

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 14, 2022 – 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 January 24, 2022.

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) Red Tape II, Inc., d/b/a Stilettos Gentlemen's Club is requesting renewal of the Sexually Oriented Business License in a General Business District (C). The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. **SOB#001254**

- 2) Eric S. Fantich, representing Fantich Land Holdings & Development, LLC., 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 High Density District (R-MFHD). The property is legally described as being 1-acre, more or less, out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1024 West Ferguson Avenue. **COZ#220105**

E. PLATS:

- 1) J&R Engineering, LLC, representing Cipriano Garza Barajas, President of Warehousing leasing of Texas, LLC is requesting final plat approval of the proposed MAS Logistics Subdivision. The property is legally described as being a 12.560 acre tract of land, being a part or portion of the Michael Tract out of Porcion 69, A-691, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Produce Drive. **SUB#210616**

- 2) Rio Delta Engineering, representing Letica Flores, owner, is requesting preliminary plat approval of the proposed Dam Subdivision. The property is legally described as being a 1.43 acres tract of land, more or less, same being out of the 2.0 acres out of Lot 292, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of South Cage Blvd. **SUB#211141**

- 3) Melden & Hunt Inc., representing, Winona Moczygemba, General Partner for ESE properties, LTD., is requesting preliminary plat approval of the proposed Dahlia Villas Subdivision. The property is legally described as being a resubdivision of 4.538 acres out of Lot 187 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Sam Houston Ave. **SUB#220203**

4) Melden & Hunt Inc., representing, Elena Ochoa De Gudino is requesting preliminary plat approval of the proposed Elena Industrial Park Subdivision. The property is legally described as being a resubdivision of a 20.368 acres, being a part or portion out of Lots 5 and 6, Block 13, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Military HWY. **SUB#200720**

5) Melden & Hunt Inc., representing, Dallas Hakes, Manager for Lonestar properties, LLC is requesting preliminary plat approval of the proposed QQ Polk & Veterans Subdivision. The property is legally described as being a 0.964 of one acre, being a part or portion out of Lot 30, L.R. BELL Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of north Veterans Blvd. ("I" Rd.). **SUB#211139**

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.

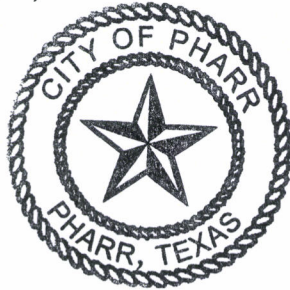
Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with 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 11th day of February 2022 at 4:00 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. January 24, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 24, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Guadalupe Cano
 Romeo Robles Joel Ordaz

ABSENT: Charlie Ramirez Luis Madrigal
 Jonathan Larraga Andy Castro
 Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, 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 6:01 p.m. Roll call established a quorum.

Romeo Robles moved to excuse the absent members. Guadalupe Cano 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 JANUARY 10, 2022

Chairman, Danny Wylie, introduced the item.

Guadalupe Cano stated corrections needed to be made on page four (4) from "she" to "he."

Iris Mata, Administrative Assistant, stated the corrections would be made.

There being no further discussion Guadalupe Cano moved to **approve** the minutes of January 10, 2022 with corrections. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) TREVIÑO ENGINEERING, REPRESENTING ALEJANDRO BARRERA, IS REQUESTING A PRELIMINARY PLAT APPROVAL OF THE PROPOSED CENTRAL MATERIAL II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 9.57 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 99, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST NOLANA LOOP. SUB#211245**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the north, Residential Multifamily High Density District (R-MFHD) and General Business District (C) to the east, Agricultural Open Space District (A-O) to the south and Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the west. The property is designated for multifamily, commercial and public/semi public in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Central Material II 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 Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed Central Material II Subdivision. Joel Ordaz seconded the motion and when put to a vote, it carried unanimously.

- 2) TREVIÑO ENGINEERING, REPRESENTING JON E. LORING JR., IS REQUESTING A PRELIMINARY PLAT APPROVAL OF THE PROPOSED UTILITY TRAILERS-ELDORA RD. SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.0 ACRE TRACT OF LAND OUT OF LOT 125, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF EAST ELDORA ROAD. SUB#211250**

Anaisa Licerio, Planner II, introduced the item. She stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the north, Mobile Home District (R-MH) and Single Family Residential District (R-1) to the east, Heavy Commercial District (H-C) to the west and Limited Industrial District (L-I) to the south. The property is designated for industrial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Utility Trailers-Eldora Rd. 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 Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed Utility Trailers-Eldora Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Guadalupe Cano second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:07 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Red Tape II, Inc., d/b/a Stilettos Gentlemen's Club is requesting renewal of the Sexually Oriented Business License in a General Business District (C). The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road.
SOB#001254

Classification: Regular

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

Issue: Red Tape II, Inc., d/b/a Stilettos Gentlemen's Club is requesting renewal of the Sexually Oriented Business License in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the renewal request for the Sexually Oriented Business License subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

February 14, 2022

Sexually Oriented Business License **Renewal** –

Stilettos Gentlemen's Club

Background:

Red Tape II, Inc., d/b/a Stilettos Gentlemen's Club, is requesting renewal of the Sexually Oriented Business License. This request constitutes the 22nd renewal for Stilettos Gentlemen's Club.

The property is located at 1050 North Sugar Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted.

Recommendations:

Staff recommends **approval** of the renewal of the Sexually Oriented Business License subject to site and applicants being in compliance with all City Ordinances and City Department requirements.

P:\Admin\SOBs\Stilettos Gentlemen's Club_2000

Telephone (956) 402-4100 | Fax (956) 702-5313 | P.O. Box 1729 | 118 S. Cage | Pharr, Texas 78577

www.pharr-tx.gov



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022

TO: PLANNING & ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SEXUALLY ORIENTED BUSINESS LICENSE RENEWAL – FILE NO. SOB#001254 (STILETTOS GENTLEMEN'S CLUB)

GENERAL INFORMATION:

APPLICANT: Red Tape II, Inc., d/b/a Stilettos Gentlemen's Club is requesting renewal of the Sexually Oriented Business License in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1050 North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The 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.

**DEVELOPMENT
SERVICES**

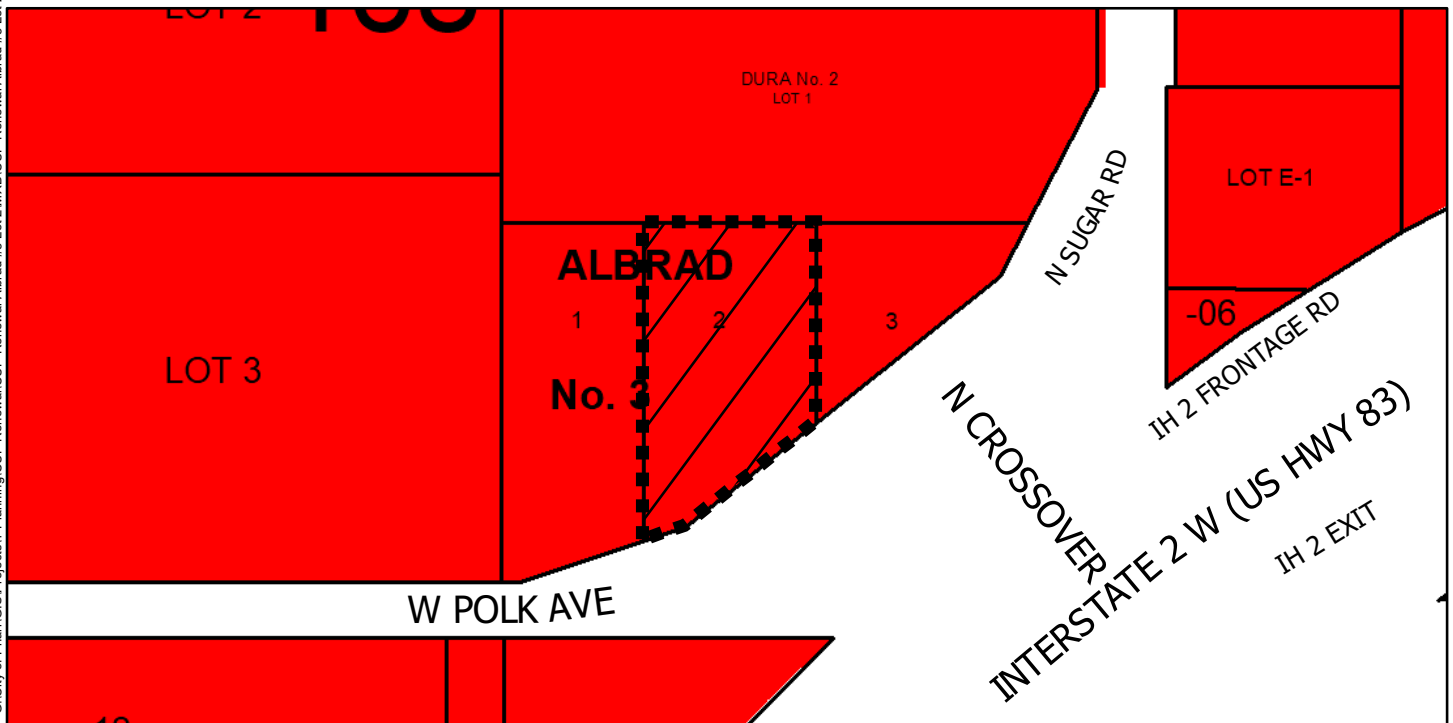
RECOMMENDATIONS:

Development Services is recommending **approval** of the renewal request for the Sexually Oriented Business License subject to the following conditions:

- 1) Applicant shall comply with all Sexually Oriented Business License requirements; any violation will terminate the Sexually Oriented Business License;
- 2) Applicant shall comply with all City of Pharr Ordinance requirements;
- 3) Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Sexually Oriented Business License;
- 4) Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate the Sexually Oriented Business License;
- 5) This Sexually Oriented Business License shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal ninety (90) days before its expiration date;
- 6) An opaque buffer will be required;
- 7) The premise should not have any public display of any sign, banner, flag, pennant, balloon, photograph, symbol, neon light, fluorescent color indicating that the nature of the use may be a Sexually Oriented Business; and
- 8) All employees must wear name tags or uniforms identifying them as employees of the establishment
- 9) The following shall be considered as grounds for the revocation of the Sexually Oriented Business License:
 - Any change in use or change in extent of use, area or location of the building being used.
 - 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 Sexually Oriented Business License; or revocation of the permit if not paid by the 31st day.
 - Sexually Oriented Business License that has 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 **February 21, 2022** at **4:00 p.m.**

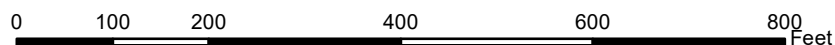
Conditional Use Permit Renewal
Albrad #3 Lot 2
Stilletos Cabaret



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet



Date: 4/15/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Eric S. Fantich, representing Fantich Land Holdings & Development, LLC., 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 High Density District (R-MFHD). The property is legally described as being 1-acre, more or less, out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1024 West Ferguson Avenue. **COZ#220105**

Classification: Regular

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

Issue: Eric S. Fantich, representing Fantich Land Holdings & Development, LLC., 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 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, has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 14, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220105
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: January 14, 2022

1. **Applicant:** Eric S. Fantich, representing Fantich Land Holdings & Development, 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 apartments.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>2-10-22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>2-10-2022</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	_____ Initials	_____ Date	☐ Approval ☐ Denial
D. City Attorney	_____ Initials	_____ Date	☐ Approval ☐ Denial
E. City Manager	_____ Initials	_____ Date	☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022
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 1-acre, more or less, out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1024 West 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:

Eric S. Fantich, representing Fantich Land Holdings & Development, LLC., 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 High Density District (R-MFHD) in order to develop and construct apartments.

The subject site is located on the north side of West Ferguson Avenue and has a physical address of 1024 West Ferguson Avenue. The property is legally described as being 1-acre, more or less, out of Lot 152 Kelly – Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Ferguson Avenue, a 120' – 150' principal arterial that runs east and west with a posted speed limit of 40 to 55 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 properties to the north and west are zoned Agricultural and /or Open Space District (A-O). The property to the east was rezoned from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The properties to the south were zoned as General Business District (C) on March 30, 1982, when the city adopted the current zoning ordinance we use today. 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.

Six (6) 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, has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 21, 2022 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

Eric S. Fantich, representing Fantich Land Holdings & Development, LLC., owner.

General Business District (C)

APPLICANT

CURRENT ZONE

1024 W Ferguson Avenue

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

ADDRESS

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

STAFF RECOMMENDATIONS:

Approval

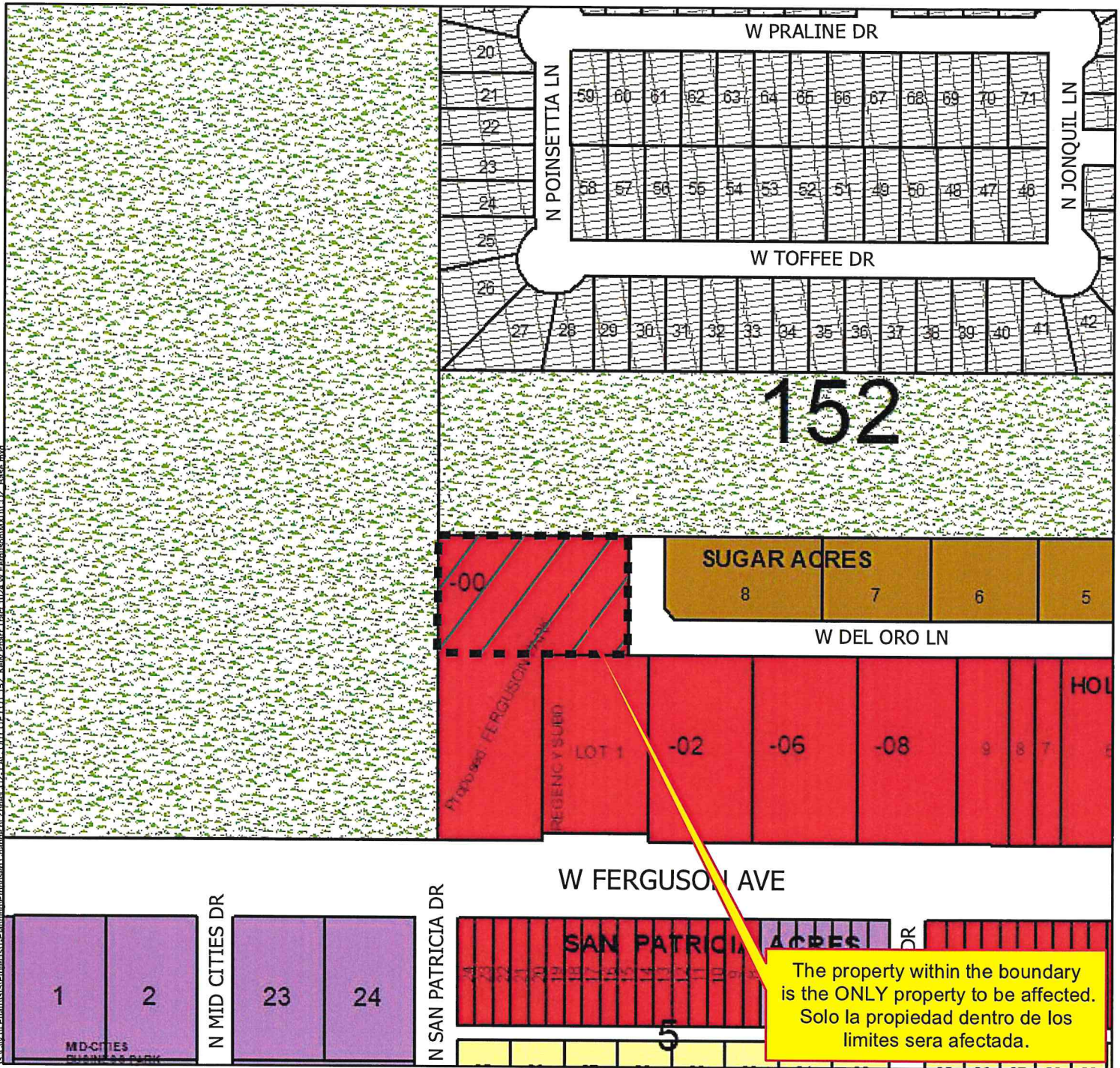
Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. The property is not currently compatible with the future land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

Nelly Terrazas Rojo

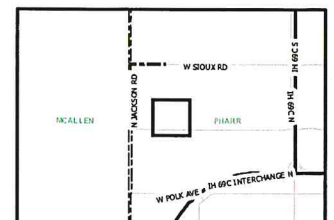
PREPARED BY

February 9, 2022

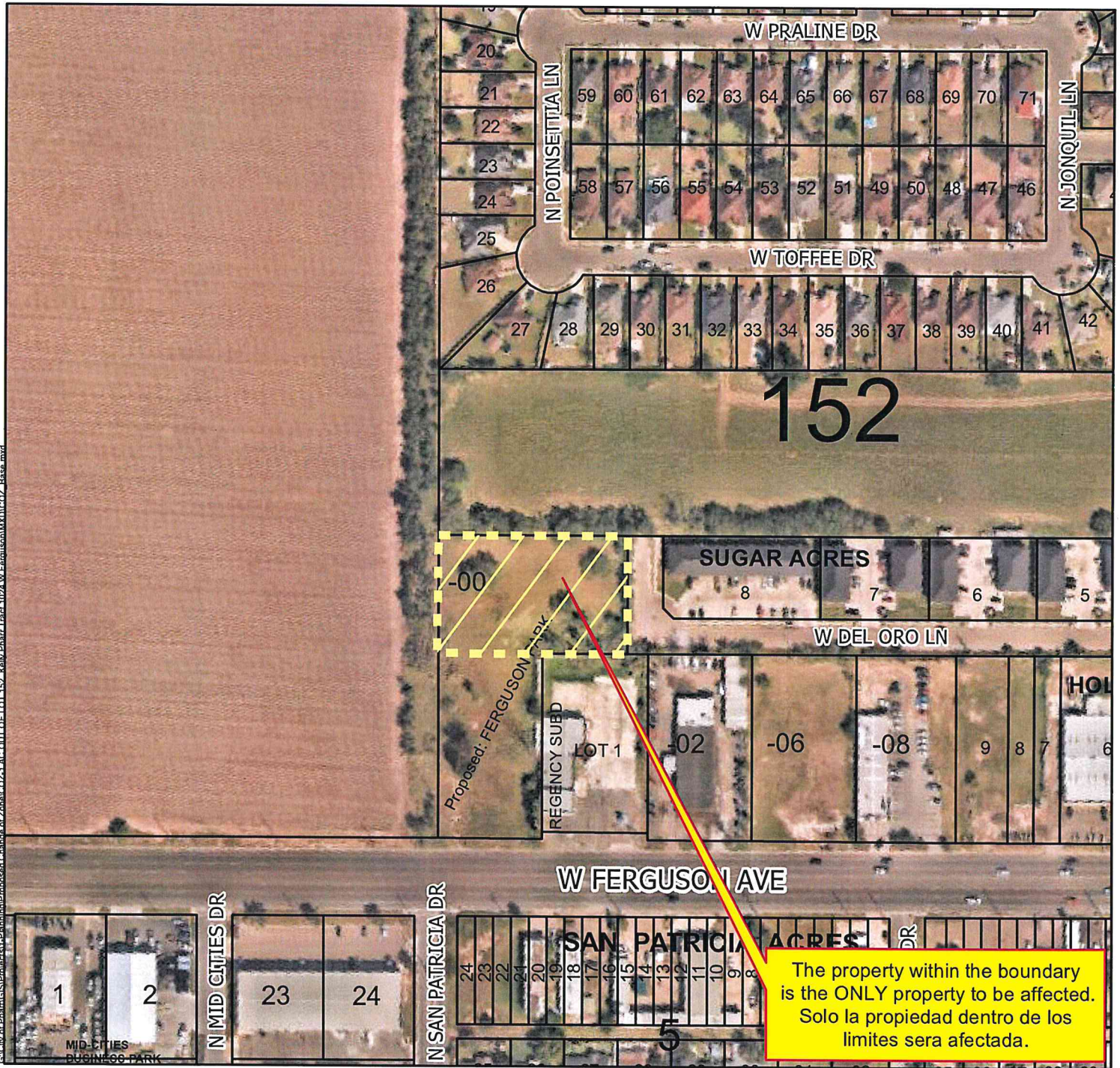
DATE



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



Proposed Change of Zone
1 AC OUT OF LOT 152, Kelly Pharr Tract
Fantich Land Holdings & Development, LLC



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

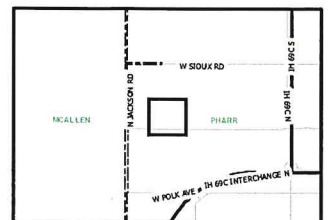
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| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD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

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.



SITE GENERAL NOTES

1. EXCEED 1% UNLESS OTHERWISE NOTED
2. REFER TO CIVIL DRAWINGS FOR GRADING, SITE UTILITIES, ASPHALT AND CONCRETE PAVEMENT, DRIVE DIMENSIONS AND LOCATIONS
3. ALL DIMENSIONS AT CURB LINES TO BACK OF CONCRETE CURBS
4. REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL & OVERHEAD UTILITIES.

SITE INFORMATION

TOTAL BUILDING AREA	11,171 SQ. FT.
BUILDING "A"	1,500 SQ. FT.
BUILDING "B"	1,500 SQ. FT.
BUILDING "C"	1,500 SQ. FT.
BUILDING "D"	1,500 SQ. FT.
BUILDING "E"	1,500 SQ. FT.
BUILDING "F"	1,500 SQ. FT.
BUILDING "G"	1,500 SQ. FT.
BUILDING "H"	1,500 SQ. FT.
BUILDING "I"	1,500 SQ. FT.
BUILDING "J"	1,500 SQ. FT.
BUILDING "K"	1,500 SQ. FT.
BUILDING "L"	1,500 SQ. FT.
BUILDING "M"	1,500 SQ. FT.
BUILDING "N"	1,500 SQ. FT.
BUILDING "O"	1,500 SQ. FT.
BUILDING "P"	1,500 SQ. FT.
BUILDING "Q"	1,500 SQ. FT.
BUILDING "R"	1,500 SQ. FT.
BUILDING "S"	1,500 SQ. FT.
BUILDING "T"	1,500 SQ. FT.
BUILDING "U"	1,500 SQ. FT.
BUILDING "V"	1,500 SQ. FT.
BUILDING "W"	1,500 SQ. FT.
BUILDING "X"	1,500 SQ. FT.
BUILDING "Y"	1,500 SQ. FT.
BUILDING "Z"	1,500 SQ. FT.

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS

REVISIONS

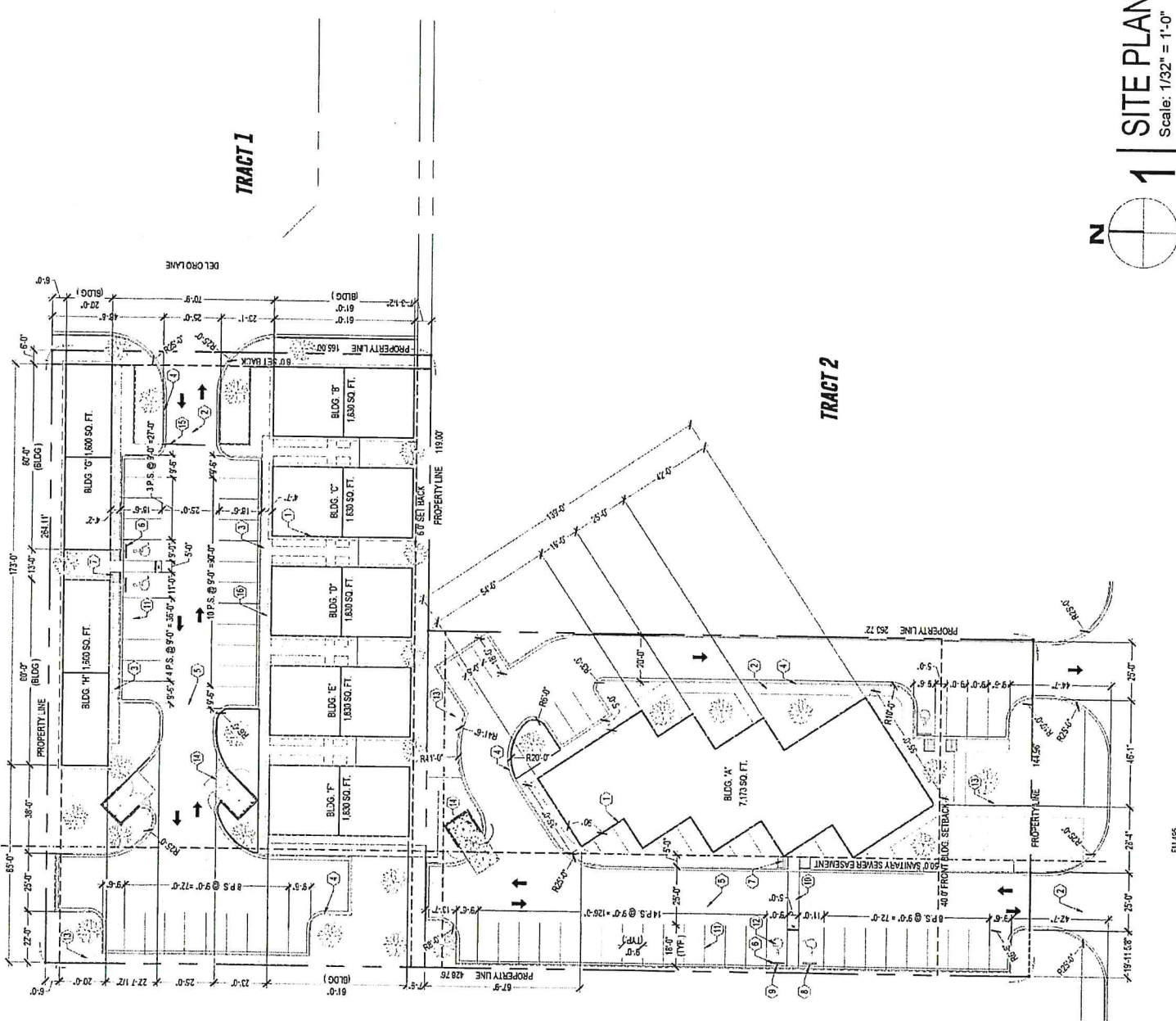
No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD



1 SITE PLAN
Scale: 1/32" = 1'-0"

NOMA

400 N. NOLANA SUITE M-2
DALLAS, TEXAS 75201
PHONE: 214.556.2266
FAX: 214.556.2267
WWW.NOMADESIGNSTUDIO.COM

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS

REVISIONS

No.	DATE	PHASE
1	06.18.2021	SD

PROJECT NAME

FANTICH PLAZA & APARTMENTS



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: J&R Engineering, LLC, representing Cipriano Garza Barajas, President of Warehousing leasing of Texas, LLC is requesting final plat approval of the proposed MAS Logistics Subdivision. The property is legally described as being a 12.560 acre tract of land, being a part or portion of the Michael Tract out of Porcion 69, A-691, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of West Produce Drive. **SUB#210616**

Classification: Regular

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

Issue: J&R Engineering, LLC, representing Cipriano Garza Barajas, President of Warehousing leasing of Texas, LLC is requesting final plat approval of the proposed MAS Logistics Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MAS LOGISTICS SUBDIVISION
FILE NO. **SUB#210616**

GENERAL INFORMATION:

APPLICANT: J&R Engineering, LLC, representing Cipriano Garza Barajas, President of Warehousing leasing of Texas, LLC is requesting final plat approval of the proposed MAS Logistics Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 12.560 acre tract of land, being a part or portion of the Michael Tract out of Porcion 69, A-691, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1300 Block of West Produce Drive.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and Extra Territorial Jurisdiction (ETJ) and Limited Industrial District (L-I) to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. Show all existing easements.
2. Easements on middle of property shall be 20' Exclusive to City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

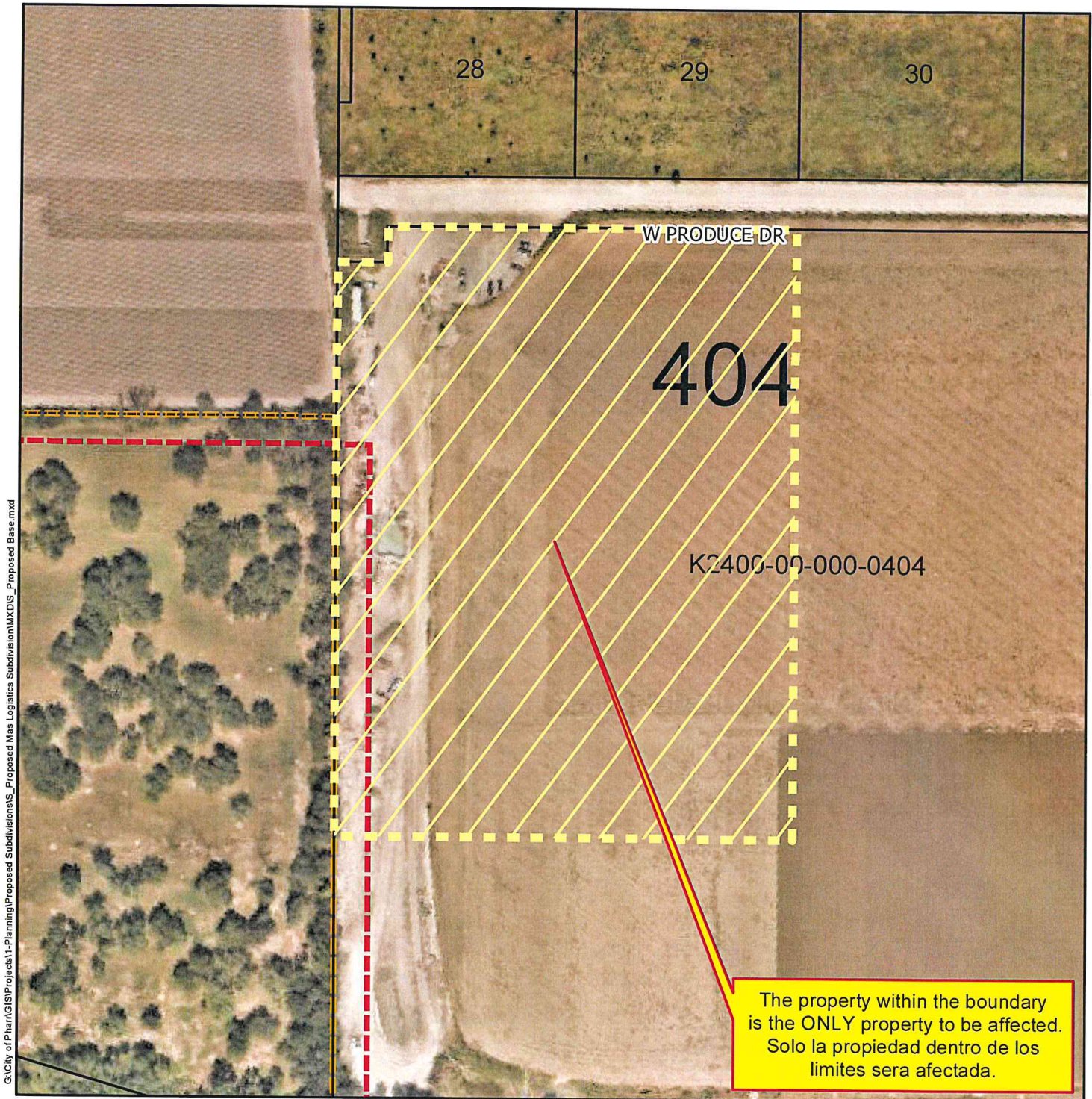
DRAINAGE:

1. Swales or detention areas shall not be within City of Pharr exclusive easements.

OTHER:

1. In compliance.

This meeting will go before the City Commission meeting of February 21, 2022 at 4:00 p.m.



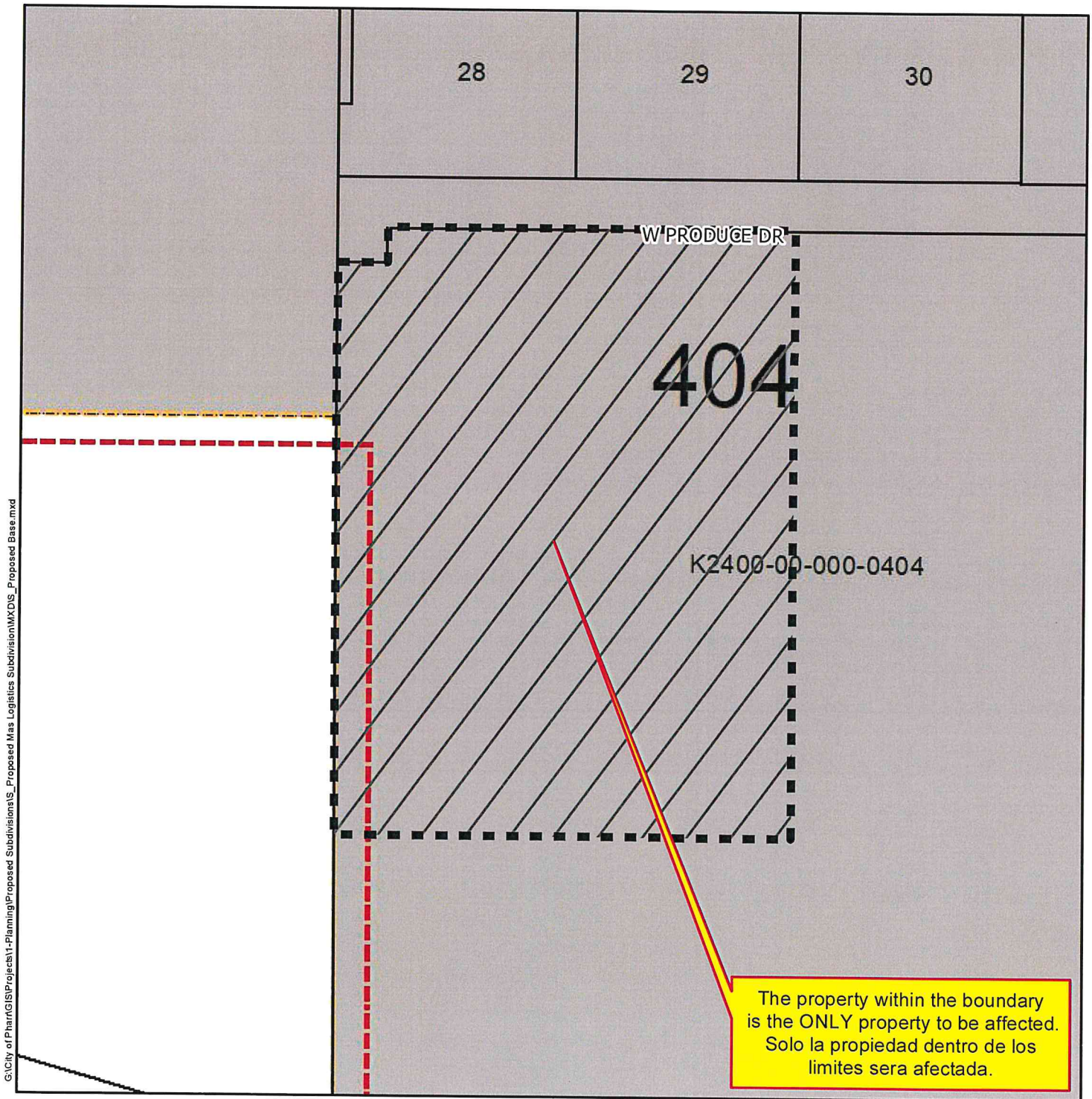
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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
-  Single Family
-  Single Family Small Lot
-  Residential Multi-Family
-  Residential Multi-Family High Density
-  Mobile Home

-  Townhouse
-  HUD Code
-  Rail Road R.O.W
-  Government Owned
-  General Business
-  Business District

-  Drainage Easement
-  Heavy Commercial
-  Heavy Industrial
-  Limited Industrial
-  Neighborhood Commercial
-  Office Professional

-  PSJA ISD
-  Hidalgo ISD
-  Valley View ISD
-  Planned Unit Development





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rio Delta Engineering, representing Letica Flores, owner, is requesting preliminary plat approval of the proposed Dam Subdivision. The property is legally described as being a 1.43 acres tract of land, more or less, same being out of the 2.0 acres out of Lot 292, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of South Cage Blvd.
SUB#211141

Classification: Regular

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

Issue: Rio Delta Engineering, representing Letica Flores, owner, is requesting preliminary plat approval of the proposed Dam Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: DAM SUBDIVISION FILE NO. SUB#211141

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Letica Flores, owner, is requesting preliminary plat approval of the proposed Dam Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.43 acres tract of land, more or less, same being out of the 2.0 acres out of Lot 292, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of South Cage Blvd.

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

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250' along S. Cage Blvd.
2. Project engineer to verify with RMA, for any additional R.O.W., along S. Cage Blvd.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Dedicated easements shall not be dedicated within gas line existing easement.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Update the year on the signature blocks on plat.
2. Provide engineer and surveyor signature.
3. Plat Note #4: verify, northing, easting.
4. Provide dimensions for gas line, from property line to gas line.
5. Plat note #6, add "building" after during, add "Phase" after review.
6. Staff notes are attached.

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688



Ruben Rosales
Public Utilities Director

STAFF REVIEW MEETING FOR: *DAM SUBDIVISION*

COMMENTS:

Initials: J.R. / R.B.

FEBRUARY 01, 2022

WATER:

- Proposed water service will need to be relocated due to 18" water line deep
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to install a manhole instead of clean out
- Sewer service remind private
- Manhole rim and lid will need to be composite base with City of Pharr logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: DAM SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

February 3, 2022

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. **CALL EXISTING FIRE HYDRANT ON THE SOUTH SIDE OF SUBDIVISION ALONG S. CAGE.**
2. **SHALL REPLACE EXISTING FIRE HYDRANT ON THE NORTH SIDE OF THE SUBDIVISION ALONG S. CAGE. MAY HAVE TO RELOCATE FIRE HYDRANT DEPENDING ON THE PROPOSED ENTRANCE.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
DAM Subdivision
5600 S. Cage Rd
Pharr Tx, 78577

DATE: 02/01/2022
1.43 Acres

Plat Notes:

- No Comment

General Notes:

- Show and Attach an Approved (by City Engineering Department) Drainage Layout Plan with Ultimate Outfall Details to S.W.P.P.P. at Pre-Con stage
- Must Obtain Discharge Permit from Public Works Department if connecting to City Storm Sewer Drainage System
- A maximum 8-inch bleeder line connection, preferably at 90-degree angle, will be allowed to any existing city storm sewer system
- Attach Erosion and Sediment Control Layout to S.W.P.P.P. at Pre-Con stage
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Dam Subdivision

DATE: February 3, 2022

REVIEW: Preliminary (comments plans dated 1-14-2022)

PLAT

1. Signature and seal from P.E.
2. Signature and seal from R.P.L.S.
3. Verify with HCRMA in reference to HCRMA loop along S. Cage Blvd.
4. Note No. 4---Check Northing and easting for benchmark No. 20
5. Note No 5---Simplify note to say... **"along all streets"**.

SITE PLAN

1. Show all relevant details for sanitary sewer improvements.

DRAINAGE

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

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).

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

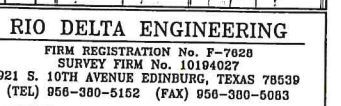
ADDITIONAL COMMENTS

BOBO A LAND ACRES TRACT OF LAND, MORE OR LESS, SAID BEING OUT OF THE 20 ACRES, OUT OF LOT 202, HOLLY-PLUM SUBDIVISION, HOLLAND COUNTY, TEXAS, RECORDED IN VOLUME 134, PAGE 134, BRUNSON 12A, MAP RECORDED IN HOLLAND COUNTY, TEXAS, LAND ACRES TRACT BEING THE SAID LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO LUTHERA FLORES, DATED SEPTEMBER 22, 2011, RECORDED IN BOOK 60411, PAGE 07, OFFICIAL RECORDS OF



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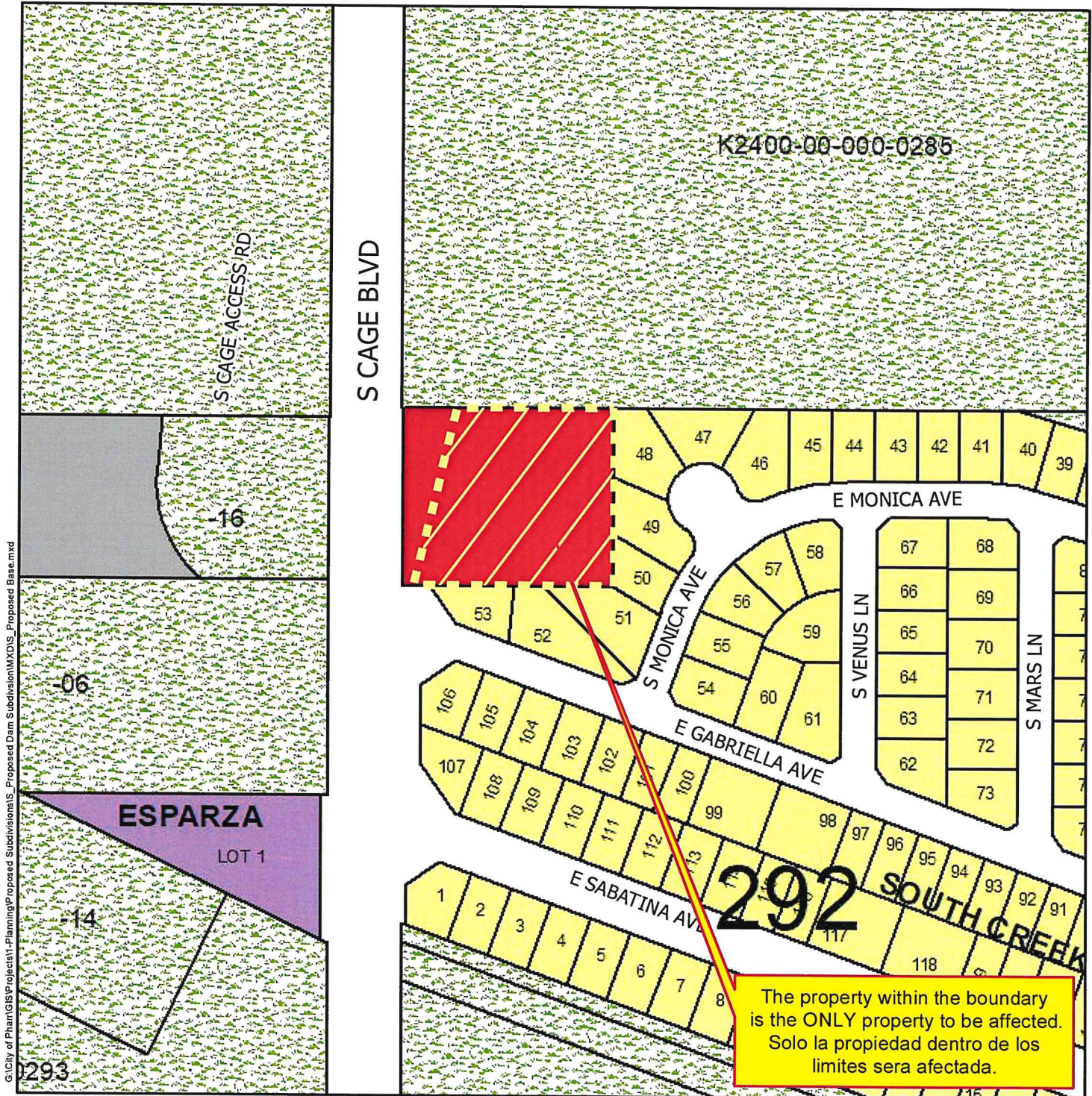
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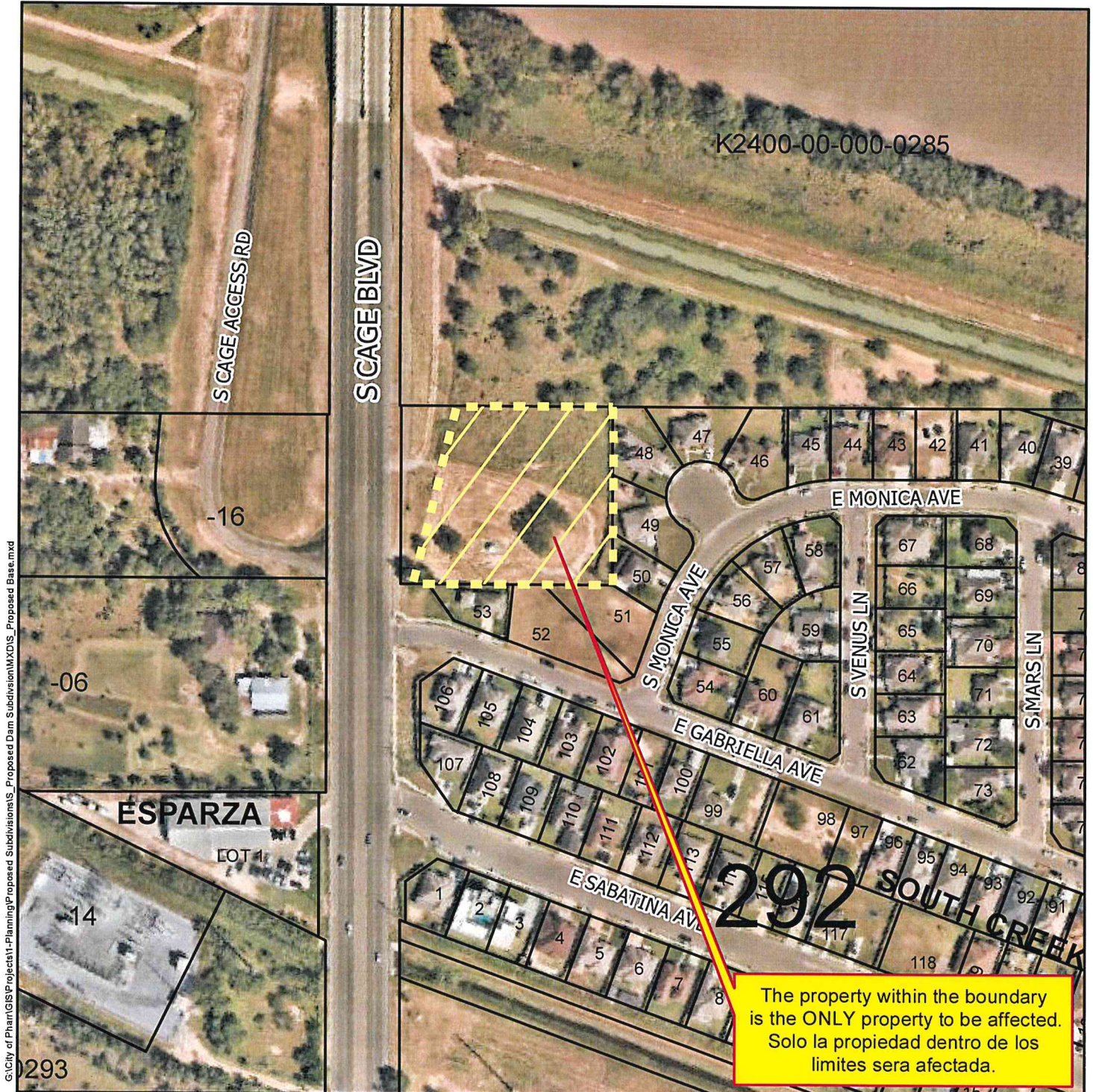
STATE OF TEXAS CITY OF PHOENIX	STATE OF TEXAS CITY OF PHOENIX
THE UNDERSIGNED, THE CLERK OF THE CITY OF PHOENIX HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF PHOENIX, AS RECORDED IN THE OFFICIAL RECORDS OF THE CITY OF PHOENIX.	THE UNDERSIGNED, THE CLERK OF THE CITY OF PHOENIX HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF PHOENIX, AS RECORDED IN THE OFFICIAL RECORDS OF THE CITY OF PHOENIX.
WITNESSED MY HAND AND SEAL OF OFFICE THIS 12TH DAY OF SEPTEMBER, 1951.	WITNESSED MY HAND AND SEAL OF OFFICE THIS 12TH DAY OF SEPTEMBER, 1951.
CLERK	CLERK
BY _____	BY _____

[illegible]



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





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing, Winona Moczygemba, General Partner for ESE properties, LTD., is requesting preliminary plat approval of the proposed Dahlia Villas Subdivision. The property is legally described as being a resubdivision of 4.538 acres out of Lot 187 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Sam Houston Ave. **SUB#220203**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing, Winona Moczygemba, General Partner for ESE properties, LTD., is requesting preliminary plat approval of the proposed Dahlia Villas Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: DAHLIA VILLAS SUBDIVISION FILE NO. SUB#220203

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing, Winona Moczygemba, General Partner for ESE properties, LTD., is requesting preliminary plat approval of the proposed Dahlia Villas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a resubdivision of 4.538 acres out of Lot 187 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of West Sam Houston Ave.

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

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

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

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

EASEMENTS:

1. On easements to be dedicated, remove the word proposed.
2. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr" if any.
3. Remove extra easements dedicated to City of Pharr.
4. Show all existing easements.
5. Verify with HCID 2, for any existing easements.

**SIDEWALK:
ADA:** 1. Plat note, revise note to say: 5 ft. sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction phase.

FIRE PROTECTION: 1. See attached comments.

WATER: 1. See attached comments.

SEWER: 1. See attached comments.

DRAINAGE: 1. Follow detention directive.

OTHER:

1. Need to provide engineer and surveyor signature
2. Remove the proposed setbacks, they do not comply, leave As per City of Pharr setback Ordinance.
3. Remove plat note # 19 and 21.
4. Show solid lines for existing lots.
5. Need to verify location map to be true north.
6. Update year on signature blocks.
7. See staff comments attached.

STAFF REVIEW MEETING FOR: *DAHLIA VILLAS SUBDIVISION*

COMMENTS: Initials: J.R. / R. B. FEBRUARY 01, 2022

WATER:

- Easements will need to be 15' exclusive for the City of Pharr
- Will need to show water valves
- Water line need to be loop
- Will need to show all surrounding utilities in this area
- Will need to show all water crossing details
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extended sewer line until existing sewer line on north side of Sam Houston
- Will need to show all sewer crossing and connections details
- Manhole rim and lid will need to be composite base with City of Pharr logo
- 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

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: DAHLIA VILLAS SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

February 3, 2022

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. SHALL LOOP THE WATER LINE TO AN APPROVED WATER MAIN.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Dahlia Villas Subdivision
420 W. Sam Houston
Pharr Tx, 78577

DATE: 02/01/2022
4.538 ACRES

Plat Notes:

- No comments

General Notes:

- Show All Utility Profile Line Crossings and Elevations Details
- A maximum 8-inch bleeder line connection, preferably at 90-degree angle, will be allowed to any existing city storm sewer system
- Must Obtain Discharge Permit from Public Works Department if connecting to City Storm Sewer Drainage System
- Obtain Open Street Cut / Bore Permit from Public Works Department
- Show Street Light Plan Layout and ADA Sidewalk Details
- Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (Must Be Legible)
Erosion & Sediment Plan Layout Must Be In Place Prior to Any Earth Disturbance
- Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)
- Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Dahila Villas Subdivision

DATE: February 3, 2022

REVIEW: Preliminary (comments plans dated 1-14-2022)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Remove notes 18 & 20.

SITE PLAN

1. All paving shall meet City of Pharr standard requirements.
2. Show all top and flowline for storm sewer line.
3. Show all details pertaining to sewer, water, paving drainage and storm lines.
4. Storm line shall not be permitted in utility easement.
5. Remove duplicate waterline along Dahlia St.
6. Waterline shall be looped to and through as per Public utilities department.

DRAINAGE

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

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).

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

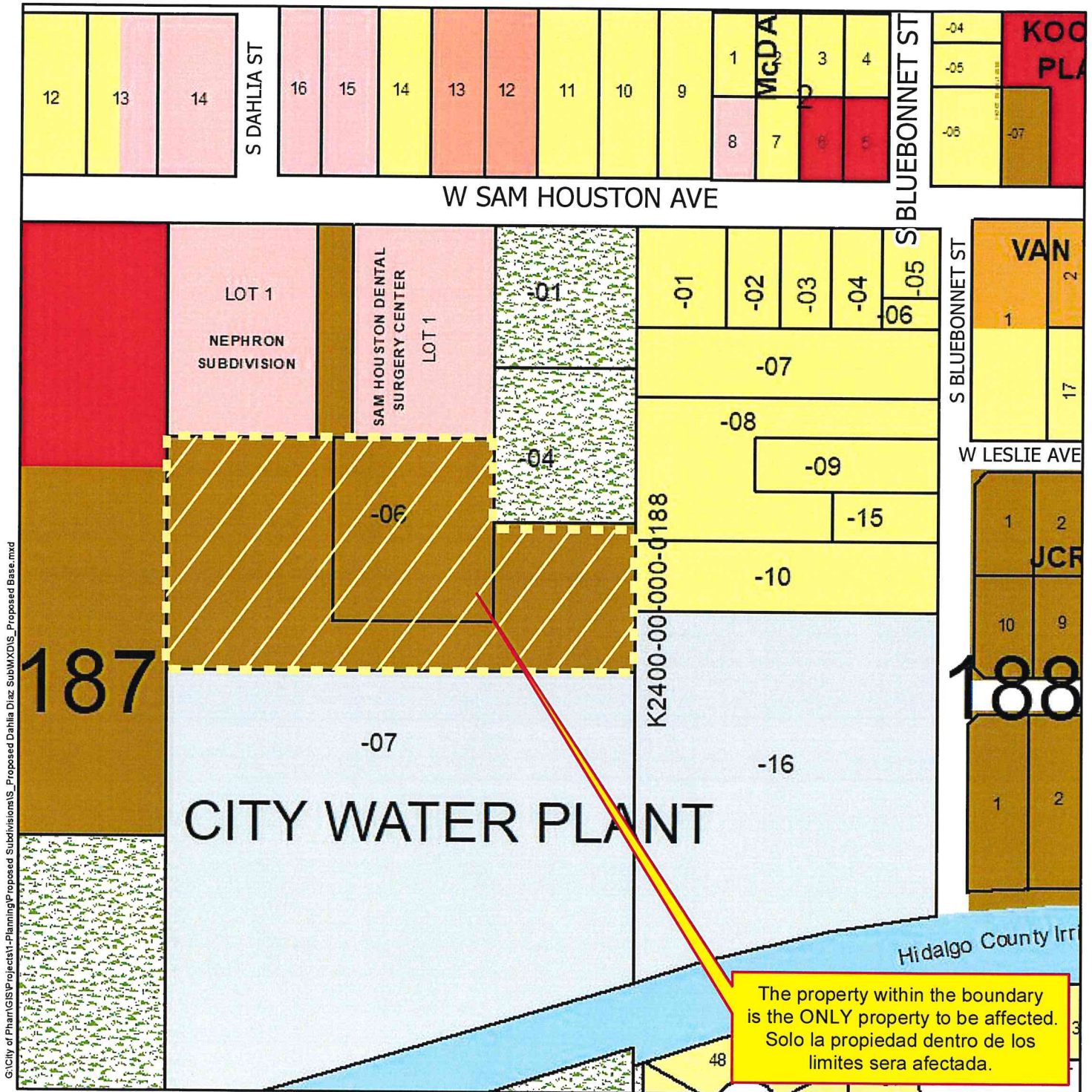
ADDITIONAL COMMENTS

- A discharge permit from the City of Pharr shall be required for drainage outfall.



- City of Pharr, Texas
Engineering Department
956.702.5355





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing, Elena Ochoa De Gudino is requesting preliminary plat approval of the proposed Elena Industrial Park Subdivision. The property is legally described as being a resubdivision of a 20.368 acres, being a part or portion out of Lots 5 and 6, Block 13, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Military HWY. **SUB#200720**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing, Elena Ochoa De Gudino is requesting preliminary plat approval of the proposed Elena Industrial Park Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ELENA INDUSTRIAL PARK SUBDIVISION FILE NO. SUB#200720

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing, Elena Ochoa De Gudino is requesting preliminary plat approval of the proposed Elena Industrial Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a resubdivision of a 20.368 acres, being a part or portion out of Lots 5 and 6, Block 13, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West Military HWY.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Follow existing street name "S. Bebo Dr." and remove proposed.
2. Need to provide street light layout sheet, max spacing for streetlights 250' max.

EASEMENTS:

1. Verify with HCID #2 if electrical easement is allowed within R.O.W for ditch ROW.
2. Verify the additional R.O.W. and provide proof of additional given by HCID #2.
3. Remove extra easements dedicated to City of Pharr.
4. Show all existing easements.
5. Provide a 20' utility Exclusive to the City of Pharr between lots 4 and 5.

**SIDEWALK:
ADA:**

1. Plat note # 13, revise note to say: 5 ft. sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction phase.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Verify note #4, follow detention directive.

OTHER:

1. Need to verify location map to be true north.
2. On plat layout label setback on cul-de-sac and show dimension.
3. Verify the distance for note #3 on metes & bounds.
4. Lot 1, verify dimension on northwest corner of property.
5. Provide curve table for cul-de-sac.
6. Update year on signature blocks.
7. Need to apply for a change of zone, present zone is agricultural.
8. See staff comments attached.

PLAT REVIEW FOR:

ELENA SUBDIVISION

COMMENTS: **Initials:** R. B. **FEBRUARY 4, 2021**

WATER:

- Will need 20' exclusive utility easement to the City of Pharr for Water and Sewer
- Will need to verify connection for second option for water line tie-in (Hi Line or Trancasa)
- Water line will need to be 12"
- Water services will need to have 4" casing
- 12" Water line will need to connect to the 20" water line on the E. side of the canal
- Water line will need casing for crossing on Lot 5 & 6
- Will need to show crossing details for gas line
- 24" steel casing will be required for entrance of subdivision
- 24" steel casing will be required for crossing of canal on S. E. corner of the property
- Will need to install a water valve on main line on lot 4
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 20' exclusive utility easement to the City of Pharr for Water and Sewer
- All Manhole Ring and Covers will need to be Composite Based with City Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- 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: ELENA INDUSTRIAL PARK SUBD. PRELIMINARY

Reviewed by: DAGO SOTO February 10, 2022

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

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

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

Additional Comments:

PLAT NOTE: SHALL ADD BUILDING TO PLAN REVIEW PHASE

- 1. AS PER CITY STANDARDS THE WATER MAIN SHALL 12 INCH OR BETTER IN INDUSTRIAL ZONES.**
- 2. THE 12 INCH WATER LINE SHALL BE LOOPED TO AND APPROVED WATER MAIN.**
- 3. SHALL PROVIDE DIMENSION OF CAL-DE-SAC**



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Elena Industrial Park
Subdivision

DATE: February 3, 2022

REVIEW: Preliminary (comments plans dated 1-21-2022)

PLAT

SITE PLAN

1. Curb and gutter shall be reinforced with continuous rebar. Please show and indicate continuous rebar on detail.
2. Access for industrial lot shall be minimum 44'-ft B-B.
3. For industrial/ commercial cul-de-sac shall have a minimum drive radius of 90'-ft and ROW radius of 100'-ft. Include a table for curve radii.
4. Include details for all water, sewer, and paving items.

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).

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

- Sidewalk along W. Military Hwy. shall meet all TX Dot specifications. A representative from TX Dot will be required to inspect forms for approval. TX Dot UIR will be required on hand during the construction of sidewalk.
- Lab testing will be required for all paving items, select fill and concrete items. Testing will be coordinated by the Engineering department.
- Sanitary sewer low air pressure test and mandrel test will be required after 30 days of installation
- Bacteriological test for waterline will be required



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Elena Industrial Park Subdivision
W. Military Hwy (281)
Pharr Tx, 78577

DATE: 02/01/2022
20.368 ACRES

Plat Notes:

- No Comments

General Notes:

- Show Utility Profile Line Crossings and Elevations Details, (Must Be Legible)
- Show Storm Sewer Drainage Plan Layout, Outfalls and Discharge Connection Details, (Must Be Legible)
- Show and Attach Erosion & Sediment Control Plan with BMP Details and Site Plan, to SW3P, (Must Be Legible)
- Show and Attach an Approved (by City Engineer Department) Drainage Plan Layout with Details, (Must Be Legible)
- Must Obtain Discharge Permit from Drainage District
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan S.W.P.P.P.) with Notice of Intent (N.O.I.) at Pre-Construction Stage

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Tuesday, February 1, 2022 3:09 PM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Initial Review: Go Carwash Pharr Subdivision and Elena Industrial 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. *******

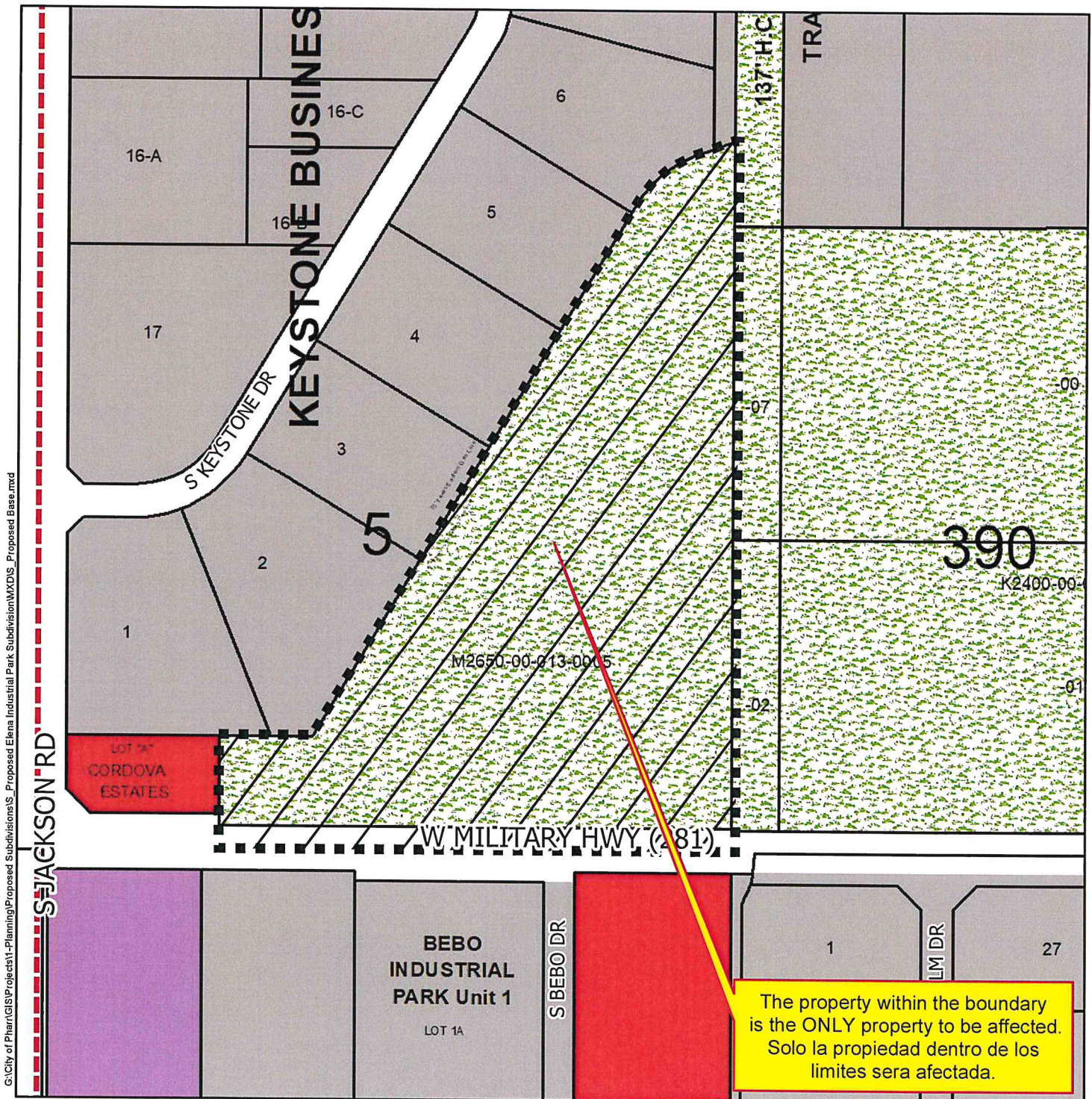
Hello Eddie,

Here are some comments for the proposed subdivisions.

1. GO CARWASH PHARR SUBDIVISION is acceptable to the district. No facilities to report. The only claim is the general Volume 19 Page 297.
2. ELENA INDUSTRIAL PARK SUBDIVISION – The east boundary line(S 08Deg 32' 26"W 1493.18') needs to be outside our 25' right of way. In the metes and bounds description, line item 7 reads to be within our right of way. The general blanket is Volume 19 Page 297.

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



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





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

Scale: 1 inch = 300 feet



Date: 3/9/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: February 11, 2022

MEETING DATE: February 14, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing, Dallas Hakes, Manager for Lonestar properties, LLC is requesting preliminary plat approval of the proposed QQ Polk & Veterans Subdivision. The property is legally described as being a 0.964 of one acre, being a part or portion out of Lot 30, L.R. BELL Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of north Veterans Blvd. ("I" Rd.). **SUB#211139**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing, Dallas Hakes, Manager for Lonestar properties, LLC is requesting preliminary plat approval of the proposed QQ Polk & Veterans Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed QQ Polk & Veterans Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 2/11/2022
Approved - 2/11/2022
Final Approval - 2/11/2022



MEMORANDUM

DATE: MONDAY, FEBRUARY 14, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: QQ POLK & VETERANS SUBDIVISION
FILE NO. **SUB#211139**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing, Dallas Hakes, Manager for Lonestar properties, LLC is requesting preliminary plat approval of the proposed QQ Polk & Veterans Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.964 of one acre, being a part or portion out of Lot 30, L.R. BELL Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of north Veterans Blvd. ("I" Rd.).

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

PROPERTY PROPOSED USE: Carwash.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed QQ Polk & Veterans Subdivision subject to the following conditions:

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

1. The R.O.W. on E. Polk Ave. shall be dedicated by plat and N. Veterans Blvd.
2. Need to provide street light layout sheet, max spacing for streetlights is 250' max.

EASEMENTS:

1. On easements to be dedicated, remove the word proposed.
2. Show all existing easements.
3. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr" if any.

**SIDEWALK:
ADA:**

1. Follow City standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.

SEWER:

1. The grinder pump will not be allowed.
2. See attached comments.

DRAINAGE:

1. Follow detention directive.
2. See attached comments.

OTHER:

1. Need to provide engineer and surveyor signature.
2. On metes & bounds add: N. Veterans Blvd. and "E" for east for Polk Ave.
3. Verify the net acreage on metes & bounds with lot net AC.
4. Update year on signature blocks.

STAFF REVIEW MEETING FOR: *QQ POLK & VETERANS SUBDIVISION*

COMMENTS: Initials: J.R. / R.B. **FEBRUARY 01, 2022**

WATER:

- Water line will need to be PVC 12" C-900 on E. Polk Ave. and connected with existing water line on the north west side of the property
- Will need to show water valves
- Will need to show all surrounding utilities in this area
- Will need to install PVC casing under the driveways 5' beyond of edges
- Water service will need to be 2"
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show details about sewer connections and size of the pipe
- Sewer line reminds private
- Will need to show all surrounding utilities in this area
- Manhole rim and lid will need to be composite base with City of Pharr logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: QQ POLK & VETERANS SUDDIVISION

Reviewed by: DAGO SOTO February 3, 2022

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. SHALL ADD A FIRE HYDRANT ON THE NORTHWEST SIDE OF SUBDIVISION ALONG E. POLK STREET. PENDING ON SITE PLAN.**
- 2. SHALL REPLACE THE 6 IN MAIN TO A 12 INCH AND EXTENDED WEST TO THE END OF SUBDIVISION ALONG E. POLK STREET.**
- 3. SHALL REPLACE THE EXISTING FIRE HYDRANT ON SOUTHEAST SIDE OF SUBDIVISION ALONG N. VETERANS WITH A NEW ONE.**



Pharr Public Work



SUBDIVISION: Staff Pre-Construction Meeting
QQ Polk & Veterans
1208 E. Polk
Pharr Tx, 78577

DATE: 02/01/2022
0.714 Acres

Plat Notes:

- No comments

General Notes:

- Show an Approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Line Crossings and Elevation details
- Show Street Light Layout and Sidewalk Details
- Must Obtain Discharge Permit from Public Works Department if connecting to City Storm Sewer Drainage System
- A maximum 8-inch bleeder line connection, preferably at 90-degree angle, will be allowed to any existing city storm sewer system
- Erosion and Sediment Control Plan Layout Must Be in Place Prior to Any Earth Disturbance
- Erosion And Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: QQ Polk & Veterans Subdivision **DATE:** February 3, 2022

REVIEW: Preliminary (comments plans dated 1-14-2022)

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'-ft sidewalk with ADA ramps and landings will be required to be constructed along all streets at time of subdivision construction."

SITE PLAN

1. Include vocal pedestrian crossing walk sign.
2. An ADA 5 ft. sidewalk will need to be constructed at time of subdivision construction. Include details in site plan.
3. Include street light layout.

DRAINAGE

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

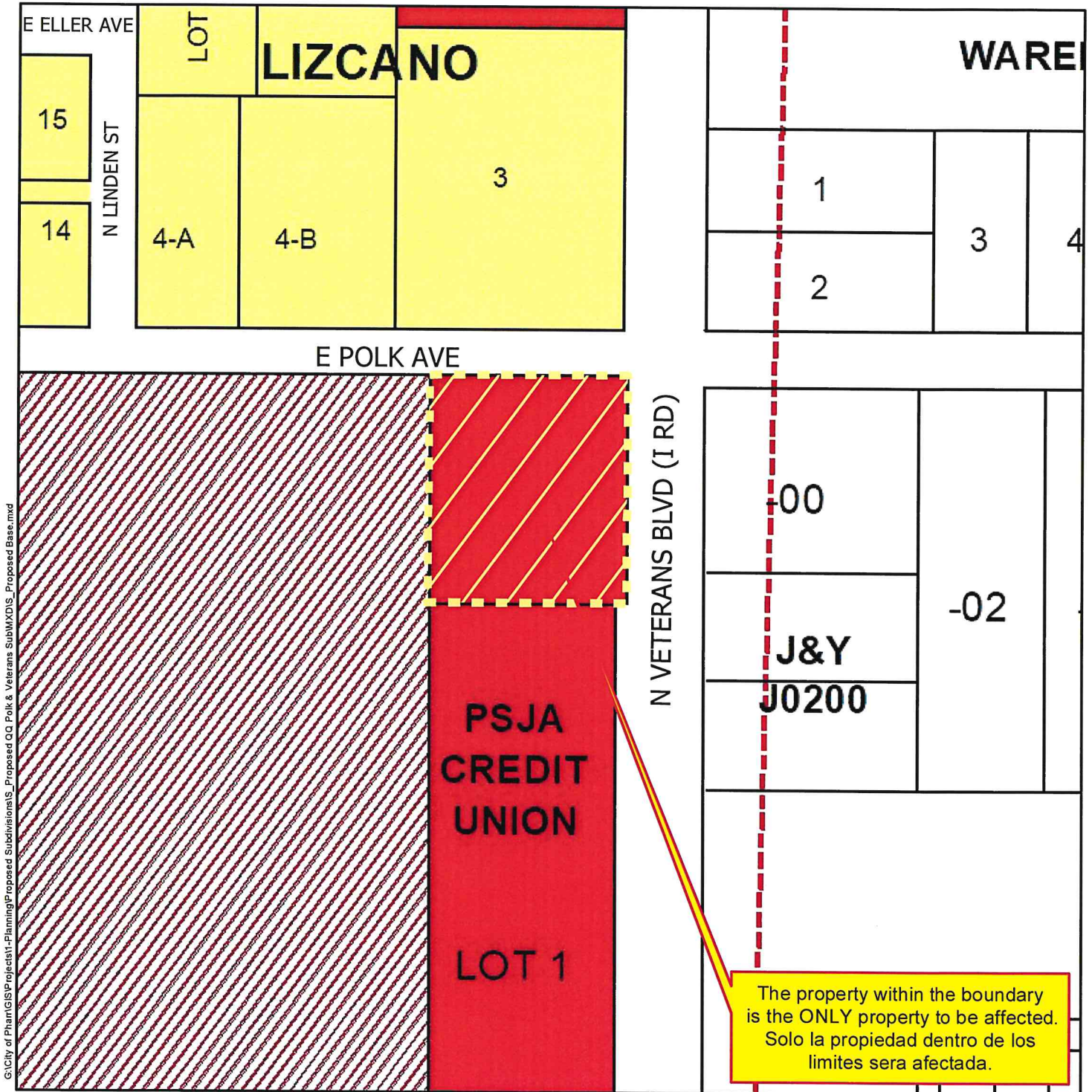
CLOSEOUT DOCUMENTS

- 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).

CONSTRUCTION SCHEDULE
• The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

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



