.355 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 6800 block of S. Cage Blvd.

ZONING: The property is currently zoned Heavy Commercial District (HC) and Residential Mobile Home District (R-MH). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, General Business District (C) and Residential Mobile Home District (R-MH) to the south, Single Family Residential District (R-1), Residential Mobile Home District (R-MH) and Neighborhood Commercial District (N-C) to the east and General Business District (C) to the west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Tractor Supply store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan Tractor Supply South Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide street light layout.
2. Power poles to be relocated to the new R.O.W. line.
3. Show street name along front of property.

EASEMENTS:

1. Easements shall not overlap.
2. Show all existing easements.
3. Show document number for abandonment for HCID #2, easements and fee simple R.O.W.
- 4.
5. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Show future phases on master plat.
2. Correct lot numbers.
3. Change scale to 1"=100'.
4. Add the directional to metes & bounds: example north, south, east and west.
5. Revise metes and bounds do no match plat layout.
6. Provide correct layout for location map.
7. Add Master to owners dedication signature block.
8. Fill out the blanks for plat note #4.
9. Plat note #5 remove the extra 8 on the northing.
10. Label all monuments.

11. Provide signatures for engineer and surveyor.
12. Provide all pertinent City of Pharr details.
13. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
14. See staff comments attached.

This item will go before the City Commission Meeting of **August 02, 2021** at **4:00 p.m.**

STAFF REVIEW MEETING FOR: MASTER PLAN TRACTOR SUPPLY SOUTH PHARR SUBDIVISION

COMMENTS:

Initials: O.D.L. / J.R. / R. B.

JUNE 29, 2021

WATER:

- Will need install 12" water line on S. Cage
- On the lower north west corner of lot 1 will required 2 45° elbows instead of the 90°
- On the lower south west corner of lot 1 will need a 12" gate valve on the south side of the tee
- On the lower south east corner of lot 1 will need to install a tee with water valves on the east and west side of the tee
- Will need to show all proposed utilities in master plan for all 3 lots
- Will need to show all existing surrounding utilities in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to adjusted all existing manhole to grade
- Will need to replace all manhole rim and cover with composite rim and covers with City of Pharr logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



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

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

Subdivision: Tractor Supply South Pharr Subdivision. Preliminary Plat Review

Reviewed by: Dago Soto

July 1, 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 – 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:

➤ **Additional Fire Hydrants shall be every 300 Feet**

➤ **Call out all existing Fire Hydrants**

➤ **12-inch water main along S. Cage Blvd**

➤ **Call out the existing water main shown on Utility Map.**

➤ **Call out existing streets. Call out direction of Streets.**

➤ **On Master Plan Show connections for the future development east of property**

➤



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Tractor Supply Subdivision
Pharr Tx, 78577

DATE: 06/29/2021

Plat Notes:

- No comments

General Notes:

- Show drainage details
- Show paving details and profile of S. Moon Lane.
- Obtain an open cut permit from Public Works
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Tractor Supply South Pharr
Subdivision

DATE: July 1, 2021

REVIEW: Preliminary (comments plans dated 6-14-2021)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 5---Check northing, it should read as follows: **Northing: 16572873.206.**
4. Note No. 15---Revise note to say... "5.0'-ft sidewalk with ADA ramps shall be required along all streets, at the time of building permit phase.

SITE PLAN

1. Include all pertinent City of Pharr. (Water bedding, street profile of E. Thomas Rd. widening, sidewalk, ADA ramps & landings, sanitary sewer services, waterline services, utility crossings, and street profile of S. Moon Ln.)
2. As per thoroughfare plan S. Moon Ln. shall be extended to E. Thomas Rd.
3. Ensure that overhead powerlines are not in the way of street widening.

DRAINAGE

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

CLOSEOUT DOCUMENTS

- 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).

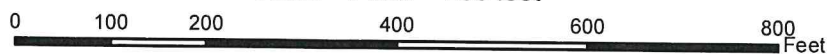
ADDITIONAL COMMENTS

1. 1/3 paved ROW along E. Thomas Rd. must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk



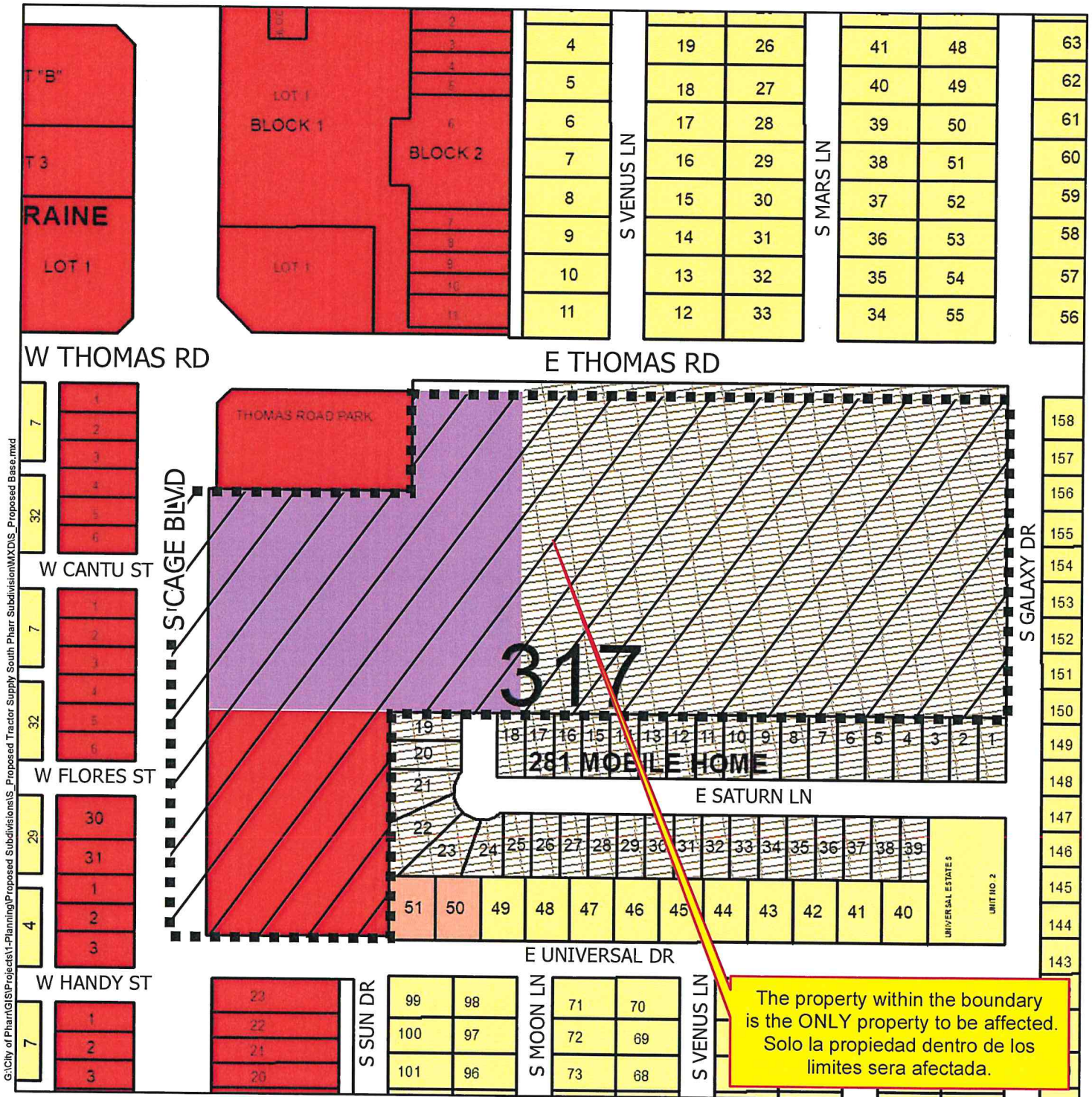
- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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

Scale: 1 inch = 200 feet



Date: 6/28/2021

Proposed Subdivision
Tractor Supply South Pharr Subdivision
Melden & Hunt inc.



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 = 200 feet



Date: 6/28/2021