

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 25, 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 October 18, 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) SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting preliminary plat approval of the proposed Master Plan Villa España Estates Phase IV & V Subdivision. The property is legally described as being a 5.36 acre gross, 4.35 acre net, tract of land out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Jackson Road. **SUB#210832**

2) ACHC Engineering, representing Enrique Griego, President of Griego Family Limited Partnership, is requesting preliminary plat approval of the proposed Brooklyn Subdivision. The property is legally described as being a 3.21 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Nolana Loop (FM 3461). **SUB#210721**

3) 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**

4) HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision. The property is legally described as being a 26.199 acres out of Lot 397 & 398 of the Subdivision of porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Military HWY. **SUB#210834**

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 22nd day of October 2021 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



Diana Valdez

Diana Valdez, City Clerk

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 11, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
Romeo Robles Luis Madrigal

ABSENT: Jonathan Larraga Charlie Ramirez
Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaisa Licerio, Planner I
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant
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.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF SEPTEMBER 13, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of September 13, 2021. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) RIO DELTA ENGINEERING, REPRESENTING JUAN AURELIO CADENA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CADENA AUTO SALES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.88 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2 , 3, 4, 5, 6, 7, 8, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32 AND A 20 FOOT STRIP OF LAND, FORMERLY AN ALLEY, LYING BETWEEN LOTS 1 THRU 8 AND LOTS 25 THRU 32, BLOCK A, ORIGINAL TOWNSITE OF PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF EAST BUSINESS HWY 83. SUB#200210**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C) and Business District (C-2). The adjacent zones are Heavy Commercial District (HC) to the north, General Business District (C) to the east and south and Business District (C-2) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Cadena Auto Sales 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.

Rafael Munguia questioned if the property was in line with the Future Land Use Plan.

Eddie Martinez, Planner II, confirmed it was in line with the Future Land Use Plan.

There being no further discussion Rafael Munguia moved to **approve** the request for final plat approval of the proposed Cadena Auto Sales Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING MARWAN KALEFA AND MOHAMED HAMDI, MEMBERS OF ZEZENYA, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MINNESOTA PLACE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.62 ACRES OF LAND OUT OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB#210515**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are General Business District (C) and limited Industrial District (L-I) to the north and Limited Industrial District (L-I) to the east, south and west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Minnesota Place 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 a time frame of an upgrade to Minnesota.

Eddie Martinez, Planner II, stated Engineering and Public Works Departments did not provide a date, but the width of the street was escrowed.

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

3) R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO.3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.68 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 1, POSADAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST HERITAGE DR. SUB#210828

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Single Family Residential District (R-1) to the north and west, Heavy Industrial District (H-I) to the east and Residential Multifamily High Density District (R-MFHD) to the south. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Heritage Manor No. 3 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 Heritage Manor No. 3 Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) MAS ENGINEERING, LLC., REPRESENTING ARMANDO GONZALEZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROJAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.25 ACRE TRACT OF LAND OUT OF THE NORTH 99.00 FEET OF THE SOUTH 198.00 OF THE NORTH 448 FEET OF THE EAST 220.00 FEET OF THE WEST 297.00 FEET OF LOT 233, KELLY-PHARR SUBDIVISION. PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST HALL ACRES RD. SUB#210720

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are General Business District (C) to the north and Single Family Residential District (R-1) to the east, south and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Rojas 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 Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Rojas Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

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 6:11 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: October 21, 2021

MEETING DATE: October 25, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting preliminary plat approval of the proposed Master Plan Villa España Estates Phase IV & V Subdivision. The property is legally described as being a 5.36 acre gross, 4.35 acre net, tract of land out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of South Jackson Road. **SUB#210832**

Classification: Regular

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

Issue: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting preliminary plat approval of the proposed Master Plan Villa España Estates Phase IV & V Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plan Villa España Estates Phase IV & V Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 10/21/2021
Approved - 10/22/2021
Final Approval - 10/22/2021



MEMORANDUM

DATE: MONDAY, OCTOBER 25, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN VILLA ESPAÑA ESTATES PHASE IV & V SUBDIVISION FILE NO. SUB#210832

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, representing Maria Del Carmen Pacheco, Member for Encarlen, LTD, is requesting preliminary plat approval of the proposed Master Plan Villa España Estates Phase IV & V Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.36 acre gross, 4.35 acre net, tract of land out of Lot 8, Block 9, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west, Neighborhood Commercial District (N-C) and Townhouse Residential District (R-TH) to the north and General Business District (C) to the South. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan Villa España Estates Phase IV & V Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Provide street light layout, 250' max spacing.

EASEMENTS: 1. Easements shall not overlap.
2. Show all existing easements.
3. 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.

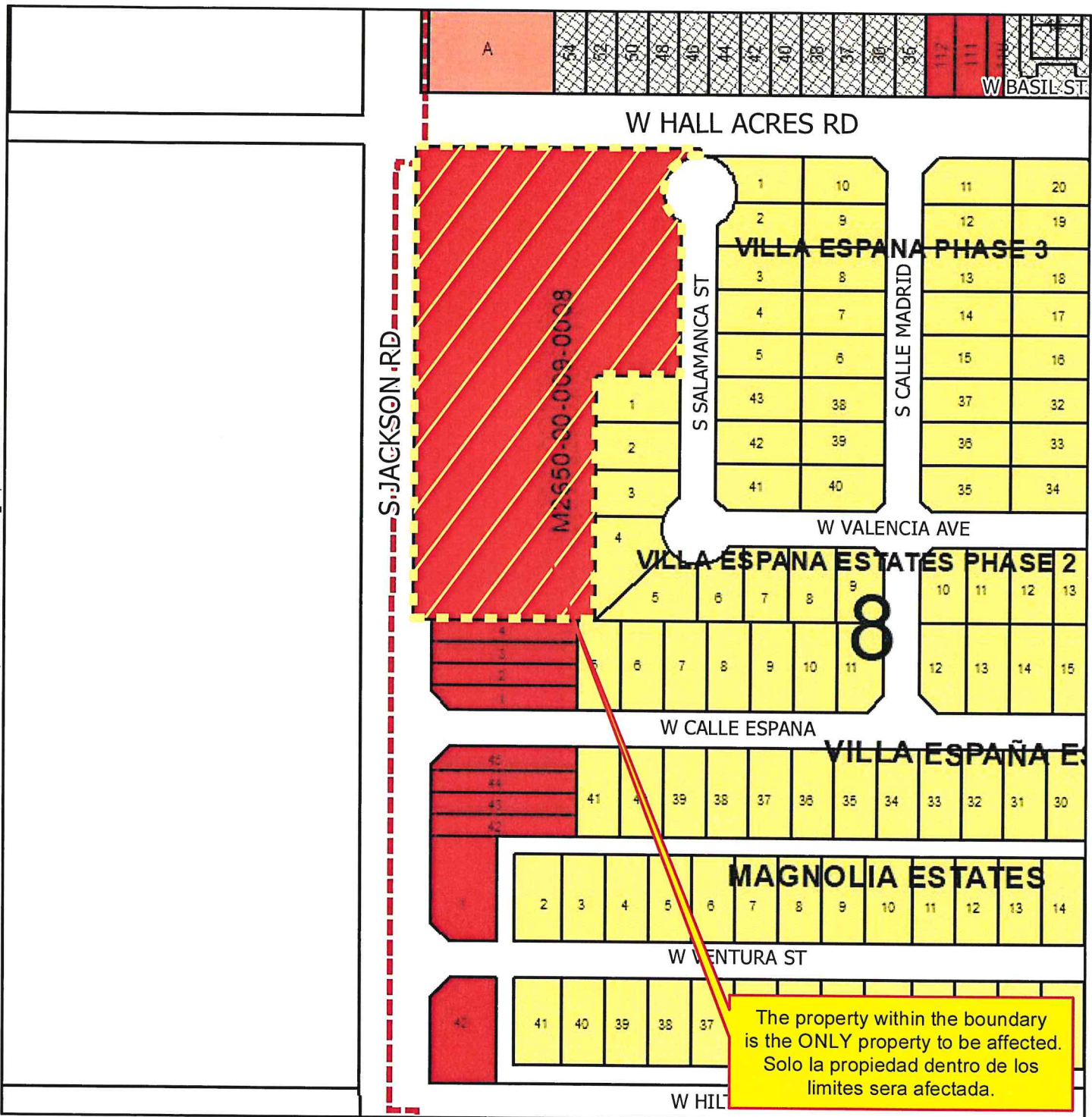
SEWER: 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

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

OTHER: 1. Show correct proposed lot numbers.
2. Verify, if water and sewer are within a City of Pharr Exclusive easement.
3. Add the "S" for S. Jackson Rd. and "W" for W. Hall Acres Rd.
4. Verify with H.C.I.D.#2, for the easement within S. Jackson Rd.
5. Moore Rd. 24" sanitary sewer improvements reimbursement: $\$402.90/\text{acre}(5.36) = \$2,159.54$.
6. Provide all pertinent City of Pharr details.
7. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
8. Remove the extra bearings from plat layout and metes & Bounds.
9. See staff comments attached.

This item will go before the City Commission Meeting of **November 01, 2021 at 4:00 p.m.**

G:\City of Pharr\GIS\Projects\11-Planning\Proposed Subdivisions\11-Proposed Master Plan Villa Espana Estates Phase IV & V\MXD\11-Proposed Base.mxd



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

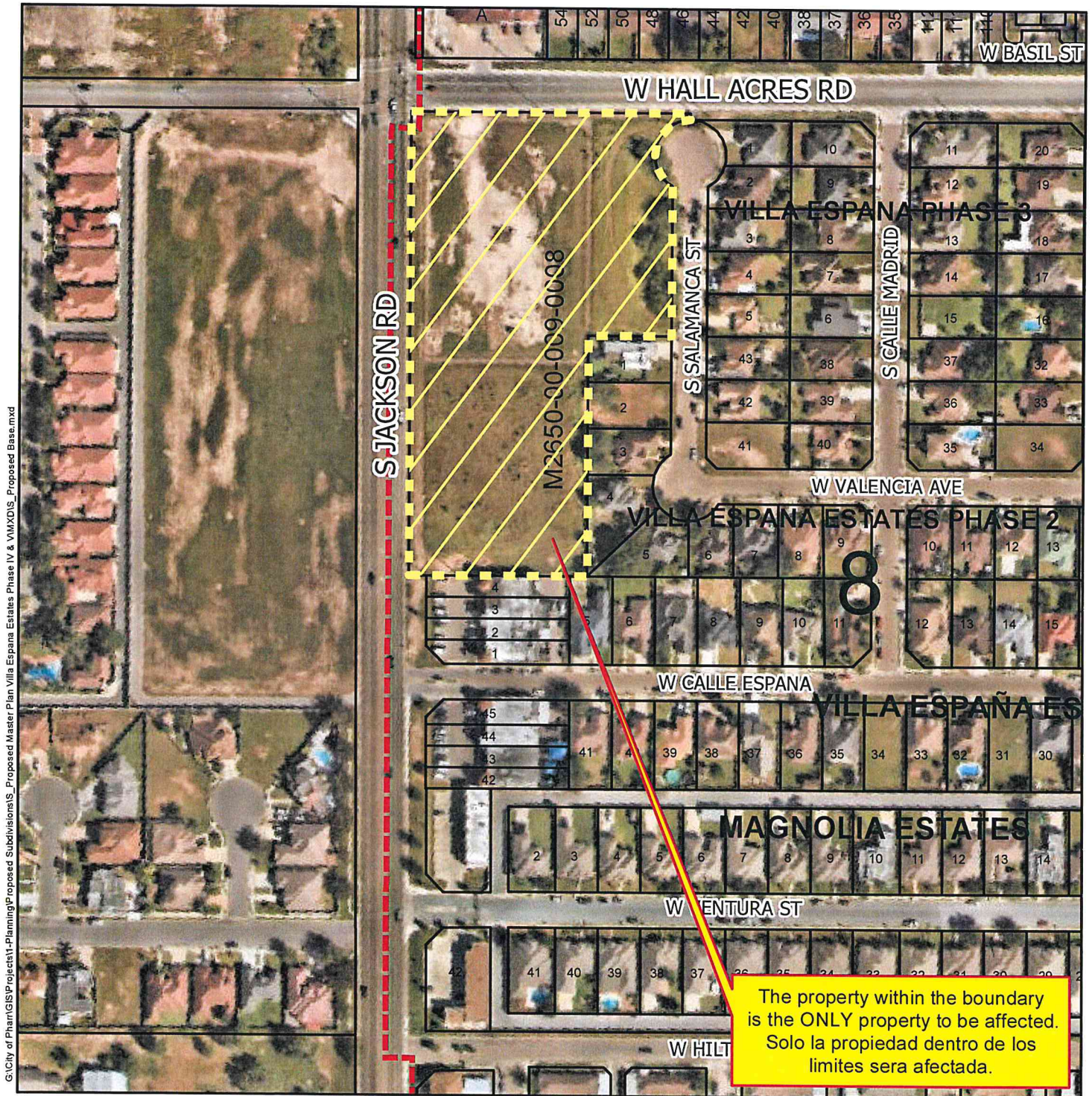
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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





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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 | |



STAFF REVIEW MEETING FOR: *MASTER PLAN VILLA ESPAÑA ESTATES PHASE IV & V SUBDIVISION*

COMMENTS: **Initials:** J.R. / R. B. **OCTOBER 13, 2021**

WATER:

- Ok as proposed
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Will need to show the correct location of the manholes
- 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: MASTER PLAN VILLA ESTATES PHASE IV & V SUBD.
PRELIMINARY

Reviewed by: DAGO SOTO

October 21, 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:

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

- 1. FIRE HYDRANTS EVERY 300 FEET IN COMMERCIAL ZONES**
- 2. CALL EXISTING FIRE HYDRANT ON THE SOUTH SIDE OF SUBDIVISION ALONG SOUTH JACKSON ROAD.**



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Master plan Villa España
Estates Phase IV & V Subdivision

DATE: October 14, 2021

REVIEW: Preliminary (comments plans dated 9-20-2021)

PLAT

1. Add note--- Enforcements of all plat notes and dedications shall be the responsibility of the agency to whom the dedication is granted.
2. Add note---5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
3. Add note---Erosion and sediment control during construction shall be in accordance with Texas pollution discharge elimination system (TPDES).

SITE PLAN

1. Include all pertinent City of Pharr details (street cross-section, curb and gutter, concrete apron, sidewalk, storm sewer bedding, TY CC inlets, safety end treatment, water line bedding, waterline service, gate valve with concrete collar, fire hydrant, sanitary sewer bedding, sanitary sewer service line, sanitary sewer manhole).
2. Provide discharge permit for TX-Dot tie-in and TX-Dot permit for driveway.
3. Steel casing for waterline underneath concrete driveway will be required.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Proposed 18"-in storm drain line to be outside of 30'-ft irrigation easement.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.

- | |
|--|
| <ul style="list-style-type: none">• Must be Geo referenced, and in an AUTOCAD file.• Submit a physical and electronic copy (USB or CD). |
|--|

ADDITIONAL COMMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage.
- All discharge points for drainage must have headwalls on both sides of drainage swale to prevent erosion of embankment. RCP must be flush with headwall as per City of Pharr standards.
- Drainage headwall shall include a footing on top and shall be a minimum 18"-in long.
- Headwall width from edge to edge of discharge pipe shall be 18"-in minimum.
- Sanitary sewer manhole lid shall be composite with City of Pharr logo.
- Gate valve concrete collar dimensions shall be 30"-in x 30"-in x 6"-in.
- Proposed fire hydrants shall be 6'-ft from back of curb.
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Villa Espana Estates Subdivision
S. Jackson Rd.
Pharr Tx, 78577

DATE: 10/13/2021
5.36 Acres

Plat Notes:

- Replace line #13 Standard 5'ft sidewalk with ADA ramp and Landings

General Notes:

- Show Outfall and Connection details
- Attach Erosion & Sediment Control Plan to SW3P
- Attach Drainage Plan Details to SW3P must be approved by Engineer Department
- Must Obtain U.I.R. from TxDot
- 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 (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: October 21, 2021

MEETING DATE: October 25, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: ACHC Engineering, representing Enrique Griego, President of Griego Family Limited Partnership, is requesting preliminary plat approval of the proposed Brooklyn Subdivision. The property is legally described as being a 3.21 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Nolana Loop (FM 3461).

SUB#210721

Classification: Regular

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

Issue: ACHC Engineering, representing Enrique Griego, President of Griego Family Limited Partnership, is requesting preliminary plat approval of the proposed Brooklyn Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 10/21/2021
Approved - 10/22/2021
Final Approval - 10/22/2021



MEMORANDUM

DATE: MONDAY, OCTOBER 25, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BROOKLYN SUBDIVISION FILE NO. SUB#210721
--

GENERAL INFORMATION:

APPLICANT: ACHC Engineering, representing Enrique Griego, President of Griego Family Limited Partnership, is requesting preliminary plat approval of the proposed Brooklyn Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.21 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of East Nolana Loop (FM 3461).

ZONING: 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 commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Brooklyn Subdivision subject to the following conditions:

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

1. Provide street light layout 250' max. separation.
2. Need to apply for a curb cut permit at TxDot.
3. Sidewalk permit shall be submitted to TxDot.

EASEMENTS:

1. Add a 10' landscaping easement after the N.A.W.S.C., 15' utility easement along W. Nolana Loop.
2. Show all adjacent existing easements.
3. Show all existing easements within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.

DRAINAGE:

1. See attached comments.

OTHER:

1. Provide articles of incorporation.
2. Provide adjacent property owners on plat layout.
3. Show correct property line type for north R.O.W. line.
4. Add "E" for E. Nolana Loop.
5. Label all monuments on plat layout.
6. Verify center line of E. Nolana Loop, fix CL.
7. Plat note #5, use detention directive.
8. H.C.I.D. #2, VOL. 20, PG. 467, blanket easement, verify with district for details.
9. Provide engineers signature.
10. Need surveyor signature and seal on plat.
11. Add engineers registration firm number on plat.
12. Update location map to show recorded subdivisions.
13. Provide correction on square footage for lot.

STAFF REVIEW MEETING FOR: *BROOKLYN SUBDIVISION*

COMMENTS: Initials: I.R. / R.B OCTOBER 11, 2021

WATER:

- Water belongs to N.A.W.S.C.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to install a 6" sewer service
- Will need to verify and correct sewer main line size
- 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: _____



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: BROOKLYN SUBDIVISION

Reviewed by: Manuel Renta, Dago Soto

October 21, 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:

- **Show hydrants within proposed easements.**
 - **Call out existing and proposed hydrants.**
 - **Extend 12" waterline to the north on westside property line with stub out for future development.**
-



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Brooklyn Subdivision

DATE: October 14, 2021

REVIEW: Preliminary (comments plans dated 10-1-2021)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S
3. Show all existing lots/subdivisions on plat and location map.
4. Show all existing/proposed easements.
5. Add note--- Owners to maintain detention/retention area.
6. Add note---5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
7. Add note---Erosion and sediment control during construction shall be in accordance with Texas pollution discharge elimination system (TPDES).

SITE PLAN

1. Include all pertinent City of Pharr details (sanitary sewer bedding, sanitary sewer service line).
2. Sanitary sewer service wye requires concrete cradle.
3. Trench safety plan may be required for excavations over 4'-ft in depth.

DRAINAGE

1. Drainage report shall 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).



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Brooklyn Subdivision
E. Nolana
Pharr Tx, 78577

DATE: 10/11/2021
3.21 Acres (Gross)
2.57 Acres (Net)

Plat Notes:

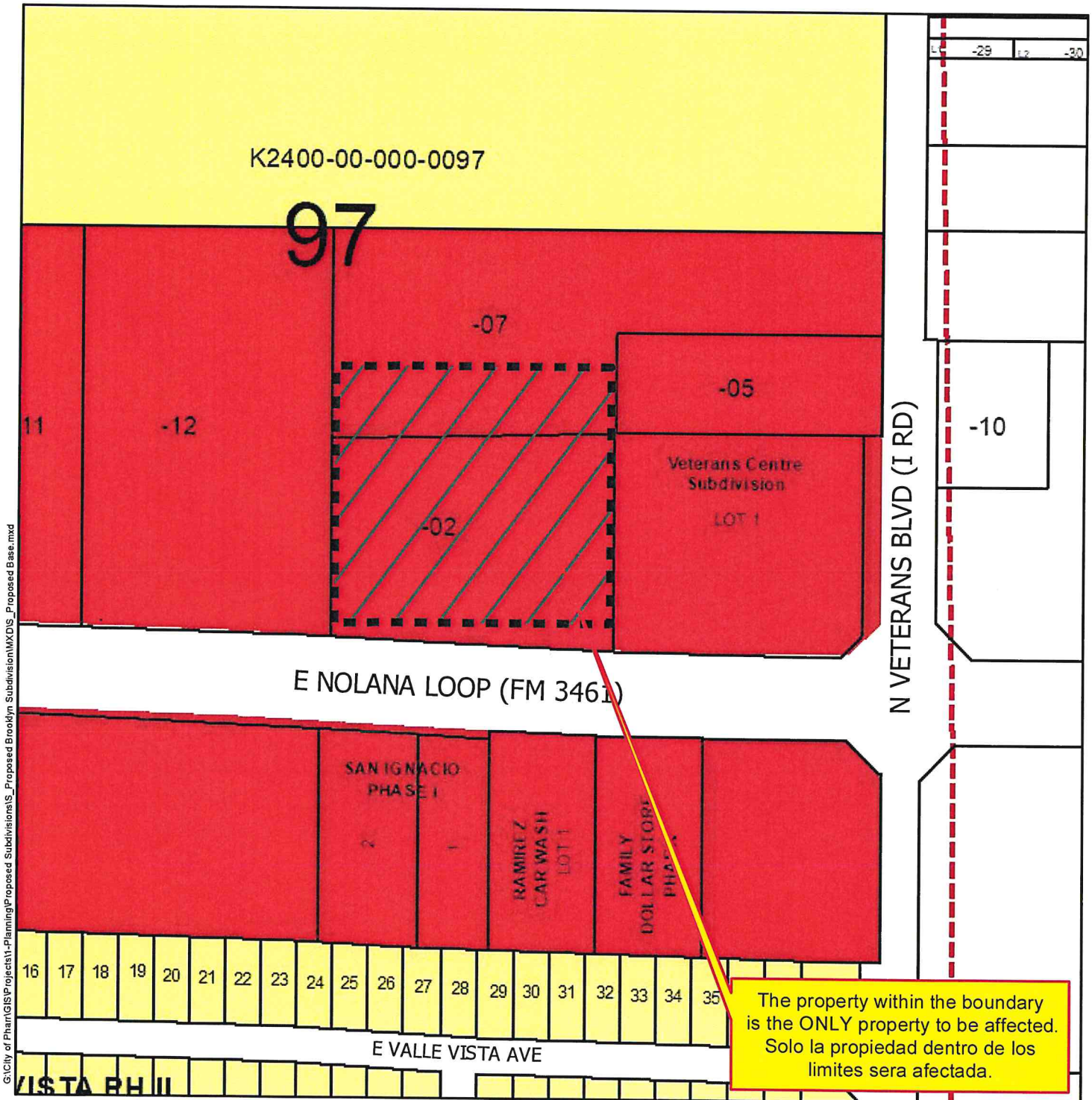
- Owner to maintain Retention(s)/Detention(s) Pond(s)
- ADA Ramps and Landing on all Major Streets

General Notes:

- Erosion and Sediment control layout Attached to SW3P (must be legible)
- BMP details Attached to SW3P
- Approved Drainage Layout Attached to SW3P (must be legible)
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.

ADDITIONAL COMMENTS

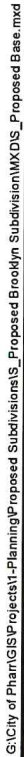
- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage.
- All discharge points for drainage must have headwalls on both sides of drainage swale to prevent erosion of embankment. RCP must be flush with headwall as per City of Pharr standards.
- Drainage headwall shall include a footing on top and shall be a minimum 18"-in long.
- Headwall width from edge to edge of discharge pipe shall be 18"-in minimum.
- Sanitary sewer manhole lid shall be composite with City of Pharr logo.
- Gate valve concrete collar dimensions shall be 30"-in x 30"-in x 6"-in.
- Proposed fire hydrants shall be 6'-ft from back of curb.
- Show all utility crossings that may be present in this site plan.



G:\City of Pharr\GIS\Projects\Proposed Subdivisions\Brooklyn Subdivision\K2400-00-000-0097\Proposed Base.mxd

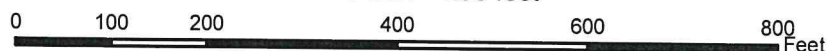
- | | | | |
|--|---|---|---|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W. |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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





- | | | | | | | | |
|--|---------------------------------------|---|-------------------|---|-------------------------|---|--------------------------|
|  | Agricultural Open Space |  | 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: 10/6/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: October 21, 2021

MEETING DATE: October 25, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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

Classification: Regular

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

Issue: 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.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 10/21/2021
Approved - 10/22/2021
Final Approval - 10/22/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 25, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RE-PLAT OF LOT 24, SING'S SUBDIVISION FILE NO. SUB#200926

GENERAL INFORMATION:

APPLICANT: 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.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 3000 Block of South Canna 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 single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential Lots.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision subject to the following conditions:

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

1. Cul-de-sac at end of street shall have a 50' radius.

EASEMENTS:

1. Provided documents from HCID #2, for purchase of easement.
2. Show all easements within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

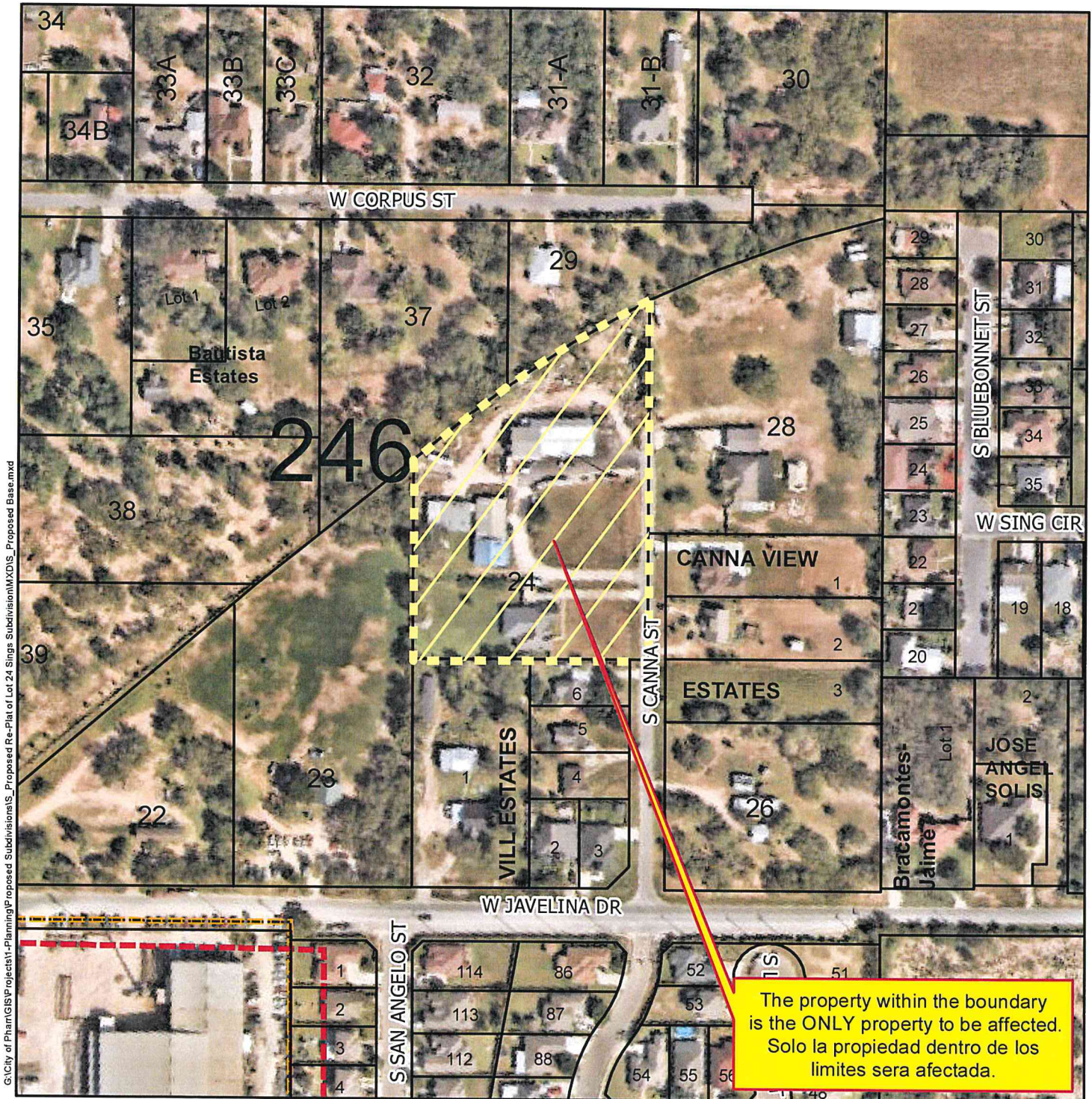
1. Moore Rd. 24" sanitary sewer improvements reimbursement: $\$402.90/\text{acre}(3.05) = \$1,228.85$.

DRAINAGE:

1. See attached comments.

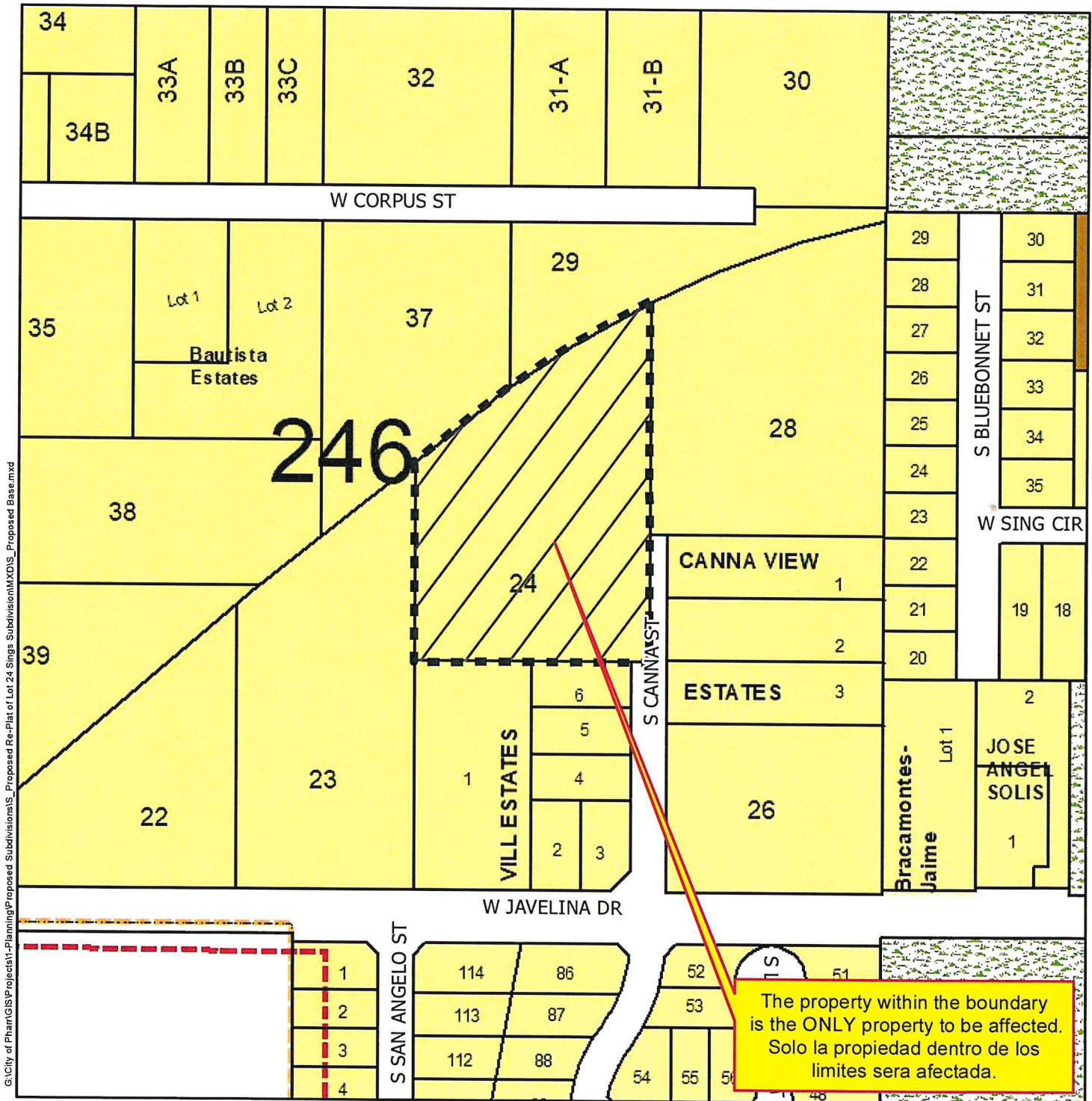
OTHER:

1. Provide engineers signature.
2. Need surveyor signature and seal on plat.
3. Update location map.



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



STAFF REVIEW MEETING FOR: *REPLAT OF LOT 24 SING'S SUBDIVISION*

COMMENTS:

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

AUG 10, 2021

WATER:

- Will need water service for each lot
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need sewer service for each lot
- 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: SING'S SUBDIVISION (RE-PLAT) PRELIMINARY

Reviewed by: Dago Soto

August 12, 2021

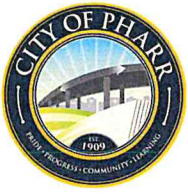
1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on 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:

- 1. PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT PHASE.**
- 2. SHALL HAVE APPROVED TURNAROUND**
- 3. SHALL PROVIDE A DETAIL SHOWING THE TURNAROUND WITH CURB.**



Pharr Public Work



Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577

SUBDIVISION: Staff review meeting Replate
Lot 24 Sing's Subdivision
S. Canna St.
Pharr Tx, 78577

DATE: 08/11/2021

Plat Notes:

- Owner to maintain detention/retention area.

General Notes:

- Replace 6" PVC bleeder pipe to 8" PVC
- Show bar ditch details
- Show drainage details and elevations
- 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: Replat of Lot 24 Sing's **DATE:** August 12, 2021
Subdivision

REVIEW: Preliminary (comments plans dated 7-28-2021)

PLAT

1. Signature and seal from R.P.L.S.
2. Signature for P.E.
3. Add note--- Owners to maintain ROW and perimeter of subdivision.
4. Add note--- Owners to maintain detention / retention areas.
5. Dedicate a turn around for fire department.

SITE PLAN

1. Minimum bleeder line diameter shall be 8"-in as per City of Pharr standards.
2. Field verify that there are culverts underneath driveways.
3. All discharge points shall have a safety end treatment.
4. As per Public utilities, all lots shall have their own services.
5. All lots shall have their own detention ponds.

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



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: October 21, 2021

MEETING DATE: October 25, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision. The property is legally described as being a 26.199 acres out of Lot 397 & 398 of the Subdivision of porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Military HWY. **SUB#210834**

Classification: Regular

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

Issue: HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 10/21/2021
Approved - 10/22/2021
Final Approval - 10/22/2021



MEMORANDUM

DATE: MONDAY, OCTOBER 25, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CAPOTE INTERNATIONAL BUSINESS PARK PHASE V LOTS 1 & 2 SUBDIVISION FILE NO. SUB#210834

GENERAL INFORMATION:

APPLICANT: HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 26.199 acres out of Lot 397 & 398 of the Subdivision of porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of East Military HWY.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision subject to the following conditions:

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

1. Provide street light layout 250' max. separation.
2. Need to apply for a curb cut permit at TxDot.
3. Sidewalk permit shall be submitted to TxDot.

EASEMENTS:

1. Fire hydrants easement to be 10' exclusive to City of Pharr.
2. Provide dimensions for all dedicated easements.
3. Easements shall be 15' exclusive to City of Pharr.
4. Show all adjacent existing easements.
5. Show all existing easements within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. Label all monuments on plat layout.
2. Provide engineers signature.
3. Need surveyor signature and seal on plat.
4. Add engineers registration firm number on plat.
5. Update location map to show recorded subdivisions.

PLAT REVIEW MEETING FOR:

CAPOTE INTERNATIONAL BUSINESS PARK

PHASE V LOT 1 & 2 SUBDIVISION

COMMENTS: **Initials:** J.R. / R.B. **OCTOBER 14, 2021**

WATER:

- Easements will need to be 15' exclusive for City of Pharr
- Will need to show water valves
- Will need to install 24" steel casing
- Will need to install line straight on the east side of the property
- Will need to show all water crossing details
- Will need to verify that HCID and City of Pharr easements do not overlap on east side
- Proposed water service will need to be 2"
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Will need to show the correct location of the manholes
- All manholes will need to be composite base with City of Pharr logo and adjust to ground level
- 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: CAPOTE INTERNATIONAL BUSINESS PARK PH. V LOT 1 & 2
SUBDIVISION PRELIMINARY

Reviewed by: Manuel Renta, Dago Soto

October 21, 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:

- **Clarification of sliding gate for access to loading docks**
 - **Identify Hammer Head turn around access for emergency apparatus.**
-



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Capote International Subdivision
E. Capote Central Ave.
Pharr Tx, 78577

DATE:09/29/2021
9.10 Acres

Plat Notes:

- Add Note Owner To Maintain R.O.W. Of property
- Add Note Owner To Maintain Detention/Retention Pond
- Add Note ADA Ramps and Landings required on all Major Streets

General Notes:

- Show Crossing Elevation
- Obtain Discharge Permit
- Attach Erosion & Sediment Control Plan must be legible
- Attach Drainage Plan Details Must be Approved by Engineering Department must be legible
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan with Notice Of Intent (NOI) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Capote International
Business Park Phase V Lot 1 & 2
Subdivision

DATE: October 14, 2021

REVIEW: Preliminary (comments plans dated 9-30-2021)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Show all recorded subdivisions on location map.
4. Add note---"Owners to maintain detention/retention areas".
5. Note No. 8---Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
6. Note No. 10--- 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.*"

SITE PLAN

1. Provide trench safety plan for utility installation.

DRAINAGE

1. Drainage report must be updated for 50-year storm event for post-construction and reviewed & approved by HCDD No. 1. Must be a recent study of the area.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Use correct City of Pharr logo for storm sewer lid.

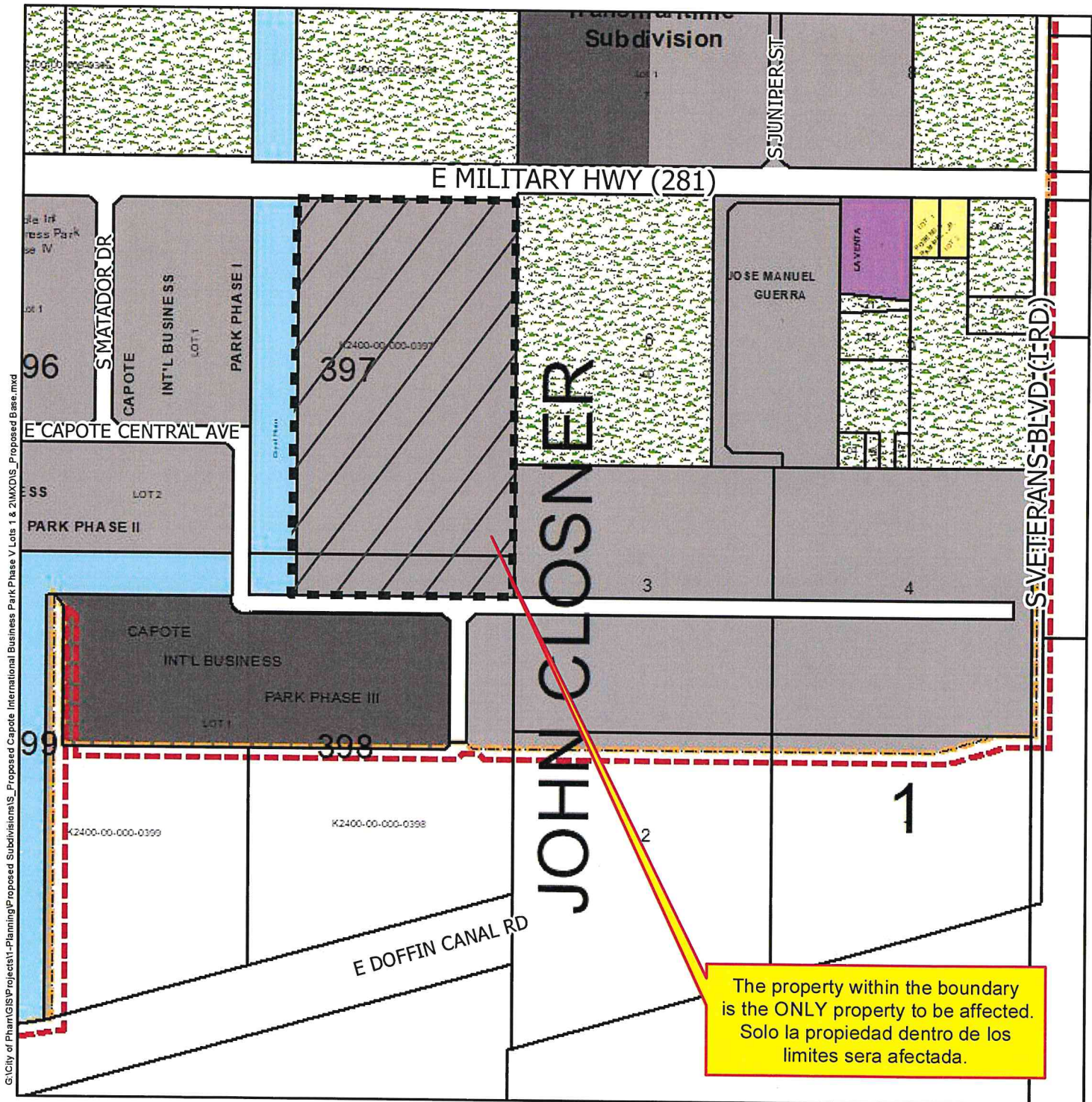
CLOSEOUT DOCUMENTS

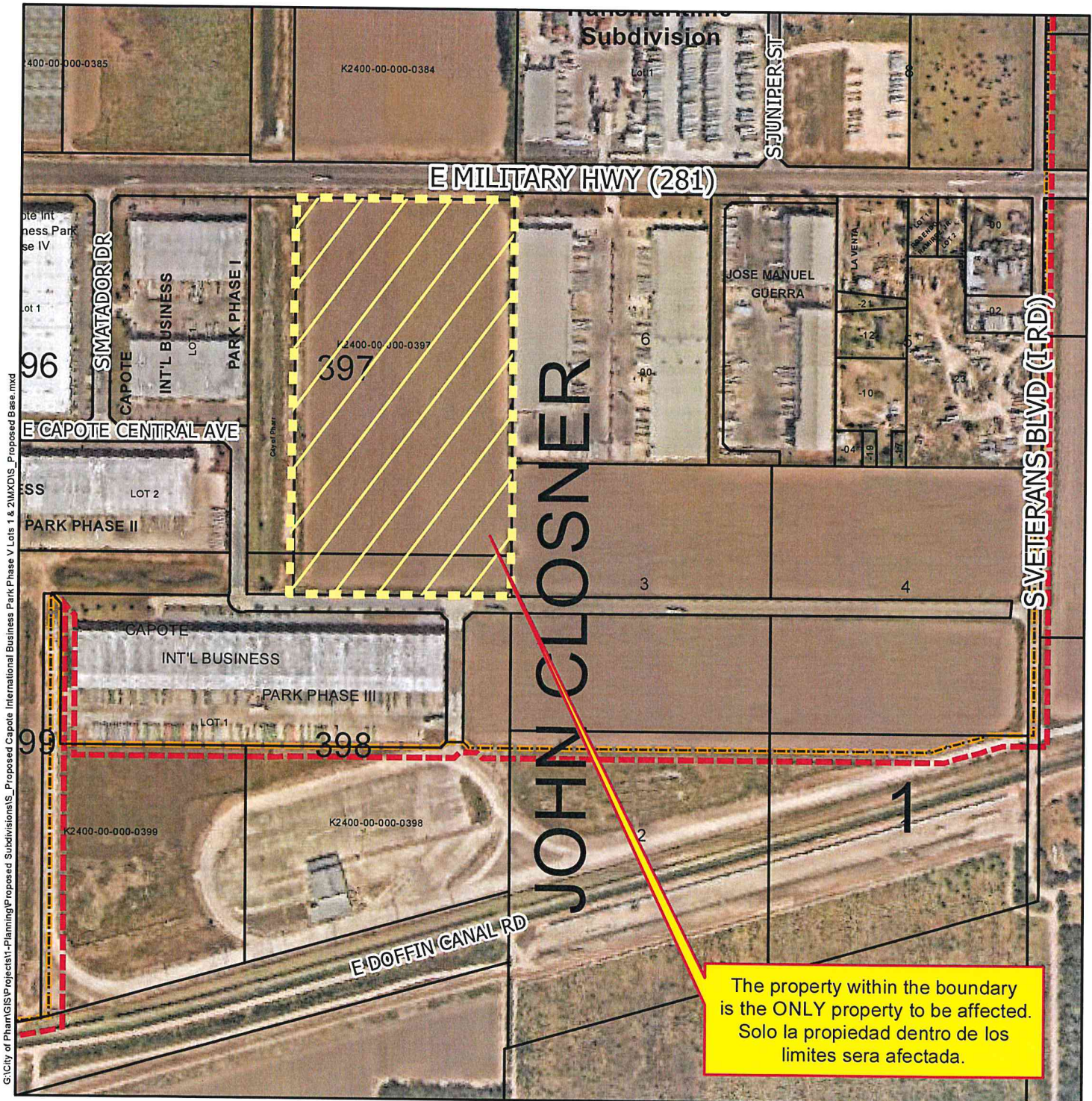
- All As-builts must have the following requirements:

- | |
|--|
| <ul style="list-style-type: none">• 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

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage.
- All discharge points for drainage must have headwalls on both sides of drainage swale to prevent erosion of embankment. RCP must be flush with headwall as per City of Pharr standards.
- Drainage headwall shall include a footing on top and shall be a minimum 18"-in long.
- Headwall width from edge to edge of discharge pipe shall be 18"-in minimum.
- Sanitary sewer manhole lid shall be composite with City of Pharr logo.
- Gate valve concrete collar dimensions shall be 30"-in x 30"-in x 6"-in.
- Proposed fire hydrants shall be 6'-ft from back of curb. Connection from valve to watermain shall be flange to flange.
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.





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

