

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 27, 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 December 13, 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) Maria Guadalupe Cortez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for tarot card reading in a Single-Family Residential District (R-1). The property is legally described as being all of Lots 44 and 45, Garza Terrace Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7305 S. Jenny Lee Street. **CUP#211172 (DEVELOPMENT SERVICES)**

2) Victor Arnold Meza, representing Telepro Communications, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being .0006 acres, more or less, out of Lot 229, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 300 West Hall Acres Suite G. **CUP#211173 (DEVELOPMENT SERVICES)**

E. PLATS:

1) Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision. The property is legally described as being a 0.65 acre tract of land, more or less, known as all of Lot 44, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 1401 W. Eisenhower Street. **SUB#211142**

2) Salinas Engineering, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, Owners, are requesting preliminary plat approval of the proposed Oliver Subdivision. The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB#210829**

3) Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, Owners, are requesting preliminary plat approval of the proposed JCR III Subdivision. The property is legally described as being a Replat of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Leslie Avenue. **SUB#210826**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. CLOSED SESSION: In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 22nd day of December 2021 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 13, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 13, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Romeo Robles Guadalupe Cano

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:** Jonathan Larraga

ABSENT: Charlie Ramirez Andy Castro
 Luis Madrigal

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

ITEM A. CALL TO ORDER

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

Rafael Munguia moved to excuse the absent members. Romeo Robles 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 NOVEMBER 22, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Guadalupe Cano moved to approve the minutes of November 22, 2021. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MELDEN & HUNT, INC., REPRESENTING ERICKSON CONSTRUCTION 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 RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 15.455 ACRES, MORE OR LESS, OUT OF LOT 91, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 701 WEST MINNESOTA ROAD. COZ#211069**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north were annexed on April 10, 1984, as Agricultural and/or Open Space District (A-O). A portion of the properties to the north were rezoned to Single Family Residential District (R-1) on December 21, 1982, and another portion was rezoned to Town House Residential District (R-TH) on November 1, 2005. The properties to the east, south and west were annexed as Agricultural and/or Open Space District on October 13, 1989. The properties to the east were rezoned to Residential Multi-Family District (R-MF) on November 18, 2019, and properties to the west were rezoned to Single Family Residential District (R-1) on September 17, 2018. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan. She further reported sixty-nine (69) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) 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.

Chairman, Danny Wylie, inquired about a buffer requirement.

Nelly Terrazas, Planner I, stated a buffer would not be required and would need to verify if there was currently a buffer.

There being no further discussion Guadalupe Cano moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **JUVERA PROPERTIES, LTD., LLP., 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 1.11 ACRES, MORE OR LESS, OUT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900-1000 BLOCK OF SOUTH CAGE BOULEVARD. COZ#211070**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The properties to the north were zoned Office Professional District (O-P), and properties to the east, south and west were zoned Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The properties to the north and east are zoned General Business District (C). The properties to the south were rezoned on July 3, 2012, and the properties to the west were rezoned on October 21, 1997, to Residential Multi-Family High Density District (R-MFHD). A portion of the south properties was rezoned to General Business District (C) on February 19, 2013. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Multi-Family use in the Land Use Plan. She further reported eighteen (18) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from 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.

Rafael Munguia asked if there was a buffer for the multi-family property.

Nelly Terrazas, Planner I, stated a buffer could be requested once the building permit is submitted since it is adjacent to general business. She continued to state that there was not a current fence.

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

- 3) **JUVERA PROPERTIES, LTD., LLP., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.42 ACRES, MORE OR LESS, OUT OF LOT 2, DE ALBA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 900-1000 BLOCK OF SOUTH CAGE BOULEVARD. COZ#211071**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The property and the properties to the north, south and west were zoned to Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The property to the east was zoned to General Business District (C) on January 22, 1980. A portion of the property to the south was rezoned to Residential Multi-Family High Density District (R-MFHD) on February 17, 2004. There have been no other zoning requests within the general vicinity since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported twelve (12) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH) 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 Townhouse Residential District (R-TH). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED AMENDED PLAT OF MARIA ELISE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 18.07 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THROUGH 74 AND ALL OF THE 50 FOOT STREET RIGHT OF WAYS, MARIA ELISE ESTATES, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST OWASSA ROAD. SUB#210618**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are city limits to the north, Limited Industrial District (L-I) to the east, Single-Family Residential District (R-1) to the south and Agricultural and/or 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 Amended Plat of Maria Elise Estates 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 Jonathan Larraga moved to **approve** the request for preliminary and final plat approval of the proposed Amended Plat of Maria Elise Estates Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried by majority. Rafael Munguia abstained from voting.

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

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Re-plat of Lot 24, Sing's 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 Guadalupe Cano moved to **approve** the request for final plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3) URBAN INFRASTRUCTURE GROUP, REPRESENTING DANNY C. SMITH, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MATT'S CASH AND CARRY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.89 ACRE TRACT OF LAND OUT OF LOT 163, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF EAST INTERSTATE 2 NORTH JACKSON ROAD. SUB#210831**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C), Heavy Commercial District (H-C) and Residential Multi-family High Density District (R-MFHD). The adjacent zones are General Business District (C) to the north and east, Single Family Residential District (R-1), Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and Heavy Commercial District (H-C) and Single Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Matt's Cash and Carry Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to **approve** the request for preliminary plat approval of the proposed Matt's Cash and Carry Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

- 4) M2 ENGINEERING, REPRESENTING ROBERTO GARZA, MANAGING MEMBER FOR GARMAN INVESTMENTS, LP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PALM HILLS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.990 ACRE TRACT OF LAND OUT OF LOT 248, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST JAVELINA DRIVE. SUB#210933**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Single Family Residential District (R-1) to the north and the City limits to the east south and west. The property is designated for single family use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Master Plan Villa Espana Estates Phase IV & V 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 Guadalupe Cano moved to **approve** the request for preliminary plat approval of the proposed Palm Hills Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Rafael Munguia second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:24 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, DECEMBER 27, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#211172 (TAROT CARD READING)

GENERAL INFORMATION:

APPLICANT: Maria Guadalupe Cortez d/b/a La Señora de los ojos verdes has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for tarot card reading in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 44 and 45, Garza Terrace Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7305 S. Jenny Lee Street.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1). This area is generally designated for residential in the Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

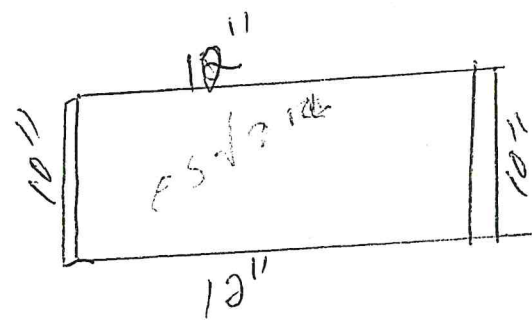
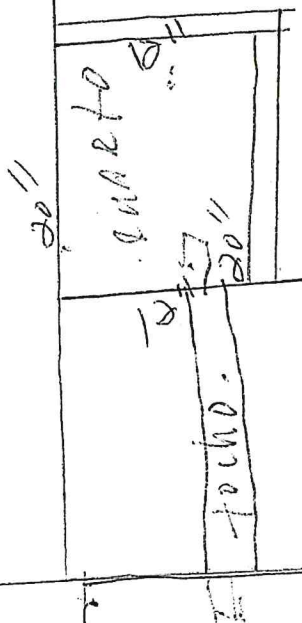
**NOTIFICATION
OF PUBLIC:**

Thirty-four (34) 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:**

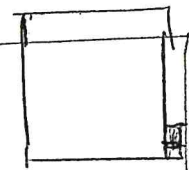
Development Services is recommending approval of the request for a Conditional Use Permit to allow a home occupation for tarot card reading in a Single-Family Residential District (R-1) subject to the following conditions:

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

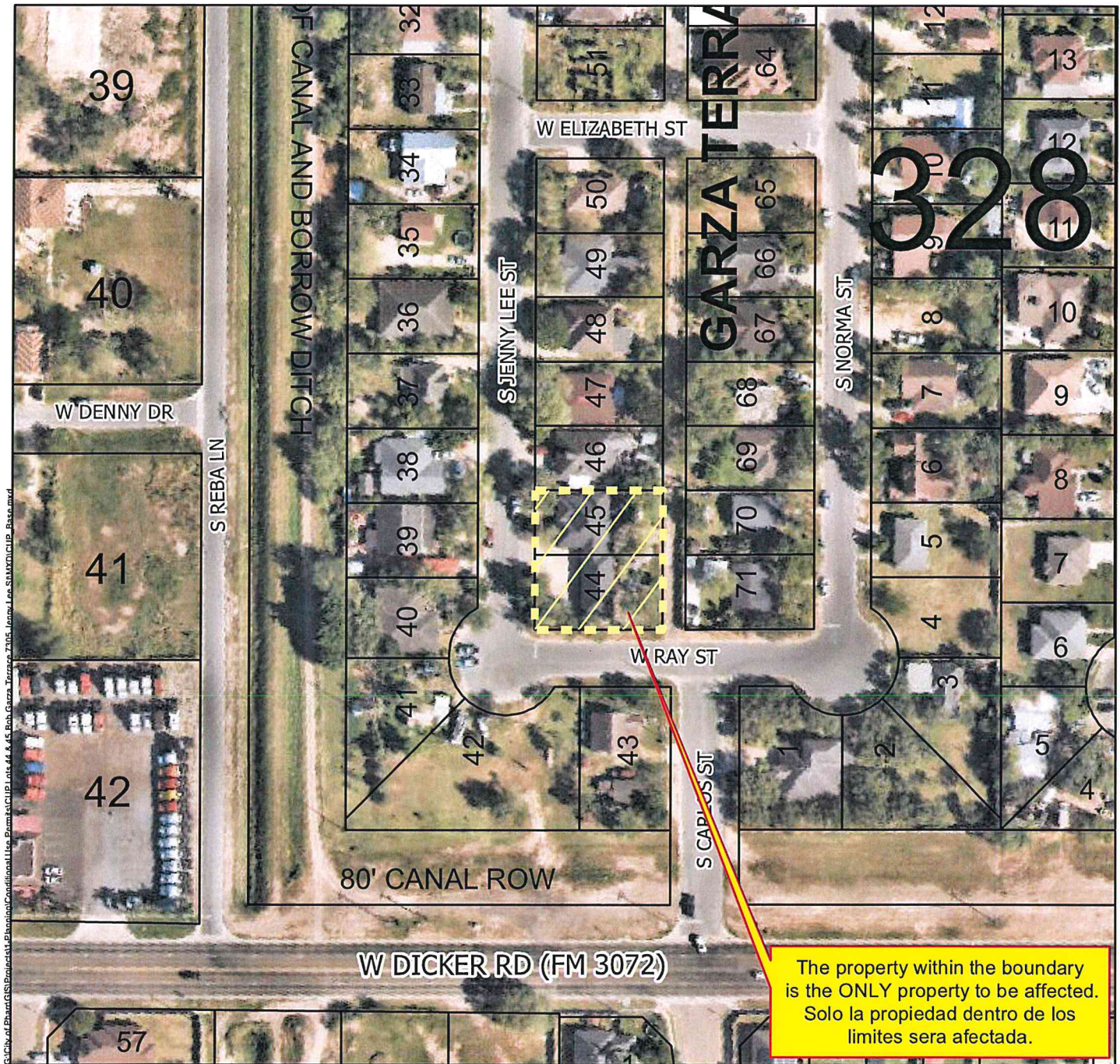


patio

CPSA



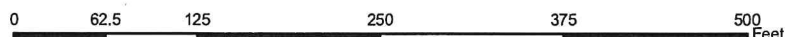
Proposed Conditional Use Permit
 Lots 44 & 45, Bob Garza Terrace
 La Senora de los ojos verdes/ Maria G. Cortez



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

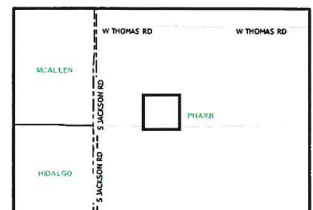
City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 125 feet

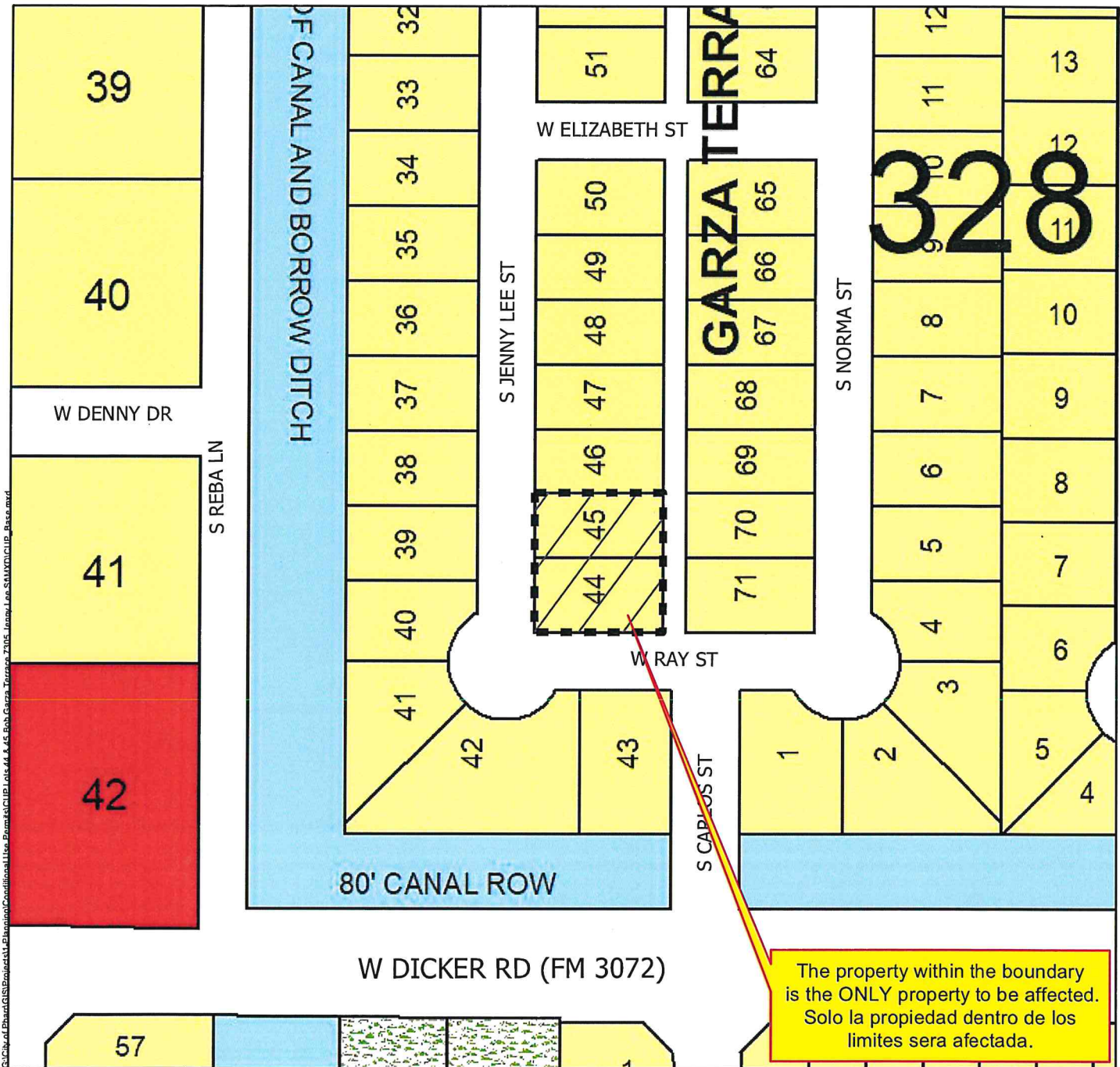


Date: 11/30/2021

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
 Lots 44 & 45, Bob Garza Terrace
 La Senora de los ojos verdes/ Maria G. Cortez





MEMORANDUM

DATE: MONDAY, DECEMBER 27, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TOWER FILE NO. CUP#211173 (VICTOR ARNOLD MEZA)
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GENERAL INFORMATION:

APPLICANT: Victor Arnold Meza, representing Telepro Communications, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being .0006 acres, more or less, out of Lot 229, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 300 West Hall Acres Suite G.

ZONING: The property is currently zoned Agricultural and or Open Space District (A-O). The surrounding area is zoned Single Family Residential District (R-1) to the east and Agricultural and or Open Space District (A-O) to the north, west and a portion to the south and remaining portion is Neighborhood Commercial District (N-C). This area is generally designated for Public/Semi-Public use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fifteen (15) 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 letter or legal notice.

**DEVELOPMENT
SERVICES**

RECOMMENDATION:

Development Services is recommending **approval** the request for Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). If approved, this item must comply with the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.
5. The telecommunication tower must continue to comply with all setback and height requirements.
6. Any substantial change on the existing tower the applicant must apply for a Section 6409(A) Permit to allow an eligible facilities request to add, remove, modify or replace telecommunication equipment on an existing tower
 - a. If applied for a Section 6409 (A) applicant is to meet all requirements set on Ordinance O-2017-49.
7. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
8. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **January 10, 2022 at 4:00 p.m.**

Proposed Conditional Use Permit
0.0006 ac, more or less, out of Lot 229, KP
Victor Arnold Meza



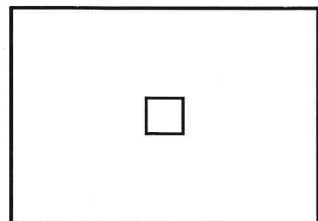
The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

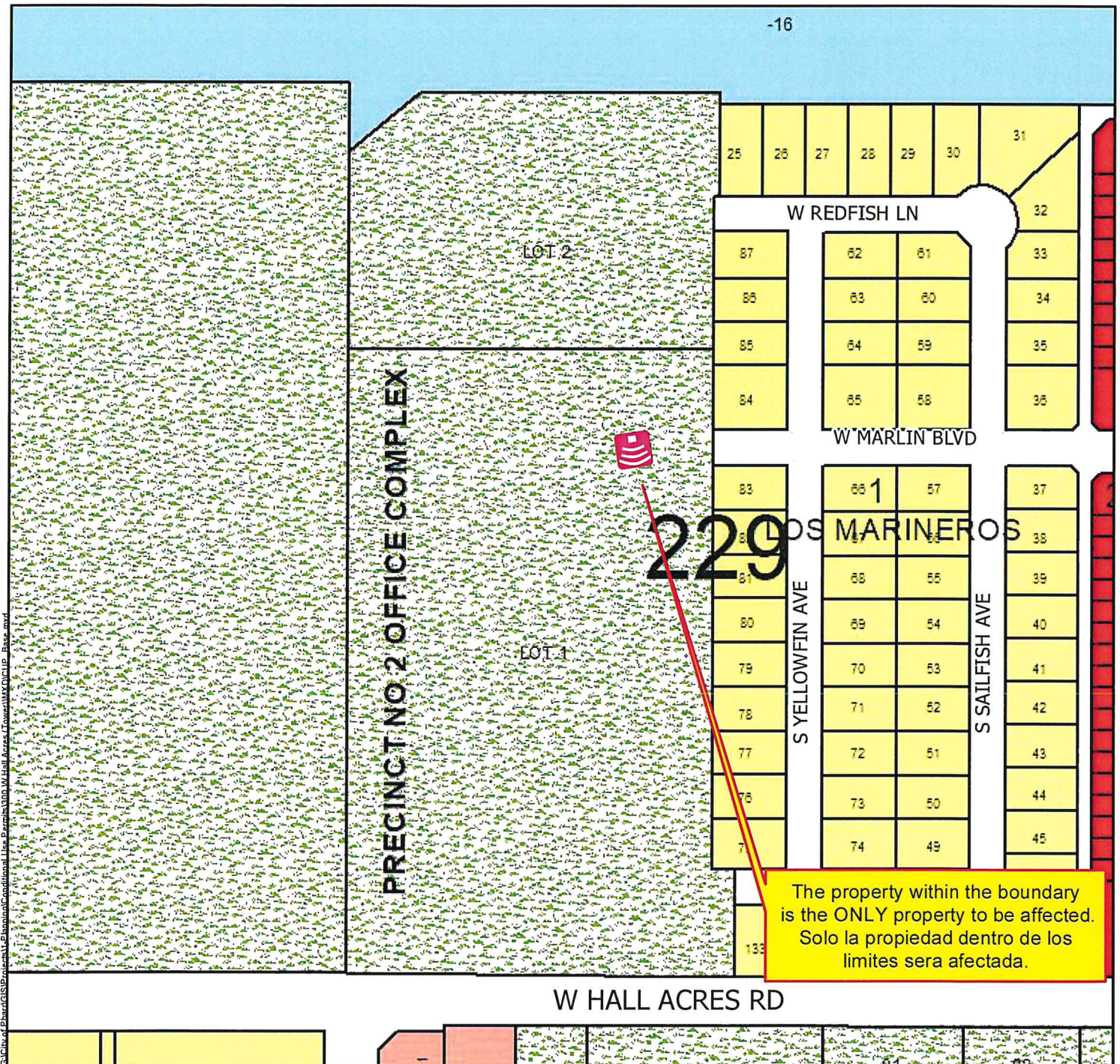
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet



Proposed Conditional Use Permit
0.0006 ac, more or less, out of Lot 229, KP
Victor Arnold Meza



- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
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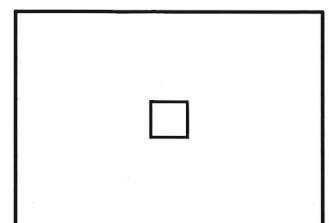
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet



Date: 12/8/2021



HIKE AND BIKE TOWER
300 HALL ACRES RD
PLAIN, TX 75077

PARKING LOCATION

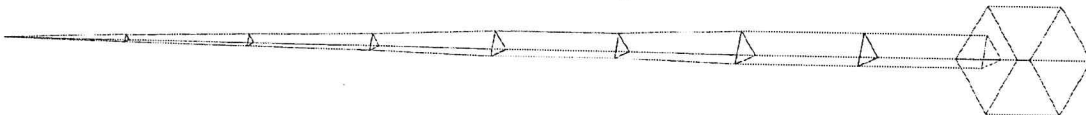
LOCATION OF TOWER

N
OVERALL SITE PLAN
SCALE: 1/32"=1'-0"

1' 47"
TOWER

3' 10 1/2"
BASE FOOTING

TOWER DETAIL





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: December 21, 2021

MEETING DATE: December 27, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision. The property is legally described as being a 0.65 acre tract of land, more or less, known as all of Lot 44, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 1401 W. Eisenhower Street. **SUB#211142**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision **without** the variances subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/21/2021
Approved - 12/21/2021
Final Approval - 12/22/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 27, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOTS 44A, 44B, 44C, AND 44D, REPLAT OF LOT 44, BEAMSLEY SUBDIVISION FILE NO. SUB#211142

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Victor Rios, Sr. owner, is requesting preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.65 acre tract of land, more or less, known as all of Lot 44, Beamsley Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 1401 W. Eisenhower Street.

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

**PROPERTY
PROPOSED USE:** Single Family residential.

VARIANCES: See letter attached.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Lots 44A, 44B, 44C, and 44D, Replat of Lot 44, Beamsley Subdivision **without** the variances subject to the following conditions:

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

1. Open cut pavement is required for sanitary sewer crossing, provide street cross section details.
2. Need to obtain a street cut permit at public works department, if street cut is done or bore.

EASEMENTS:

1. Verify with HCID #2 for the 10' irrigation easement called out along N. Jackson Rd.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report needs to be approved by H.C.D.D. No. 1.
2. Revise FIRM date to January 2, 1981 on the drainage report.

OTHER:

1. On the signature block for Planning and Zoning to read: Danny Wylie, Chairman, Planning and Zoning Commission.
2. Need petition for exclusion from H.C.I.D. #2.
3. One dwelling per lot only.
4. Existing homes shall meet City of Pharr setback ordinance.
5. Update the year on plat layout.
6. On location map make sure to add the north, south, east and west for streets, also make lines darker.
7. Staff comments attached

This item will go before City Commission on January 10, 2022 at 4:00 p.m

SCALE: 1"=1000'

1. MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE

1. FLOOD ZONE DESIGNATION: "ZONE 3"

2. COMMUNITY PANEL NO. 460334 0425 C

3. FLOOD ZONE DESCRIPTION: "ZONE 3"

4. METES AND BOUNDS DESCRIPTION

5. BEGIN A 0.66 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS LOT 46 OF THE LOMAX TRACT, BEING THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST CORNER OF THE EIGHTH TOWNSHIP, RANGE 10E, T18N, R10E, S44, T44N, R44E, BEING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 46, OF THE PUBLIC RECORDS OF HULLO COUNTY, TEXAS; SAID 0.66 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

6. BEGINNING AT A 1/4 SECTION IRON PILE FOUND ON THE NORTHWEST CORNER OF SAID LOT 44 AND LOCATED ON THE SOUTH 1/4 OF THE NORTHWEST CORNER OF THE EIGHTH TOWNSHIP, RANGE 10E, T18N, R10E, S44, T44N, R44E, BEING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 46, OF THE PUBLIC RECORDS OF HULLO COUNTY, TEXAS; THENCE NORTH 89° 00' 00" WEST 100.00 FEET TO THE BEGINNING OF THE HEREIN DESCRIBED TRACT;

7. STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION.

8. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL OF 1.00 ACRES OF IMPERVIOUS SURFACE AREA OF THE TRACT, 44% THEREOF SHALL BE REQUIRED TO DETAIN 0.12 ACRES OF IMPERVIOUS SURFACE AREA.

9. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 38.00' ABOVE THE MINIMUM FINISHED FLOOR ELEVATION OF THE ADJACENT FLOODPLAIN.

(I) THENCE SOUTH 41 DEGREES 09 MINUTES EAST, CONCURRENT WITH THE HIGHWAY TO A POINT OF BEGINNING, THE CENTER LINE OF SAID STRIP, A DISTANCE OF 268.57 FEET; THENCE NORTH 41 DEGREES 09 MINUTES WEST, ALONG THE DIAMETER IRON ROD WITH YELLOW CAP STAMPED "SEA 3782" SET ON THE NORTHEAST CORNER OF SAID LOT 4 FOR THE NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT;

A 5' CONCRETE SLOPEWALK WITH RAMPS AND LANDINGS AS SHOWN ON ATTACHED PLANS.

THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF THE LOT.

BENCH MARK NOTE:
BRASS SURVEY CONTROL POINT NO. 57, N.A.S.D. MOUNTAIN VIEW, ARIZONA, COORDINATES: 110° 07' 00" WEST LONGITUDE, 18° 09' 41.2" EASTING, 0585728.75 - LOCATED AT THE INTERSECTION OF THE STATE HIGHWAY OF RIUAN FLOW, WEST OF SUGAR RIVER, SDLVK = 108.28.

2) THENCE, SOUTH 100 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 137.0 FEET TO A 9" X 12" IRON PIN SET IN THE CORNER OF SAID LOT 4, BEA 5767; SET ON THE SOUTHEAST CORNER OF SAID LOT 4, BEA 5767; TO THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT.

- (2) EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE SWPP PERMITS.
- (3) THENCE, NORTH 61 DEGREES 08 MINUTES WEST, CONSIDERED WITH THE SOUTH LINE OF SAID LOT 44, A DISTANCE OF 200.0 FEET TO A NINE-THREE-EIGHT IRON ROD WITH YELLOW CAP STAMPED "SEA STATE CO." ON THE SOUTHWEST CORNER OF SAID LOT 44 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, NORTH 09 DEGREES 51 MINUTES EAST, CONSIDERED WITH

COUNTY OF TEXAS
CITY OF HUNTSVILLE

DENNER'S DEEDATION, CERTIFICATION, AND ATTESTATION

BASIS OF BEARING: NORTH LINE OF S&D LOT 44.
N 89°00'00"E DISTANCE 141.74 FT TO THE
POINT OF BEGINNING CONTAINING 0.68 ACRES OF LAND MORE OR
LESS.

THE WEST LINE OF S&D LOT 44, A DISTANCE OF 137.0 FEET TO THE
POINT OF BEGINNING CONTAINING 0.68 ACRES OF LAND MORE OR
LESS.

OF THE LAND
THE UNDERSIGNED OWNER(S) VECTOR T-RIGGS, SR
OWN ON THIS PLAN, AND ASSUMED HEREIN AS THE LOTS 24A-44B,
S&D LOT 44, S&D LOT 45, S&D LOT 46, S&D LOT 47, S&D LOT 48,

STATE OF TEXAS ENGLISH COUNTY, TEXAS DISTRICT 2

THIS IS HEREBY CERTIFIED THAT THE PUBLIC PLACES AND PUBLIC PLACES PERSON SHOWN FOR THE PURPOSE OF CONSIDERATION WERE EXPRESSED.

ON THIS, THE _____ DAY OF _____, 2021.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES,

NEW VICTOR 1 BROS 63

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

FOR ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, COUNTY CLERK OF DALLAS COUNTY, TEXAS, AND HEREBY
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE
THE COUNTY CLERK OF DALLAS COUNTY, TEXAS.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

P.O. BOX 2225
DALLAS, TEXAS 75202

PRESIDENT

SECRETARY

ATTEST: _____
COUNTY CLERK

LOTS 44A, 44B, 44C AND 44D,
RE-PLAT OF LOT 44,
BEAMSLEY SUBDIVISION
BORDEN INC. SURVIVOR OWNERSHIP & ASSOCIATES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DATE OF PREPARATION: DECEMBER 02, 2021
JOB NUMBER: SP-17-23684
OWNER: VICTOR T. ROOS, SR.
P.O. BOX 2223
WAXALEN, TEXAS 75652

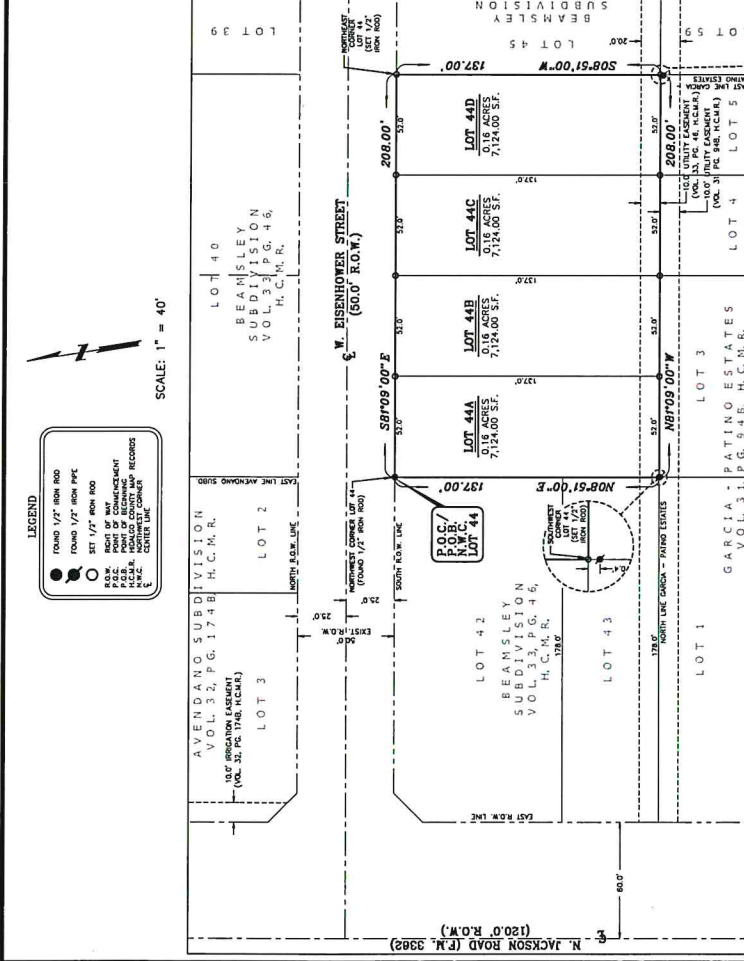
PROVIDED BY DRAINAGE DISTRICT:
DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE
DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM
STANDARDS OF THE TEXAS DRAINAGE DISTRICT ASSOCIATION

SEA
SATINAS ENGINEERING & ASSOCIATES

THIS DISTRICT WAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION. THE ENGINEER HAS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURES OR THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO SECURE THEIR DETERMINATIONS.

ALCO COUNTY DRAINAGE DISTRICT NO. 1

CONSULTING ENGINEERS & SURVEYORS
(S-6676) (10096700)
2221 WEST 10TH AVE. #500
DENVER, CO 80202 (303) 733-1434 (FAX)
2501 10TH AVE. 2ND FLOOR, SUITE 100 DENVER, COLORADO 80202 (303) 733-1434



LOTS 44A, 44B, 44C AND 44D,
RE-PLAT OF LOT 44, BEAMSLEY SUBDIVISION

BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 44, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY

PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID GUAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #1973

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW BY THE CITY OF PHOENIX ONLY & BY NO OTHERS UNDER THE PROVISIONS OF THE ARIZONA PUBLIC RECORDS ACT. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DAVID O. SALINAS, B.P.L.S.

FILED FOR RECORD IN HIDALGO COUNTY
ANTONIO GUARDADO, JR., HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM _____
INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

	NOTE
(956) 605-1932	
(956) 602-9081	(956) 605-1489
(956) 602-9081	(956) 605-1489

BY: _____ DEPUTY _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF LOTS 44A, 44B, 44C AND 44D, BE-PLAT OF LOT 44, BEAUMLEY SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

DANNY WYLE, CHAIRMAN
PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMIRSO HERNANDEZ, MAYOR

DATE

ATTEST:

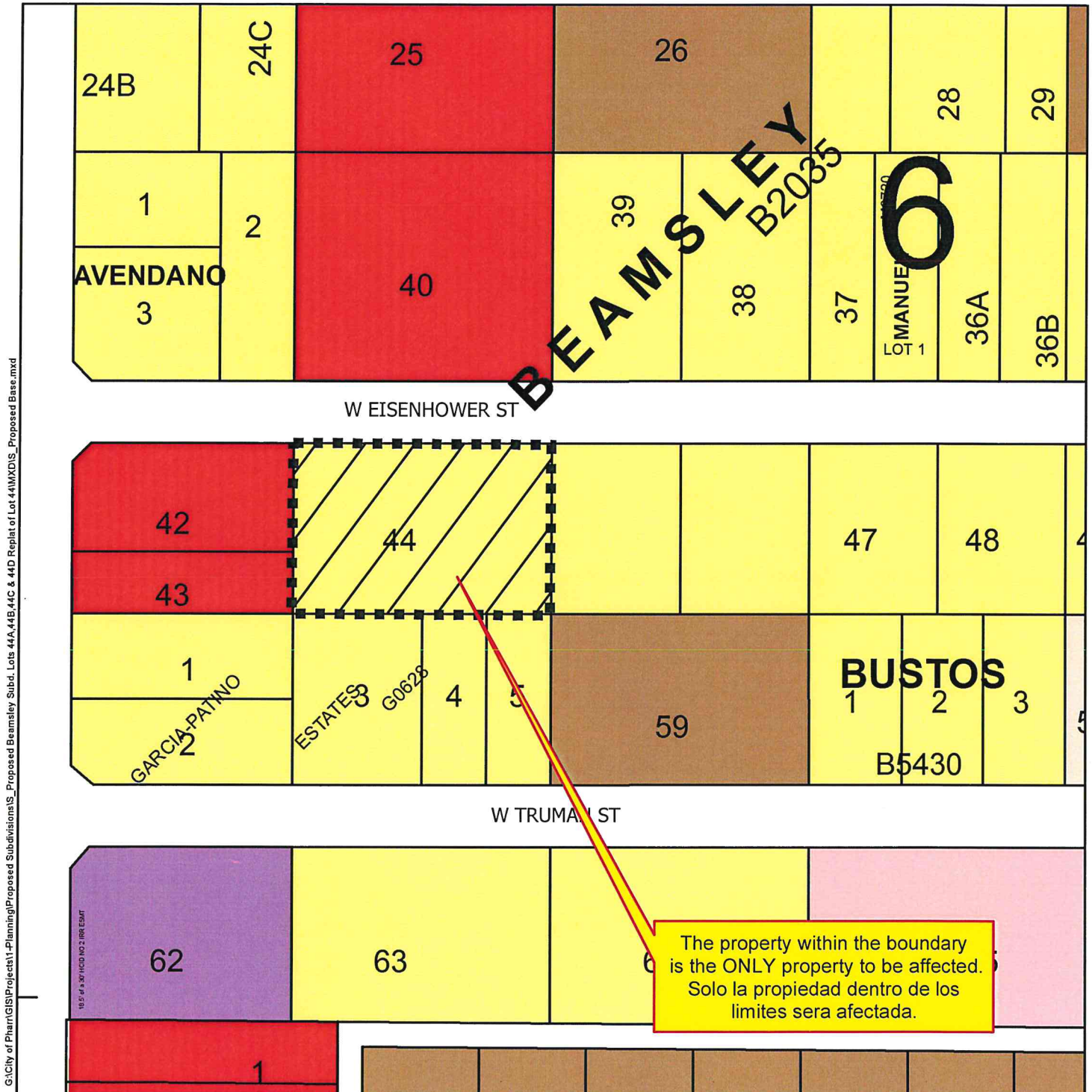
CLERK, CITY OF PHARR
PRINCIPAL CONTACTS

DATE

APPROVED

CITY & COUNTY

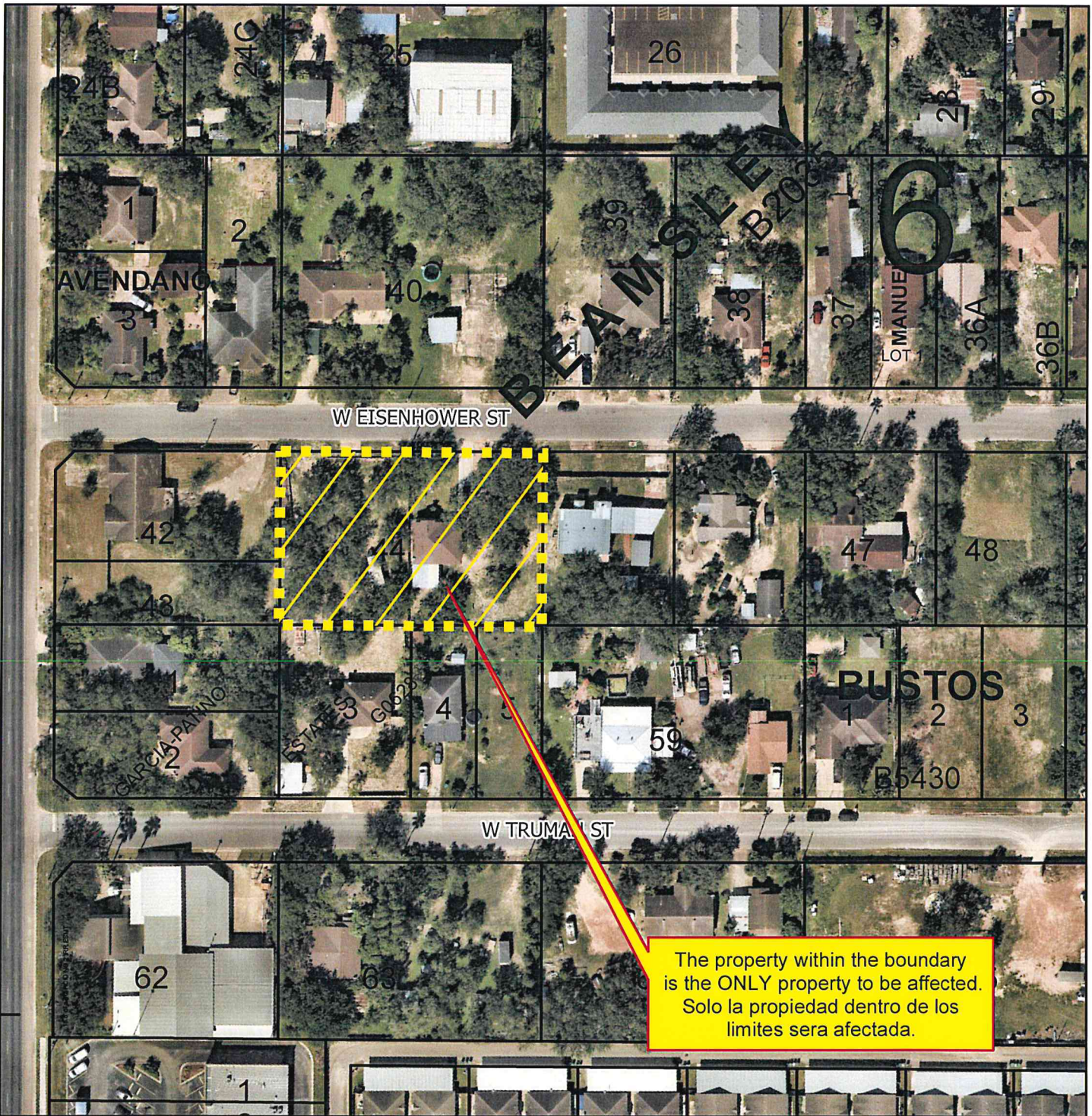
OWNER: VICTOR I. RIOS, SR.	P.O. BOX 2225	MCALLEN, TEXAS 78505
ENGINEER: DAVID O. SAINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78505
SURVEYOR: DAVID O. SAINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78505



Proposed Subdivision
 LOTS 44A, 44B, 44C, AND 44D RE-PLAT OF BEAMSLEY SUBD
 SALINAS Engineering & Associates



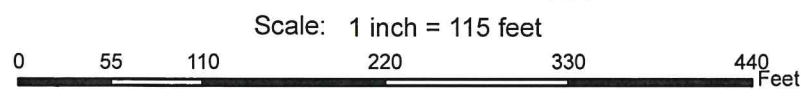
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Beamsley Subd. Lots 44A, 44B, 44C & 44D Replat of Lot 44\MXD\S_Proposed Base.mxd



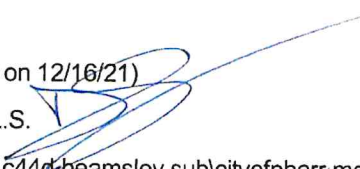
The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

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

City of Pharr, Texas
 Engineering Department
 956.702.5355



Memo

To: City of Pharr (Via Hand Delivery on 12/16/21)
From: David Omar Salinas, P.E., R.P.L.S. 
CC: n:\subdivisionplats\lots44a44b44c44d.beamsley.sub\cityofpharr.memo.005.121621
Date: 12/16/2021
Re: Sidewalk Variance: Lots 44A, 44B, 44C and 44D, Re-Plat of Lot 44, Beamsley Subd., Pharr, H.C.T.

On behalf of Victor Rios, a Variance is being requested to not provide sidewalks along the front of these 4 lots (south side of Eisenhower).

Please let me know if you have any questions. Thank-you.



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: BEAMSLEY SUBDIVISION PRELIMINARY

Reviewed by: Dago Soto December 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 pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. SUBDIVISION WAS FOUND TO BE WITHIN REASONABLE COMPLIANCE.**

STAFF REVIEW MEETING FOR: LOTS 44A, 44B, 44C AND 44D, REPLAT OF LOT 44 BEAMSLEY SUBDIVISION

COMMENTS: Initials: J.R. / R.B December 14, 2021

WATER:

- Will need to install 2" PVC casing in all water services crossing
- Water service will need to be 1" x 3/4"
- Follow City of Pharr Construction Standards Manual

SEWER:

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

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

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Beamsley Subdivision
W. Hall Acres
Pharr Tx, 78577

DATE: 12/14/2021
0.65 Acres

Plat Notes:

General Notes:

- Obtain Curb Cut Permit and a Street Open Cut / Bore Permit
- Must Follow Erosion and Sediment Control plan as per T.C.E.Q and T.P.D.E.S Environmental Protection Guidelines

SUBDIVISION: Lots 44A, 44B, 44C, 44D,
Re-Plat of Lot 44, Beamsley

DATE: December 15, 2021

REVIEW: Preliminary plans dated 12-3-2021

PLAT
1. Note No. 3---Include the required storm water runoff calculation (2047 C.F.) to be detained on-site in the drainage directive. 2. Note No. 3---Add to note "Lots 44A through 44D will be required to detain 512 C.F." 3. Note No. 6---Revise note to say "A 5 foot concrete sidewalk with ramps and landings as per ADA requirements will be required along all streets at the time of building permit stage." 4. Add Note---No structure shall be permitted over any easements. 5. Add Note---All subdivision improvements shall comply with the current storm water pollution prevention plan (SW3P) requirements and Texas Pollutant Discharge Elimination System (T.D.P.E.S). 6. Add Note---Owners to maintain detention/retention areas. 7. Add Note---Owners to maintain ROW and perimeter of subdivision. 8. P&Z Signature Block---Remove City of Pharr under Wylie's signature block. <i>Revise to say "Chairman, Planning & Zoning Commission".</i> 9.

SITE PLAN
1. Show missing water and sewer services.

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

ADDITIONAL COMMENTS



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: December 21, 2021

MEETING DATE: December 27, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, Owners, are requesting preliminary plat approval of the proposed Oliver Subdivision. The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB#210829**

Classification: Regular

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

Issue: Salinas Engineering, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, Owners, are requesting preliminary plat approval of the proposed Oliver Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Oliver Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/21/2021
Approved - 12/21/2021
Final Approval - 12/22/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 27, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: OLIVER SUBDIVISION FILE NO. SUB#210829
--

GENERAL INFORMATION:

APPLICANT: Salinas Engineering, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, Owners, are requesting preliminary plat approval of the proposed Oliver Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the City limits to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Wholesale/retail.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250', show distances between street lights.
2. Verify the 40' and 60' additional R.O.W., shown on plat.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.
4. Show the HCID #2 irrigation easement along the front of the property.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Need approved drainage report.

OTHER:

1. Add recorded subdivisions and add the "N" for north Jackson Rd.
2. Remove extraterritorial jurisdiction of a municipality.
3. Need signature on plat (engineer and surveyor).
4. Label and show all existing easements.
5. Provide all details, street, sewer and water.
6. Staff notes are attached.



Pharr

Fire Department



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

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

Subdivision: OLIVER SUBDIVISION PRELIMINARY

Reviewed by: Dago Soto

December 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 pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE FIRE PROTECTION REQUIREMENTS.**
2. **On cover sheet location map add direction to the streets.**

STAFF REVIEW MEETING FOR: *OLIVER SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B. **NOVEMBER 30, 2021**

WATER:

- Show correct location of the water line on the north side of the property
- Easements will need to be 15' exclusive for the City of Pharr
- Follow City of Pharr Construction Standards Manual

SEWER:

- Show correct location of the sanitary sewer line on the north side of property
- Easements will need to be 15' exclusive for the City of Pharr
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Oliver Subdivision
3102 N. Jackson
Pharr Tx, 78577

DATE: 11/30/2021

1.08 Acres

Plat Notes:

- No Comments

General Notes:

- Attach Approved Drainage Details
- Will Need U.I.R. from TxDot
- At the time of Building Permit Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan Will be reviewed and must be approved prior to any earthwork disturbance or Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Oliver Subdivision

DATE: December 2, 2021

REVIEW: Preliminary (comments plans dated 11-22-2021)

PLAT

1. Note No. 2---Verify Community Panel number and Map revision date.
2. Note No. 4 use correct 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.*
3. Note No. 7---Verify benchmark northing, easting, and elevation.
4. Note No. 9---Revise note to say--- "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
5. Note No. 12---Revise note to say... "Erosion and sediment control shall be in accordance with Texas pollution discharge elimination system (T.P.D.E.S.)."
6. Note No. 14---separate into 2 notes, have them say as follows:
 - Owners to maintain detention/retention area.
 - Owners to maintain ROW and perimeter of subdivision.
7. Signature and seal for P.E. & R.P.L.S. (**Show on as built**).

SITE PLAN

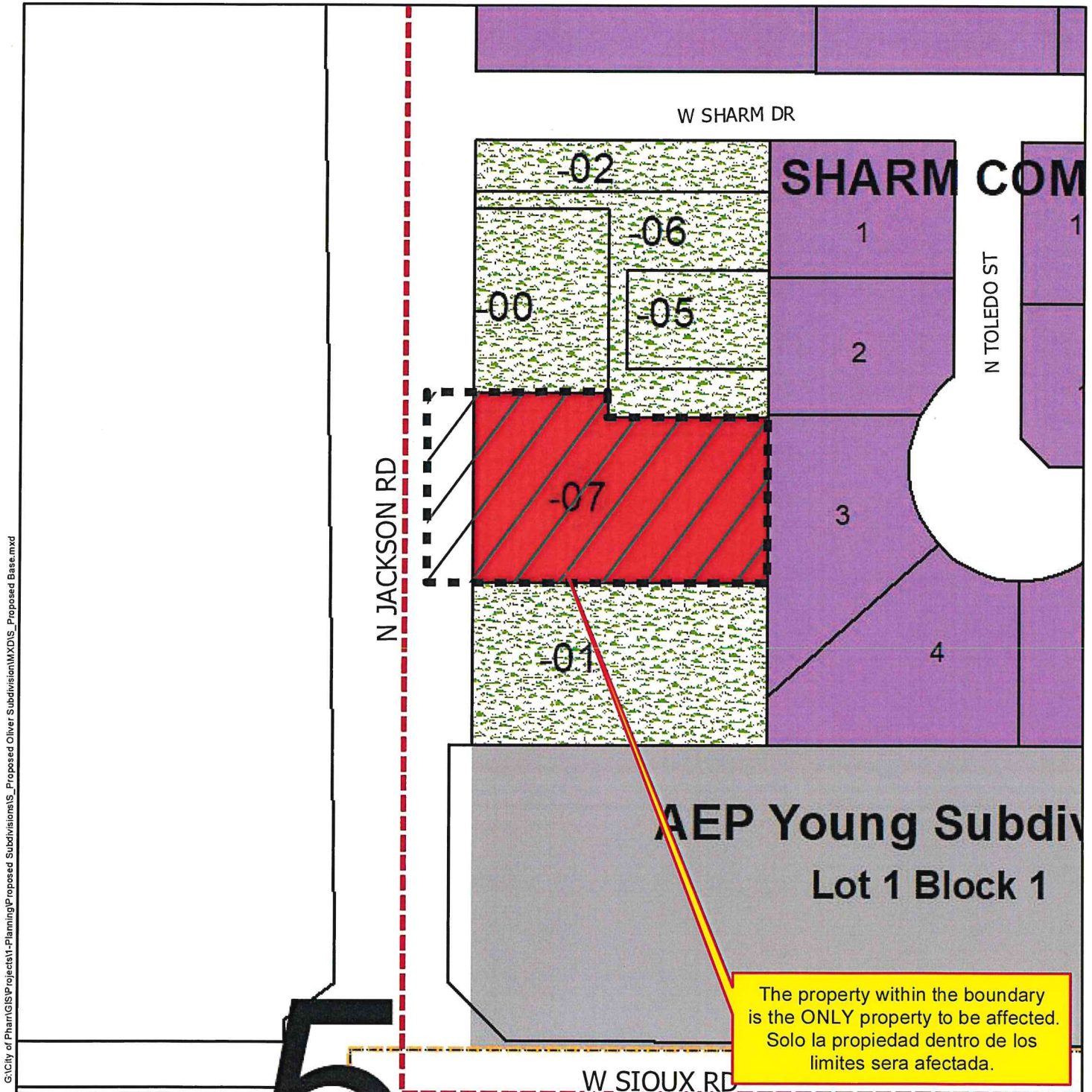
DRAINAGE

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

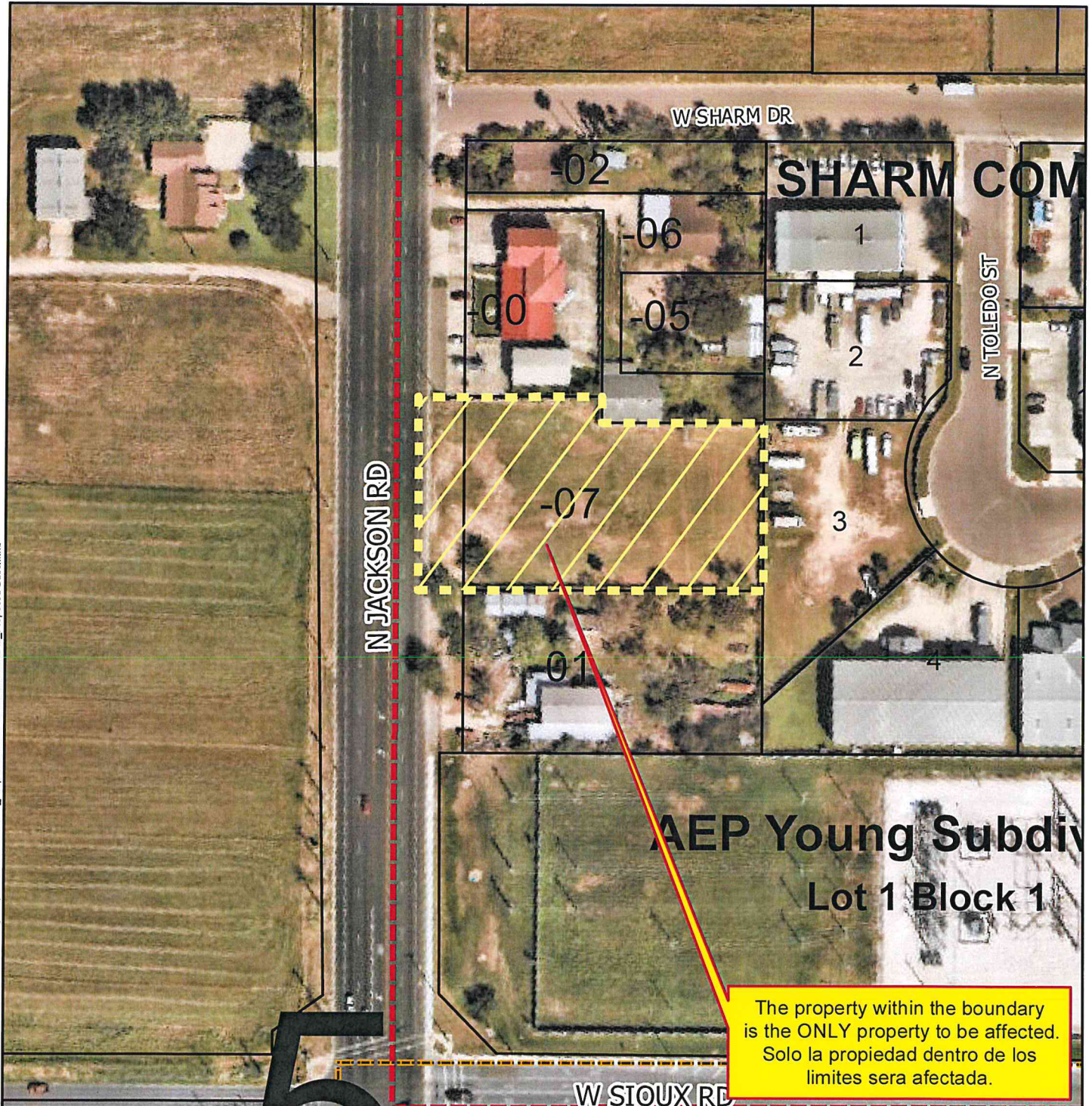
- Provide a concrete cradle underneath all sanitary sewer wye's.



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



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Oliver Subdivision\MXD\OS_Proposed Base.mxd



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

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | 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: December 21, 2021

MEETING DATE: December 27, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, Owners, are requesting preliminary plat approval of the proposed JCR III Subdivision. The property is legally described as being a Replat of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Leslie Avenue. **SUB#210826**

Classification: Regular

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

Issue: Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, Owners, are requesting preliminary plat approval of the proposed JCR III Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed JCR III Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/21/2021
Approved - 12/21/2021
Final Approval - 12/22/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 27, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JCR III SUBDIVISION FILE NO. SUB#210826

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr. P.E., representing Carlos Juvera and Rosita Juvera, Owners, are requesting preliminary plat approval of the proposed JCR III Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Replat of Lot 2, De Alba Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of West Leslie Avenue.

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

PROPERTY PROPOSED USE: Apartments and Town houses.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250', show distances between street lights.

EASEMENTS:

1. Provide exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Need approved drainage report.

OTHER:

1. Provide all details, street, sewer and water.
2. Staff notes are attached.

1. CARLOS JUVERA & ROSITA

CARLOS JUVERA
1006 S. CAGE SUITE 5
PHARR, TX. 78577

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY

NOTARY PUBLIC

MY COMMISSION

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS THE _____ DAY OF _____ 20____

PRESIDENT

SECRETARY

[illegible]CHARLENN PLANNING AND ZONING COMMISSION
DANIEL VILLI

REDALED COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE DISTRICT WILL COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

1. THE UNDERSIGNED, PABLO SOTO JR., A
SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF

T.B.P.E. FIRM No. 20208

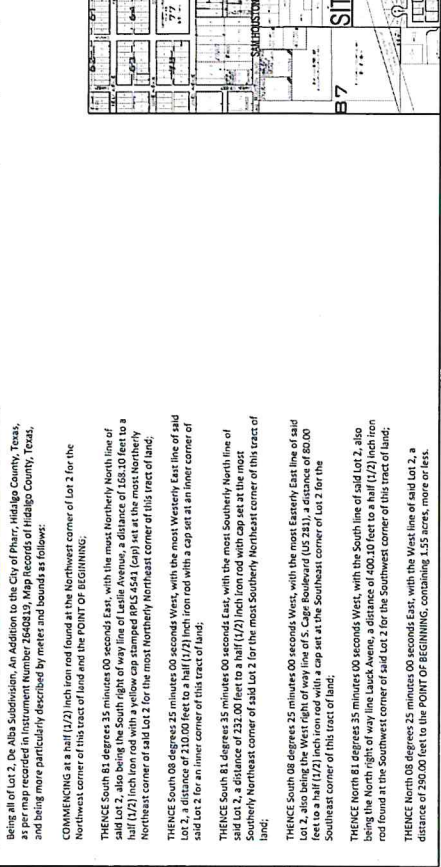
PABLO SOTO JR. P.E.
1288 S. IRONWOOD STREET; (956) 468-1627
PH402, TEXAS 78577

RE-PLAT OF LOT 2, DE ALBA SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN INSTRUMENT NUMBER 2648819, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E. DATE OF PREPARATION: JULY 02, 2021

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION:

- [illegible]



Being all of Lot 2, De Alba Subdivision, An Addition to the City of Pharr, Hidalgo County, Texas, as per map recorded in Instrument Number 2640819, Map Records of Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

Northwest corner of this tract of land and the POINT OF BEGINNING;
COMMENCING at a nail (2/2) inch iron rod found at the Northwest corner of Lot 2 for the

THENCE South 81 degrees 35 minutes 00 seconds East, with the most Northerly North line of said Lot 2, also being the South right of way line of Leslie Avenue, a distance of 168.10 feet to half (1/2) Inch iron rod with a yellow cap stamped RPLS 4541 (cap) set at the most Northerly Northeast corner of said Lot 2 for the most Northerly Northeast corner of this tract of land;

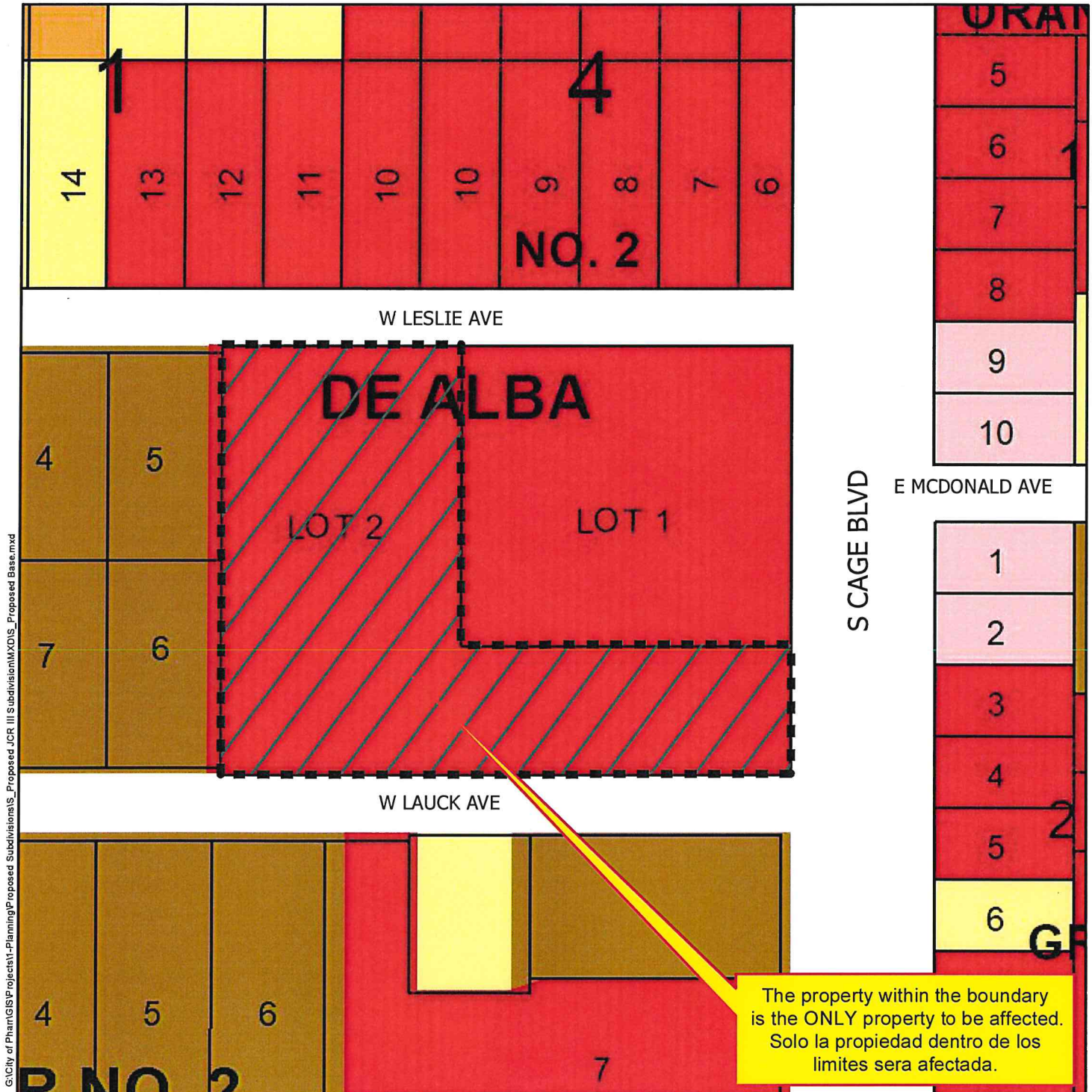
THENCE South 08 degrees 25 minutes 00 seconds West, with the most Westerly East line of said Lot 2, a distance of 210.00 feet to a half (1/2) Inch iron rod with a cap set at an inner corner of said Lot 2 for an inner corner of this tract of land;

THENCE South 81 degrees 35 minutes 00 seconds East, with the most Southerly North line of said Lot 2, a distance of 232.00 feet to a half (1/2) inch iron rod with cap set at the most Southerly Northeast corner of said Lot 2 for the most Southerly Northeast corner of this tract land;

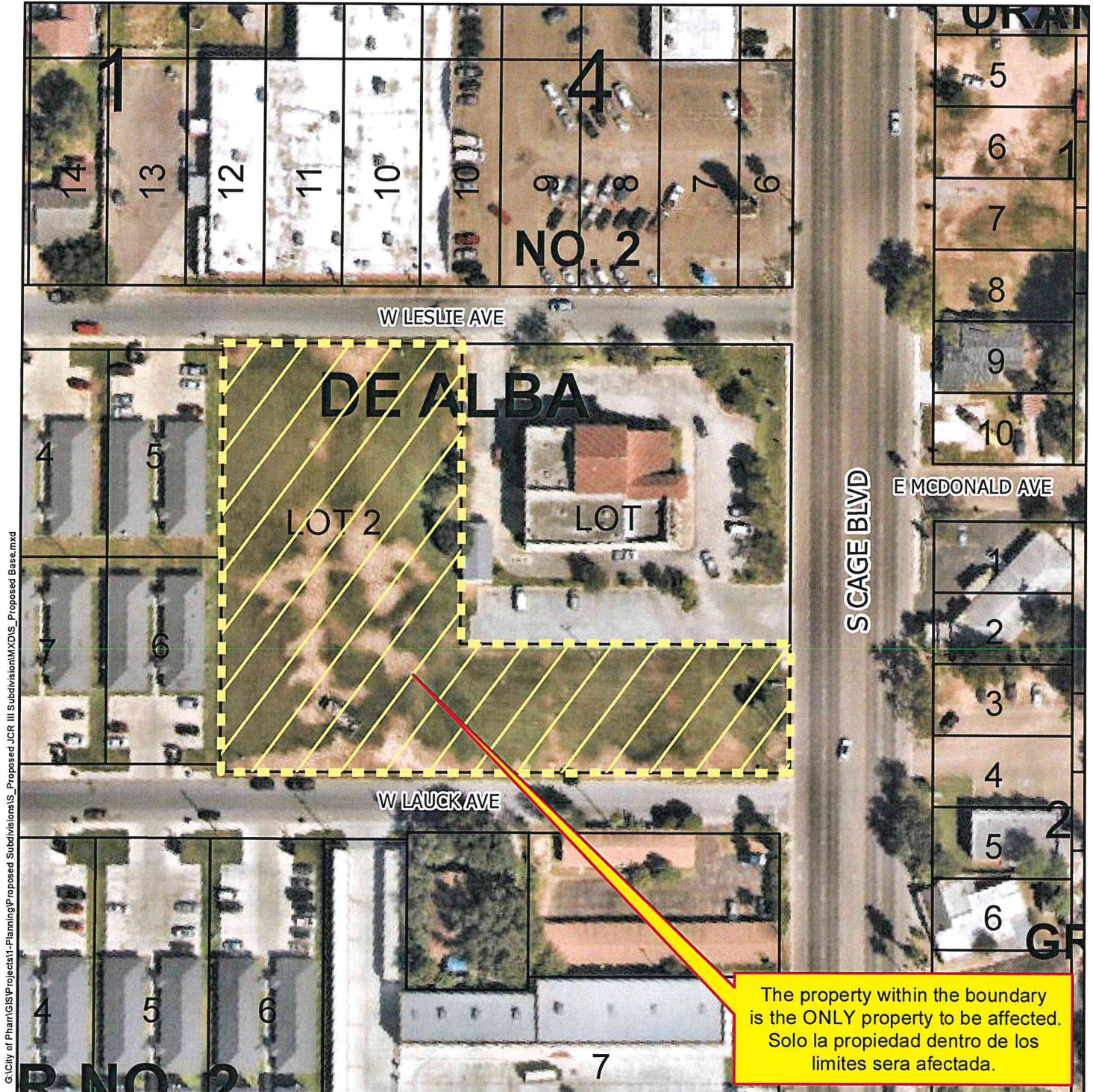
THENCE South 08 degrees 25 minutes 00 seconds West, with the most Easterly East line of said Lot 2, also being the West right of way line of S. Cage Boulevard (US 281), a distance of 80.00 feet to a half (1/2) inch iron rod with a cap set at the Southeast corner of Lot 2 for the Southeast corner of this tract of land;

THENCE North 81 degrees 35 minutes 00 seconds West, with the South line of said Lot 2, also being the North right of way line Lauck Avenue, a distance of 400.10 feet to a half (1/2) inch iron rod found at the Southwest corner of said Lot 2 for the Southwest corner of this tract of land;

distance of 290.00 feet to the POINT OF BEGINNING, containing 1.55 acres, more or less.



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



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed JCR III Subdivision\WXSIS_Proposed Base.mxd

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





Pharr

Fire Department



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

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

Subdivision: JCR III SUBDIVISION PRELIMINARY

Reviewed by: Dago Soto

December 2, 2021

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE FIRE PROTECTION REQUIREMENTS.**
- 2. ON COVER SHEET LOCATION MAP PROVIDE A CLEARER MAP AND DIRECTIONS TO ROADWAYS.**
- 3. DIRECTION SYMBOL FOR WEST LAUCK AND WEST LESLIE AVENUE.**
- 4. SYMBOLS FOR THE EXISTING FIRE HYDRANT ON W. LAUCK AND W. LESLIE.**
- 5. SHALL ADD A FIRE HYDRANT ON THE CORNER OF W. LAUCH AND S. CAGE BLVD, TO ADD FIRE PROTECTION FOR LOT'S 12 THRU 5.**

STAFF REVIEW MEETING FOR:

JCR III SUBDIVISION

COMMENTS: Initials: J.R. / R.B. NOVEMBER 30, 2021

WATER:

- Will need to show all water crossing details
- Will need to show water service details
- Water services will need to be 1" x 3/4"
- Will need to show all surrounding utilities in the area
- Will need to verify the correct size of the water lines
- Follow City of Pharr Construction Standards Manual

SEWER:

- All manholes must be composite base with City of Pharr logo
- Easements will need to be 10' exclusive for the City of Pharr
- Will need to show all sewer crossing details
- All sewer service will need to be 6" PVC and install gasket by gasket wye
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



SUBDIVISION: Staff Review Meeting
JCR III Subdivision
S. Cage Blvd.
Pharr Tx, 78577

DATE: 11/30/2021
1.49 Acres (N)

Plat Notes:

- No comments

General Notes:

- Identify object North of Lauck, 30' X 30' Sight Obstruction Easement.
- Erosion and Sediment control layout Attached to SW3P (must be legible)
- BMP details Attached to SW3P
- Stormwater Drainage Details
- Approved Drainage Layout Attached to SW3P (must be legible)
- Show paving details
- Obtain UIR from TxDot
- Must obtain Street cut permit from Public Works
- At building Phase 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: JCR III Subdivision

DATE: December 2, 2021

REVIEW: Preliminary (comments plans dated 11-22-2021)

PLAT

1. Note No. 4---Verify northing & easting for City of Pharr benchmark.
2. Note No. 7---Use correct 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.*
3. Note no. 13---Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
4. Signature and seal for P.E. & R.P.L.S. (**Show on as built**).

SITE PLAN

1. Make accommodations for fiber optics line.
2. Provide casing for water service crossings.
3. Acquire a street cut permit from Public Works. Compaction testing will be required for compliance.

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.

- | |
|--|
| <ul style="list-style-type: none">• Submit a physical and electronic copy (USB or CD). |
|--|

ADDITIONAL COMMENTS

- Provide a concrete cradle underneath all sanitary sewer wye's.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Monday, November 29, 2021 4:14 PM
To: Eddie Martinez
Subject: Proposed Subdivision for Staff Meeting

***** 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,
Please include information to plats.

Proposed MATT'S CASH AND CARRY SUBDIVISION REPLAT

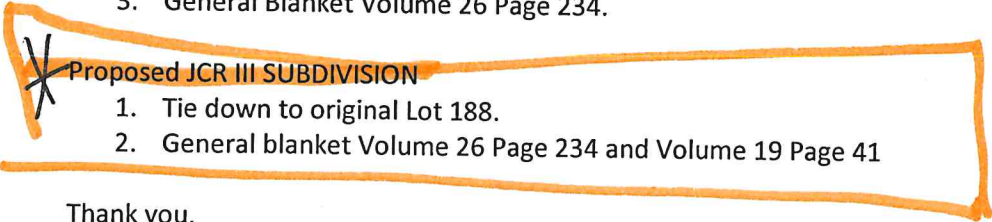
1. Tie down to original Lot 163.

Proposed OLIVER SUBDIVISION

1. 30 feet easement centered on the pipeline Volume 19 Page 297 as shown Volume 16 Page 5.
2. In the signature area, APPROVED BY. Incorrectly shown APPROVED BUT.

Proposed PALM HILLS SUBDIVISION

1. Comment to read as EXCLUSIVE EXISTING 30 FEET EASEMENT CENTER PIPE HIDALGO COUNTY IRRIGATION DISTRICT NO.2 VOLUME 26 PAGE 234 AS SHOWN VOLUME 16 PAGE 5.
2. Must plug water delivery at a cost of \$698.00.
3. General Blanket Volume 26 Page 234.

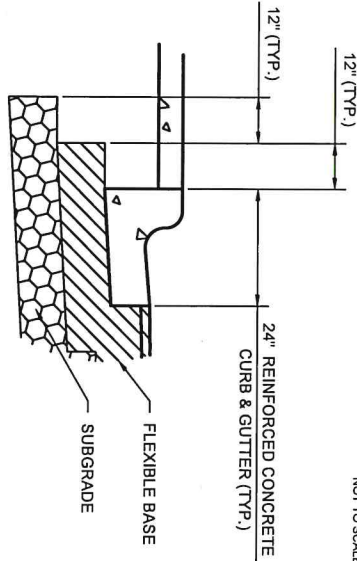
 Proposed JCR III SUBDIVISION

1. Tie down to original Lot 188.
2. General blanket Volume 26 Page 234 and Volume 19 Page 41

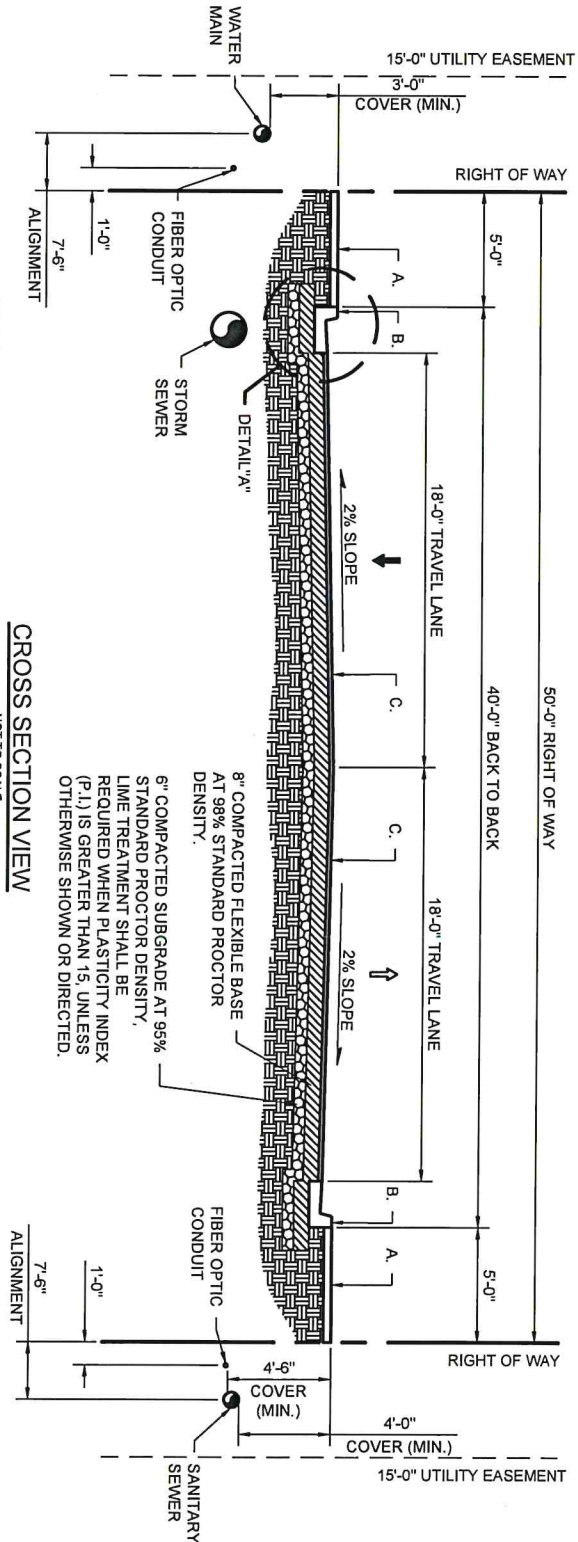
Thank you.

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

DETAIL "A"
NOT TO SCALE



CROSS SECTION VIEW
NOT TO SCALE



- CONSTRUCTION NOTES:
- 5'-0" (MIN.) REINFORCED CONC. SIDEWALK.
 - 24" REINFORCED CONCRETE CURB & GUTTER.
 - 2" H.M.A.C. PAVEMENT TYPE "D" WITH LIMESTONE & PRIME COAT (MC-30).

- FIBER OPTIC NOTES:
- ALL ROADWAYS SHALL HAVE AN INNER DUCT WITH A PULL STRING INSIDE THE ROAD RIGHT OF WAY, BUT OUTSIDE THE PAVEMENT.
 - A HAND HOLD SHALL BE INSTALLED BETWEEN EVERY OTHER LOT. SIZE TO BE DETERMINED BY CITY ENGINEER.
 - 1 1/4" INNER DUCT SHALL BE RUN FROM EVERY HAND HOLE ACROSS THE ROADWAY, AND TO A HAND HOLE BETWEEN EVERY OTHER LOT ON THE OPPOSITE SIDE OF THE ROADWAY. SIZE TO BE DETERMINED BY THE CITY ENGINEER.
 - ALL INNER DUCT TO BE A MINIMUM OF 4'-6" DEEP.
 - ALL CONSTRUCTION PACKAGES MUST INCLUDE A CONDUIT PLAN.
 - REFER TO COMB STANDARDS FOR TYPICAL CONDUIT SYSTEM LAYOUT.

\\pharr1-154\Engineering\0-Drafting & Mapping\4-Drafting\Standard Details\1-City of Pharr\2019 Revisions\STR - Street\STR-1_STR-1A Local 50' with 15' Utility Easement.dwg

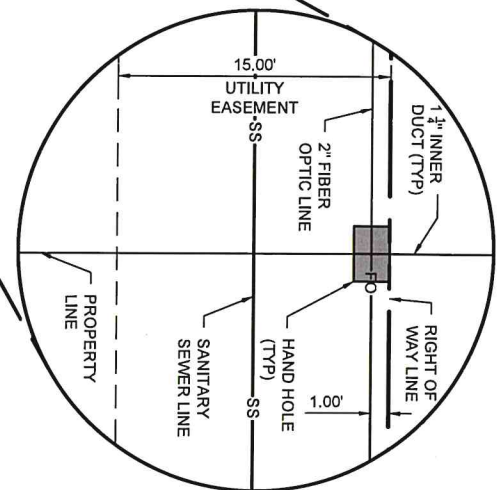
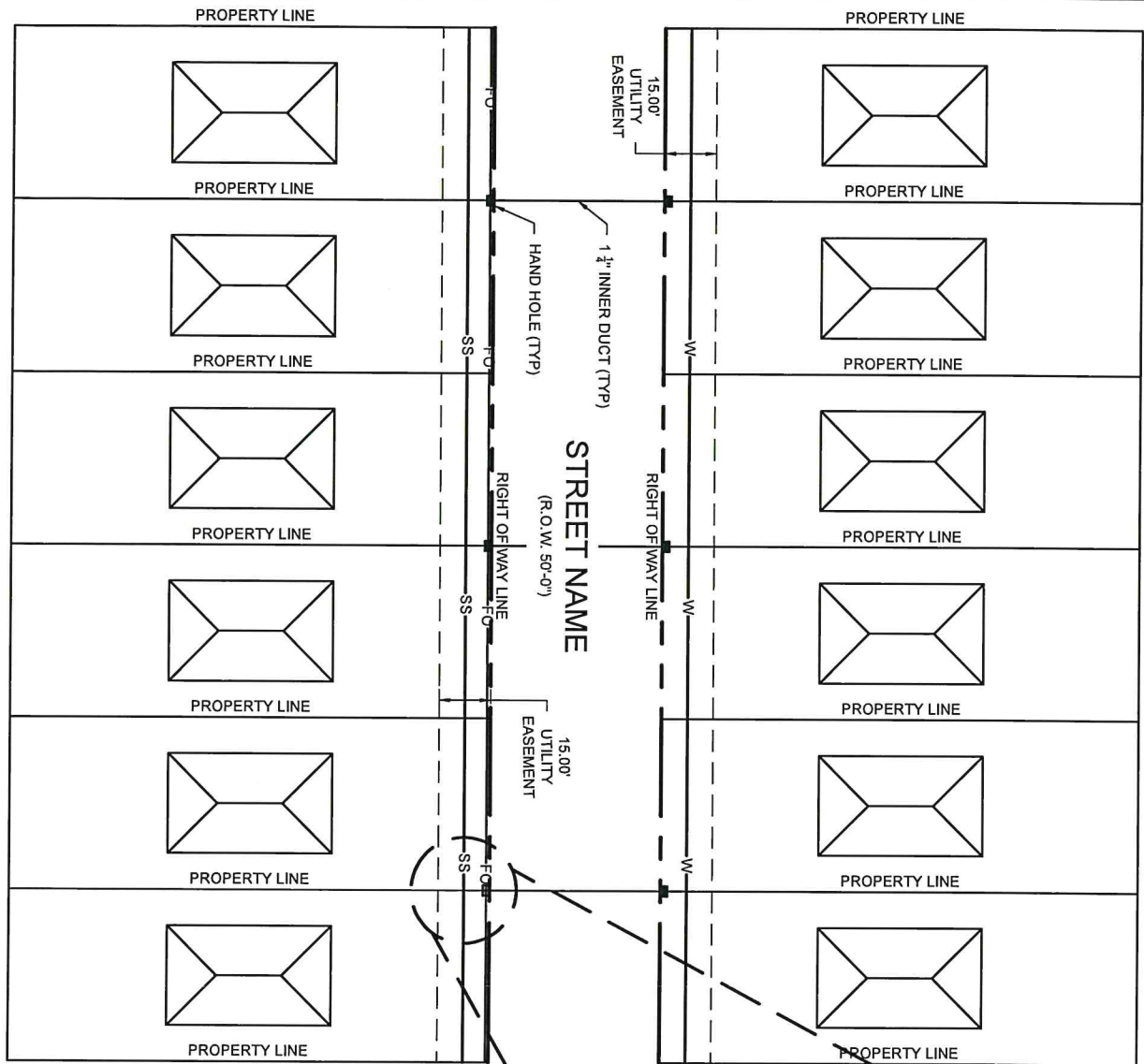
**LOCAL 50' WITH
15' UTILITY EASEMENT**

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

Pharr Engineering
118 S Cage Blvd.
Pharr, TX 78577
956-402-4221



STR-1A



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LOCAL 50' WITH
15' UTILITY EASEMENT

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