

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 22, 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 November 8, 2021.

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

- 1) 956 Nightlife, LLC., d/b/a La Toxica Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.09 acres, more or less, out of lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#211064**

- 2) Sr. Cruda Ceviche and Micheladas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard Suite A. **CUP#211065**

- 3) Gustavo Holguin Rodriguez, d/b/a DDK Barber and Salon Spa, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). The property is legally described as being Lot 9, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1216 South Cage Boulevard. **CUP#211066**

- 4) Rio Delta Engineering, representing 6 MLD, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 10.57 acres tract of land, more or less, same being out of the south 24.19 acres, Block 4, Lot 5, A.J. McColl Subdivision Pharr, Hidalgo County, Texas. The property is physically located within the 2000 Block of West Eldora Road. **COZ#211067**

- 5) Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, La Alameda Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 101 West Daffodil Avenue. **COZ#211068**



6) Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson Avenue. **COZ#211059**

E. PLATS:

1) Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting final 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**

2) AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Block of South Jackson Rd. **SUB#210410**

3) Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson construction, LLC., A Texas limited liability company, is requesting preliminary plat approval of the proposed Minnesota Estates Subdivision. The property is legally described as being a 15.455 acres out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Rd. **SUB#210935**

4) KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, Owners, are requesting preliminary plat approval of the proposed Queenstown Park Subdivision. The property is legally described as being a 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Las Milpas Rd. **SUB#210306**

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 19th day of November 2021 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Imelda Barrera, Asst. City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 08, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 08, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Andy Castro
Luis Madrigal
Charlie Ramirez
Guadalupe Cano (alternate)
Joel Ordaz (alternate)

ABSENT: Jonathan Larraga Rafael Munguia

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 II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant
John Rigney, Attorney

ITEM A. CALL TO ORDER

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

Charlie Ramirez moved to excuse the absent members. Luis Madrigal 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 OCTOBER 25, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of October 25, 2021. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) CAPOTE FARMS, LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PARKING LOT IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.35 ACRES OUT OF THE SOUTHWEST CORNER OF LOT 386, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 10401 SOUTH CAGE BOULEVARD. CUP#210954**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently Agricultural and/or Open Space District (A-O) The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the north and east and General Business District (C) to the west and south. This area is generally designated for commercial in the Land Use Plan. She further reported twenty-one (21) 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.

Anaisa Licerio, Planner II, further stated staff recommended approval of request for Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Charlie Ramirez questioned the number of entrances and the length.

Anaisa Licerio, Planner II, stated there was one entrance to the north of the property off Cage Blvd. which was 250.36 ft from the corner.

Charlie Ramirez question if there would be drainage/detention pond.

Anaisa Licerio, Planner II, stated the detention pond requirement would be set by the city's Engineering Department.

Chairman, Danny Wylie, asked if the parking would be permanent.

Anaisa Licerio, Planner II, stated the parking would be temporary as it would only be used during harvesting time. She continued to state that the property was not going to be paved, but material requirements would be set by the city's Engineering Department.

Chairman, Danny Wylie, questioned the length of time the permit would be granted.

Anaisa Licerio, Planner II, stated the permit would be renewed on a yearly basis.

Chairman, Danny Wylie, inquired about requirements for temporary parking.

Anaisa Licerio, Planner II, stated the applicant would be required to pass inspections to through the Planning Division, Code Compliance, and Fire Department.

Roland Gomez, Development Services Interim Director, stated a correction needed to be made to the agenda memorandum as the item was not for a paved parking facility. Mr. Gomez also stated the applicant had been granted a Conditional Use Permit for a temporary parking for the last fifteen (15) years which was used seasonally. He continued to state that the city's Engineering Department would provide requirements on material to be used for the parking facility.

Chairman, Danny Wylie, asked if the parking lot was on a major thoroughfare.

Roland Gomez, Development Services Interim Director, confirmed it was on a major thoroughfare. He added the property did belong to the applicant and it was not part of the right-of-way.

Chairman, Danny Wylie, inquired about the number of permits for temporary parking.

Roland Gomez, Development Services Interim Director, stated this was the only permit for temporary parking. He added that the permit was previously granted for five (5) years, but could be set by the Planning and Zoning Commission.

Charlie Ramirez asked if the continuous right turn was abandoned by TxDOT.

Roland Gomez, Development Services Interim Director, stated the property belonged to the applicant, Capote Farms.

There being no further discussion Luis Madrigal moved to approve the request of the Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O) for three (3) years. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING DREAMLAND ESTATES, LLC., 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 SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20 ACRES, MORE OR LESS, OUT OF THE NORTH 1/2 OF LOT 103, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 4600 – 5000 BLOCK OF NORTH SUGAR RD. COZ#210957**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). All properties to the north, east,

south, and west were annexed on October 19, 1989. A portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on September 17, 2018, and the other portion to the north was zoned Single Family Residential District (R-1) on November 6, 2017. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial Use in the Land Use Plan. She further reported thirty-one (31) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential Estate District (R1-E) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Chairman, Danny Wylie, asked if a buffer would be required.

Anaisa Licerio, Planner II, stated a buffer was not required for Single-Family Residential Estate District (R1-E).

There being no further discussion Luis Madrigal moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential Estate District (R1-E). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) FLORINDA HERNANDEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) & GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1 ACRE, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 415 EAST FERGUSON. COZ#211059**

Anaisa Licerio, Planner II, stated item was withdrawn.

- 4) **TREVINO ENGINEERING, REPRESENTING CENTMAT PROPERTIES LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) & AGRICULTURAL AND/OR OPEN SPACE (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10-ACRE TRACT, MORE OR LESS, OUT OF LOT 99, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 501 EAST NOLANA LOOP. COZ#211060**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O) and General Business District (C). The properties to the north were annexed on August 20, 1991, as Agricultural and/or Open Space District (A-O). Later, on October 1, 2002, a portion of the properties to the north were rezoned to Single Family Residential District (R-1). The property and the properties to the east and south were annexed on June 19, 1990. On November 1, 2005, a portion of the property to the east was rezoned to Multi-Family High Density District (R-MFHD). The other portion to the east was rezoned to General Business District (C) and the properties to the west were rezoned to Limited Industrial District on March 30, 1982, when the city adopted the current zoning ordinance we use today. Later a portion of the property was rezoned to Heavy Commercial District (H-C) on July 5, 1988. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial, Multi-Family Residential and Public/Semi Public Use in the Land Use Plan. She further reported thirty-nine (39) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Charlie Ramirez asked about the use of the property and voiced his concern about the noise due to the proximity to residential area.

Anaisa Licerio, Planner II, stated the property would be used for the sale of goods and would verify the hours of operation. She noted noise may not be a concern since the manufacturing of materials would not be done on the property.

Charlie Ramirez questioned if the property was previously the old auto action location.

Anaisa Licerio, Planner II, confirmed the location as being the old auto auction property.

There being no further discussion Charlie Ramirez moved to **approve** the request to re-zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 5) TREVINO ENGINEERING, REPRESENTING ALBERTO GARZA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1-3, SOUTHSIDE ADDITION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 122 EAST SAM HOUSTON. COZ#211061**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). The property and the properties to the north, south, and east were zoned to Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. Later, the property to the east was rezoned to Office and Professional District (O-P) on July 3, 2001. The property to the west was zoned to General Business District (C) on January 22, 1980. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Single Family Residential Use in the Land Use Plan. She further reported twenty-six (26) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Luis Madrigal moved to **approve** the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) RIO DELTA ENGINEERING, REPRESENTING W.A. LANDRETH III, MANAGER FOR VAQUERO KELLY PHARR PARTNERS, LP, VAQUERO VENTURES MANAGEMENT, LLC AND ALVARO GONZALEZ, MANAGER FOR LOS HOTELES, LP., ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED LOS HOTELES SUBDIVISION NO.2. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.37 ACRES TRACT OUT OF LOT 108, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF WEST NOLANA LOOP. SUB#211036**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the east and Heavy Industrial District (H-I) to the south and General Business District (C) and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Los Hoteles Subdivision No. 2 subject to the listed conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Luis Madrigal moved to **approve** the request for preliminary and final plat approval of the proposed Los Hoteles Subdivision No. 2. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) SALINAS ENGINEERING, REPRESENTING JORGE GONZALEZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ARNOLD GROVE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF THE NORTH 20.0 ACRES OUT OF LOT 103, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4600 BLOCK OF NORTH SUGAR ROAD. SUB#210825**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are Single Family Residential District (R-1) to the north and Agricultural Open Space District (A-O) south, east and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Arnold Grove 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.

Luis Madrigal confirmed that the property had just been approved for a change of zone and if the property met the ten thousand (10,000) square feet.

Eddie Martinez, Planner II, stated each lot did have over ten thousand (10,000) square feet.

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

- 3) MELDEN & HUNT, INC., REPRESENTING KEVIN MATTSON, MANAGER FOR RS PHARR, L.L.C. A TEXAS LIMITED LIABILITY, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SIOUX REP SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.355 ACRES BEING 1.382 ACRES OUT OF LOT 140, KELLY-PHARR SUBDIVISION AND 0.973 OF ONE ACRE OUT OF LOT 1, SILVER SPUR SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF NORTH IH 69C. SUB#211037**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Sioux Rep 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 Sioux Rep Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) MELDEN & HUNT, INC., REPRESENTING FRANCISCO OBREGON, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ENCINO RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 21.958 ACRES A PART OR PORTION OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4700 BLOCK OF NORTH VETERANS BOULEVARD. SUB#191126**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north, City limits to the east, General Business District (C) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Encino Ridge 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 final plat approval of the proposed Encino Ridge Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Interim Director, introduced new Planning and Zoning Commission alternate members, Guadalupe Cano and Joel Ordaz.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:32 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 956 Nightlife, LLC., d/b/a La Toxica Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.09 acres, more or less, out of lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road.
CUP#211064

Classification: Regular

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

Issue: 956 Nightlife, LLC., d/b/a La Toxica Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the Conditional Use 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021

MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#211064 (LA TOXICA BAR & GRILL)
--

GENERAL INFORMATION:

APPLICANT: 956 Nightlife, LLC., d/b/a La Toxica Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.09 acres, more or less, out of lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6905 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single Family Residential District (R-1) to the east, and the City Limits lie to the west. This area is generally designated for Commercial Use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Pending reinspection of the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

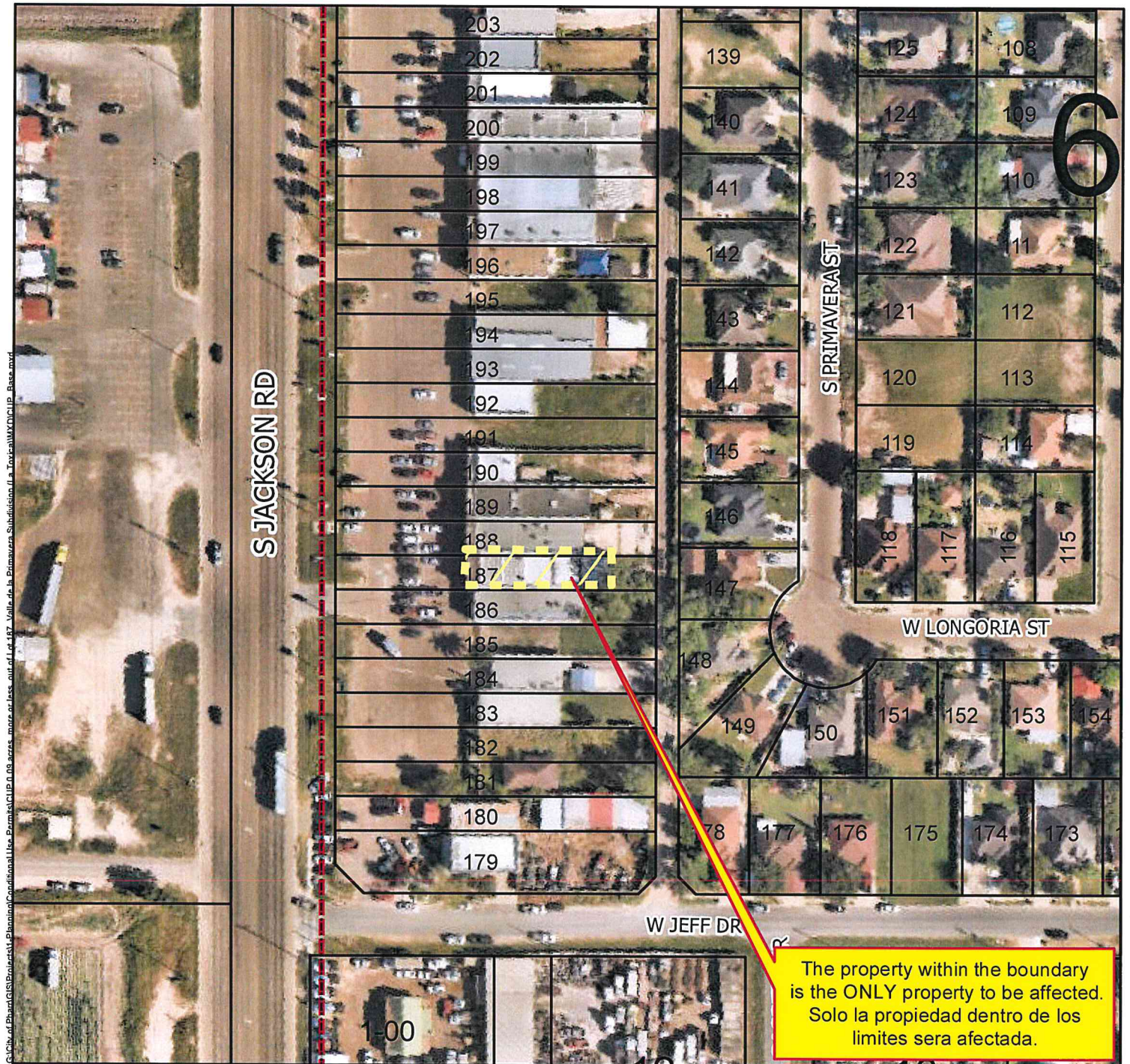
Fifty-seven (57) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use 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.

NOTE: This item will go before the City Commission Meeting of **December 6, 2021** at **4:00 p.m.**

Proposed Conditional Use Permit
 0.09 acres, more or less, out of Lot 187, Valle de la Primavera Subdivision
 La Toxica Bar & Grill/956 Nightlife, LLC.

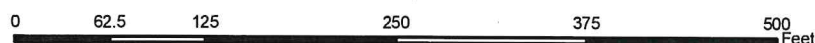


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 11/2/2021

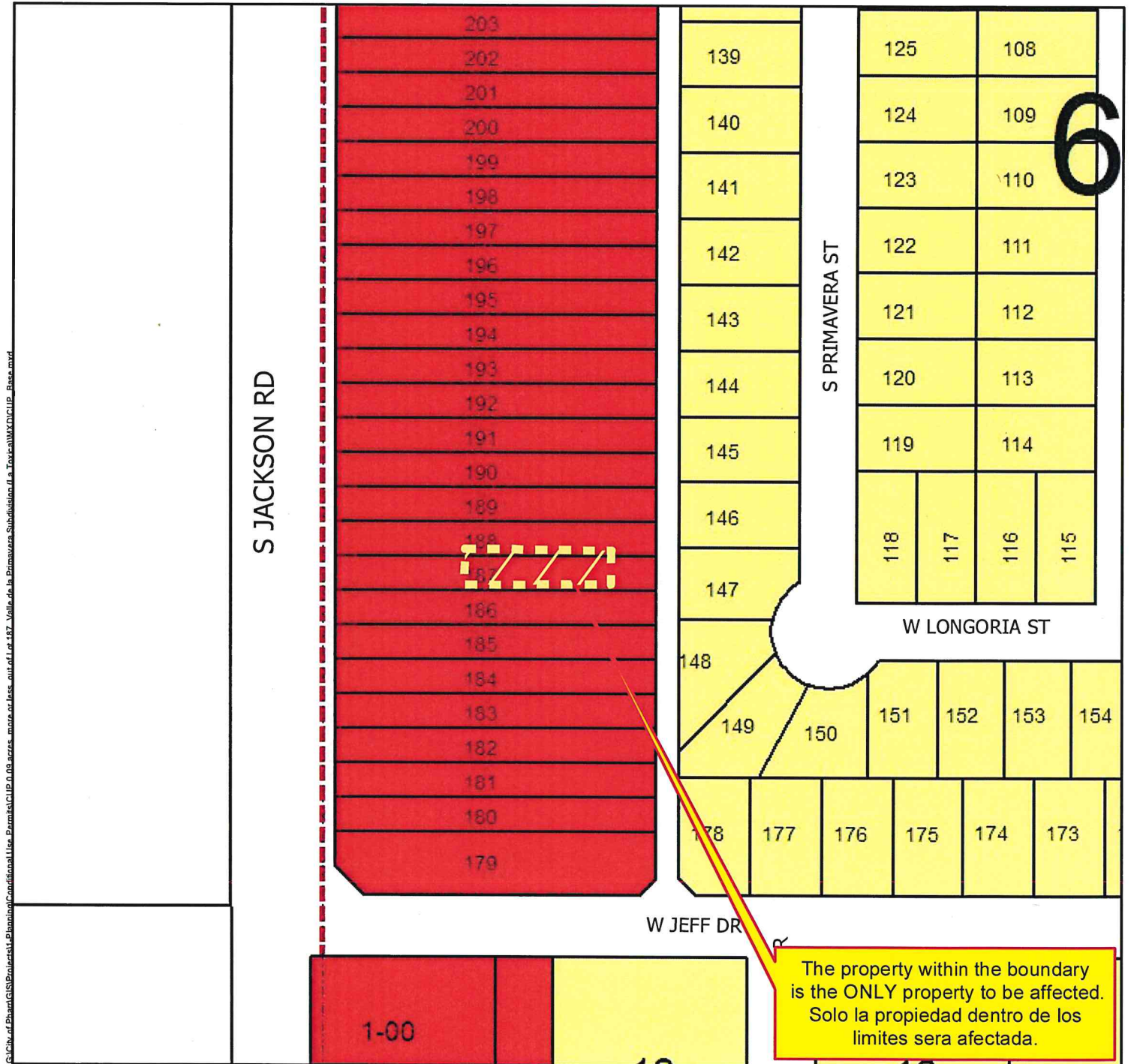
Scale: 1 inch = 125 feet



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



Proposed Conditional Use Permit
 0.09 acres, more or less, out of Lot 187, Valle de la Primavera Subdivision
 La Toxica Bar & Grill/956 Nightlife, LLC.

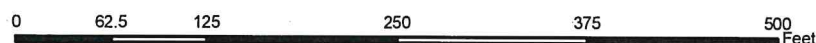


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

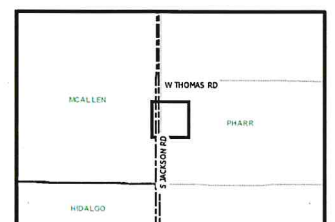
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 11/2/2021

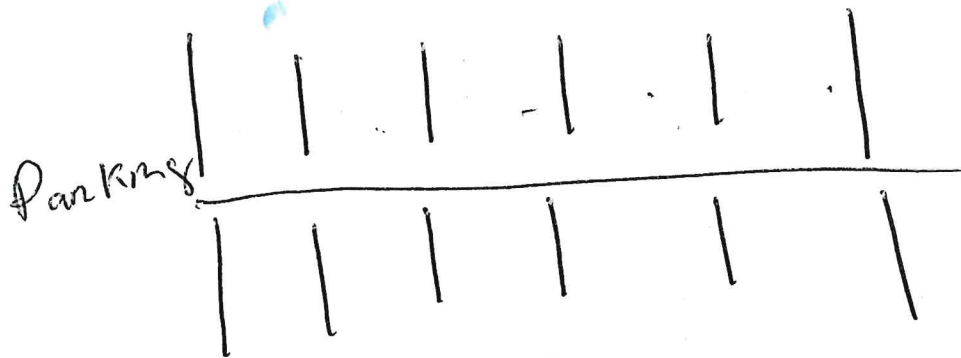
Scale: 1 inch = 125 feet



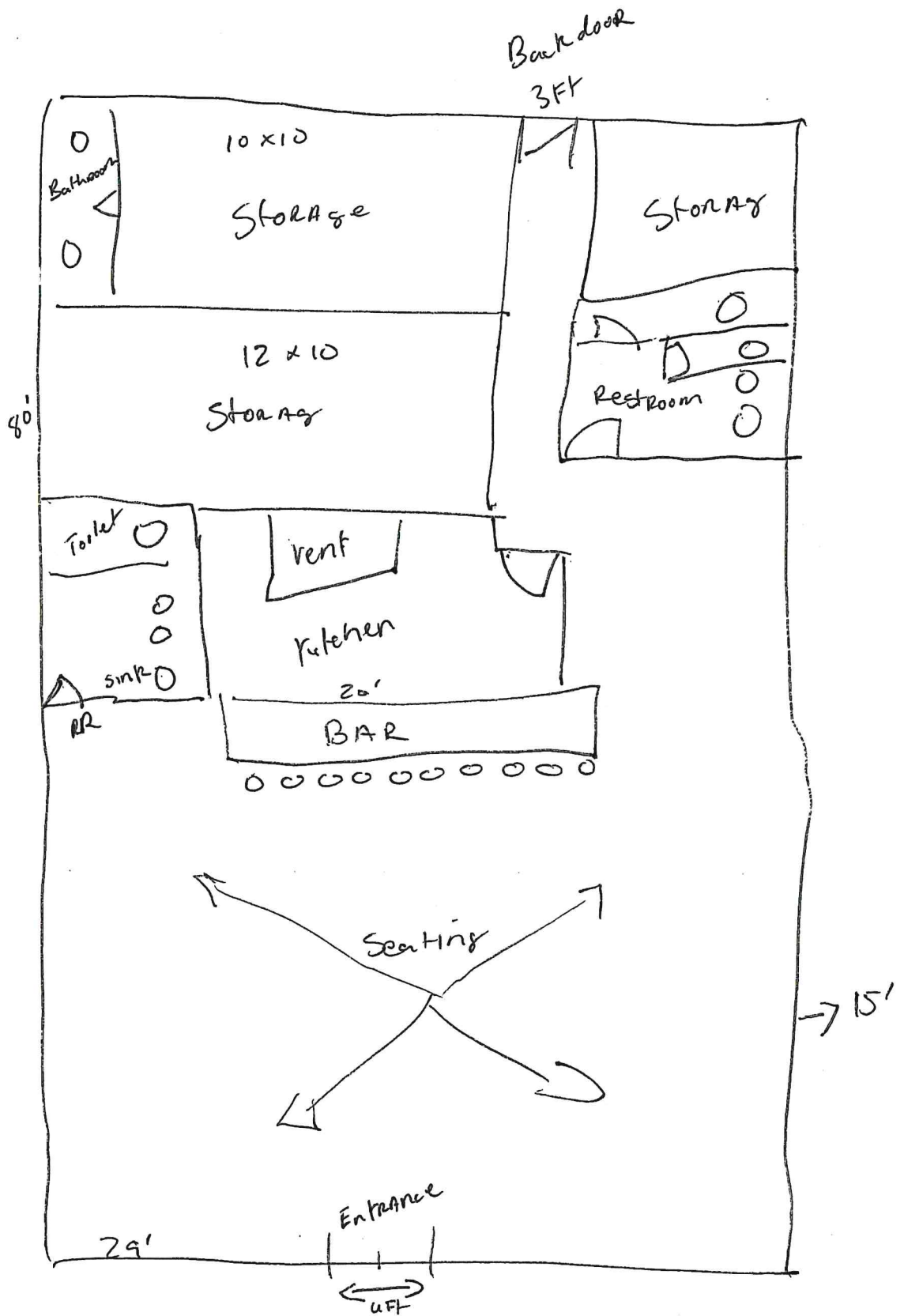
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Parking Lot Site Plan.



6905 S Jackson





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Sr. Cruda Ceviche and Micheladas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard Suite A.
CUP#211065

Classification: Regular

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

Issue: Sr. Cruda Ceviche and Micheladas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#211065 (SR. CRUDA CEVICHE AND MICHELADAS, LLC.)
--

GENERAL INFORMATION:

APPLICANT: Sr. Cruda Ceviche and Micheladas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1501 South Cage Boulevard Suite A.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and west and the property to the east is Residential Multi-Family High Density District (R-MFHD). This area is generally designated for Commercial Use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Pending inspection of the Conditional Use Permit.

HEALTH DIVISION:

Pending inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

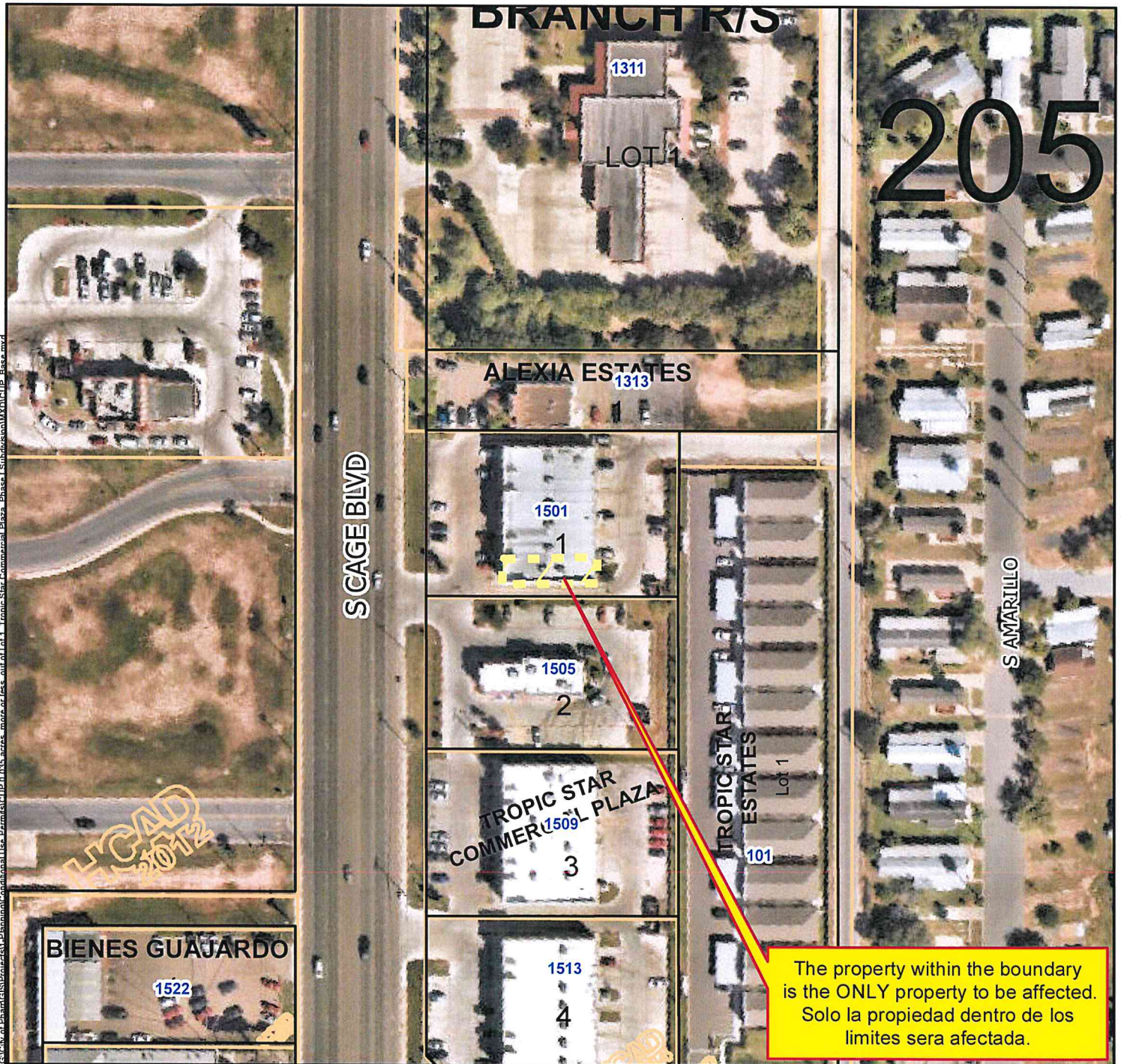
**NOTIFICATION
OF PUBLIC:**

Twenty-eight (28) 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.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

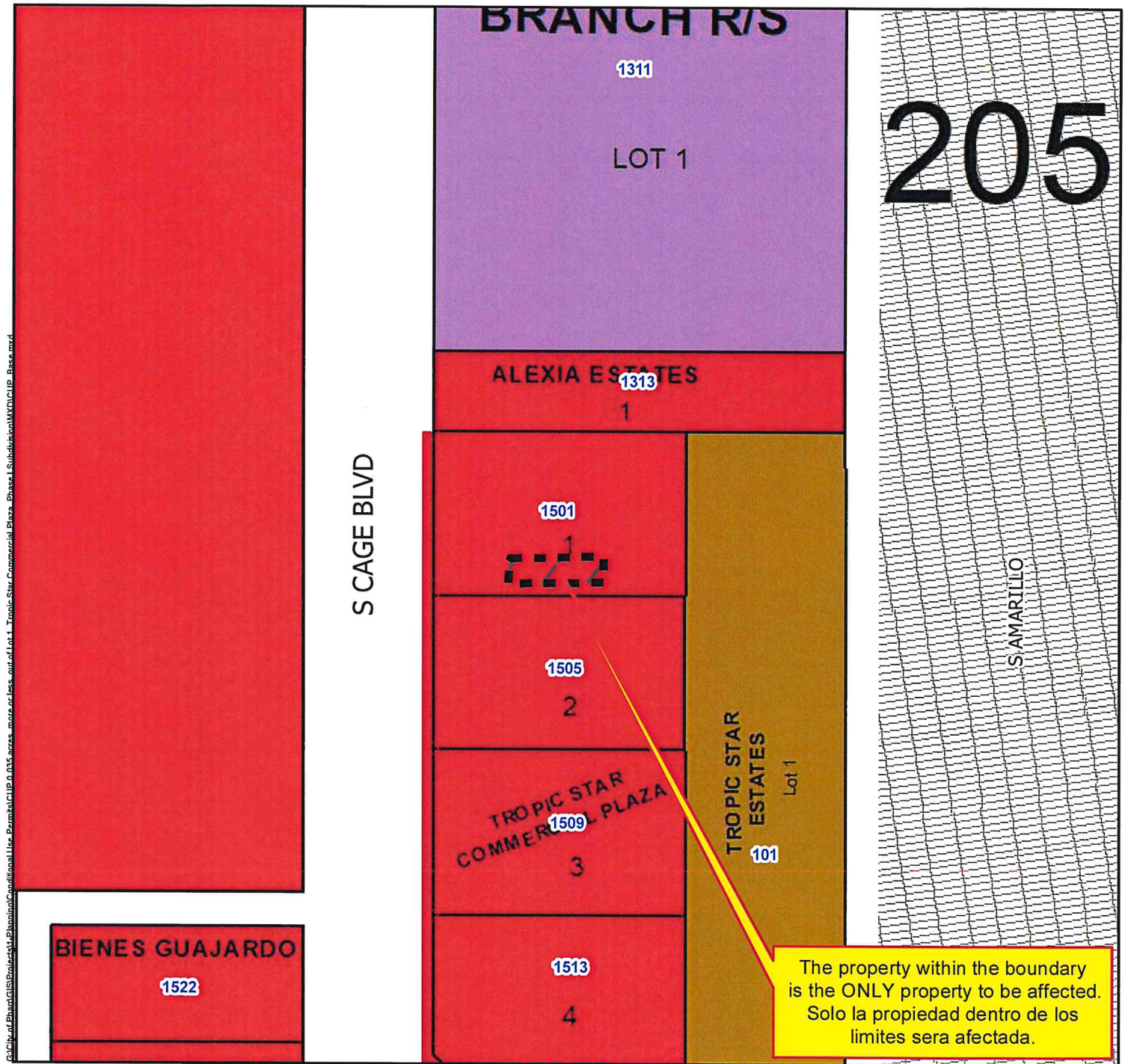
Development Services is recommending approval of the Conditional Use to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **December 6, 2021** at **4:00 p.m.**



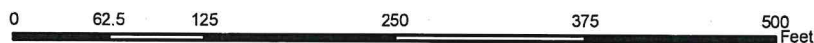
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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



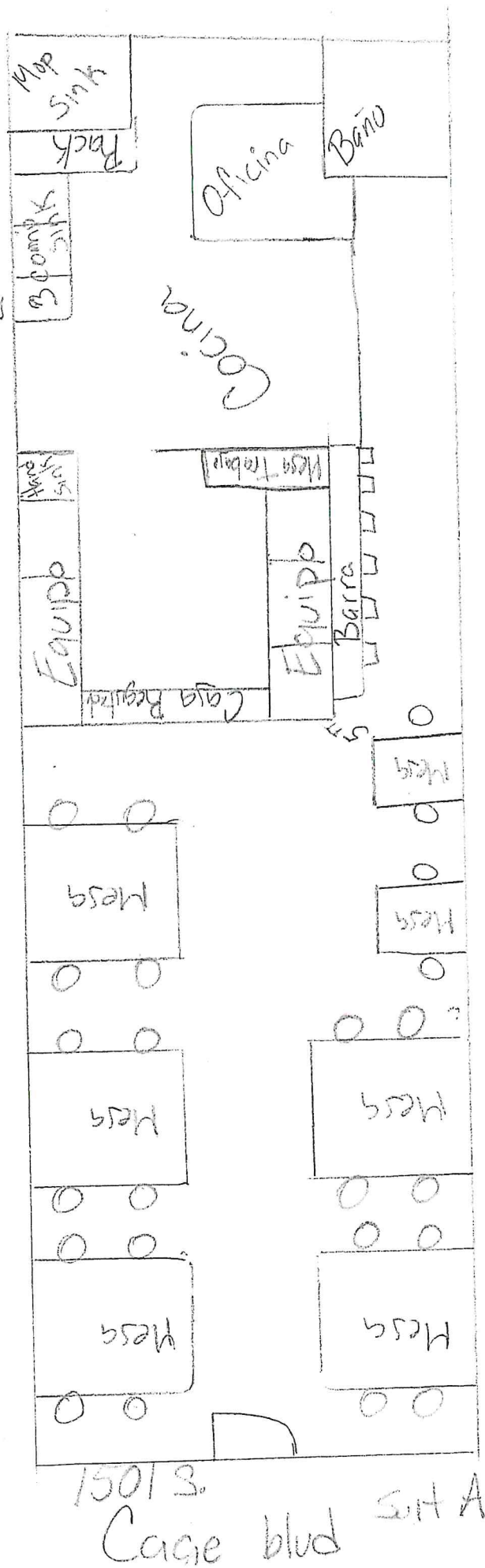


G:\City of Pharr\GIS\Projects\Pharr\Conditional Use Permit\CIP 0.035 acres more or less out of lot 1, Tropic Star Commercial Plaza, Phase I Subdivision\WDC\IP_Bres.mxd

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



cocina 3 per
comedor 30 clientes





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Gustavo Holguin Rodriguez, d/b/a DDK Barber and Salon Spa, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). The property is legally described as being Lot 9, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1216 South Cage Boulevard. **CUP#211066**

Classification: Regular

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

Issue: Gustavo Holguin Rodriguez, d/b/a DDK Barber and Salon Spa, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (BEAUTY SALON) – FILE NO. CUP#211066 (DDK BARBER AND SALON SPA)

GENERAL INFORMATION:

APPLICANT: Gustavo Holguin Rodriguez, d/b/a DDK Barber and Salon Spa, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 9, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1216 South Cage Boulevard.

ZONING: The property is currently zoned Single Family Residential District (R-1). The surrounding area is zoned Single Family Residential District (R-1) to the north, south, west and a portion to the east. The remaining portion to the east is General Business District (C). This area is generally designated for Single Family Residential Use in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Pending reinspection of the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Pending reinspection of the Conditional Use Permit.

PLANNING DIVISION:

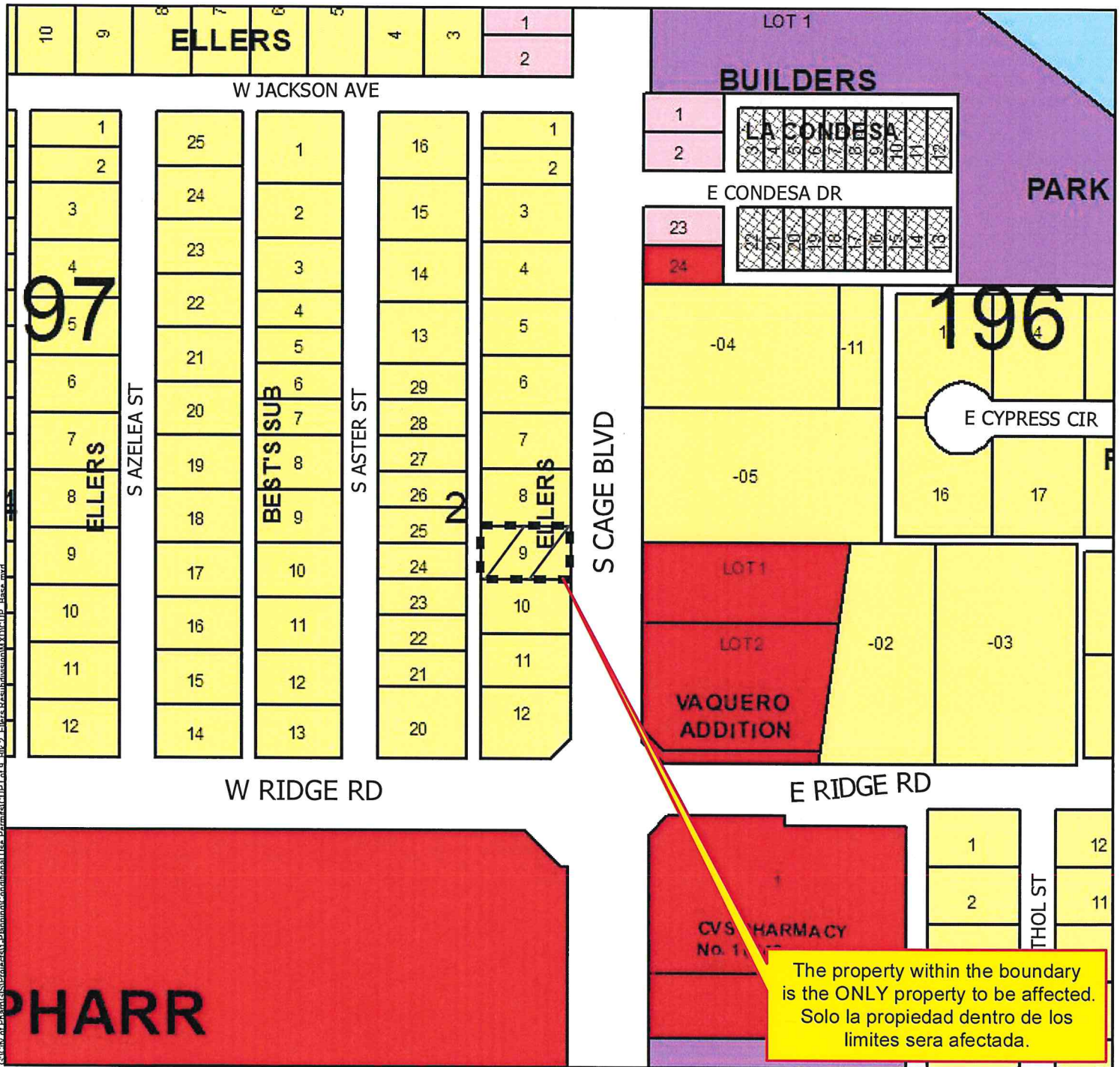
Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

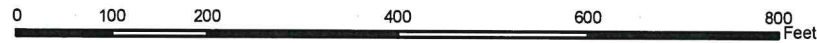
Forty-four (44) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

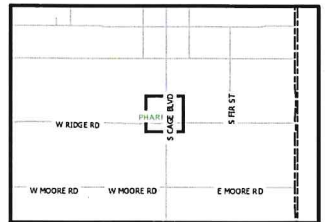
Development Services is recommending approval of the Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

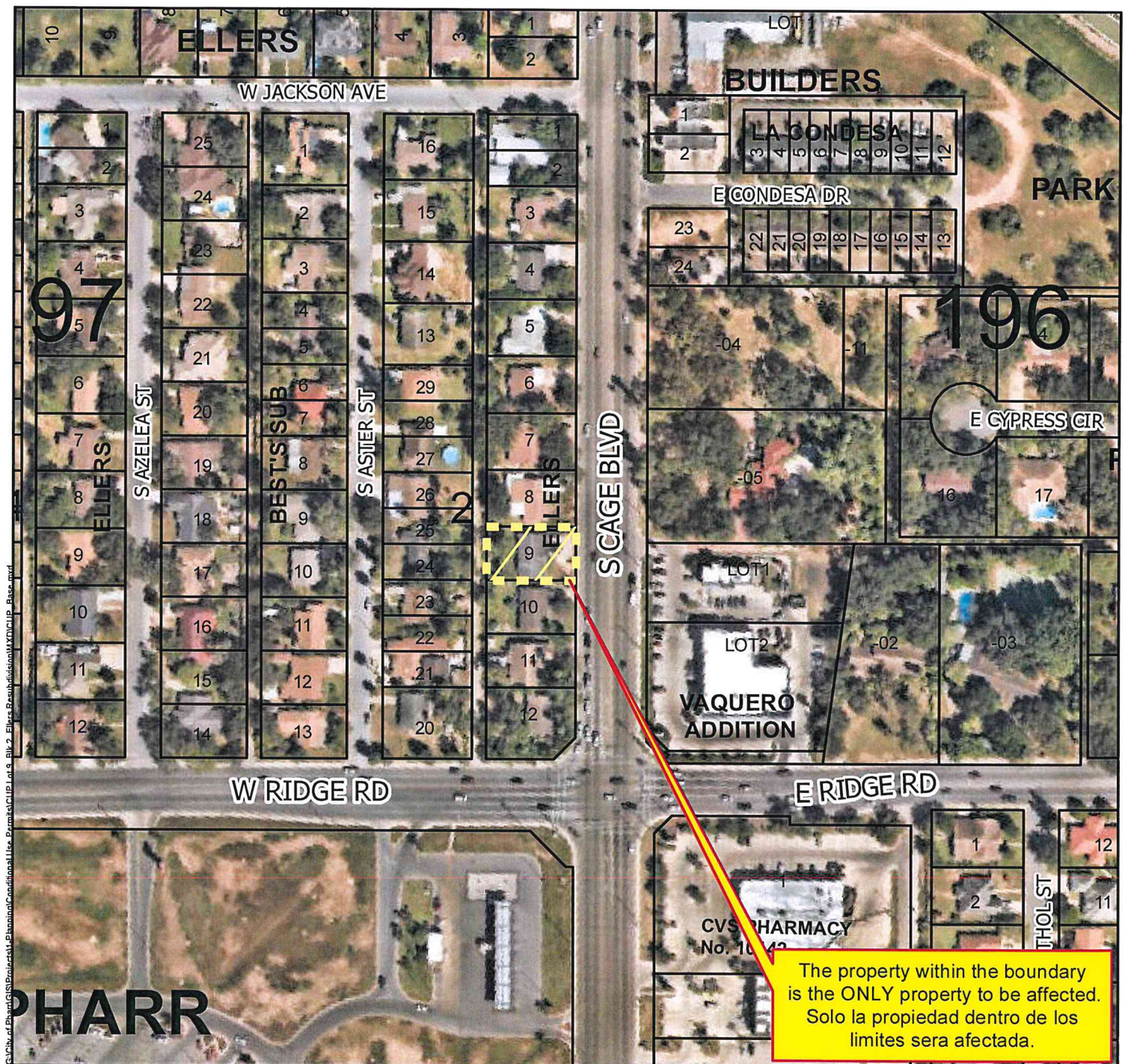


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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



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





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

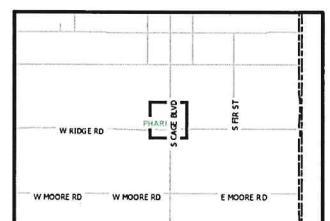
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/2/2021

Scale: 1 inch = 200 feet

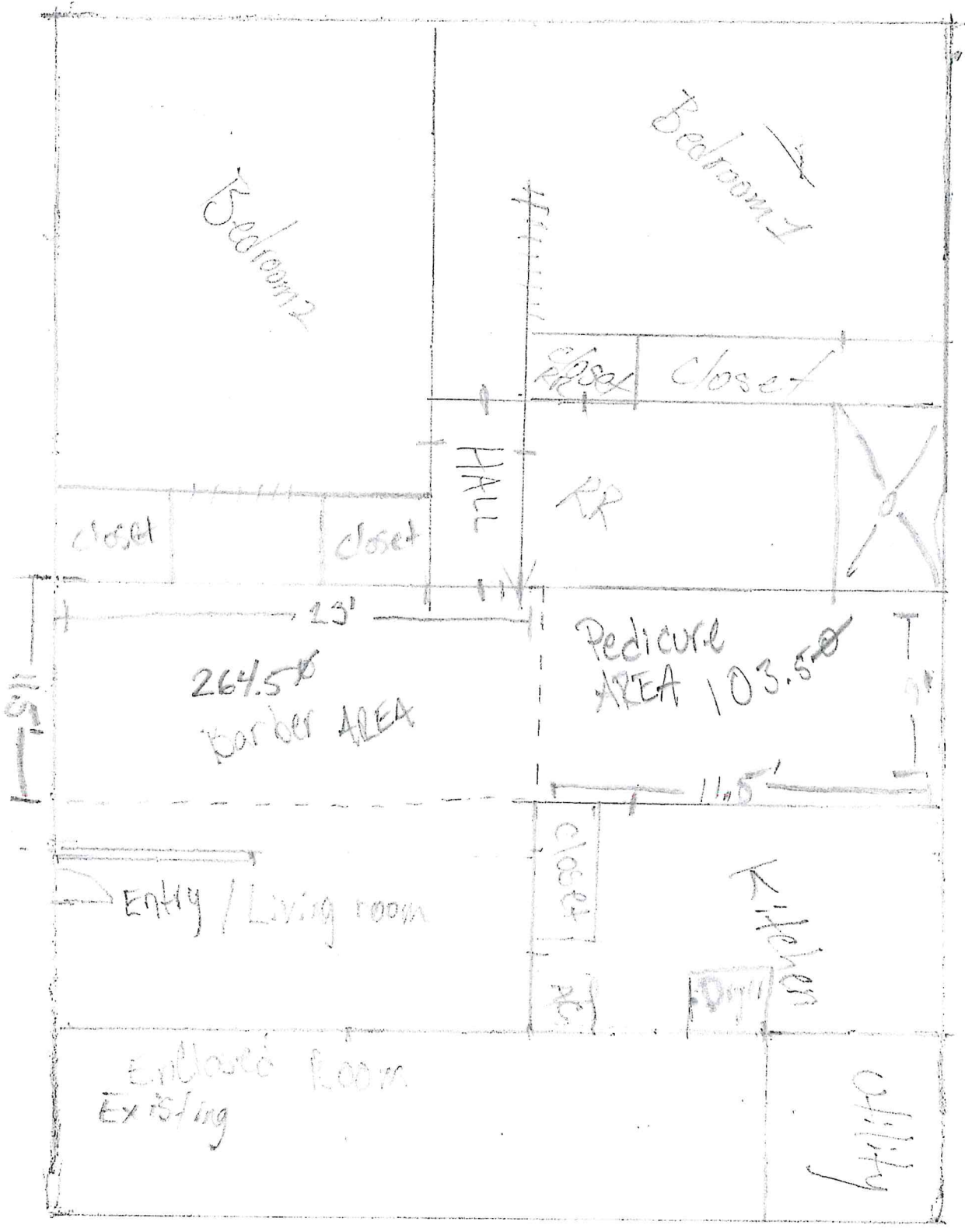


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



NOT TO SCALE

FRONT CASE BLVD



BACK

Home Occupation PLAN
1216 S. Cage Blvd. Warrick, IN



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rio Delta Engineering, representing 6 MLD, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 10.57 acres tract of land, more or less, same being out of the south 24.19 acres, Block 4, Lot 5, A.J. McColl Subdivision Pharr, Hidalgo County, Texas. The property is physically located within the 2000 Block of West Eldora Road. **COZ#211067**

Classification: Regular

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

Issue: Rio Delta Engineering, representing 6 MLD, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 22, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#211067

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 22, 2021

1. **Applicant:** Rio Delta Engineering, representing 6 MLD, LLC., owner
2. **Requested Action:** Re-zoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop and construct apartment buildings.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>11-18-21</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u> </u> Initials	<u> </u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
D. City Attorney	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
E. City Manager	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 10.57 acres tract of land, more or less, same being out of the south 24.19 acres, Block 4, Lot 5, A.J. McColl Subdivision Pharr, Hidalgo County, Texas. The property is physically located within the 2000 Block of West Eldora Road.

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

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

DESCRIPTION OF PROPERTY:

Rio Delta Engineering, representing 6 MLD, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartment buildings.

The subject site which is located within the 2000 Block of West Eldora Road and is legally described as being 10.57 acres tract of land, more or less, same being out of the south 24.19 acres AJ McColl Subdivision, Block 4, Lot 5 Pharr, Hidalgo County, Texas.

The property fronts West Eldora Road an 80' major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The subject property and the properties to the north and east were annexed on October 13, 1989. The properties to the north were rezoned to Residential Multi-Family High Density District (R-MFHD) on January 20, 2004. The properties to the south were annexed as Agricultural and/or Open Space District (A-O) on November 28, 1986, and later was rezoned to Single Family Residential District (R-1) on April 20, 2004. The west portion of the property was rezoned to General Business District (C) on March 15, 2005. 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.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be property buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Thirty-four (34) 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.

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

NOTE: This item will go before the City Commission Meeting of **December 6, 2021** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Rio Delta Engineering C/O Ivan Garcia

APPLICANT

2000 Block of West Eldora

ADDRESS

General Business District (C)

CURRENT ZONE

Residential Multi-Family High Density
District (R-MFHD)

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

STAFF RECOMMENDATIONS:

Approval

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.

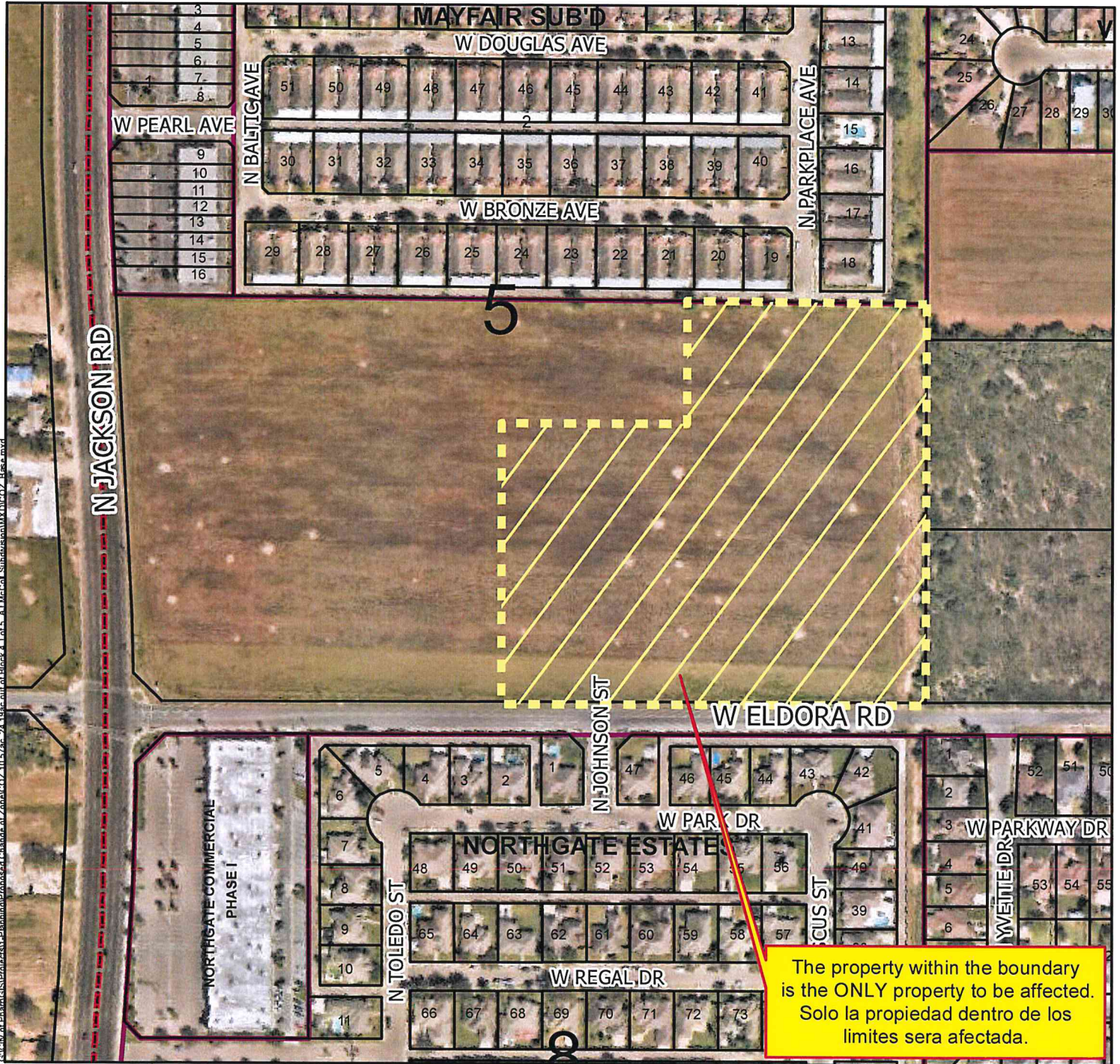
Nelly Terrazas Rojo

PREPARED BY

November 17, 2021

DATE

Proposed Change of Zone
 10.57ac out of Block 4, Lot 5, AJ McColl Subdivision
 REP. 6 MLD, LLC/ Rio Delta Engineering



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

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 250 feet



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



Date: 11/2/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, La Alameda Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 101 West Daffodil Avenue. **COZ#211068**

Classification: Regular

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

Issue: Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the request to re-zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C) as the property meets area requirements and has adequate ingress and egress. The property is not 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 22, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#211068

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 21, 2021

1. **Applicant:** Auto Diagnostic Center, LLC., owner.
2. **Requested Action:** Re-zoning request from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C).
3. **Nature / Intent of Request:** In order to develop and construct small plaza.

4. **Routing to Staff:**

A. Roland Gomez, Interim
Director


Initials

11-18-21
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

Initials

Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, La Alameda Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 101 West Daffodil Avenue.

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

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

DESCRIPTION OF PROPERTY:

Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C) in order to develop and construct a small plaza.

The subject site, which is located south of West Daffodil Avenue, and is physically located on 101 West Daffodil Avenue. The property is legally described as being all of Lot 2, La Alameda Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Daffodil Avenue, a 50' – 60' local street with a posted speed limit of 20 – 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential (R-1). The property to the North was rezoned from Agricultural and/ or Open Space (A-O) to General Business District (C) on December 21, 1982. The properties to the East were zoned General Business District (C) and properties to the south were zoned Single Family Residential District (R-1) when the city adopted the current zoning ordinance. Later, on May 12, 1992, the south portion of the east properties were rezoned to Heavy Commercial District (H-C). The properties to the south were rezoned to Office Professional District (O-P) on August 21, 2007. The properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on November 16, 1982. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Single Family Residential use in the Land Use Plan.

The Neighborhood Commercial District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. The city will not zone for NC usage in advance unless asked to do so by the property owner. This district could therefore, be considered a "floating zone". Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood.

Fifteen (15) 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.

Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C) as the property meets area requirements and has adequate ingress and egress. The property is not 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.

NOTE: This item will go before the City Commission Meeting of **December 6, 2021** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Auto Diagnostic Center, LLC., Owner
APPLICANT

Single Family Residential District (R-1)
CURRENT ZONE

101 West Daffodil Avenue
ADDRESS

Neighborhood Commercial (N-C)

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

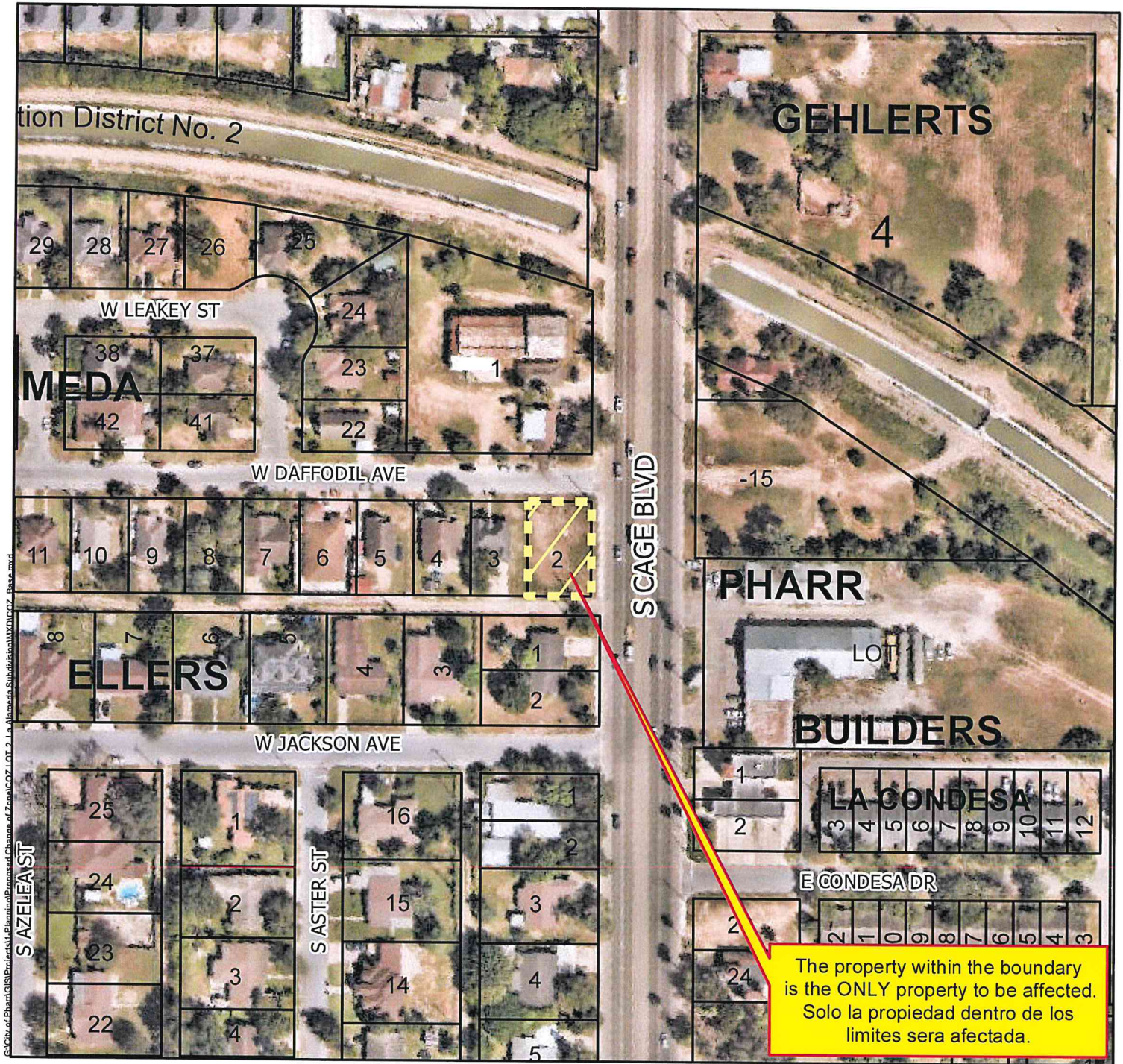
STAFF RECOMMENDATIONS:

Approval

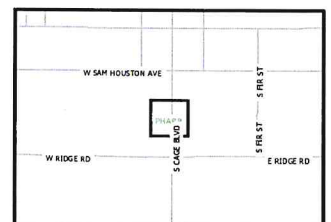
The property meets area requirements and has adequate ingress and egress. The property is not currently
compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and
granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply
with all City Ordinances and City Department requirements.

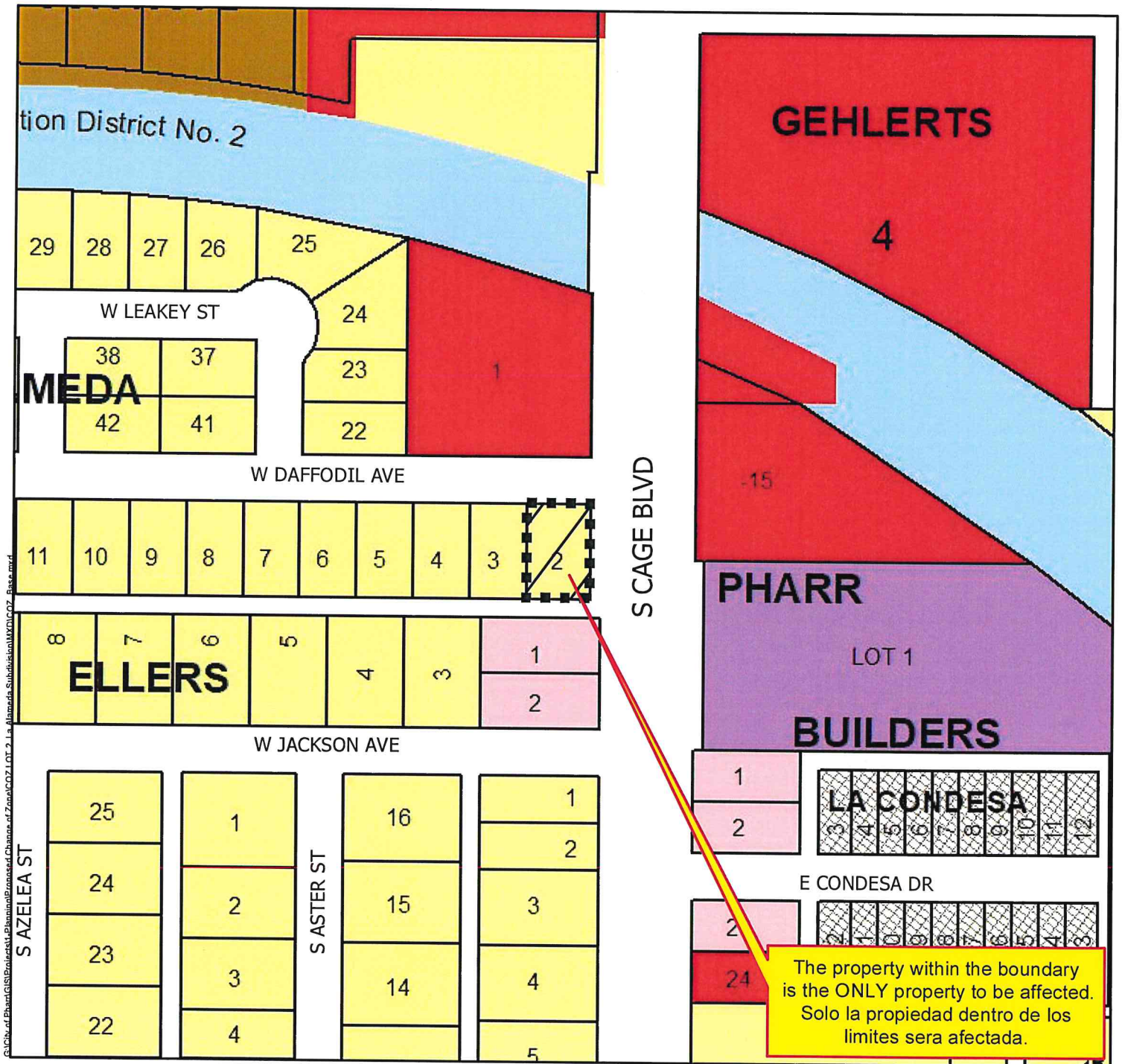
Nelly Terrazas Rojo
PREPARED BY

November 17, 2021
DATE



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

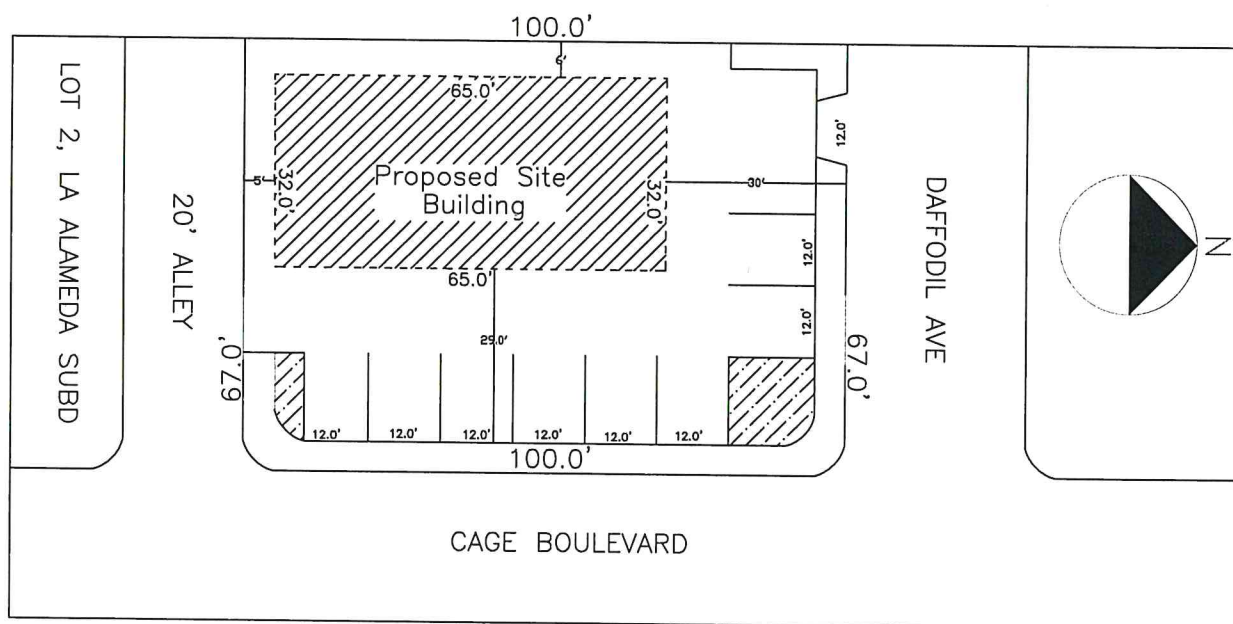




- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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



PRODUCED BY AN AUTODESK STUDENT VERSION



PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.6.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson Avenue. **COZ#211059**

Classification: Regular

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

Issue: Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 22, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#211059

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 08, 2021

1. **Applicant:** Florinda Hernandez, owner.
2. **Requested Action:** Re-zoning request from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct a carpentry shop.

4. **Routing to Staff:**

A. Roland Gomez, Interim
Director


Initials

11-18-21
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

Initials

Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson Avenue.

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

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

DESCRIPTION OF PROPERTY:

Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C) in order to develop and construct a carpentry shop.

The subject site is located on the north side of East Ferguson Avenue and is physically located at 415 East Ferguson Ave. The property is legally described as being 1 acre, more or less out of Lot 147, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Ferguson Avenue a 120' to 150' principal arterial with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1) and General Business District (C). All properties to the north, east, south and west were annexed on October 16, 1973. Properties to the north and east are zoned Agricultural and/ or Open Space District (A-O), properties to the south and southwest were rezoned from Single Family Residential District (R-1) to General Business District (C) on July 26, 1983. A portion of the property to the west was rezoned to Office and Professional District (O-P) on August 7, 1984. The properties to the north were rezoned to Single Family Residential District (R-1) on August 17, 1999. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Single-Family Residential use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Twenty – five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the letters or the legal notice requesting information on development.

Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **December 6, 2021** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Florinda Hernandez

APPLICANT

Single Family Residential District (R-1) &
General Business District (C)

CURRENT ZONE

415 East Ferguson Avenue

ADDRESS

Heavy Commercial District (H-C)

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

STAFF RECOMMENDATIONS:

Approval

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

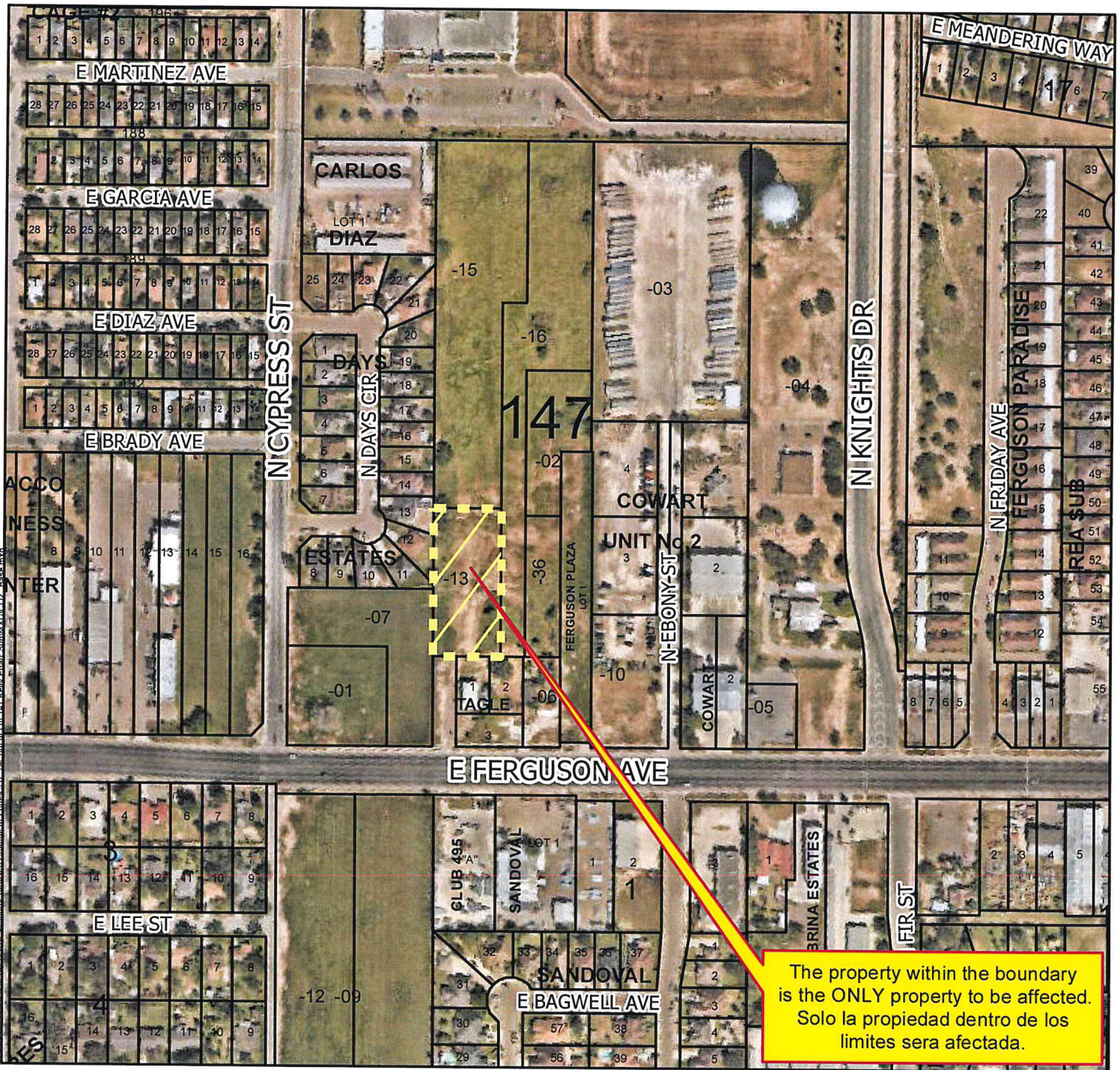
If approved, the owner must comply with all City Ordinances and City Department requirements.

Nelly Terrazas Rojo

PREPARED BY

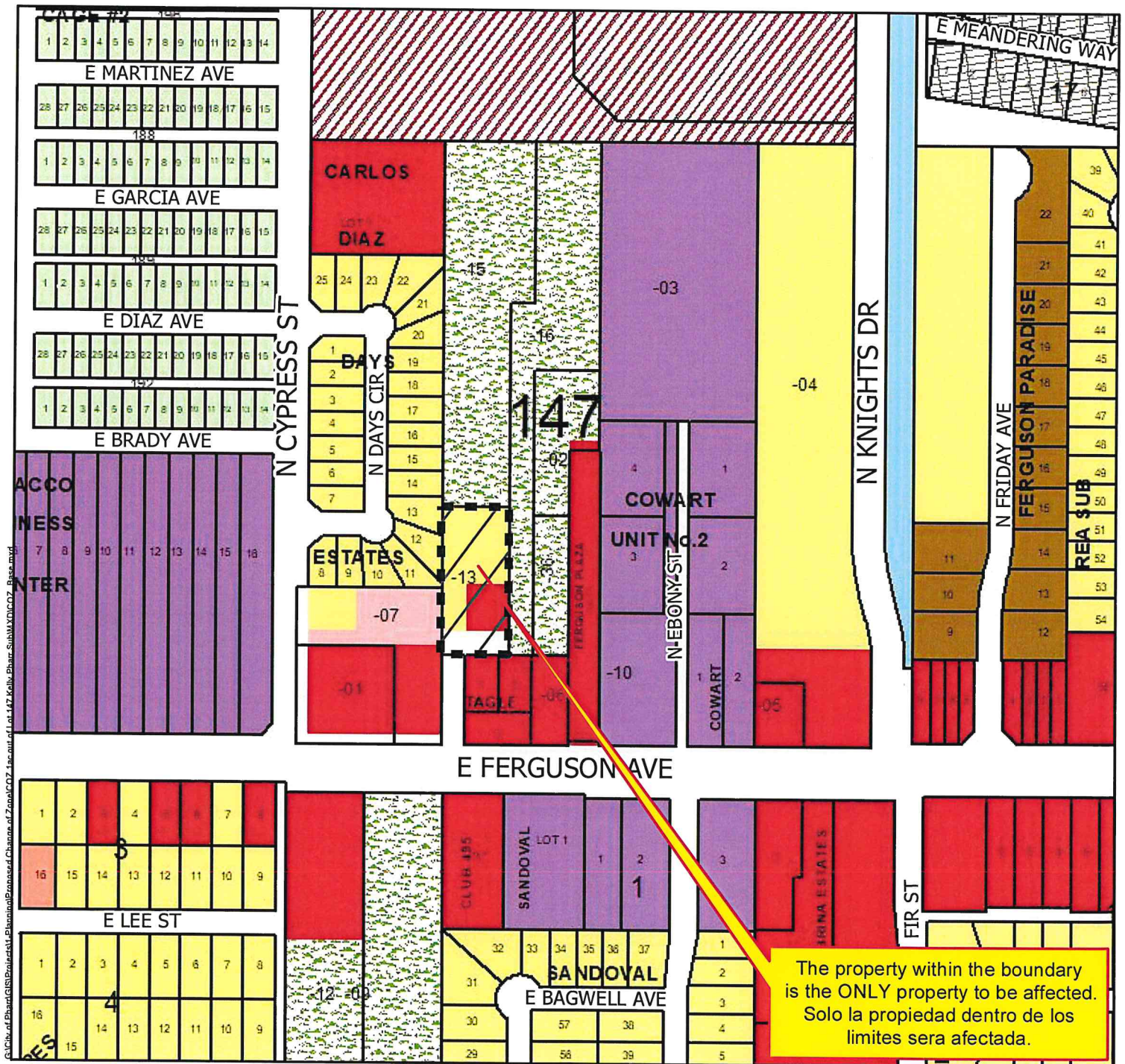
November 17, 2021

DATE

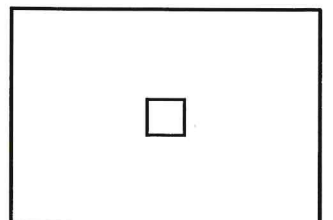


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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





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



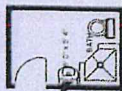
415 EAST FERGUSON, PHARR TEXAS

100'

20'

20'

20'



WATERCLOSET

4'0" x 5'0"

5'1" x 12'0"



4'0" x 14'0"

4'0" x 14'0"

6'1" x 12'0"

6'1" x 12'0"

4'0" x 14'0"

4'0" x 14'0"

10'0"

100'

RAMOS CABINETS

A

B

RAMOS WOODWORK & CONSTRUCTION

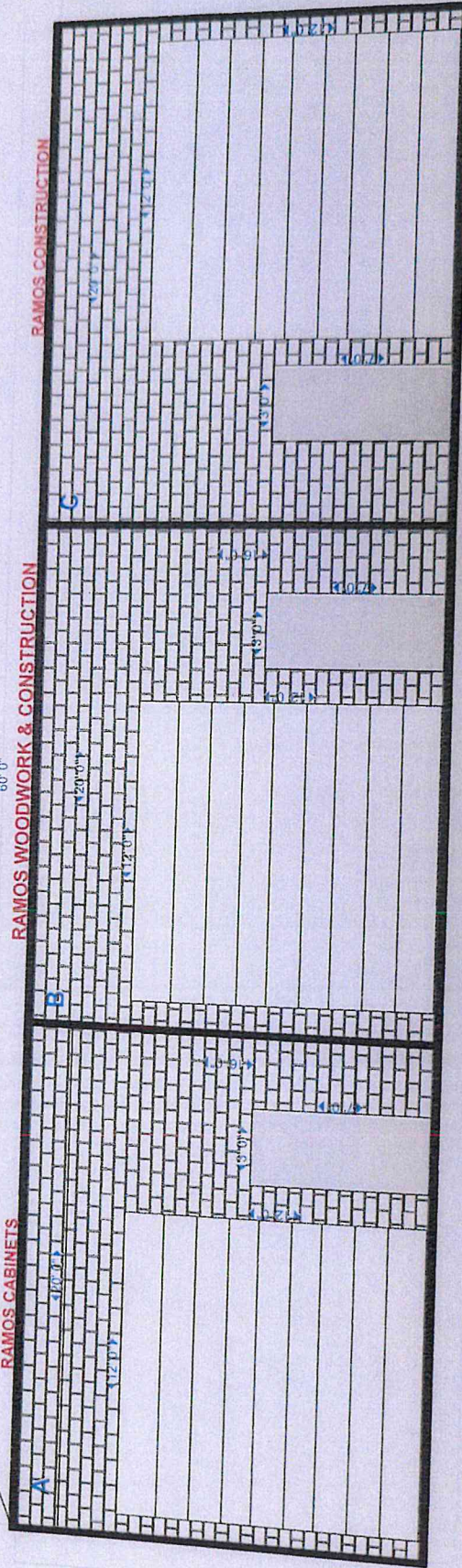
C

RAMOS CONSTRUCTION

60' 0"

60' 0"

60'





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting final 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**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting final plat approval of the proposed Arnold Acres Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARNOLD ACRES SUBDIVISION FILE NO. SUB#210412
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GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting final plat approval of the proposed Arnold Acres Subdivision.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 600 Block of West Nolana Loop (FM 3461).

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

PROPERTY PROPOSED USE: Apartments and retail Lots.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Arnold Acres 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. Show and label on plat layout irrigation easement on the west side of drainage easement (Doc.# 825353).
2. Add a 5' landscaping easement after the 20' utility easement along W. Nolana Loop.
3. As per HCID #2, they claim a 70' fee simple on property line south of property 35' north and 35' south of property line. Vol.26, Pg.234 – Vol.0, Pg.63
4. 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.

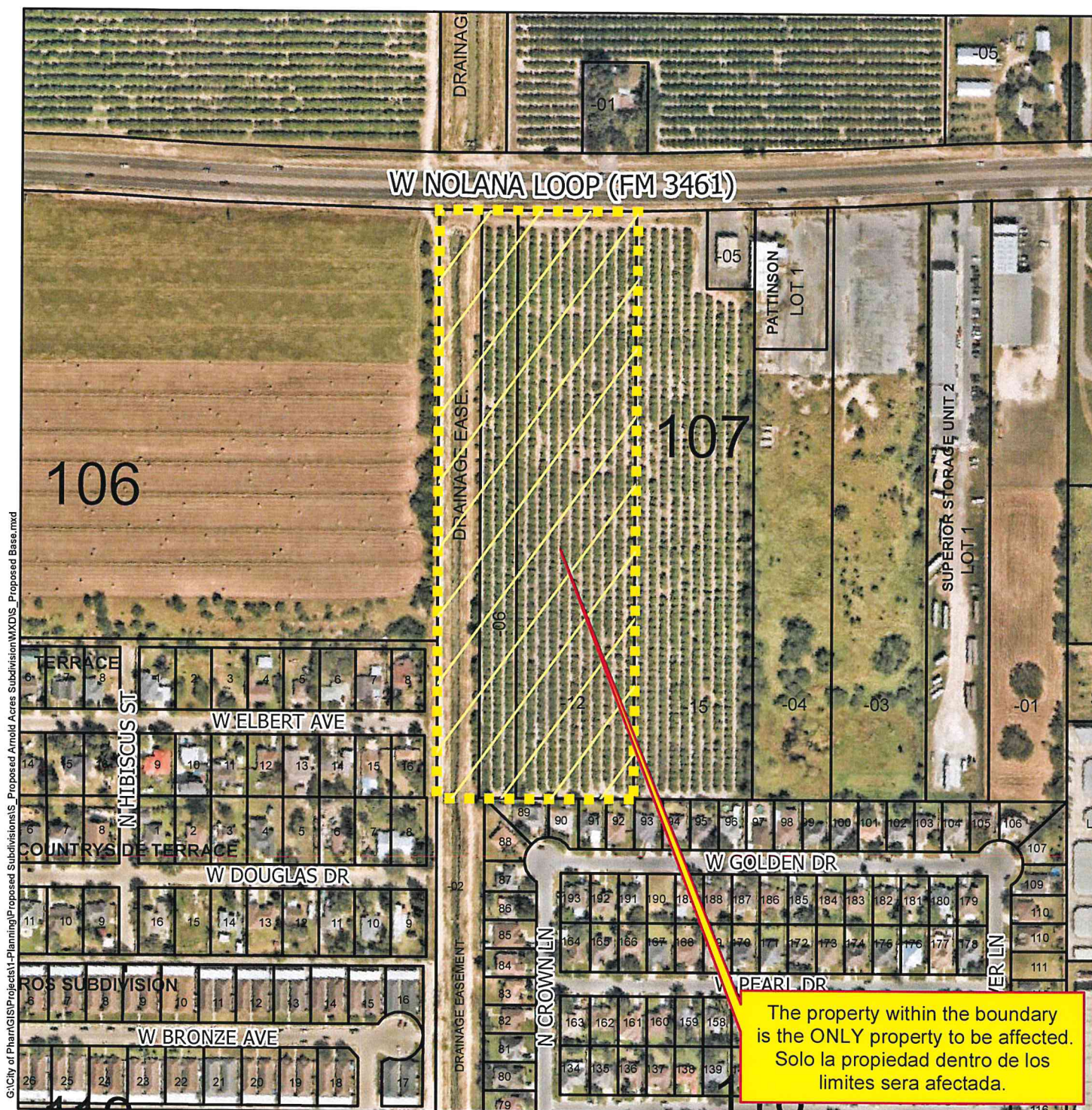
DRAINAGE:

1. See attached comments.

OTHER:

1. Provide engineers signature.
2. Need surveyor signature and seal on plat.
3. Add engineers registration firm number on plat.
4. Update location map.
5. Provide square footage for each lot, show on each lot.
6. Parkland fee: \$250.00/Dwelling (Approx. 153 Dwelling)= \$38,250.00

This meeting will go before the City Commission meeting of December 06, 2021 at 4:00 p.m.

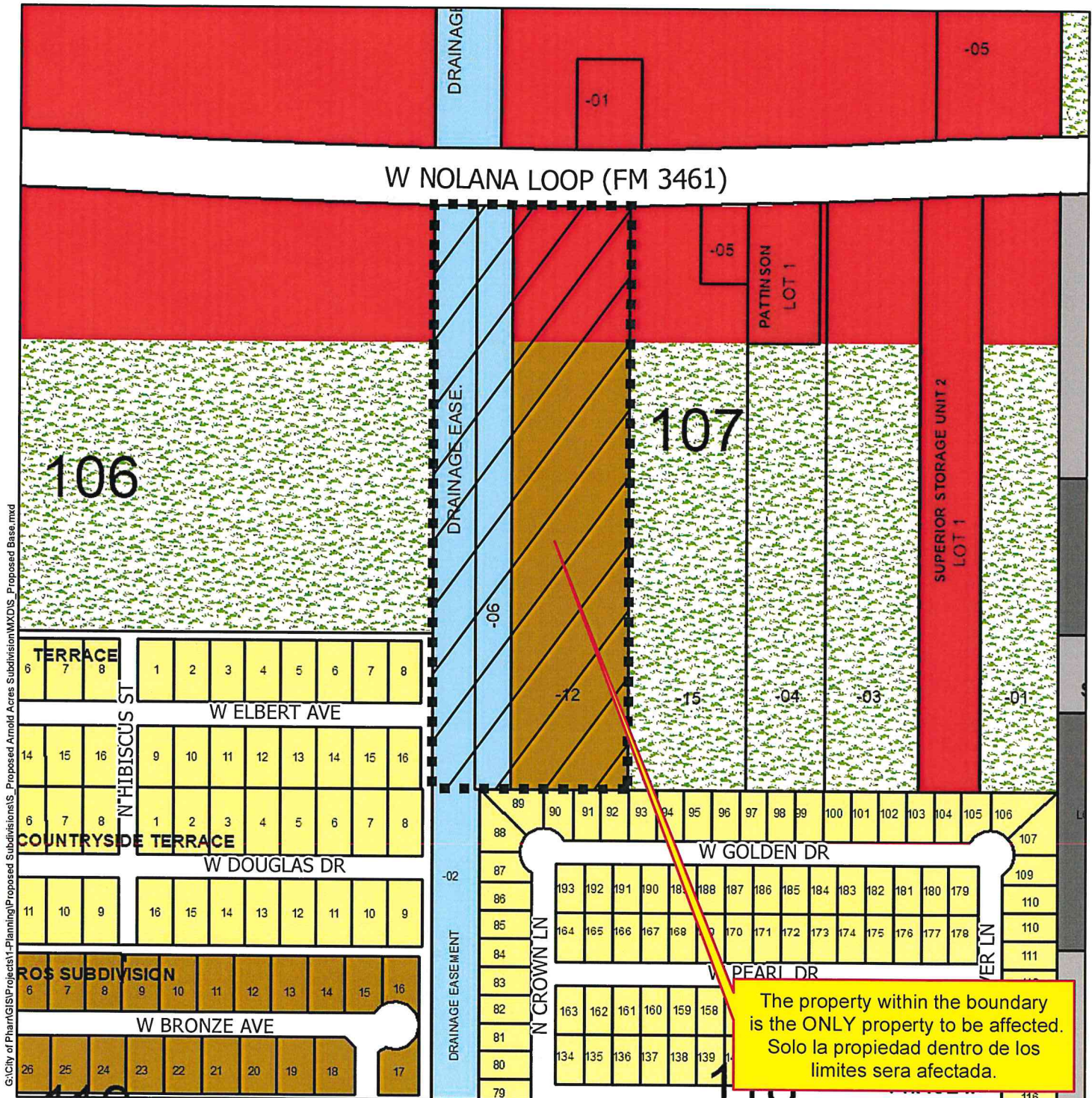


- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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

A horizontal scale bar with markings at 0, 150, 300, 600, 900, and 1,200 feet.



Date: 6/24/2021



- 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

PLAT REVIEW MEETING FOR:

ARNOLD ACRES SUBDIVISION

COMMENTS:

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

AUG 12, 2021

WATER:

- Tapping tee will not be allowed will need to install MJ Tee
- Water services for Lot 1 and 3 will need to be installed
- Will need crossing details in all storm lines
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to install manhole further north and end easement on that manhole location
- Sewer service will remain private after manhole location
- 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: _____



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: Arnold Acres Subdivision (Plat Review Comments)

Reviewed by: Manuel Renta

August 16, 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:

- 1. Shall provide a Fire Hydrant detail.**
 - 2. Shall provide width for the access road, shall be minimum 26 feet all around.**
 - 3. Shall provide detail for the 30"x30"x6" concrete collar.**
 - 4. Fire Hydrant markings: Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). With lettering at least 3 inches tall (FIRE LANE –NO PARKING- TOW AWAY ZONE).**
 - 5. Need another Fire Hydrant Mueller brand and or equal too, on the entrance of Nolana Rd. for fire protection to lot 1 & 3.**
 - 6. Shall provide a Sidewalk detail.**
 - 7. If gated entrance to be utilized; GATED SECURITY SYSTEMS must obtain one of the following, Fire Department approved Knox Switch – Rapid Entry System made by the Knox Company, Yelp activated gate opening, or Manuel Release secured with Knox Pad Lock.**
-



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Arnold Acres Subdivision **DATE:** August 12, 2021
PH 2

REVIEW: Preliminary (comments plans dated 8-2-2021)

PLAT

1. Signature and seal from R.P.L.S.

SITE PLAN

1. Show all pertinent City of Pharr details. (Profile of access road and parking lot, sidewalk, all utility crossings, utility bedding for storm, sewer and water, sanitary sewer manholes, cleanout, concrete headwalls for drainage discharge points, water services, sewer services, concrete driveway)
2. Show how storm runoff will be captured in drainage layout.
3. Detention pond shows that it is encroaching in HCID No. 2 ROW, please make necessary revisions to detention pond as needed.

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



Pharr Public Work



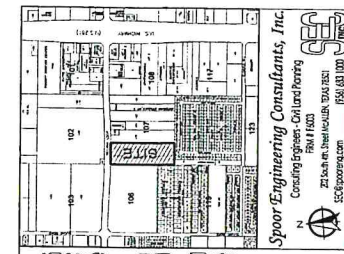
SUBDIVISION: Plat Review Meeting
Arnold Acres Subdivision
W. Nolana Loop
Pharr Tx, 78577

DATE: 08/11/2021

Plat Notes:

General Notes: 12.5 Acres

- Detail of all outfalls
- 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.



City of Pharis, Texas

SURVEY MONUMENT LEGEND

F1 ☒ Found Steel Rod
S ☒ Set Steel Rod

STATE OF TEXAS,
COUNTY OF HIDALGO,

(I, WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS _____, * ARNOLD ACRES * TO THE CITY PHARO, COUNTY OF DALLAS, TEXAS, AND WHOSE NAMES) (ARE) SUBSCRIBED HERETO, DOES OUR HERETO SUBNOVE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, CANALS, WATERCOURSES, DRAINAGE EASEMENTS, AND OTHER PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DREAMHOMES BY J & J - REAL ESTATE CO.,
A TEXAS CORPORATION

By: Jorge Gonzalez - Pres.
2900 N. Texas Blvd
Westlaco, Texas 78596

STATE OF TEXAS,
COUNTY OF HIDALGO,
BEFORE ME, THE UNDERSIGNED
TO THE FOREGOING INSTRUMENT
GIVEN UNDER MY HAND AND SEAL

COUNTY OF HUALAQUI I, JORGE GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
 TO THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED TO ME, JORGE GONZALEZ,
 A NOTARY PUBLIC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2008.

STATE OF TEXAS,
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CLARENCE
REQUIREMENTS THE SUBDIVISION

NOTARY PUBLIC

CITY OF PHARO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL
S IS REQUIRED.

STATE OF TEXAS,
COUNTY OF HIDALGO:

DANNY WILE CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

I, THE UNDERSIGNED, MARIO
CORRECTLY MADE AND IS PRO-
PERLY PLACED UNDER
STATUTES GOVERNING SURVEY.

COUNTY OF HUALAQUI, CALIFORNIA. I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM THE BEST INFORMATION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF DALLAS SUBORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

STATE OF TEXAS,
COUNTY OF HIDALGO:

STATE OF TEXAS,
COUNTY OF HDALGO:

DATE	_____
WARGO GONZALEZ, PALS 5678	_____
PO BOX DELTA SERVING	_____
MONTE ALTO, TEXAS 78038	_____
IBPELS PM # 100090	_____

I, THE UNDERSIGNED, STEPHEN SPOON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PLANO SUBDIVISION ORDINANCE.



100-16-21

7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 1/2" DIAMETER BY 24" LONG STEEL ROD.

8. CITY OF PHOENIX RECORD MAP, MONUMENT NO. 58, SET BY J.E. SAENZ AND J. SAENZ, INC., LOCATED AT W. HOLMAN LOOP (F.M. 3461) ELEV. 02282 - N. 860323-5353 E. 059560-1321.

9. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TFDLES.

NOTES:

1. MIN. FINISH FLOOR ELEVATION SHALL BE 6 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

2. MINIMUM DRAINAGE SETBACK SHALL BE IN ACCORDANCE WITH CITY OF PHOENIX ORDINANCES

3. THIS PROPERTY PLATS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 460333 0425 C. REVISED NOV. 93/2 IS DESCRIBED AS AN AREA OF 100 YEAR AND 500 YEAR FLOOD ON AREAS SUBJECT TO 100 YEAR FLOODING AND AREAS LESS THAN 500 YEAR OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

4. A 35' SETBACK WITH ADJ. COMPLANT WHEEL CHAIR RAMPS AND LANDINGS SHALL BE REQUIRED ALONG THE SOUTHERN SIDE OF "W. MOLANA LOOP"

5. STORM WATER DETENTION IS REQUIRED FOR THE PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS DETERMINED THAT AN AREA OF 10,000 SQ. FT. OF DETENTION SHALL BE PROVIDED AND MAINTAINED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THE PLATTED PROPERTY UNTIL A STORM WATER DETENTION OR SILENT DESIGN HAS BEEN APPROVED BY THE CITY OF PHOENIX FOR THIS DEVELOPMENT.

6. NO STRUCTURE SHALL BE BUILT ON TOP OF ANY EASEMENT.

1. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
2. EXEMPTION OF ALL PLAN NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
3. THE DEDICATED VOLUME SHOULD BE POSITIONED FOR DETAINING AND ACCOMMODATING THAT THE DETERMINED VOLUME BELOW ON THIS PLAN IF IT IS DETERMINED AT THE PERMITTING AGENCY THAT THE VOLUME IS NOT STATED ON THE PLAN.
4. THE PERMITTING AGENCY SHOULD BE NOTIFIED OF ANY OTHER WATER CONDUIT DUE TO THE IMPROVED DESIGN BEING GREATER THAN THE EXISTING CONDUIT DUE TO THE HYDRAULIC CALCULATIONS FOR THIS SUBSTATION.
5. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
6. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERMITTER OF SUBDIVISION.
7. LOT 1 AND LOT 3 SHALL HAVE NO DIRECT ACCESS TO W. HOLLOMAN RD. BUT LOT 2 SHALL HAVE DIRECT ACCESS TO W. HOLLOMAN RD.

14. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS. DUE TO THE IMPVIOUS AREBEING GREATER THAN THE PLAT THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. OWNERS ARE TO MAINTAIN RIGHT OF WAY AND PERIMETER OF SUBDIVISION.
16. LOT 1 AND LOT 3 SHALL HAVE NO DIRECT ACCESS TO W. NOLANA LOOP, BUT LOT 1 AND 3 WILL SHARE ACCESS TO W. NOLANA LOOP WITH LOT 2.

ATTEST: CITY CLERK

AMEROSO, LERNANDEZ MAYOR, CITY OF PHOENIX

DATE

DATE	CITY OF PHOENIX	AMERSON FERNANDEZ MATOZ	HOLOGO COUNTY DRAINAGE DISTRICT NO.	HOLOGO COUNTY DRAINAGE DISTRICT NO.	HOLOGO COUNTY DRAINAGE DISTRICT NO.
DATE	CITY OF PHOENIX	AMERSON FERNANDEZ MATOZ	HOLOGO COUNTY DRAINAGE DISTRICT NO.	HOLOGO COUNTY DRAINAGE DISTRICT NO.	HOLOGO COUNTY DRAINAGE DISTRICT NO.

BY: RALL E. SESN, PE, CFM
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HUALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS

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

SECRETARY _____ PRESIDENT _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Block of South Jackson Rd. **SUB#210410**

Classification: Regular

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

Issue: AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: McDONALD'S 42-3146 PHARR SUBDIVISION FILE NO. SUB#210410
--

GENERAL INFORMATION:

APPLICANT: AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 7500 Block of South Jackson Rd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, Agricultural and/or Open Space District (A-O) and General Business District (C) to the east and 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: McDonald's restaurant.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Provide street light layout.
2. Provide U.I.R. permits from TxDot, if any for connections along S. Jackson Rd. and W. Dicker Rd.

EASEMENTS:

1. Show all the dedicated easements on the plat (label existing or dedicated by plat).
2. H.C.I.D. #2, VOL. 20, PG. 467, blanket easement, verify with district for details.
3. No overlapping easements, verify with H.C.I.D. #2, along W. Dicker Road.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Plat note #4, use detention directive.
2. See attached comments.

OTHER:

1. Provide articles of incorporation if any.
2. Provide adjacent property owners on plat layout.
3. Need to correct the net sq. ft.
4. Need signatures on plat (engineer and surveyor).
5. Update location map to show existing recorded subdivisions.
6. Label all monuments on plat layout.

STAFF REVIEW MEETING FOR: *MC DONALD'S 42-3146 PHARR SUBDIVISION*

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

WATER:

- Subdivision approved with condition pending Master Plan submittal
- Easements will need to be 15' exclusive to the City of Pharr
- Tapping tee will not be allowed (MJ Tee)
- Will need to install 24" steel casing in both entrances
- Follow City of Pharr Construction Standards Manual

SEWER:

- Subdivision approved with condition pending Master Plan submittal
- Sewer service to property line only (sewer service line will remain private)
- 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: McDonalds's 42-3146

Reviewed by: Manuel Renta, Dago Soto

November 18, 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:

- **Call out existing and proposed fire hydrants.**
 - **Additional fire hydrant may be necessary at Northeast corner of Lot 1 & South end of Access Easement.**
-



Pharr Public Work



SUBDIVISION: Staff Review Meeting
McDonald Pharr Subdivision
S. Jackson (FM 2061) Rd.
Pharr Tx, 78577

DATE: 10/11/2021
1.798 Acres (G)
1.747 Acres (N)

Plat Notes:

- No comments

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)
- Show paving details
- Obtain UIR from TxDot
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention 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: McDonald's 42-3146 Pharr Subdivision **DATE:** October 14, 2021

REVIEW: Preliminary (comments plans dated 10-4-2021)

PLAT

1. Use correct format for location map.
2. Signature from P.E.
3. Signature from R.P.L.S
4. Note No. 4---Show full 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."*
5. Note No. 12---Revise note to say... "Owners to maintain ROW and perimeter of subdivision."
6. Notes no. 14 & 15---Make into one note and say... "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. Trench safety plan may be required for excavations over 4'-ft in depth.
2. Waterline running underneath driveway access shall require casing.

DRAINAGE

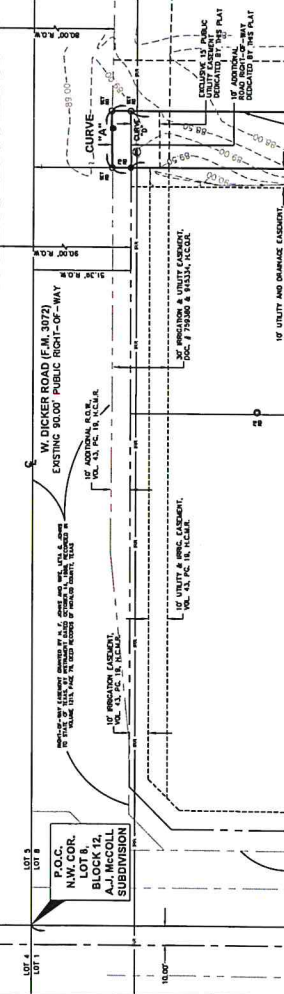
1. Drainage plan to be reviewed and approved at building permit stage.

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

- 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.
- Waterline shall be looped as per current City of Pharr standards (pg. 60, section IV Water and sewer, Circulation and flushing for water quality).
- Permit required for discharging into TX Dot storm system.

[illegible]

The diagram illustrates a land parcel with several defined easements and boundaries:

- Top Boundary:** A dashed line representing a boundary or easement.
- Left Boundary:** Labeled "D.D. CO. C.A.T.", indicating a specific area or owner's interest.
- Internal Labels:**
 - "EAST, TOWNSHIP 26S, RANGE 19E, FL 83.34"
 - "27' OR ACCESS EASEMENT (TO DOC # XXXXXXXX H.C.G.A.)"
 - "10' UTILITY AND DRAINAGE EASEMENT VOL. 43 PG. 18, N.C.M.A."
 - "10' UTILITY AND DRAINAGE EASEMENT VOL. 43 PG. 18, N.C.M.A."
- Bottom Boundary:** Labeled "11' HIGH FENCE".
- Right Boundary:** Labeled "P.O.B." (Point of Beginning).
- Far Right Label:** "10' UTILITY AND DRAINAGE EASEMENT."
- Other Labels:**
 - "10' CITY OF PHOENIX WATER EASEMENT VOL. 43 PG. 18, N.C.M.A."
 - "10' AIRPORT R.E.P. VOL. 43 PG. 18, N.C.M.A."

[illegible]

CURVE "B"
DELTA: 0°09'02"
RADIUS: 11,478.35'
CHORD BEARING: S 82°00'51"E
CHORD DISTANCE: 30.00'

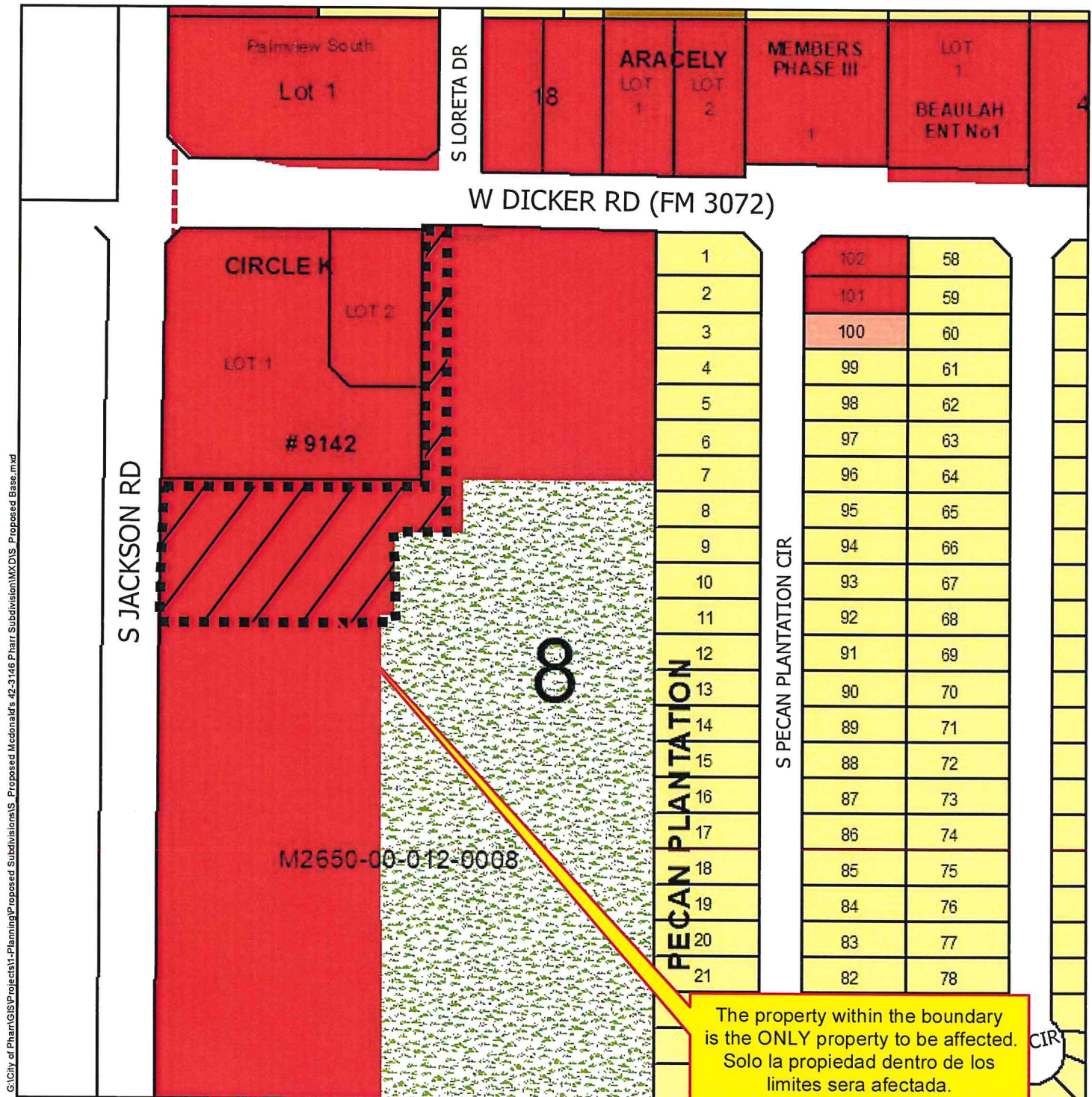
CURVE "C"
DELTA: 0°06'18"
RADIUS: 11,501.39'
CHORD BEARING: N 10°17'01"E
CHORD DISTANCE: 27.60'

NO. OF STATIONS TO CURVE "D"
MARKED IN FIELD
TANGENT: 13.80'
CHORD BEARING: N 10°17'01"E
CHORD DISTANCE: 27.60'

NO. OF STATIONS TO CURVE "E"
MARKED IN FIELD
TANGENT: 13.80'
CHORD BEARING: N 10°17'01"E
CHORD DISTANCE: 27.60'

ON _____ AT _____
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HUALAHO COUNTY, TEXAS
BY: _____

HUALAHO COUNTY CLERK



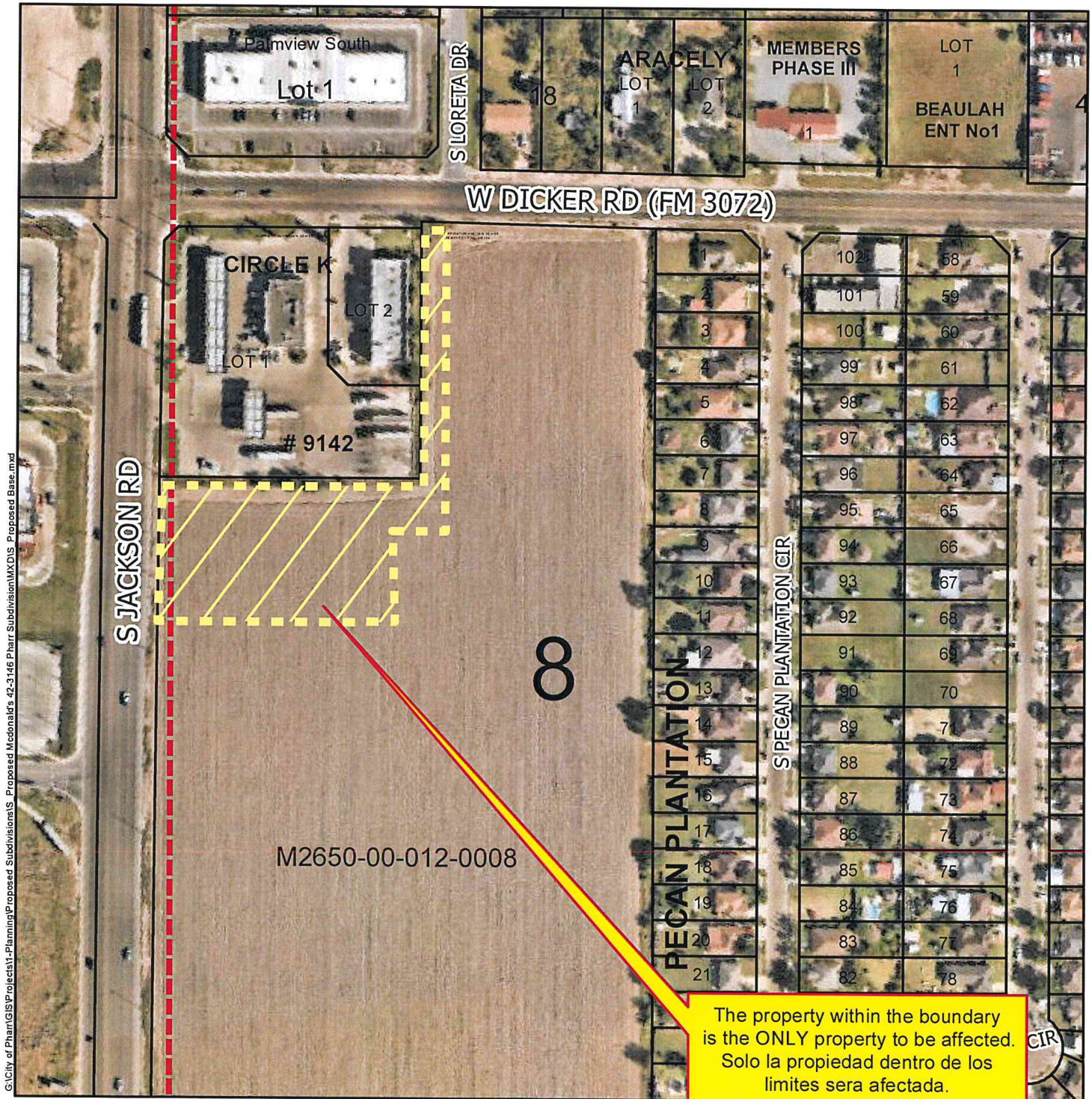
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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.3.

DATE SUBMITTED: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson construction, LLC., A Texas limited liability company, is requesting preliminary plat approval of the proposed Minnesota Estates Subdivision. The property is legally described as being a 15.455 acres out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Rd. **SUB#210935**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson construction, LLC., A Texas limited liability company, is requesting preliminary plat approval of the proposed Minnesota Estates Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MINNESOTA ESTATES SUBDIVISION FILE NO. SUB#210935

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson construction, LLC., A Texas limited liability company, is requesting preliminary plat approval of the proposed Minnesota Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 15.455 acres out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Minnesota Rd.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Towns house District (R-TH) and Single Family Residential District (R-1) to the north, Residential Multi-Family District (R-MF) to the east, Single Family Residential District (R-1) to the west and Agricultural and/or Open Space (A-O) to the south. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-family.

VARIANCES: None requested.

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

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

1. Provide street light layout.
2. Verify with H.C.I.D. # 2, for overlapping on street R.O.W.
3. Any utilities along W. Minnesota Rd. shall be relocated to the new R.O.W. by developer.

EASEMENTS:

1. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr".
2. Add water line easement between Lots 43 & 44.
3. Verify with electrical company if multiple easement will be allowed within the same easement.
4. Lots 1-3, verify if they will have an easement on rear of property.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments.

OTHER:

1. Make sure text is legible and consistent.
2. Plat note #5 follow detention directive.
3. Plat note#8, fix the Lots.
4. On plat notes #1, just show As per City of Pharr or proposed, show only one.
5. Label all monuments on plat layout.

PLAT REVIEW MEETING FOR: *MINNESOTA ESTATES SUBDIVISION*

COMMENTS: **Initials:** I.R. / R.B. **NOVEMBER 12, 2021**

WATER:

- Will need to show all water crossing details
- Will need to verify all surrounding utilities
- Easements will need to be 15' exclusive to City of Pharr
- Water services will need to be 1" to ¾"
- Will need to install PVC casing in all water services
- Will need to show water valves
- Will need 10' exclusive to the City of Pharr between lot 43 and 44
- Will need to extended the water line on lot 15 going south and install a flush valve for future development
- Follow City of Pharr Construction Standards Manual

SEWER:

- All sewer service will need to be 6"
- All manholes need to be composite base with City of Pharr Logo
- Will need to remove sewer line from AEP transmission line Easements
- Will need to show all sewer crossing details
- Will need to verify all surrounding utilities
- 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: MINNESOTA ESTATES SUBDIVISION

Reviewed by: Manuel Renta

November 18, 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:

- **Identify all existing and proposed hydrants within subdivision and on Minnesota Rd within 400' of Subdivision.**
 - **Add a fire hydrant on N. Crown Point. Reflecting hydrant layout of N. Winona.**
-
-



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Minnesota Estate Subdivision
W. Minnesota Rd.
Pharr Tx, 78577

DATE:11/12/2021

15.455 acres

Plat Notes:

- No comments

General Notes:

- Show and Attach Erosion and Sediment Control Plan to SW3P (Must Legible)
- Show and Attach Approved (by Hidalgo County Drainage District) Drainage Layout with Outfall Details to SW3P Must have Detailed Legend on Civil Plans (Must Be Legible)
- Show Utility Crossings and Profile Line Details (Must Be Legible)
- Show Details on RipRap on Both Sides of the Canal (Must Be Legible)
- 18" RCP Covert Under Driveway as per City Standards with Driveway Details
- Obtain Discharge Permit from Drainage District
- 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: Minnesota Estates
Subdivision

DATE: November 12, 2021

REVIEW: Preliminary (comments plans dated 10-29-2021)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 5--- 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. Note No. 6---Revise note to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required along all streets, at the time of subdivision construction phase. ADA curb ramp and landings along interior streets shall be built at time of subdivision construction phase.
5. Include an easement running in between lots 1, 2, 3 & lots 28, 29, 30.

SITE PLAN

1. Provide all pertinent City of Pharr details. (Water bedding, fire hydrant, gate valve with concrete collar, sanitary sewer bedding, sanitary sewer service, sanitary sewer manhole and composite lid, storm sewer bedding, storm sewer manhole and lid, storm inlets, storm grates, concrete riprap, curb & gutter, W. Minnesota rd. cross-section, utility crossings, utility profile).
2. Include cross section of W. Minnesota Rd. with 1/3 widening and include chevrons for taper if necessary.
3. Ensure that power poles are not in the way of the new ROW.
4. Make accommodations for fiber optic line.

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

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

ADDITIONAL COMMENTS

1. 1/3 paved ROW along W. Minnesota Rd. must include the following:
 - 3" HMA
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter (3 #3 continuous rebar)
 - 5' Sidewalk
2. Proposed fire hydrant shall be 6'-ft from back of curb, connection from watermain to valve box shall be flange to flange.
3. Include a concrete cradle for sanitary sewer "wyes".
4. Interior ADA curb ramps and landings shall be constructed at time of subdivision construction phase.
5. Concrete ripraps shall be constructed on both sides of drainage ditch as per City of Pharr details.

Iris Mata

From: John Salinas <jbs_hcid2@att.net>
Sent: Tuesday, November 9, 2021 2:38 PM
To: Eddie Martinez
Cc: Iris Mata
Subject: Proposed Minnesota Estates Subdivision, Queenstown Park Subdivision

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Sir,

Hi my name is John Salinas and I am assisting in the office with Javier and Humberto. I will now be reviewing the proposed subdivisions for Javier before the review meetings take place. Call or email me for any references. Thank you.

Proposed Minnesota Estates Subdivision

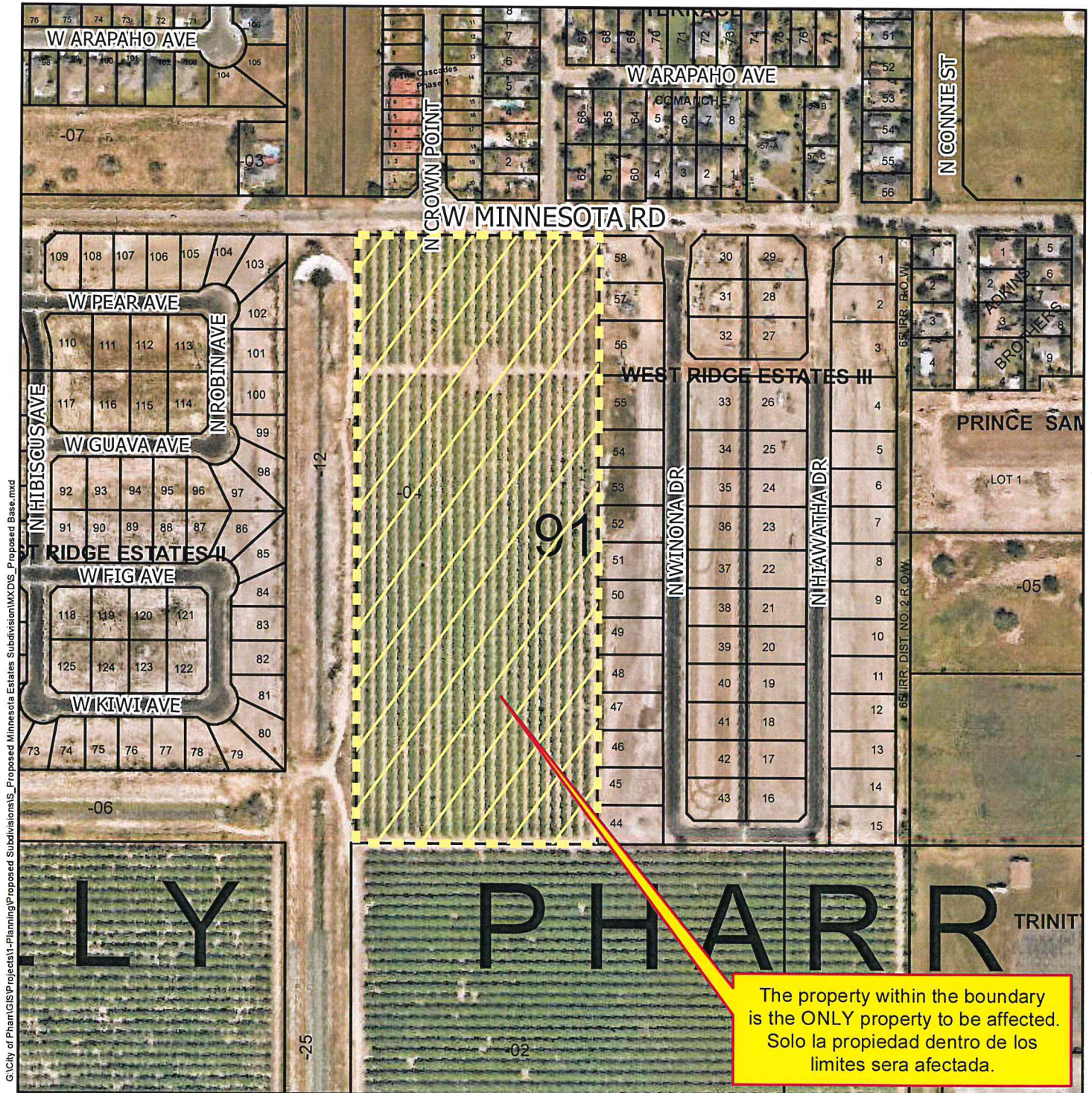
1. The proposed STREET C on the South side of subdivision is in the 15 foot right of way claimed by the district which is not allowed as per Volume 26 Page 234 and as shown Volume 16 Page 5.
2. General Blanket covering all of the lot Volume 26 Page 234 is OK

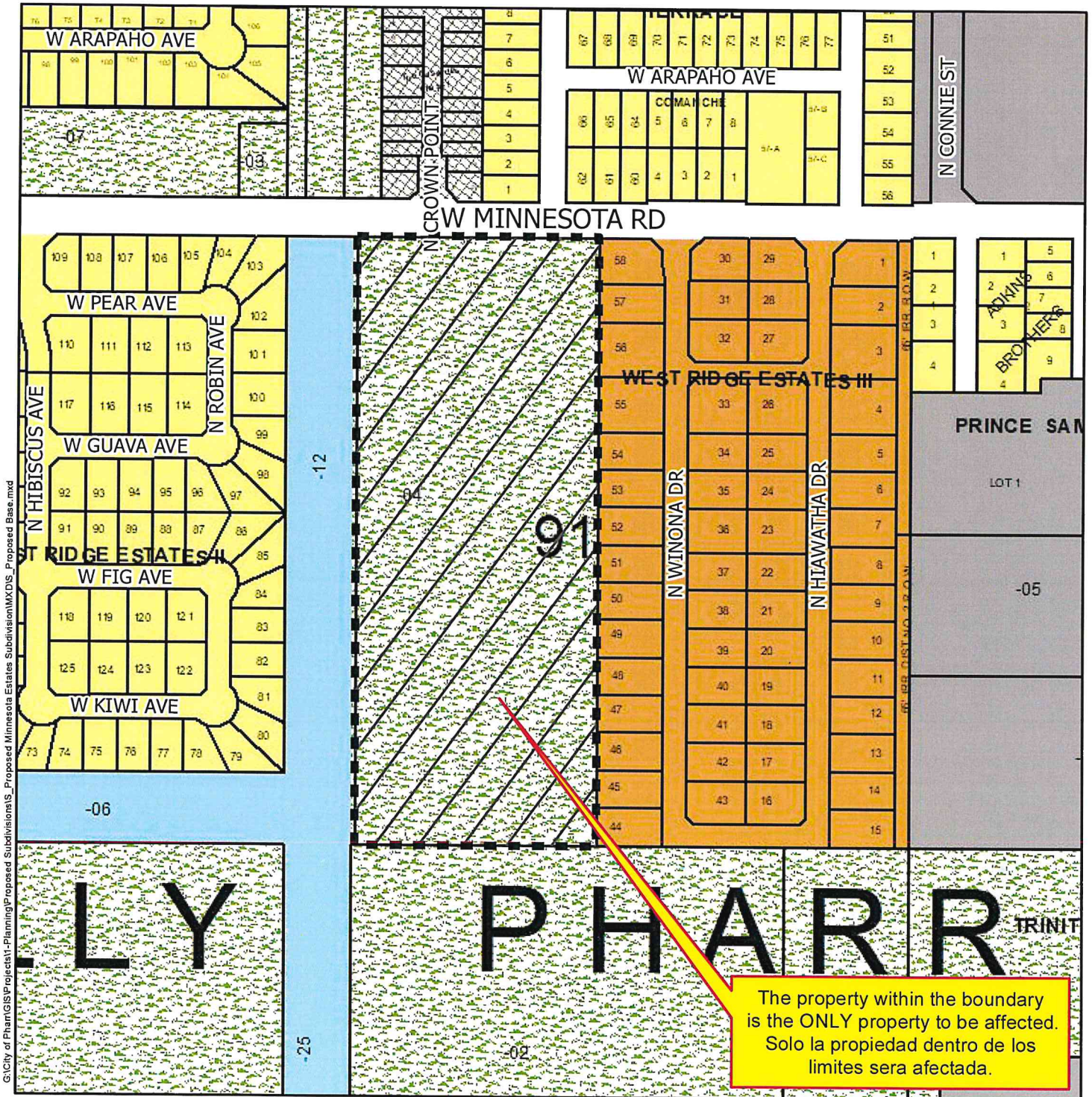
Proposed Queenstown Park Subdivision

1. General Blanket covering all of the lot Volume 20 Page 467 is OK.

Thank you and sorry for the delay in this matter.

John Salinas
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jbs_hcid2@att.net





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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: November 18, 2021

MEETING DATE: November 22, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, Owners, are requesting preliminary plat approval of the proposed Queenstown Park Subdivision. The property is legally described as being a 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Las Milpas Rd. **SUB#210306**

Classification: Regular

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

Issue: KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, Owners, are requesting preliminary plat approval of the proposed Queenstown Park Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/18/2021
Approved - 11/19/2021
Final Approval - 11/19/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: QUEENSTOWN PARK SUBDIVISION FILE NO. SUB#210306

GENERAL INFORMATION:

APPLICANT: KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, Owners, are requesting preliminary plat approval of the proposed Queenstown Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of East Las Milpas Rd.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

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

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

1. Provide street light layout.
2. Provide additional R.O.W. along E. Las Milpas Rd., verify if property lines is at center of E. Las Milpas Rd.
3. Shall escrow 1/3 of street R.O.W., along S. Veterans Blvd.

EASEMENTS:

1. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr".
2. Dedicate a 15' exclusive easement to City of Pharr along S. Veterans Blvd.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached comments.

OTHER:

1. Match document number from Hidalgo independence school district on metes & bounds.
2. Label all monuments on plat layout.
3. On general notes fix the word "notes".
4. Plat note #7, reference nearest to site and verify the location of B.M.

PLAT REVIEW MEETING FOR: *QUEENSTOWN PARK SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B. **NOVEMBER 12, 2021**

WATER:

- Will need to show water valves
- Easements will need to be 15' exclusive to the City of Pharr
- Will need to install 24" steel casing
- Will need to install 12" water line going west and connected until existing 12" water line on Idea school
- Will need to install MJ Tee with 2 12" water valves and flush valve on the north west corner of the lot 3
- Will need to show all water crossing details
- Will need to install PVC casing on proposed drive ways 5' beyond edges
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr
- All manholes need to be composite base with City of Pharr logo
- Will need to extended the sewer line going west to and thru the property and install a manhole with sewer stub out for future development
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



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

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

Subdivision: QUEENSTOWN PARK SUBDIVISION

Reviewed by: Manuel Renta

November 17, 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:

- **Identify all proposed and existing fire hydrants**
 - **Hydrants shall be placed within 6' from the curb – Hydrant Detail**
 - **Label proposed Fire Hydrant locations within property boundaries or South side of Subdivision to meet INTERNATIONAL FIRE CODE 2012, 503.1 *Fire Department Access***
-
-



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Queenstown Park Subdivision
E. Las Milpas Rd
Pharr Tx, 78577

DATE: 11/12/2021
25.738 ACRES

Plat Notes:

- No Comments

General Notes:

- Show Elevation Details on Utility Line Crossings (Must Be Legible)
- Show and Attach Erosion & Sediment Control Plan with BMP Details and Site Plan, to SW3P (Must Be Legible)
- Show and Attach Approved (by City Engineer Department) Drainage Layout with Details Must Be Legible
- Show Legible Outfall Details
- 18" RCP Covert Under Driveway as per City Standards with Driveway Details
- Must Obtain Discharge Permit from Drainage District
- Must Obtain Street Open Cut or Bore Permit from Public Works
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (NOI) 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: Queenstown Park
Subdivision

DATE: November 12, 2021

REVIEW: Preliminary (comments plans dated 10-29-2021)

PLAT

1. Note No. 6---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.
2. Note No. 7---Verify City of Pharr benchmark.
3. Show utility easement along S. Veterans Blvd. exclusive to the City of Pharr.
4. Verify that all lot areas and volumes are correct.

SITE PLAN

1. Provide all pertinent City of Pharr details. (Water bedding, sanitary sewer bedding, cleanout, sanitary composite manhole lid, utility crossings, road cross-sections for 1/3 paved ROW).
2. Ensure that power poles are not in the way of the new ROW.
3. Make accommodations for fiber optic lines.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

1. 1/3 escrow ROW along S. Veterans Blvd. & E. Las Milpas Rd. must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade

- 24" Reinforced Curb & Gutter (3 #3 continuous rebar)
 - 5' Sidewalk
2. Proposed fire hydrant shall be 6'-ft from back of curb, connection from watermain to valve box shall be flange to flange.
 4. Include a concrete cradle for sanitary sewer "wyes".
 5. Crossing permit from HCID No. 2 shall be required for storm bleeder line crossings.
 6. Trench safety plan shall be required for trenching deeper than 5'-ft.

Iris Mata

From: John Salinas <jbs_hcid2@att.net>
Sent: Tuesday, November 9, 2021 2:38 PM
To: Eddie Martinez
Cc: Iris Mata
Subject: Proposed Minnesota Estates Subdivision, Queenstown Park Subdivision

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Sir,

Hi my name is John Salinas and I am assisting in the office with Javier and Humberto. I will now be reviewing the proposed subdivisions for Javier before the review meetings take place. Call or email me for any references. Thank you.

Proposed Minnesota Estates Subdivision

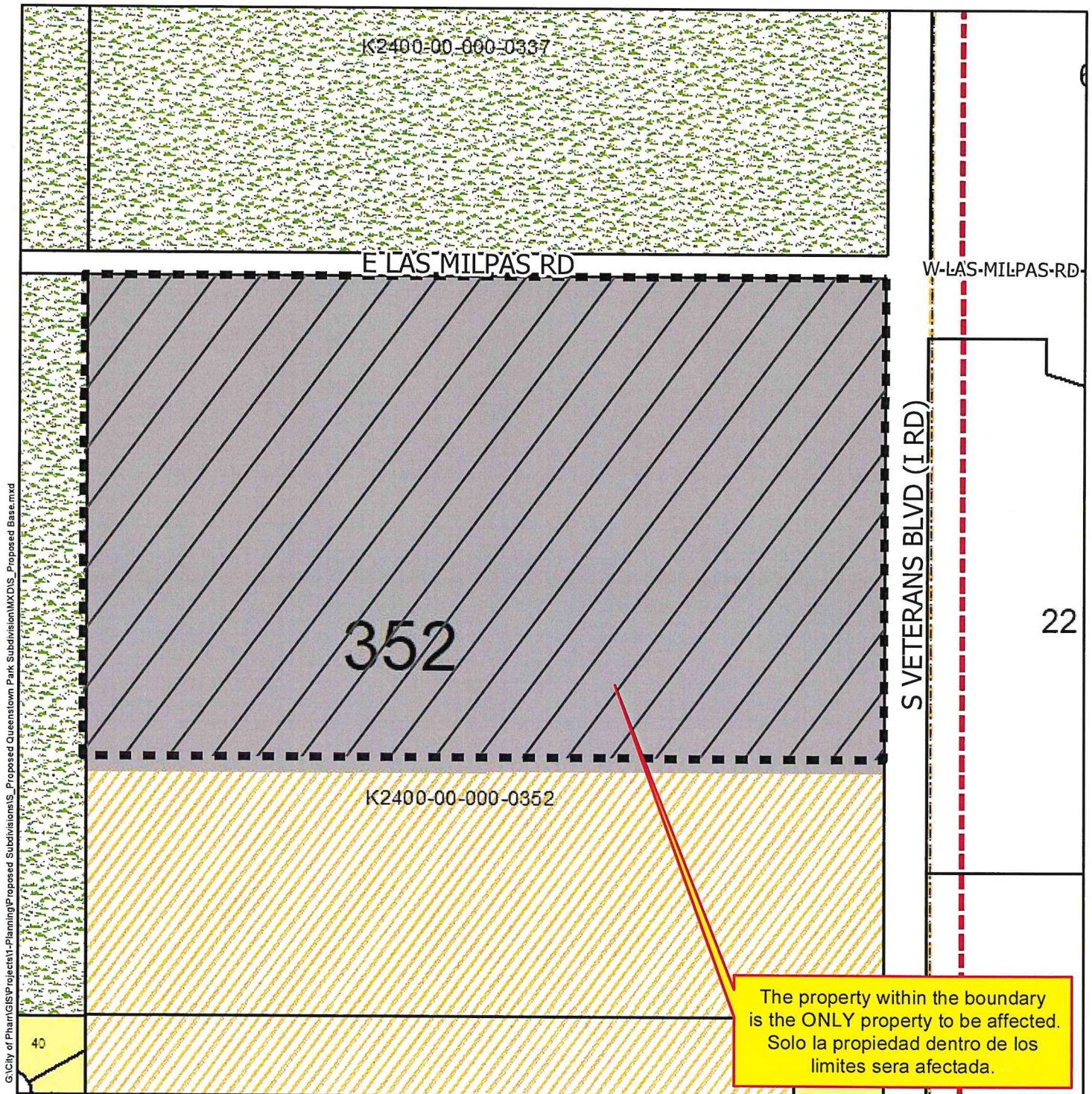
1. The proposed STREET C on the South side of subdivision is in the 15 foot right of way claimed by the district which is not allowed as per Volume 26 Page 234 and as shown Volume 16 Page 5.
2. General Blanket covering all of the lot Volume 26 Page 234 is OK

Proposed Queenstown Park Subdivision

1. General Blanket covering all of the lot Volume 20 Page 467 is OK.

Thank you and sorry for the delay in this matter.

John Salinas
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jbs_hcid2@att.net



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





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Queenstown Park Subdivision\K2400-00-000-0352_Proposed Base.mxd