

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 13, 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 May 23, 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) Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). The property is legally described as being 2.30-acres, more or less, out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2605 North Sugar Road. **CUP#220429 (TABLED)**

E. PLATS:

1) Melden & Hunt Inc., representing, Dallas Hakes, Manager for Lonestar properties, LLC is requesting final 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**

2) Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting preliminary plat approval of the proposed Lark Industrial Park Subdivision. The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 and 700 Block of West Anaya Road. **SUB#220412**

3) Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting preliminary plat approval of the proposed Gardenia Estates Subdivision. The property is legally described as being a 4.00 acre tract of land consisting of all of Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 3000 Blk. of South Gardenia St. **SUB#220413**

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.

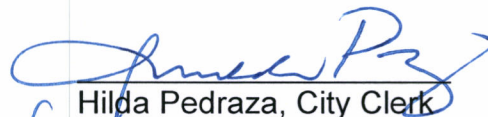
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 10th day of June 2022 at 3:30 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



for 
Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 23, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 23, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Jonathan Larraga
Rafael Munguia
Guadalupe Cano
Charlie Ramirez
Romeo Robles
Andy Castro

ABSENT: Luis Madrigal

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
Laura Fonseca, Planner I
Iris Mata, Administrative Assistant

ITEM A. CALL TO ORDER

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

Jonathan Larraga moved to excuse the absent members. Charlie Ramirez 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 MAY 9, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Guadalupe Cano moved to approve the minutes of May 9, 2022. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MELDEN & HUNT, INC., REPRESENTING ADELANTE HOLDINGS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.30-ACRES, MORE OR LESS, OUT OF LOT 151, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2605 NORTH SUGAR ROAD. CUP#220429**

Eddie Martinez, Planner II, introduced the item and stated the Engineer has requested to table the item. He continued to state no action was needed.

ITEM E. PLAT APPROVAL

- 1) **MELDEN & HUNT INC., REPRESENTING, JOSE ALBERTO VELA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED T.L.C. PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.317 ACRES OUT OF LOTS 15 AND 17, PHARR CITRUS ORCHARDS CO., SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST SAM HOUSTON AVE. SUB#201238**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones General Business District (C) to the north, east and west and Residential Townhouse District (R-TH) to the south. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed T.L.C. Pharr Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed T.L.C. Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **CLH ENGINEERING, INC., REPRESENTING GERARDO ROCHA, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PLATINUM COMMERCIAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.670 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 244, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF SOUTH CAGE BOULEVARD. SUB#191024**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north, east and south, Agricultural Open Space District (A-O) and General Business District (C) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Platinum Commercial Subdivision subject to the listed conditions.

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

Rafael Munguia asked if this item would fall under the moratorium.

Eddie Martinez, Planner II, stated the application was submitted in 2020 prior to the moratorium, but was delayed due to issues with Irrigation District.

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

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Director, introduced Laura Fonseca as Planner I. Mr. Gomez stated Mrs. Fonseca had worked for our Code Compliance Division, but was recently promoted to Planner I.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Andy Castro 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: June 8, 2022

MEETING DATE: June 13, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). The property is legally described as being 2.30-acres, more or less, out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2605 North Sugar Road. **CUP#220429 (TABLED)**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). **CUP#220429**

Fiscal Consideration:

Staff Recommendation: Development Services is recommending denial of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to applicant and site not being in compliance with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/8/2022
Approved - 6/8/2022
Final Approval - 6/10/2022



MEMORANDUM

DATE: MONDAY, JUNE 13, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT (SELF STORAGE)
FILE NO. CUP#220429 (TABLED)

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 2.30 acres, more or less, out of Lot 151, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 2605 North Sugar Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Residential Mobile Home District (R-MH) to the north, Agricultural and or Open Space District (A-O) to the east, Residential Multi-Family High Density (R-MFHD) to the south, and Residential Single Family District (R-1) to the west. This area is generally designated for Industrial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit.
CODE COMPLIANCE DIVISION:	Pending inspection of the Conditional Use Permit
PLANNING DIVISION:	Pending inspection of the Conditional Use Permit.

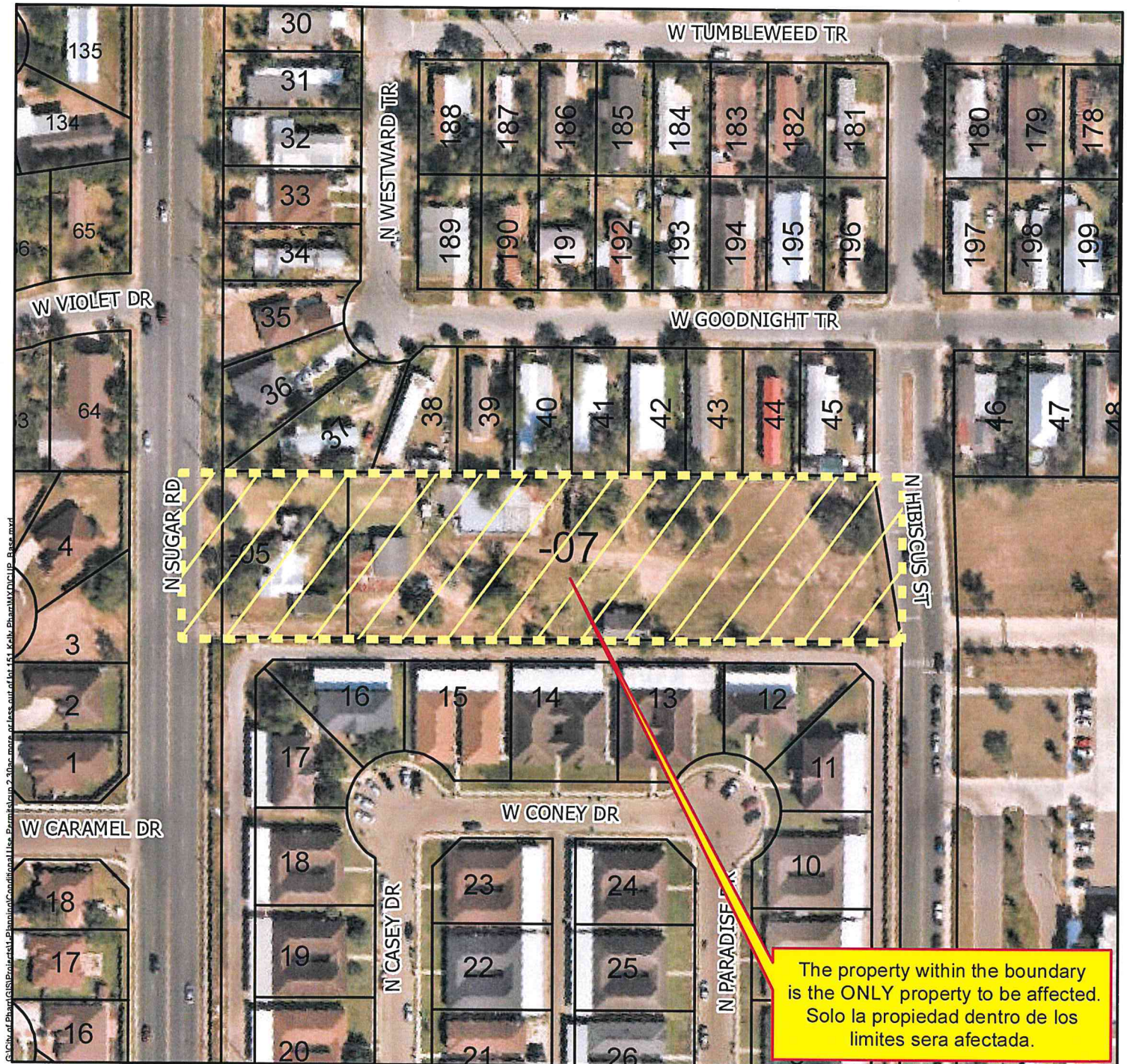
**NOTIFICATION
OF PUBLIC:**

Eighty-one (81) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) response to the letters for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **denial** of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) subject to applicant and site not being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 20, 2022** at **4:00 p.m.**



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

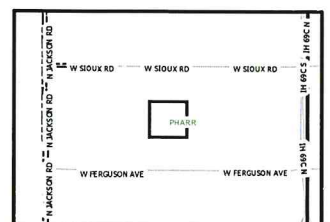
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/4/2022

Scale: 1 inch = 125 feet

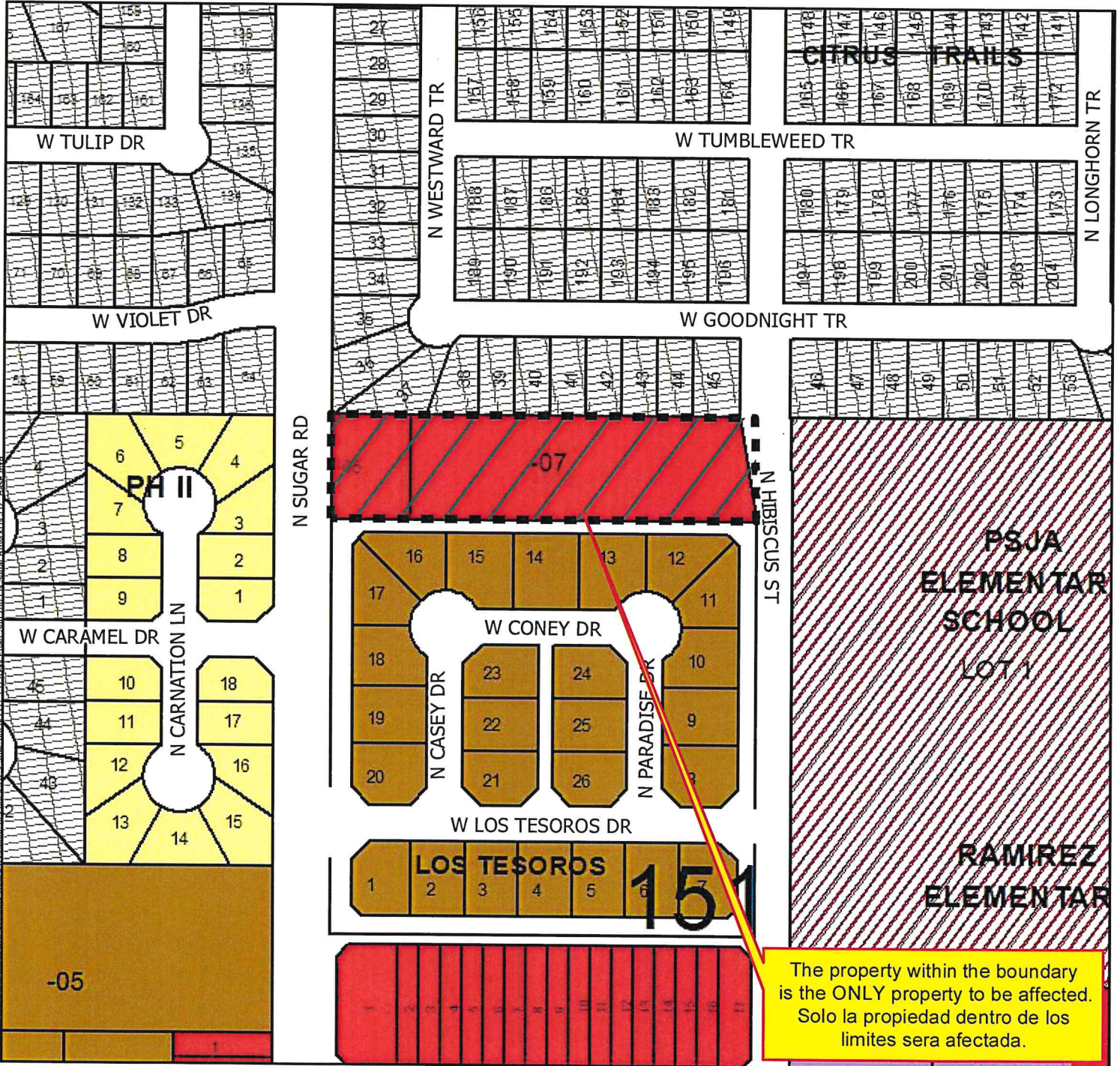
0 62.5 125 250 375 500 Feet

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.



Change of Zone

2.30ac out of Lot 151 Kelly Pharr Subdivision, 2605 N Sugar Rd
Melden & Hunt, Inc./ Adelante Holdings, LTD



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

Zoning

ZONE

- 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

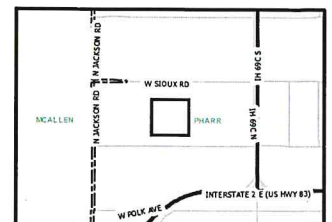
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/17/2022

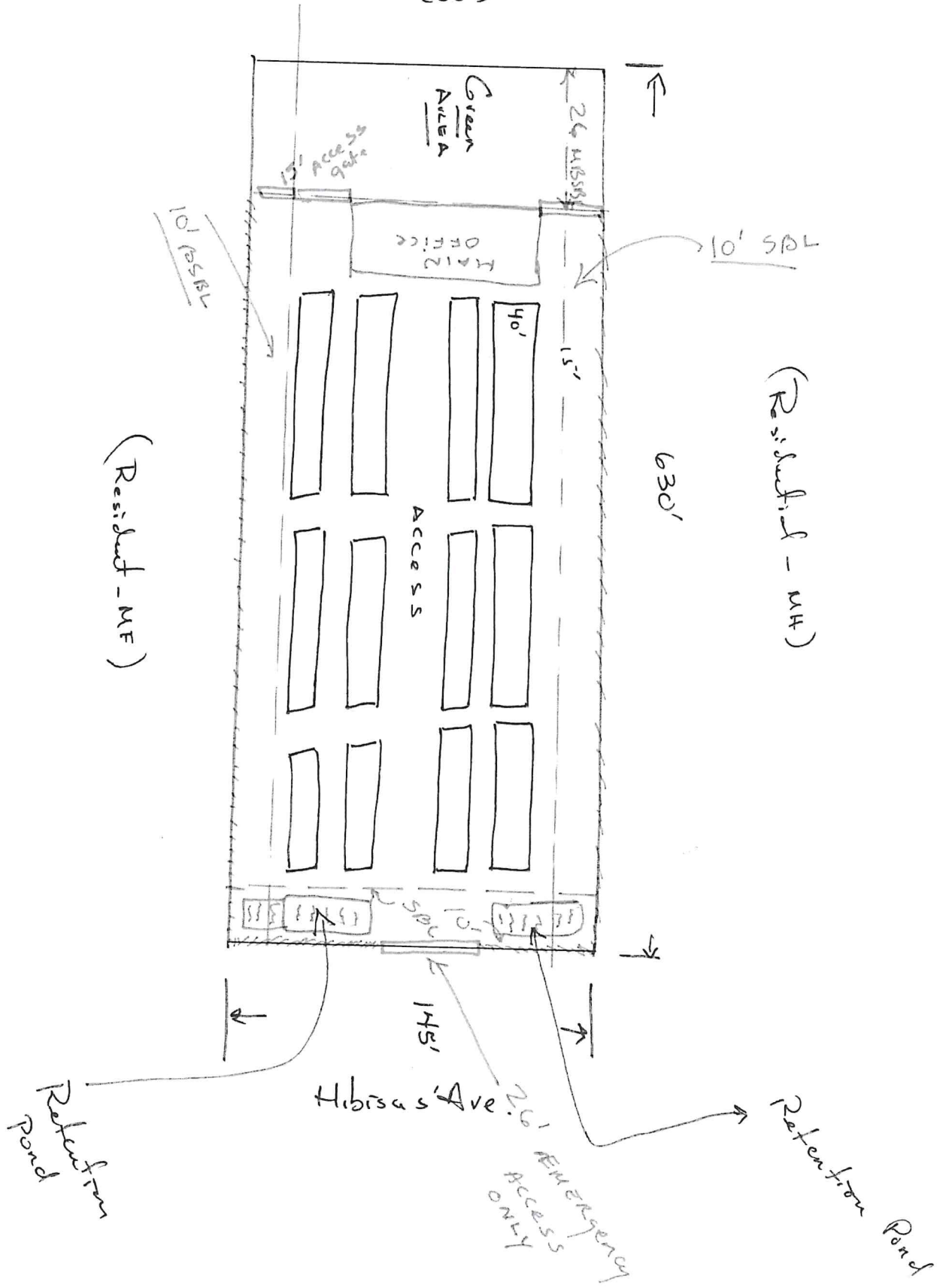
Scale: 1 inch = 200 feet



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.



Sugar Rd.
(60')





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 8, 2022

MEETING DATE: June 13, 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 final 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 final plat approval of the proposed QQ Polk & Veterans Subdivision. **SUB#211139**

Fiscal Consideration:

Staff Recommendation: Development Services recommends final 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
Patricia Rigney
Roland Gomez

Created/Initiated - 6/8/2022
Approved - 6/8/2022
Final Approval - 6/10/2022



MEMORANDUM

DATE: MONDAY, JUNE 13, 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 final 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 final 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, shall be maintained by property owners.
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. Recording with a cash bond.
4. Verify the net acreage on metes & bounds with lot net AC.
5. Update year on signature blocks.

This item will go before the City Commission Meeting of **June 20, 2022 at 4:00 p.m.**

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.

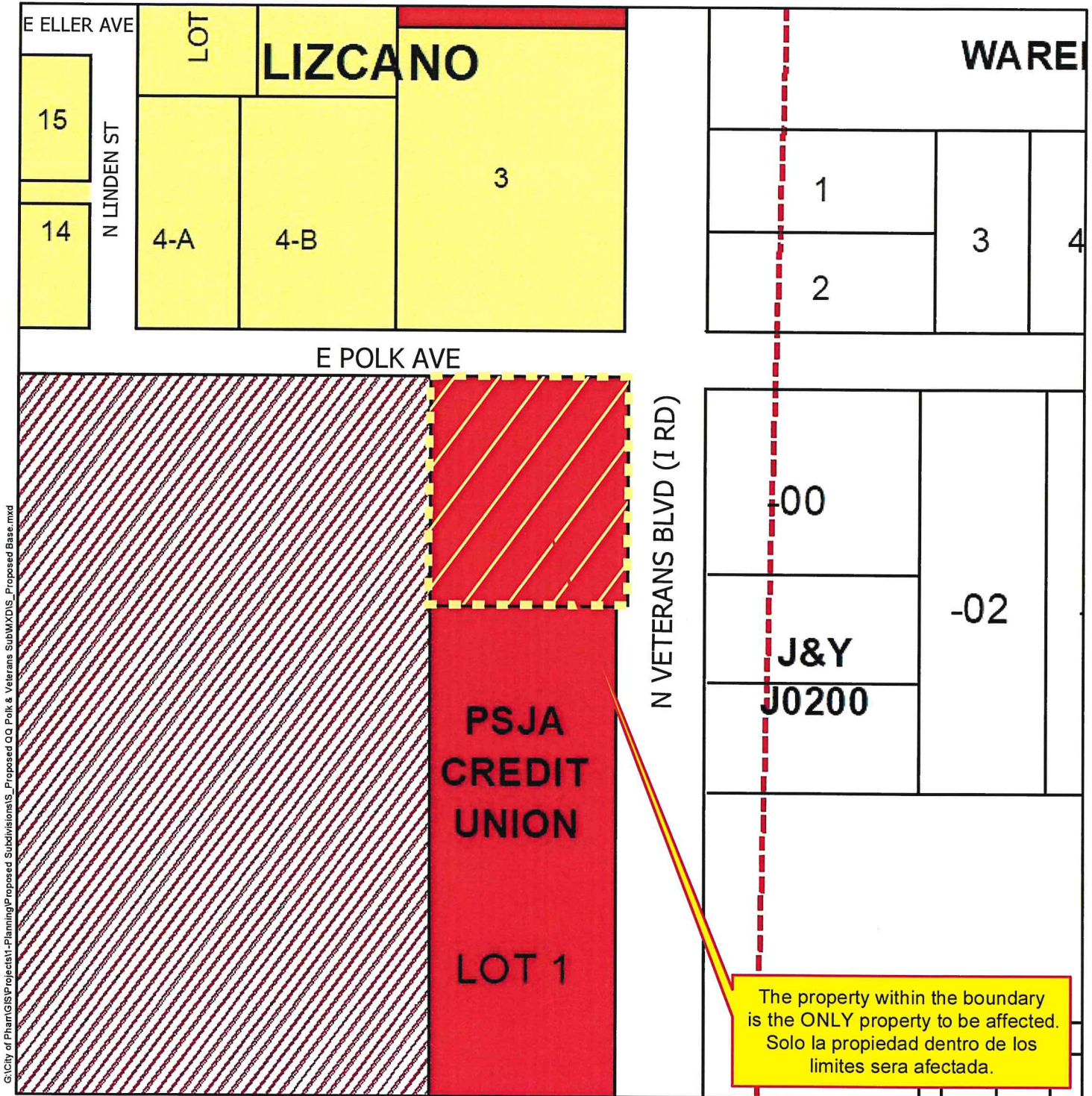
CLOSEOUT DOCUMENTS

- 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

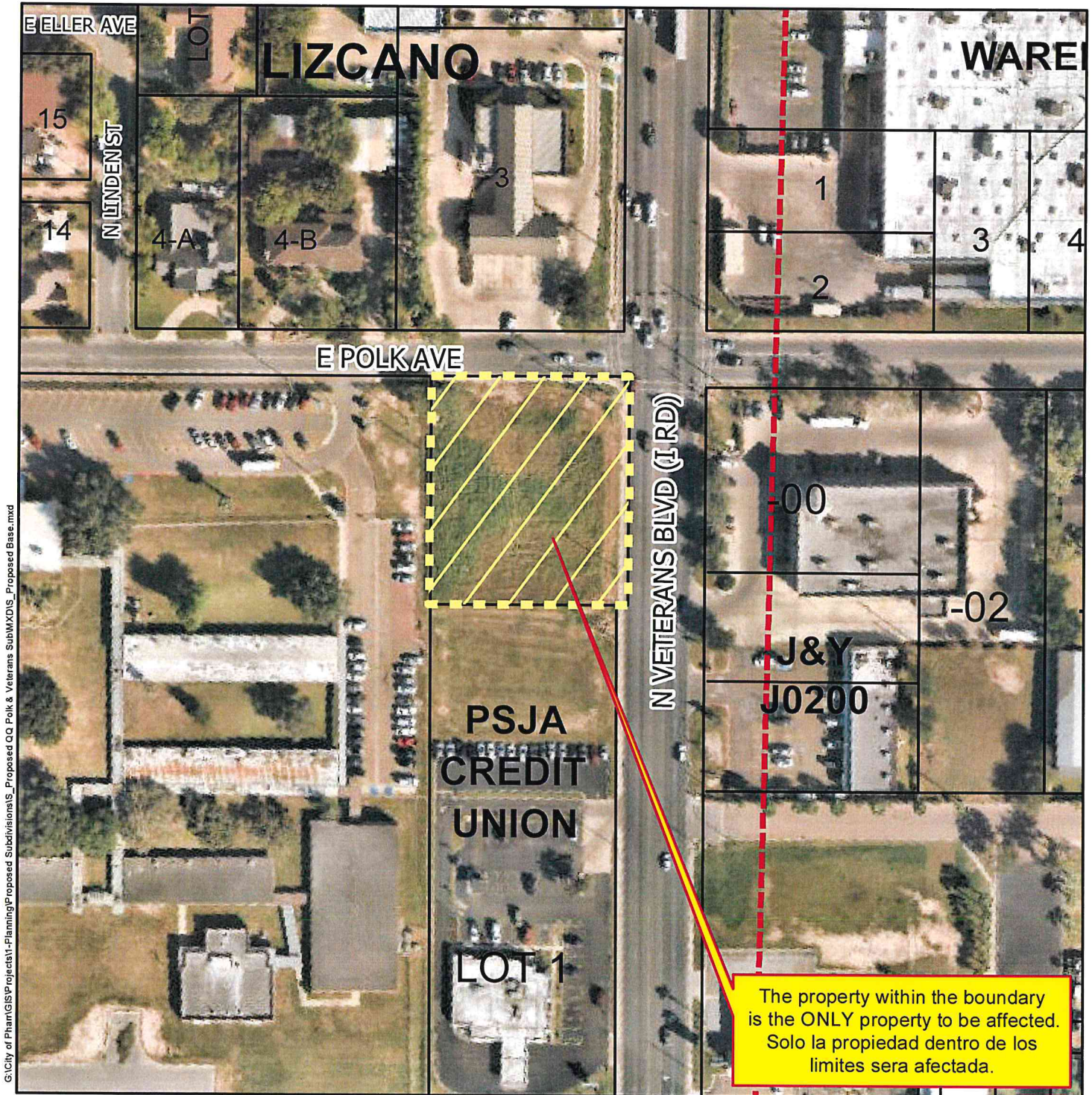
-



G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\QQ Polk & Veterans Sub\XDS_Proposed Base.mxd

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





G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\QQ Polk & Veterans Sub\WXD\IS_Proposed Base.mxd

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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: June 8, 2022

MEETING DATE: June 13, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting preliminary plat approval of the proposed Lark Industrial Park Subdivision. The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 600 and 700 Block of West Anaya Road. **SUB#220412**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting preliminary plat approval of the proposed Lark Industrial Park Subdivision. **SUB#220412**

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/8/2022
Approved - 6/8/2022
Final Approval - 6/10/2022



MEMORANDUM

DATE: MONDAY, JUNE 13, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LARK INDUSTRIAL SUBDIVISION FILE NO. SUB#220412

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Ricardo Arturo Diaz, is requesting preliminary plat approval of the proposed Lark Industrial Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.00 acre tract of land out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 600 and 700 Block of West Anaya Road.

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

PROPERTY PROPOSED USE: Cold storage.

VARIANCES: None requested.

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

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

1. No street cuts allowed on W. Anaya Rd.

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. Provide easement for the gas line and name of company.
4. Need to provide offsite easement prior to construction.
5. Show all existing easements.
6. 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.
2. Follow City of Pharr construction standard manual.

SEWER:

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

DRAINAGE:

1. Follow detention directive.
2. Need S.W.P.P.P.
3. Need approved Drainage report (correct paragraph 4: from "City" ditch to "HCDD #2" ditch).

OTHER:

1. Need to provide surveyor signature
2. Plat note #3, verify the panel number incorrect.
3. Benchmark note, provide northing & easting.
4. See staff comments attached.

STAFF REVIEW MEETING FOR: *LARK INDUSTRIAL PARK SUBDIVISION*

COMMENTS: Initials: J.R. / R.B. MAY 31, 2022

WATER:

- Ok as proposed
- On gas line easements will need to install casing for water line
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr
- Sewer service will need to be 6"
- Manholes cover 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: LARK INDUSTRIAL PARK SUBD. PRELIMINARY

Reviewed by: MANUEL RENTA/DAGO SOTO

June 2, 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 PROVIDE A SITE PLAN TO DETERMINE THE PLACEMENT OF FIRE HYDRANTS.**
- 2. READ ABOVE COMMENT NUMBER # 3**
- 3. SHALL ADD THE FENCE ON THE WEST OF THE SUBDIVISION ON THE UTILITY LAYOUT.**



Pharr Public Work



SUBDIVISION: Staff Plat Review Meeting
Lark Industrial Park Subdivision
W. Anaya Rd
Pharr Tx, 78577

DATE: 05/31/2022
3.00 Acres

Plat Notes:

- No Comments

General Notes:

- No Structure can be constructed over an Easement
- Show All Utility & Gas Line Profile Crossings, Elevation and Separation Details
- Show Street Light Layout
- 8" bleeder is required for outfall from detention pond of property.
- Street open cut / Bore Permit is required from Public Works Department.
- Curve cut permit is require from Public Works Department
- Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. Please Note on Silt Fence Details that post must be Metal Post
- 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.), Texas Commission of Environmental Quality (T.C.E.Q.), and City of Pharr Best Management Practices (B.M.P.) requirements
- 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: Lark Industrial Park Subdivision **DATE:** June 2, 2022

Review: Preliminary (comments plans dated 5/20/2022)

PLAT
1. Note No. 4---Revise note to say... "5' sidewalk with ADA wheelchair ramps & landings shall be required at the building permit phase".

SITE PLAN
1. Provide something in writing from the gas company allowing the water line crossing on their easement.

DRAINAGE
1. Drainage plan will be reviewed and approved at Building Permit Stage.
2. What will be the proposed drainage plan?

ADDITIONAL COMMENTS

- Lab testing may be required for the following items on City of Pharr ROW.
 - Backfill
 - Concrete
 - Paving items
- Utility testing for waterline shall include:
 - Bacteriological testing
 - Hydrostatic testing
- Utility testing for sanitary sewer shall include:
 - Mandrel installed and buried after 30 days
 - Low air pressure test

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Thursday, June 2, 2022 8:43 AM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Gardenia Estates Subd. & Lark Industrial Park Subd.

***** 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. *****

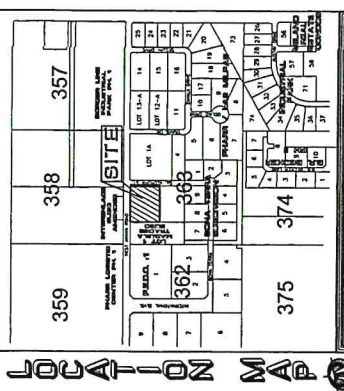
Hello Eddie,

Our claims for the proposed subdivisions:

1. Gardenia Estates Subdivision – We claim the general right of way covering all the lot. V 26 P 234.
2. Lark Industrial Park Subdivision – We claim the general right of way covering all the lot. V 26 P 234.

Thank you.

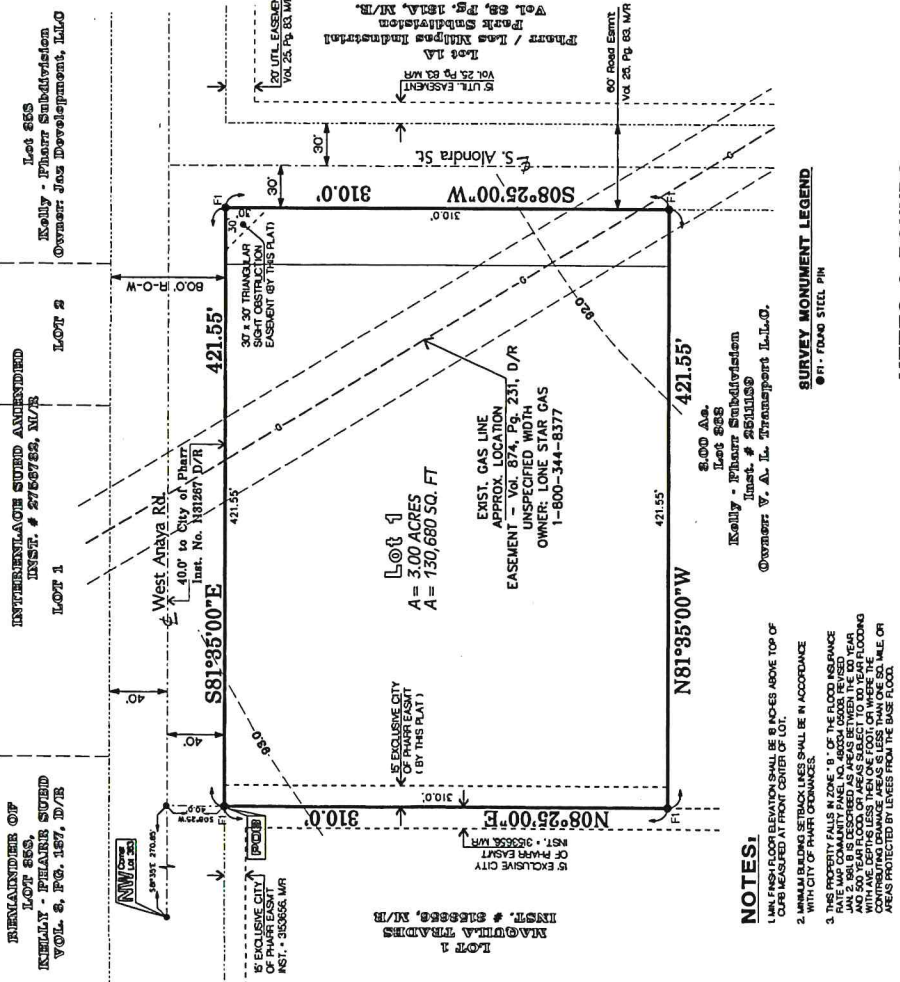
John Salinas
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jbs_hcid2@att.net



Prepared by:
Spoor Engineering Consultants, Inc.
FIRM - F-8003
Consulting Engineers - Civil Land Planning
205 South 4th Street
Arlington, Texas 76010
TEL: (817) 465-0000 FAX: (817) 465-0002
www.spoorengineers.com

LOCATION MAP
LARK INDUSTRIAL PARK
City of Pharr, Texas
BEING A SUBDIVISION OF A 3.00 AC. TRACT OF LAND
OUT OF LOT 363, KELLY PHARR SUBDIVISION, OF
PORCIONES 69 AND 70,
HIDALGO COUNTY, TEXAS
According to Plat Recorded in Volume 3, Page 134,
Deed Records, Hidalgo County, Texas.

May 16-2022
1400



STATE OF TEXAS,
COUNTY OF HIDALGO,
I, THE UNDERSIGNED, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

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

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

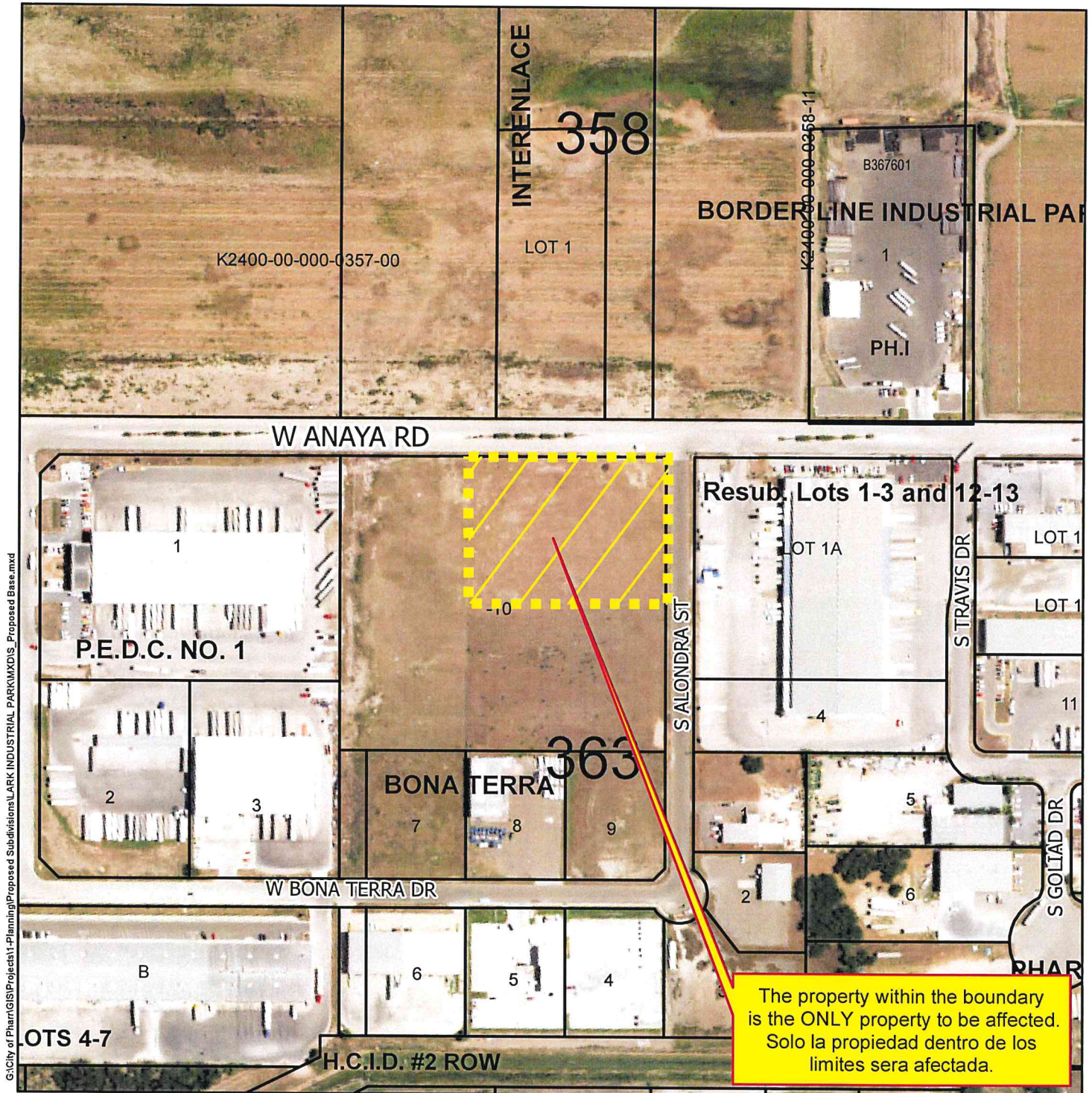
ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

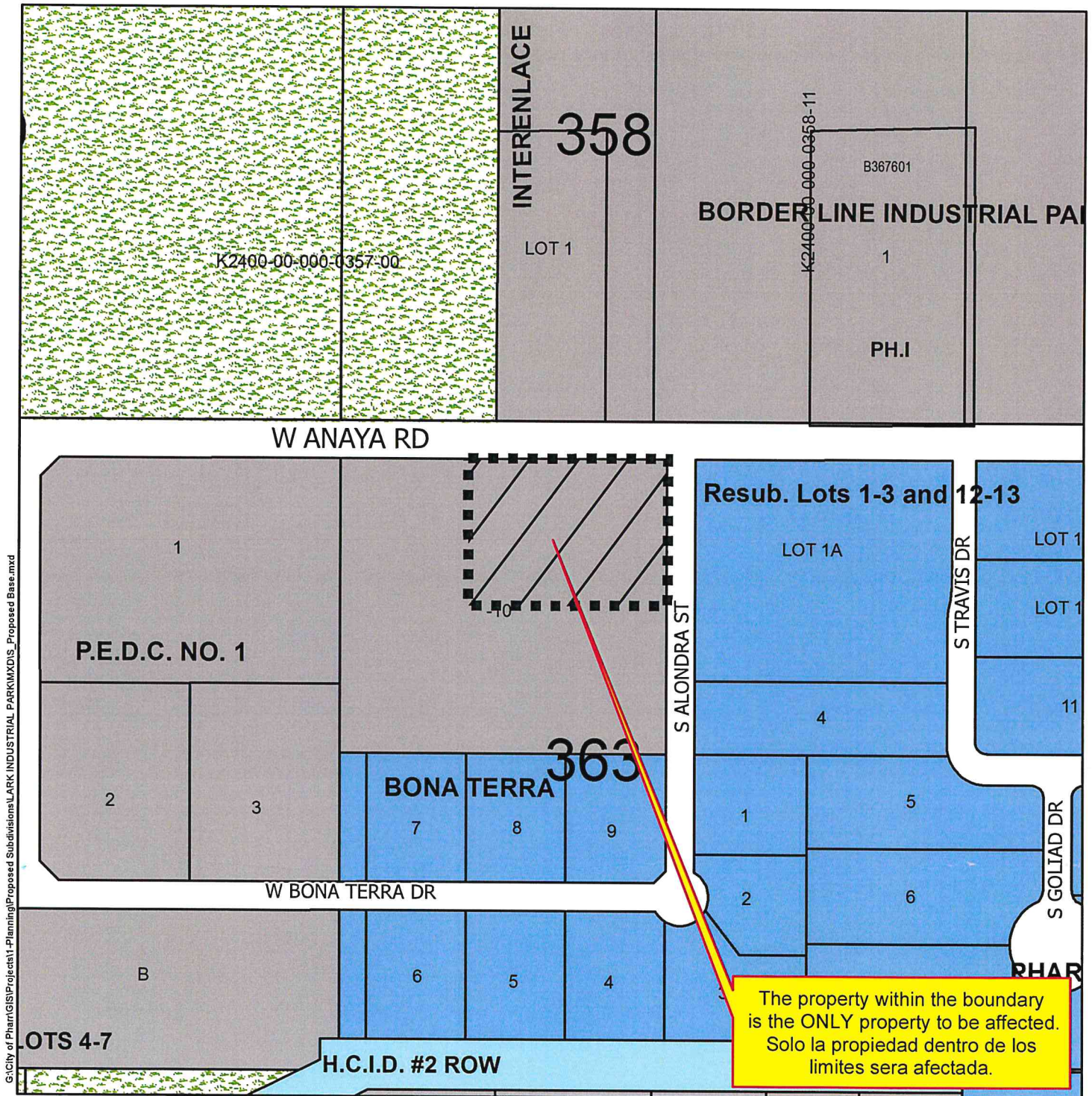
ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

ATTEST: CITY CLERK
AMBRISIO HERNANDEZ MAYOR, CITY OF PHARR
DATE

NOTES:
1. UNFINISHED FLOOR ELEVATION SHALL BE 8 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP IS LOCATED AT 2000 WEST 10TH STREET, ARLINGTON, TEXAS 76010. THE FLOOD INSURANCE RATE MAP IS A PUBLIC RECORD AND IS AVAILABLE FOR VIEWING AT THE ARLINGTON PUBLIC WORKS DEPARTMENT.
4. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED THE REQUIRED DETENTION VOLUME TO BE 1,000,000 GALLONS. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT.
5. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED THE REQUIRED DETENTION VOLUME TO BE 1,000,000 GALLONS. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT.
6. STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED THE REQUIRED DETENTION VOLUME TO BE 1,000,000 GALLONS. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT. THE REQUIRED DETENTION VOLUME IS BASED ON A 100-YEAR FLOOD EVENT.
7. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A 12" DIAMETER BY 8' LONG STEEL ROD.
8. CITY OF PHARR BECOMES A PART OF THE SUBDIVISION PLAT. THE CITY OF PHARR BECOMES A PART OF THE SUBDIVISION PLAT. THE CITY OF PHARR BECOMES A PART OF THE SUBDIVISION PLAT.
9. EROSION AND SEDIMENTATION CONTROL SHALL ABIDE BY CURRENT TEXAS AND FEDERAL REGULATIONS.
10. LANDSCAPING IS REQUIRED AS IN ACCORDANCE WITH CITY OF PHARR ORDINANCES.
11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERIOD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING PERIOD.
12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS ARE TO MAINTAIN DETENTION / RETENTION AREAS.
14. OWNERS TO MAINTAIN FLOW AND PERMETER OF SUBDIVISION







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: June 8, 2022

MEETING DATE: June 13, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting preliminary plat approval of the proposed Gardenia Estates Subdivision. The property is legally described as being a 4.00 acre tract of land consisting of all of Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 3000 Blk. of South Gardenia St.
SUB#220413

Classification: Regular

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

Issue: Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting preliminary plat approval of the proposed Gardenia Estates Subdivision. **SUB#220413**

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/8/2022
Approved - 6/8/2022
Final Approval - 6/10/2022



MEMORANDUM

DATE: MONDAY, JUNE 13, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: GARDENIA ESTATES SUBDIVISION FILE NO. SUB#220413
--

GENERAL INFORMATION:

APPLICANT: Supreme Engineering, PLLC, Consulting Engineers, representing Hugo De La Garza, Owner is requesting preliminary plat approval of the proposed Gardenia Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.00 acre tract of land consisting of all of Lots 13 and 14, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 3000 Blk. of South Gardenia St.

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

PROPERTY PROPOSED USE: Single family residential lots.

VARIANCES: None requested.

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

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

1. Provide street light layout.
2. Add plat note: no curb cuts or driveway entrances will be allowed on S. Gardenia St. for Lots 1-9.

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. Show all existing easements.
4. 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.
2. Follow City of Pharr construction standard manual.

SEWER:

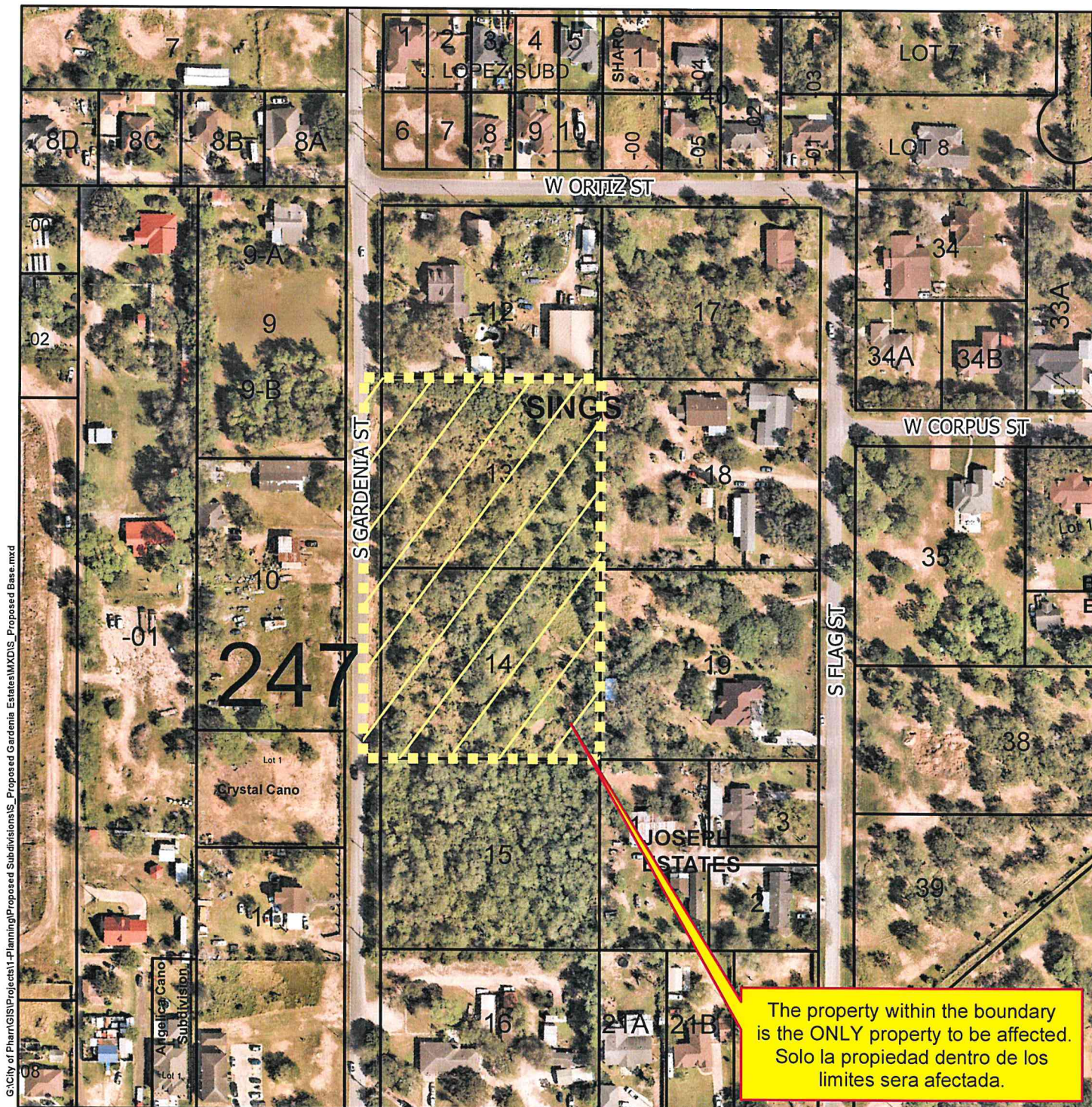
1. See attached comments.
2. Follow City of Pharr construction standard manual.

DRAINAGE:

1. Need S.W.P.P.P.
2. Need approved Drainage report.

OTHER:

1. Need to provide surveyor signature.
2. Lot 19, need to provide plat note, who will be maintaining detention lot.
3. Benchmark note, provide elevation and northing & easting.
4. See staff comments attached.

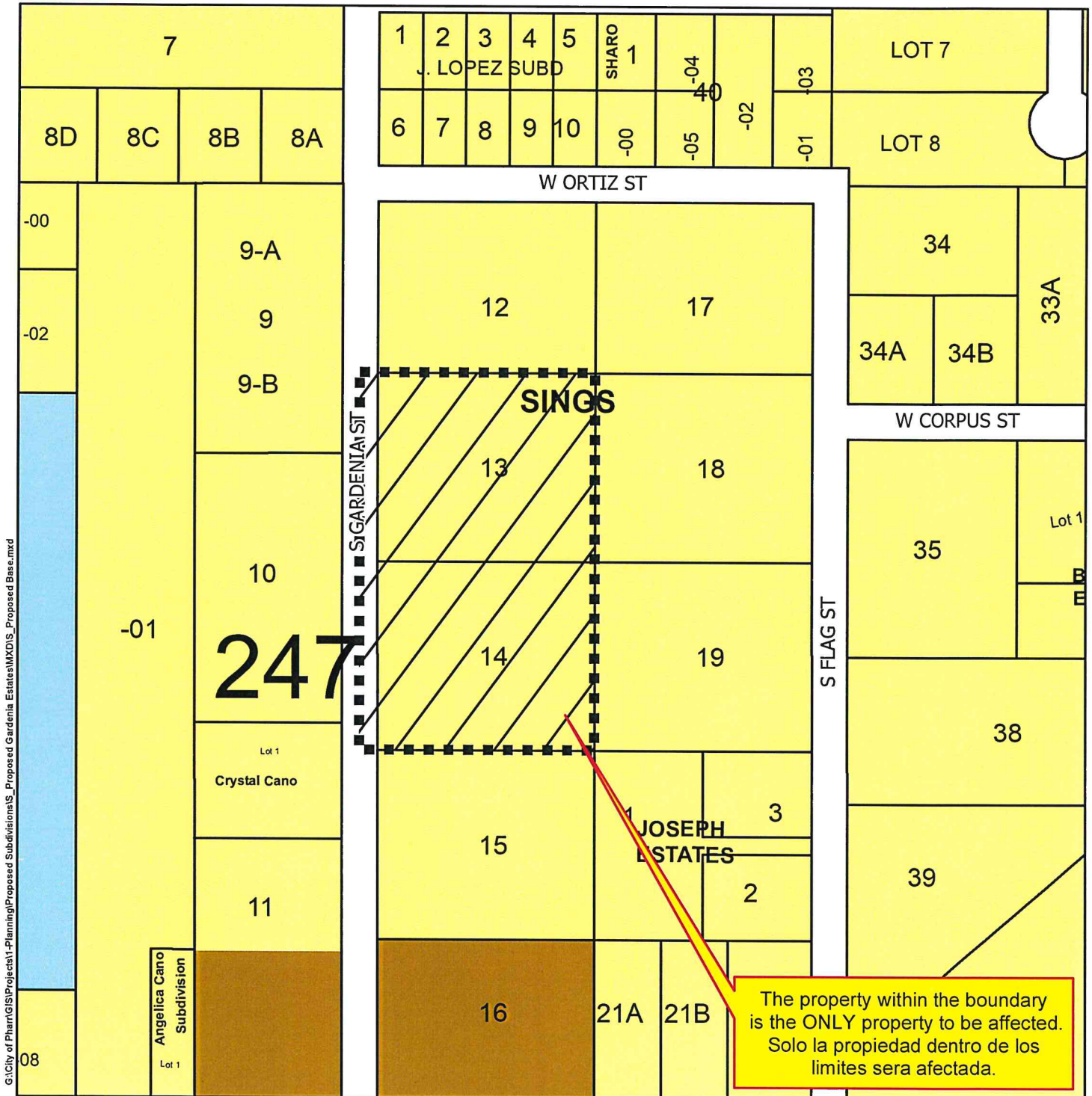


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

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





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



STAFF REVIEW MEETING FOR: *GARDENIA ESTATES SUBDIVISION*

COMMENTS: Initials: J.R. / R. B. MAY 31, 2022

WATER:

- Easement will need to be 15' exclusive to the City of Pharr
- Will need to show water valves
- Water service on lot # 10 will need to be straight
- Water services on lots # 2 and 3 will need to be singles
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easement will need to be 15' exclusive to the City of Pharr
- Will need to install a manhole on lot #5
- Will need to verify manhole details
- All 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: GARDENIA ESTATES SUBD. PRELIMINARY

Reviewed by: MANUEL RENTA/DAGO SOTO

June 2, 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 AN EXTRA FIRE HYDRANT ON SOUTHWEST SIDE OF ENTRANCE.**
- 2. THE CUL-DE-SAC SHALL BE 96' DIAMETER WITH MIN. 28' RADIUS.**



Pharr Public Work



SUBDIVISION: Staff Plat Review Meeting
Gardenia Estates Subdivision
S. Gardenia
Pharr Tx, 78577

DATE:05/31/2022
4.00 Acres

Plat Notes:

- Owner to maintain Perimeter of property
- Owner to maintain Retention/Detention Pond
- Erosion & Sediment controls must be in accordance with Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)

General Notes:

- Sidewalk details need to show 5ft sidewalks
- Show Street Light detail.
- Need to update logo on storm drain inlet covers
- Show ALL Utility Profile Line Crossings, Elevation, and Separation for Sewer lines, Water lines, Irrigation lines, Storm Drainage Lines and Gas Lines if any.
- 8" inch bleeder is required from detention pond as per city Standards
- Must obtain Street Open Cut / Bore permit and Public Works Department if need be:
- Must Obtain Discharge Permit from Public Works Department
- 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.), Texas Commission of Environmental Quality (T.C.E.Q.), and City of Pharr Best Management Practices (B.M.P.) requirements.
- 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 one (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: Gardenia Estates
Subdivision

DATE: June 2, 2022

REVIEW: Preliminary (comments plans dated 5-20-2022)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 6---Revise note to say ... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction".
4. Note No. 9---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"*.
5. Add note--- Owners to maintain ROW and perimeter of subdivision.
6. Add note--- Owners to maintain detention / retention areas.
7. Add note--- Erosion and sediment control during construction shall be in accordance with current Texas pollution discharge elimination system (TPDES).
8. Add note for benchmarks and include northing and easting.
Northing:**16584078.006**, Easting:**1080687.307**.

SITE PLAN

1. All waterline services crossing main road access shall require casing.
2. Include etchings on curb and gutter for sanitary sewer services and waterline services.
3. Roadside ditch shall not be permitted over existing waterline.
Please show a profile view of roadside ditch showing existing waterline and cover.

4. Trench safety plan shall be required for excavations below depths of 5'-ft.
5. Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange.
6. Use correct sanitary sewer composite manhole lid detail with updated logo.
7. Use correct storm sewer manhole lid detail with updated logo.

DRAINAGE

1. Drainage plan shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

- 1/3 escrow ROW along S. Gardenia St. must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk
- Lab testing shall be required for the following items:
 - Backfilling
 - Concrete items
 - Paving items

- Waterline testing shall include the following:
 - Hydrostatic pressure test
 - Bacteriological
- Sanitary sewer test shall include the following:
 - Mandrel test 30 days after the line has been installed and buried.
 - Low air pressure test

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Thursday, June 2, 2022 8:43 AM
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Gardenia Estates Subd. & Lark Industrial Park Subd.

***** 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,

Our claims for the proposed subdivisions:

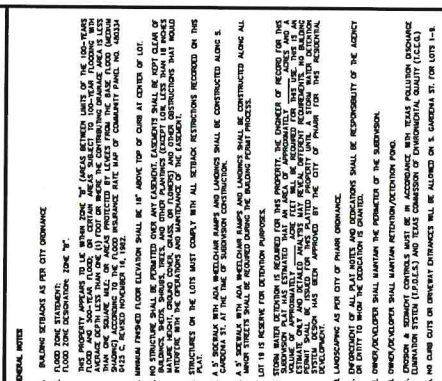
1. Gardenia Estates Subdivision – We claim the general right of way covering all the lot. V 26 P 234.
2. Lark Industrial Park Subdivision – We claim the general right of way covering all the lot. V 26 P 234.

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

PROPERTY	DAVIS CARNO, P.C.	410 S. JACKSON RD #160	LONDON, TEXAS 78528	(361)275-2744
PROPERTY	R. MICHAEL WOOD, RPL'S	1429 N. SIEMANT PLACE RD, SUITE A	MARMOON, TEXAS 75752	(956)666-5074

SECTION 10 AND 20 OF LOT 13, IN THE CONTINUED OF A CUMULATIVE SURVEY OF LAND COMPRISING OF LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841,



Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	50.00'	65.70'	75.7712°	N43°30'38"W	61.07'
C2	50.00'	65.20'	74°42'46"	N31°09'21"E	60.68'
C3	50.00'	65.20'	74°42'46"	S14°07'53"E	60.68'
C4	50.00'	65.70'	75.7715°	S60°29'08"W	61.06'

PRELIMINARY
FOR REVIEW ONLY

BENCHMARK		
	DESCRIPTION	ELEVATION
	CITY OF PHARR-MONUMENT 26 (N:16384078.006-E:1080687.307)	98.09



**PLAT OF
CARDENIA ESTATES
SUBDIVISION**

14, SING'S SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 52, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PREPARED:
DATE: MARCH, 2022