

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 13, 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 August 23, 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.*

E. PLATS:

- 1) Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, are requesting preliminary plat approval of the proposed Burgos Subdivision. The property is legally described as being a 1.00 acre out 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#210723**

- 2) Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting preliminary plat approval of the proposed Casa Gutierrez Subdivision. The property is legally described as being a 0.279 of an acre tract of land consisting of the southern portion of Lots 6 and 7, Block 3, Second Amended map of Helmer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Cherokee Ave. **SUB#210719**

- 3) Salinas Engineering & Associates, representing Agustin and Maria Luisa R. Carrillo, owners, are requesting final plat approval of the proposed The Gift Subdivision. The property is legally described as being a 0.52 acre tract of land, more or less, out of the W150.0' of the E640.8' of the S150.0' of the N358.67' of Lot 348, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 152 West Siesta Street. **SUB#200619**

- 4) Rio Delta Engineering, representing Joseph William Holand, owner, is requesting preliminary plat approval of the proposed Just A Closet #7 Subdivision. The property is legally described as being a 22.88 acres tract of land, more or less, same being out of the south 24.19 acres of Lot 5, Block 4, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Jackson Road. **SUB#210722**

- 5) Perez Consulting Engineers, representing the City of Pharr, is requesting final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I. The property is legally described as being a tract of land containing 9.49 acres of land and also being a part of Lot 133, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North IH 69 C. **SUB#190616**

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 9th day of September 2021 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Imelda Barrera, Assistant City Clerk

*City Commissioner's Room
118 S. Cage Blvd. August 23, 2021 - 6:00 p.m.*

MEMBERS PRESENT: Danny Wylie Rafael Munguia
Romeo Robles

CONFERENCE: Luis Madrigal

OTHERS PRESENT: See attached list

Page 1 of 7

Carolina Herrera, Secretary, stated correction would be made.

There being no further discussion Romeo Robles moved to **approve** the minutes of August 09, 2021 with correction. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **LEM GROUP LLC, D/B/A THE BRIDGE BAR, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING .099 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 & 2, LUVIL LLC ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 508 WEST IH-2 SUITES 12 & 13. CUP#210741**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the east, south, north, and west. This area is generally designated for commercial in the Land Use Plan. She further reported seven (7) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie asked if the applicant had any comments

Alfredo Ortiz the property owner, introduced himself and stated he had no comments.

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.

There being no discussion Romeo Robles moved to **approve** the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **RICH HERITAGE CONSTRUCTION INC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM HEAVY INDUSTRIAL DISTRICT (H-I) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.68-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, POSADAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3515 NORTH SUGAR ROAD. COZ#210742**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Heavy Industrial District (H-I). The subject property and the properties to the north, south, east and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on November 18, 1986. The property and the property to the east were rezoned to General Business District (C) on February 15, 2000. Later, on November 3, 2014 the subject property and property to the east were rezoned to Heavy Industrial District (H-I). The property to the south was rezoned to Medium Density Multi-Family Residential District (R-3) on June 4, 2018. The property to the north was rezoned to Single Family Residential District (R-1) on October 5, 1993. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported forty-three (43) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (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 asked if the applicant had any comments.

Raul Garcia introduced himself as the engineer for the project and stated that this will mirror the project across the street.

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.

There being no discussion Luis Madrigal moved to **approve** the request to re-zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) **MARGARITA PENA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 17, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1008 WEST MINNESOTA ROAD. COZ#210743**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the north, east, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on March 6, 1984. On August 25, 2015, the property to the north was rezoned to Residential Multi Family High Density District (R-MFHD). The properties to the south were annexed on September 19, 1989 and were zoned to Heavy Commercial District (H-C). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported thirteen (13) 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 in opposition of the item.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow 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 asked if the applicant had any comments.

Margarita Pena introduced herself as the property owner and stated the gym will be fully enclosed, classes will be indoor, and coach led. She continued to state she will provide a fence and comply with the City on any requirements.

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

Carolina Herrera, Secretary, stated Juan Carlos Frias signed up.

Juan Carlos Frias, residing at 1006 W Minnesota Rd., stated he and his family have resided at this address for over 30 years. He continued to state they are against the rezoning in question. He believes the construction of a business will only increase the traffic on a two-lane old road that has no streetlights, intersection lights, speed bumps, fire hydrants, or sidewalk. He stated within the last six (6) months two (2) neighbors have had their front fence wiped off due to impaired drivers on the dark road. Mr. Frias continued to state the cross-fit gym will impact the quality of life of himself and the surrounding property owners due to the noise and music from the hours of 5:00 a.m. to 9:00 p.m. Mr. Frias also believes this will set a precedence for property buyers to buy the surrounding properties at an Agricultural or Residential price and rezone to Commercial for a business. He stated the surrounding property owners that have resided there for over 40 years are glad the area has developed but would not like to have businesses between their homes.

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

Rafael Munguia recommended the item be discussed in Executive Session.

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

The time being 6:27 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM F. RECONVENE:

The time being 7:09 p.m., Chairman Wylie stated the commission would resume the open meeting.

- 3) MARGARITA PENA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 17, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1008 WEST MINNESOTA ROAD. COZ#210743**

There being no further discussion Romeo Robles moved to approve the request re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING JORGE GONZALEZ, PRESIDENT OF DREAM HOMES BY J & J REAL ESTATES CO. A TEXAS CORPORATION, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ARNOLD ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 11.56 ACRE TRACT OF LAND OUT OF THE WEST 12.5 ACRES OF LOT 107, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST NOLANA LOOP (FM 3461). SUB#210412**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Heavy Commercial District (H-C) to the east and south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for commercial and single-family use in the Land Use Plan. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Arnold Acres 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.

There being no discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Arnold Acres Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING ALFREDO PALACIOS AND DINA PALACIOS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RE-PLAT OF LOT 24, SING'S SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.05 ACRE TRACT OF LAND OUT OF LOT 24, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF SOUTH CANNA STREET. SUB#200926**

Eddie Martinez, Planner II, introduced the item and stated it was withdrawn.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:14 p.m.

ATTEST:

Chairman, Danny Wylie

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: September 8, 2021

MEETING DATE: September 13, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, are requesting preliminary plat approval of the proposed Burgos Subdivision. The property is legally described as being a 1.00 acre out 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#210723**

Classification: Regular

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

Issue: Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, Owners, are requesting preliminary plat approval of the proposed Burgos Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 9/8/2021
Approved - 9/8/2021
Final Approval - 9/8/2021



MEMORANDUM

DATE: MONDAY, SEPTEMBER 13, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: BURGOS SUBDIVISION FILE NO. SUB#210723
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GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, Owners, are requesting preliminary plat approval of the proposed Burgos Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre out 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 home.

VARIANCES: None requested.

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

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

1. Provide street lighting layout.

EASEMENTS:

1. Label and show all existing easements.
2. The 20' easement for HCID #2, shall read R.O.W.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. In compliance.

OTHER:

1. Plat note #4, do not round northing and easting.
2. On the west side of property show the limits of the 85' canal and burrow ditch.
3. Verify the bearing on north side of property does not match recorded subdivision Nayarit.
4. On metes & bounds paragraph 2 description of lot line verify.
5. Staff comments are attached.

PLAT REVIEW MEETING FOR:

BURGOS SUBDIVISION

COMMENTS: **Initials: O.D.L./J.R. / R. B.** **SEPTEMBER 02, 2021**

WATER:

- Will need to field correct water line location (north side of street)
- Will need to extend the water line to and thru the property and install a flush valve on the southeast of the property
- Will need to install a 1" x 3/4" water service for lot #2
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to install a 4" sewer service for lot #2
- 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: Burgos Subdivision

Reviewed by: Manuel Renta, Dago Soto

September 8, 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:

➤ At the time of plan review subdivision plat is within reasonable compliance, no action taken. MR.

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SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Burgos Subdivision

DATE: September 2, 2021

REVIEW: Preliminary (comments plans dated 8-20-2021)

PLAT

1. Signature and seal from R.P.L.S.
2. Note No. 4---Revise northing and easting: **N 16571056.067** and **E 1078182.056.**
3. Note No. 6---Use City of Pharr drainage directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
4. Add note---Owners to maintain detention/retention area.

SITE PLAN

1. Show all pertinent City of Pharr details. (Utility crossings, sanitary sewer service & water line service, driveway)

DRAINAGE

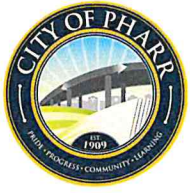
1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.

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

- Bore or street cut will require permit from Public Works department
- Bacteriological test will be required for waterline.
- Lab for site work will be required for paving items.



Pharr Public Work



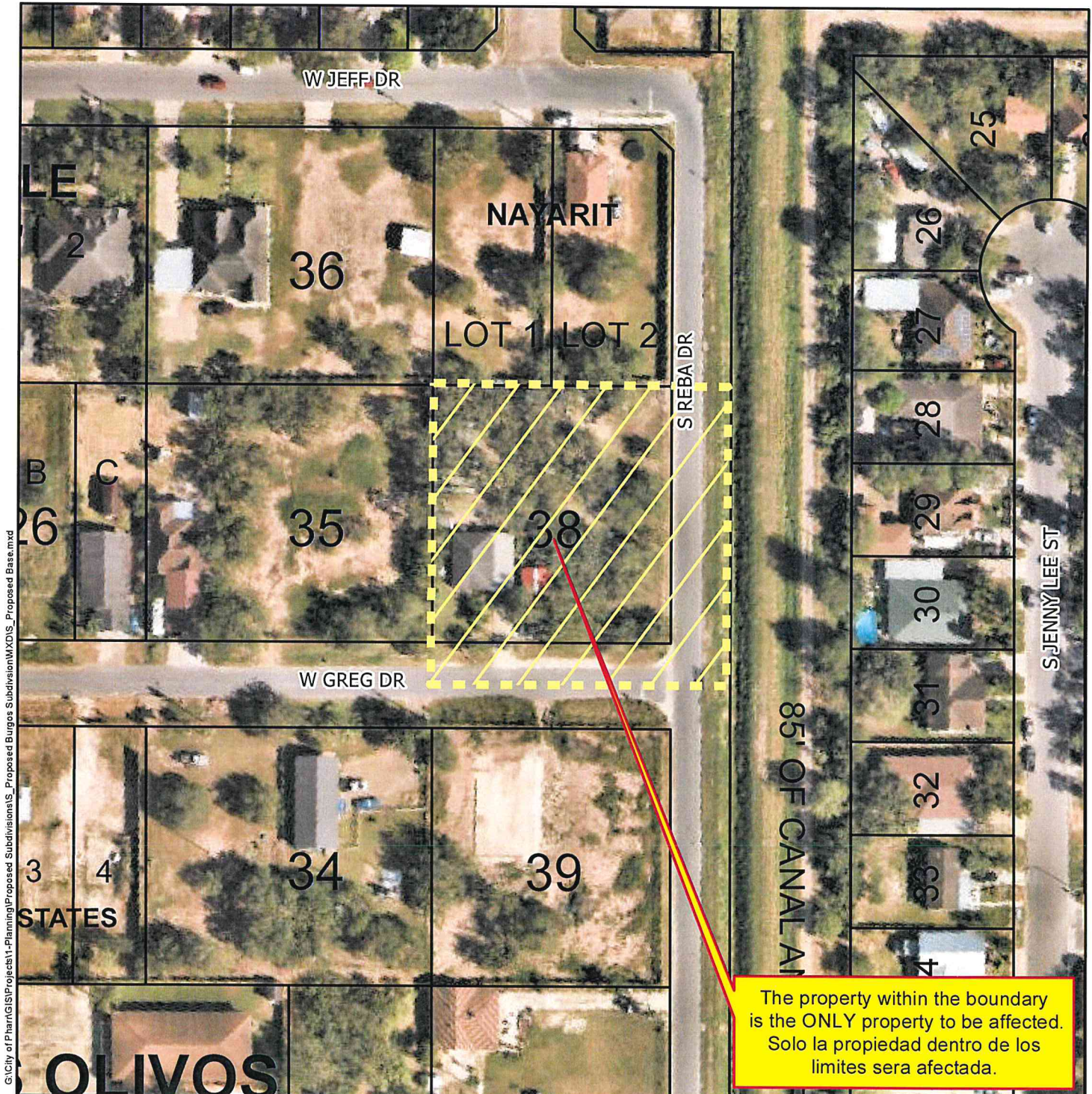
SUBDIVISION: Staff Review Meeting
Burgos Subdivision
S. Reba
Pharr Tx, 78577

DATE: 08/31/2021

Plat Notes:

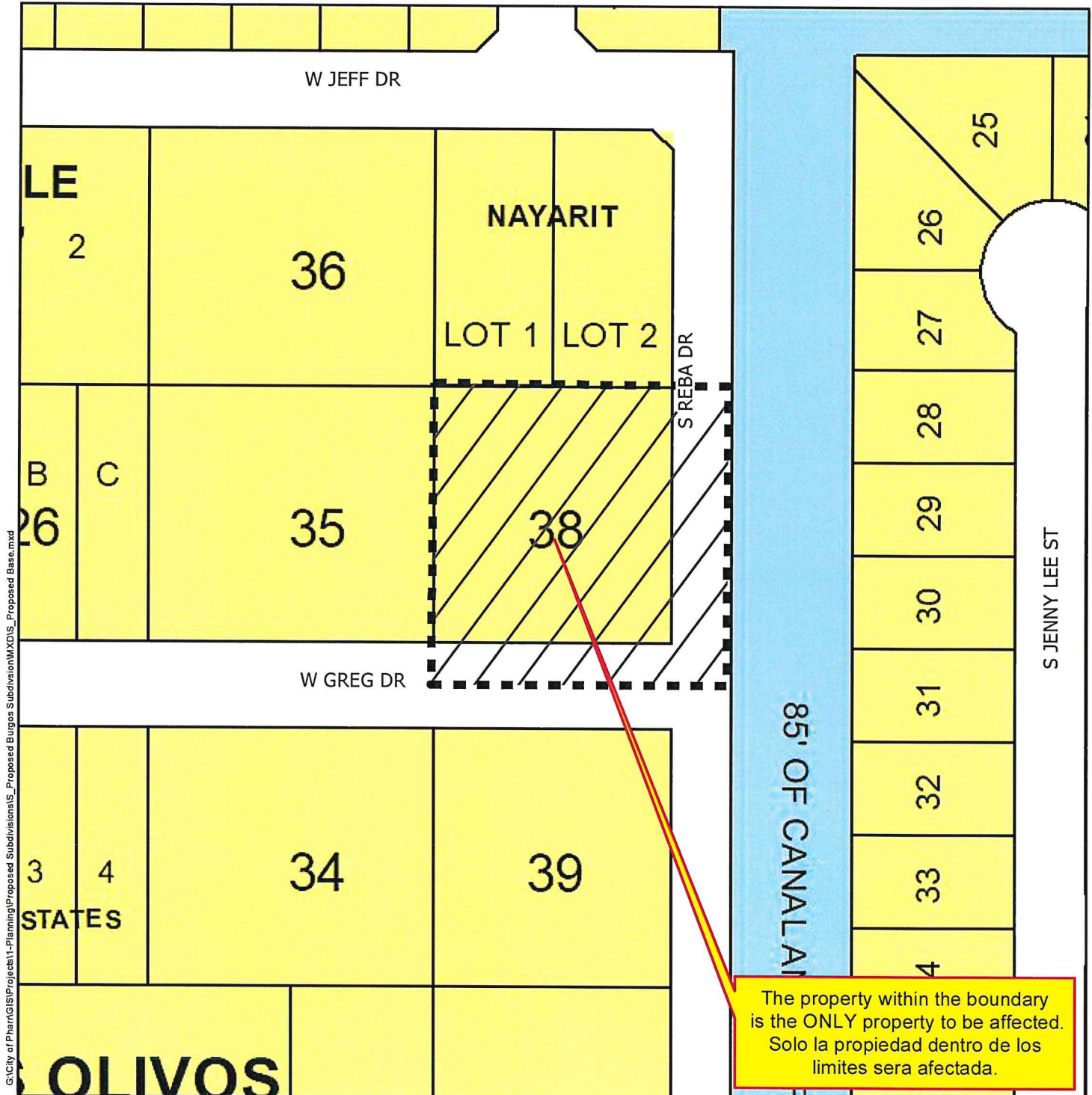
General Notes: .32 Acres

- 18' RCP culvert pipe
- Show driveway details
- Must submit an Erosion & Sediment Control Plan at pre-construction meeting.



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





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

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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.2.

DATE SUBMITTED: September 8, 2021

MEETING DATE: September 13, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting preliminary plat approval of the proposed Casa Gutierrez Subdivision. The property is legally described as being a 0.279 of an acre tract of land consisting of the southern portion of Lots 6 and 7, Block 3, Second Amended map of Helmer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Cherokee Ave. **SUB#210719**

Classification: Regular

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

Issue: Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting preliminary plat approval of the proposed Casa Gutierrez Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Casa Gutierrez Subdivision. subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 9/8/2021
Approved - 9/8/2021
Final Approval - 9/8/2021



MEMORANDUM

DATE: MONDAY, SEPTEMBER 13, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CASA GUTIERREZ SUBDIVISION FILE NO. SUB#210719
--

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Elias J. Gutierrez, owner, is requesting preliminary plat approval of the proposed Casa Gutierrez Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.279 of an acre tract of land consisting of the southern portion of Lots 6 and 7, Block 3, Second Amended map of Helmer Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Cherokee Ave.

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 Multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential home.

VARIANCES: None requested.

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

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

1. Provide street lighting layout.

EASEMENTS:

1. Label and show all existing easements.
2. The 10' utility easement on front of property is not required for water or sewer, may be used for other utilities.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. In compliance.

OTHER:

1. As per HCID# 2, need to tie down the lot to original Lot 177.
2. Change scale to 1" =40'.
3. Show contour lines on plat layout.
4. Update location map to show recorded subdivisions.
5. Shall pay re-imbursement for 24" sanitary sewer improvements (Moore Rd.) \$ 402.16/acre.
6. Staff comments are attached.

PLAT REVIEW MEETING FOR: *CASA GUTIERREZ SUBDIVISION*

COMMENTS: Initials: O.D.L./J.R. / R. B. SEPTEMBER 02, 2021

WATER:

- Will need to install a 1" x ¾" water service (angle stop)
- Will need to install brass saddle
- Follow City of Pharr Construction Standards Manual

SEWER:

- Relocate sewer service out of the corner clip
- Sewer strap saddle will be allowed for clay line installation
- Will need to place concrete aal around saddle up to 45 spiget
- 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: CASA GUTIERREZ SUBDIVISION

Reviewed by: Manuel Renta/ Dago Soto

September 8, 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:

- Include in Plat Notes – Additional fire protection may be required during plan review phase to provide any additional fire protection requirements.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Casa Gutierrez Subdivision

DATE: September 2, 2021

REVIEW: Preliminary (comments plans dated 8-20-2021)

PLAT

1. Note No. 6---Use City of Pharr drainage directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.*
2. Remove note No. 7.
3. Note No. 8---Revise note to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required along all streets at the time of building permit phase.
4. Note No. 13---Revise note to say... "Owners to maintain detention/retention area".
5. Add note---"Owners to maintain ROW and perimeter of subdivision.

SITE PLAN

1. Sanitary sewer service wye's shall require a concrete cradle.

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

- Bore or street cut will require permit from Public Works department
- Bacteriological test will be required for waterline.
- Lab for site work will be required for paving items.



Pharr Public Work



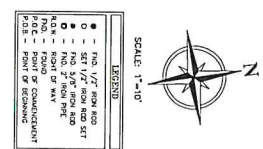
SUBDIVISION: Staff Review Meeting
Casa Gutierrez Subdivision
W. Cherokee
Pharr Tx, 78577

DATE: 08/31/2021

Plat Notes:

General Notes: .28 Acres

- Must obtain Public Works open cut permit
- Must obtain Public Works Curb cut permit
- Must submit an Erosion & Sediment Control Plan at pre-construction meeting.

[illegible]

CASA GUTIERREZ
SUBDIVISION

Detailed Record of Second Amended Map of Helmer Subdivision
A 0.279-⁺ acre tract (calculated) of land consisting of the southern portion of lots 8 and
7, block 1, section 46 owned by or held under subdivision as per assessor's record number
31919020, HEMLOCK CITY OFFICIAL RECORDS, ACCORDING TO THE MAP ON PLAT OF RECORD IN VOLUME 13,
PAST DEPT. COUNTY MAP RECORDS, LOCATED IN THE CITY OF PASADENA ON THE NORTHWEST CORNER OF
NIST CHEROKEE AVENUE AND SOUTH CASA ROAD INTERSECTION.

METES AND BOUNDS

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY OF
CONCORD L. GUTERREZ, M.P.S. NO. 2791 DATE

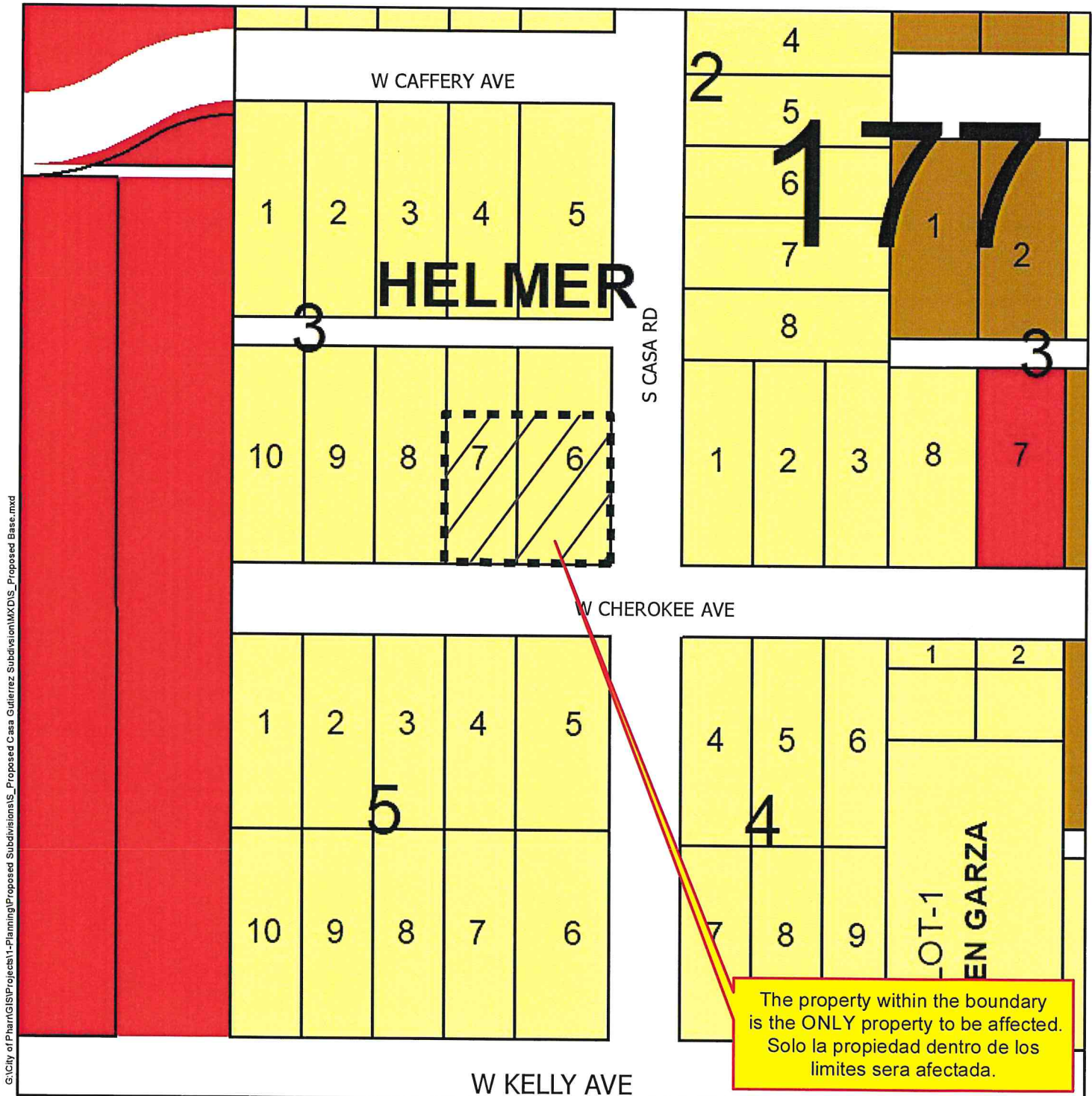
STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED, JOHN T. WELLS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE FOLLOWING:

DATE _____

JOHN T. WELLS, PE NO. 97306

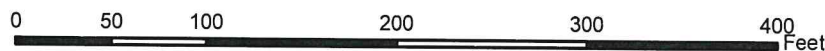
TREVIÑO ENGINEERING
FIRM No. F-7906
TEL. No. (956) 283-8847
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
idena@trevinoengineering.com



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

Scale: 1 inch = 100 feet





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

Scale: 1 inch = 100 feet



Date: 8/27/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: September 8, 2021

MEETING DATE: September 13, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering & Associates, representing Agustin and Maria Luisa R. Carrillo, owners, are requesting final plat approval of the proposed The Gift Subdivision. The property is legally described as being a 0.52 acre tract of land, more or less, out of the W150.0' of the E640.8' of the S150.0' of the N358.67' of Lot 348, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 152 West Siesta Street. **SUB#200619**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Agustin and Maria Luisa R. Carrillo, owners, are requesting final plat approval of the proposed The Gift Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 9/8/2021
Approved - 9/8/2021
Final Approval - 9/8/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: THE GIFT SUBDIVISION
FILE NO. **SUB#200619**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Agustin and Maria Luisa R. Carrillo, owners, are requesting final plat approval of the proposed The Gift Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.52 acre tract of land, more or less, out of the W150.0' of the E640.8' of the S150.0' of the N358.67' of Lot 348, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 152 West Siesta Street.

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 commercial and ROW use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential use.

VARIANCES: None requested.

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

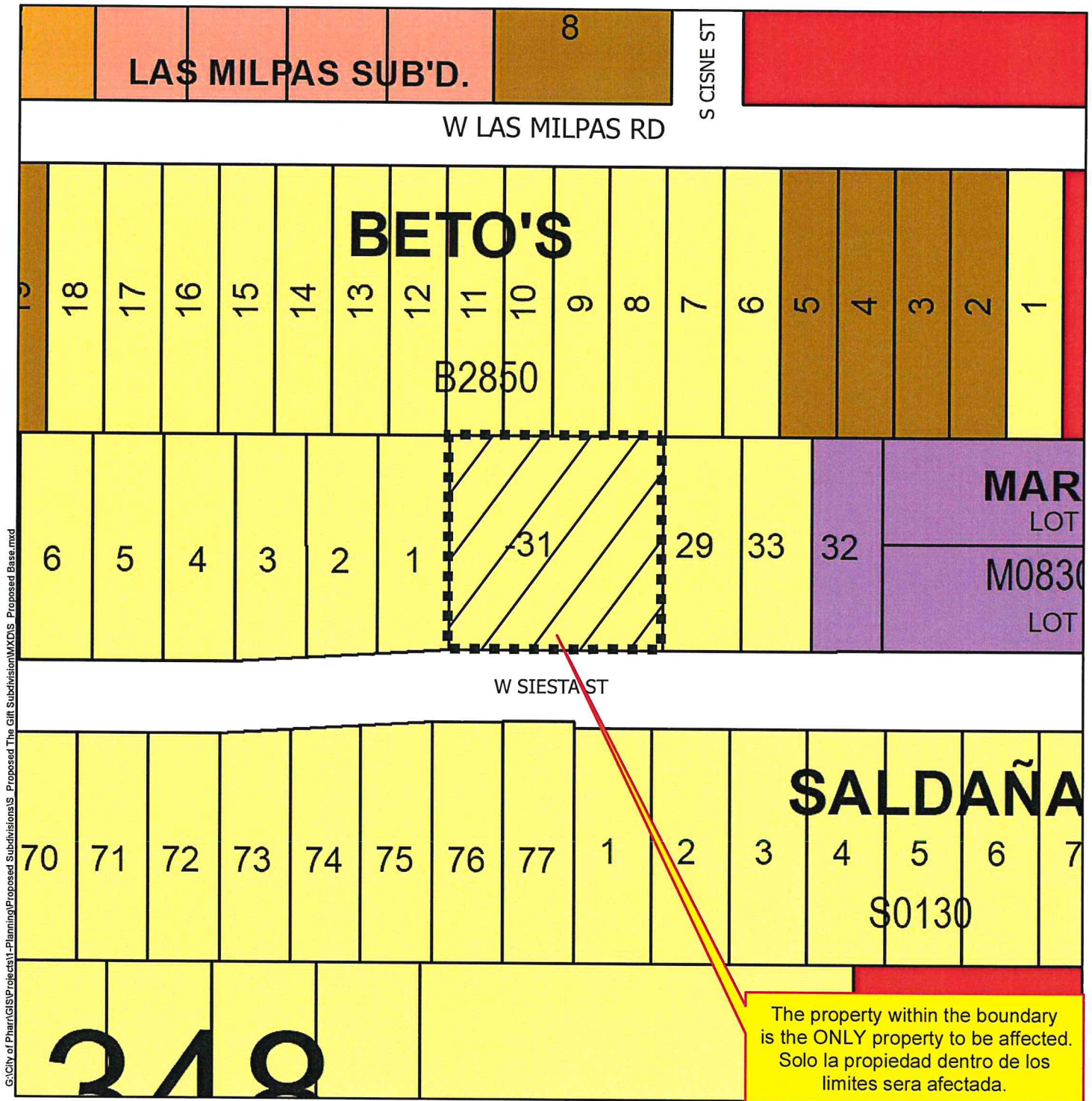
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **September 20, 2021 at 4:00 p.m.**



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | 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: September 8, 2021

MEETING DATE: September 13, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rio Delta Engineering, representing Joseph William Holand, owner, is requesting preliminary plat approval of the proposed Just A Closet #7 Subdivision. The property is legally described as being a 22.88 acres tract of land, more or less, same being out of the south 24.19 acres of Lot 5, Block 4, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Jackson Road. **SUB#210722**

Classification: Regular

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

Issue: Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Just A Closet #7 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Just A Closet #7 Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 9/8/2021
Approved - 9/8/2021
Final Approval - 9/8/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 13, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JUST A CLOSET #7 SUBDIVISION
FILE NO. **SUB#210722**

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Just A Closet #7 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 22.88 acres tract of land, more or less, same being out of the south 24.19 acres of Lot 5, Block 4, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3800 Block of North Jackson road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the north, Agricultural Open Space District (A-O) to the east, General Business District (C) and Single Family Residential District (R-1) to the south and City limits to the west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/storages.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Just A Closet #7 Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Provide streetlight layout maximum distance 250' along N. Jackson Rd (east side) and W. Eldora Rd. (north side).

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Front of property along N. Jackson Rd. HCID #2 has a 30' easement center on pipeline.
4. Verify the H.C.I.D.#2 easements on east side of property.
5. Label and show all existing easements north of proposed site.
6. Called out two 10' Exclusive City of Pharr easement verify.
7. Show 100' R.O.W. to H.C.I.D # 2

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report to be reviewed by HCDD 1, for approval.

OTHER:

1. Call out dash line on lot 1.
2. Provide engineer and surveyor signature.
3. Clean up plat layout.
4. Staff notes are attached.

PLAT REVIEW MEETING FOR: *JUST A CLOSET #7 SUBDIVISION*

COMMENTS: **Initials:** J.R./ O.D.L. **SEPTEMBER 02, 2021**

WATER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need to show all water valves
- Will need to provide crossing details for all location concerning storm drain
- Will need to install 16" steel casing in all crossings
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need to correct all sewer service locations
- Will need to verify manholes spacing
- All Manhole Ring and Covers will need to be Composite Based 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: Just A Closet #7

Reviewed by: Manuel Renta/Dago Soto

September 8, 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 may be needed pending clarification from builder's intentions, ensure that 300' is maintained for even spacing between fire hydrants.

- Update fire hydrant details, 6' behind the curb.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Just A Closet Subdivision
N. Jackson
Pharr Tx, 78577

DATE: 08/31/2021

Plat Notes:

General Notes: 24.19 Acres

- Detail of all outfalls
- Show grade inlet details
- Identify grade inlet off W. Eldora
- Submit for discharge permit
- Show light pole at min of 150 ft separation
- 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 of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: JustACloset #7 Subdivision

DATE: September 2, 2021

REVIEW: Preliminary (comments plans dated 8-20-2021)

PLAT

1. Note No. 5---Revise note to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required along all streets at the time of building permit phase.

SITE PLAN

1. Sanitary sewer service wye's shall require a concrete cradle and remove duplicate detail.
2. Change direction of sanitary sewer wyes to go with gravitational flow.
3. Curb and gutter shall require continuous rebar along City of Pharr ROW.
4. Include a cross-section detail of W. Eldora rd. 1/3 paving.
5. Casing for waterline underneath driveway will be required.
6. Fire hydrant shall be 6'-ft from back of curb. Connection from watermain to valve box shall be flange to flange.

DRAINAGE

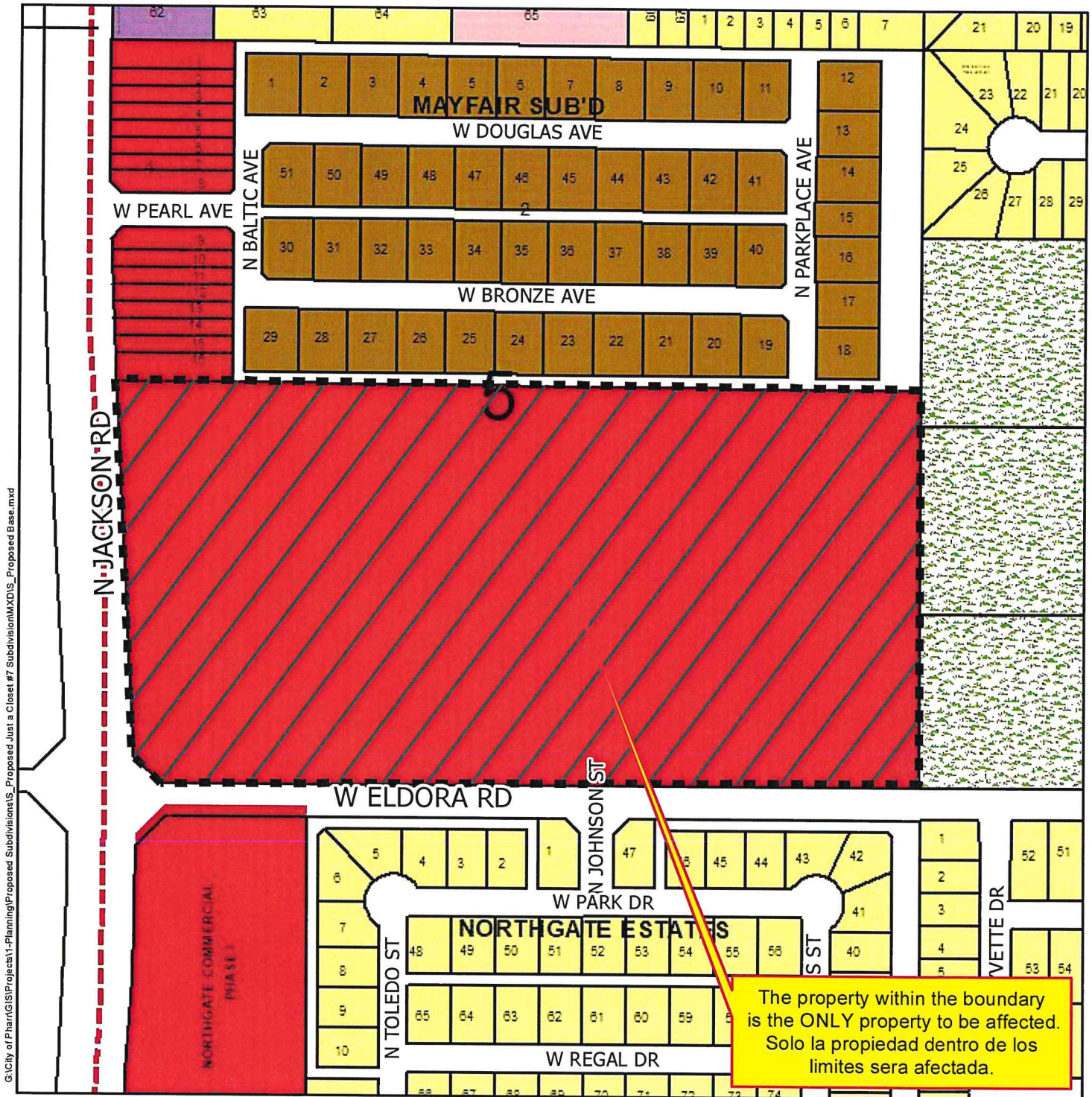
1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Shift detention pond away from HCID No. 2 easement.

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).

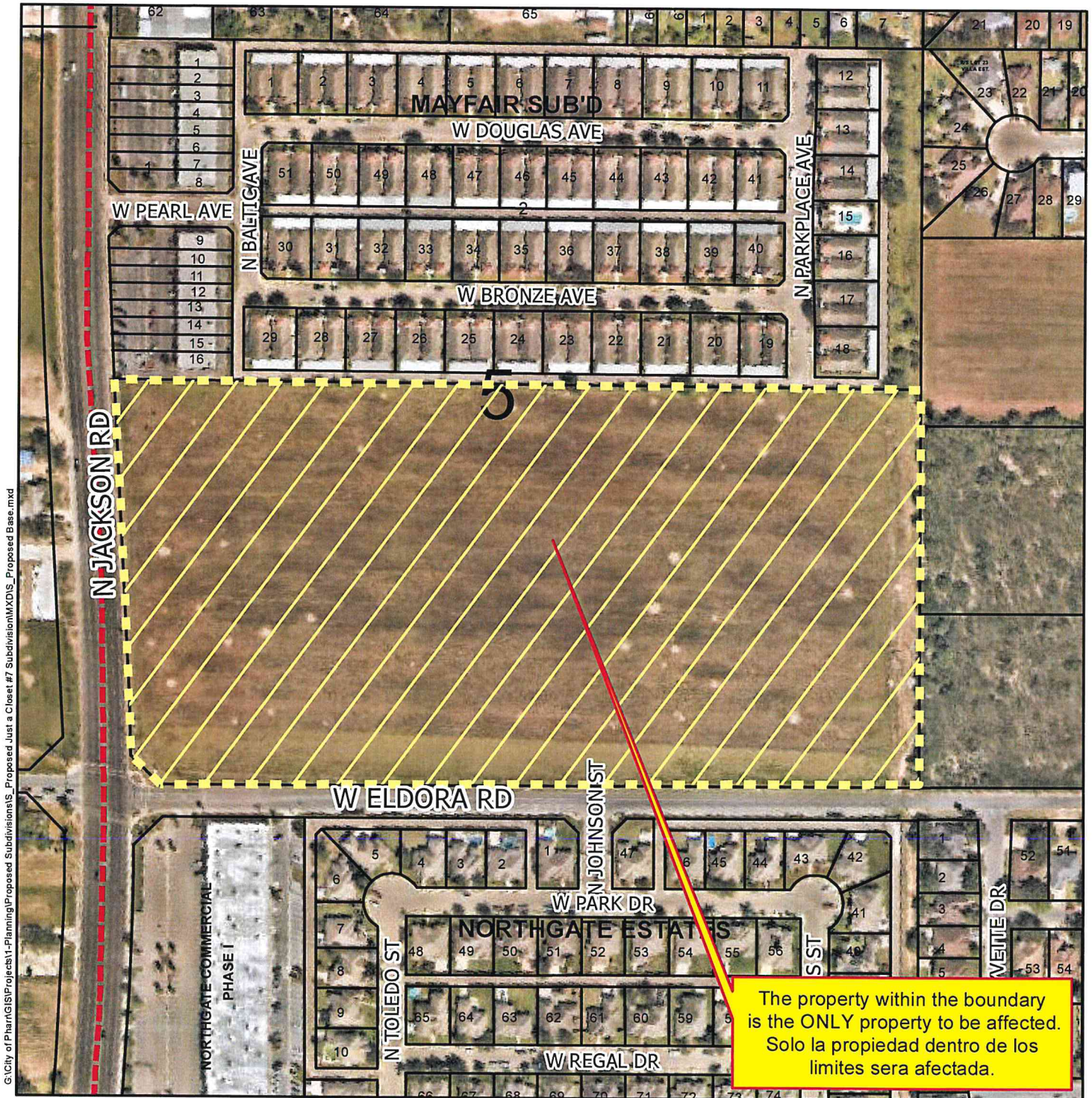
ADDITIONAL COMMENTS

1. Pave 1/3 road ROW must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb and Gutter
 - 5' Sidewalk
- Bacteriological test will be required for waterline.
- Lab for site work will be required for the following items: Backfill, concrete and paving items.



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





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|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 |
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| Mobile Home | Business District | Office Professional | |





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: September 9, 2021

MEETING DATE: September 13, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR:

Agenda Item: Perez Consulting Engineers, representing the City of Pharr, is requesting final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I. The property is legally described as being a tract of land containing 9.49 acres of land and also being a part of Lot 133, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North IH 69 C. **SUB#190616**

Classification: Regular

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

Issue: Perez Consulting Engineers, representing the City of Pharr, is requesting final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 9/9/2021
Approved - 9/9/2021
Final Approval - 9/9/2021



MEMORANDUM

DATE: MONDAY, SEPTEMBER 13, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CITY OF PHARR NORTH SIDE AQUATIC CENTER SUBDIVISION PHASE I FILE NO. SUB#190616
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GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing the City of Pharr, is requesting final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I.

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 9.49 acres of land and also being a part of Lot 133, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

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

PROPERTY PROPOSED USE: Educational facility.

VARIANCES: None requested

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision Phase I subject to the following conditions:

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

EASEMENTS: 1. In general conformance.

**SIDEWALK:
ADA:** 1. In general conformance.

FIRE PROTECTION: 1. In general conformance.

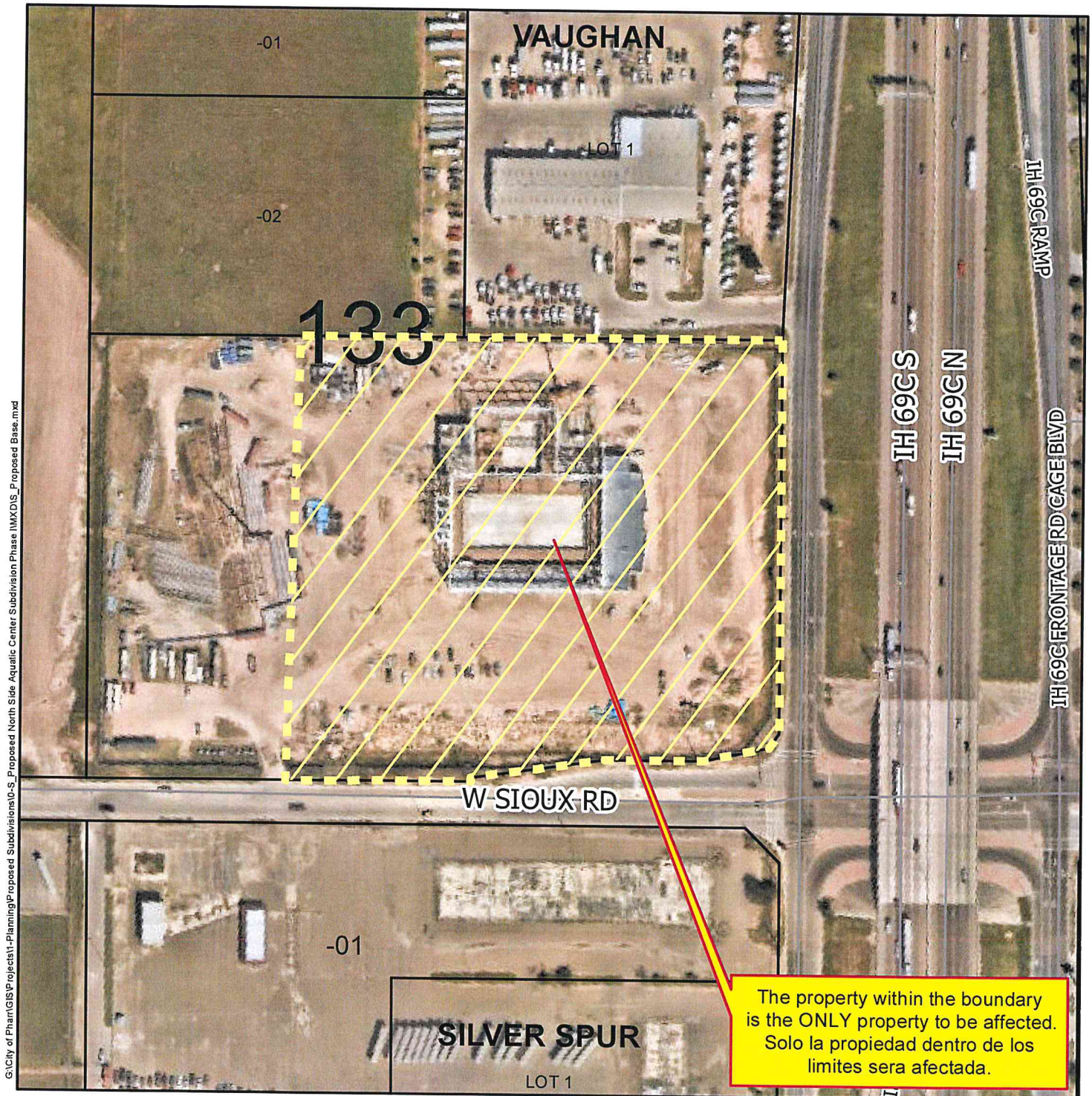
WATER: 1. In general conformance.

SEWER: 1. In general conformance.

DRAINAGE: 1. In general conformance.

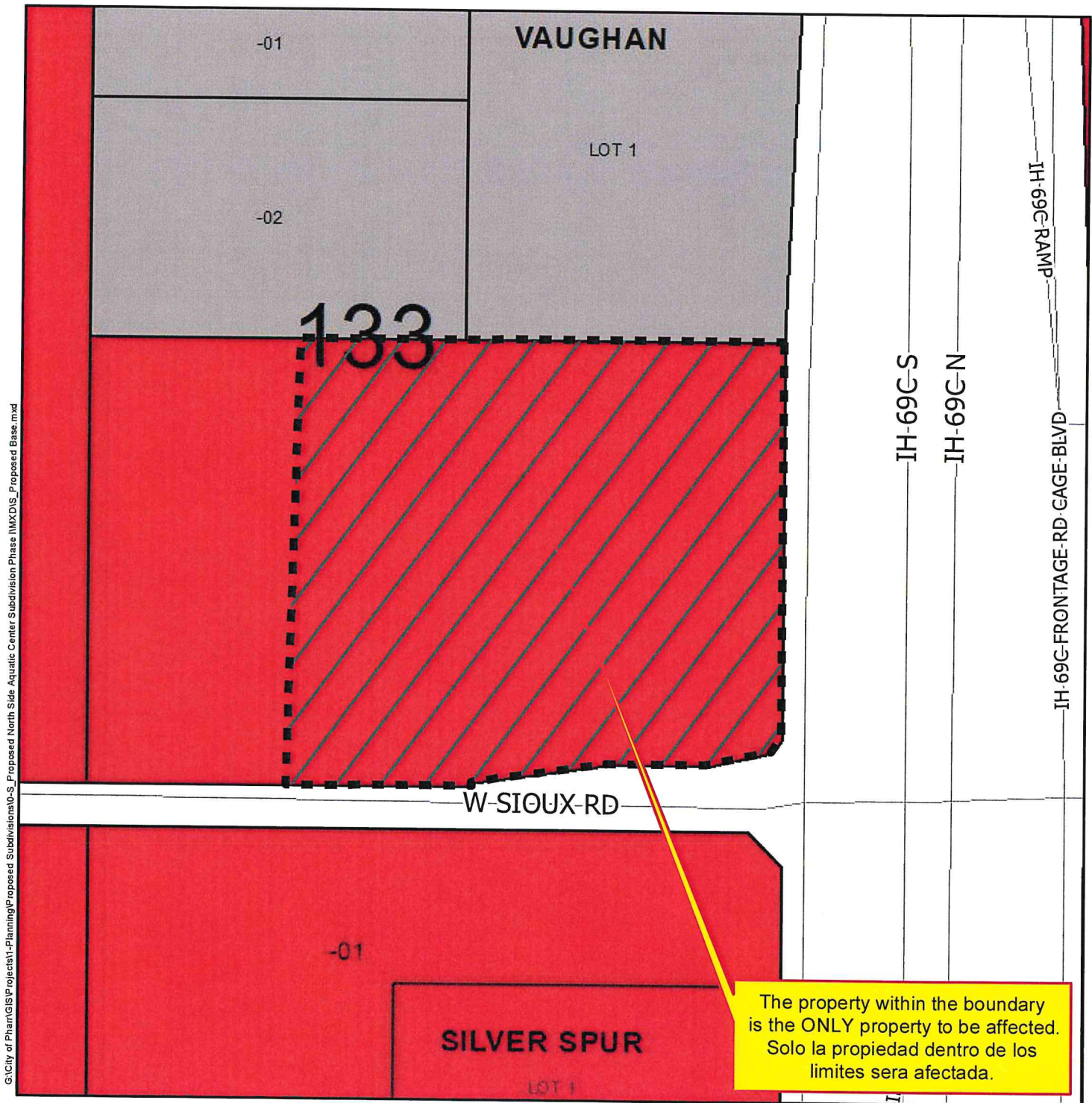
OTHER: 1. In general conformance.

This item will go before the City Commission Meeting of **September 20, 2021 at 4:00 p.m.**



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| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
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| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |





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