

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 27, 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 June 13, 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) Iglesia Pentecostes El Buen Pastor, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lots 15 thru 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 E. St. John. **CUP#220532**

E. PLATS:

- 1) Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting final plat approval of the proposed Sugar Garden Village Subdivision. The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Sugar Road. **SUB#210308**

- 2) Melden & Hunt Inc., representing Mendy Shapiro, Member for Texas NH Management, LLC, A Texas Limited Liability Company, is requesting final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1. The property is legally described as being a 4.004 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6800 block of S. Cage Blvd. **SUB#210617**

- 3) Treviño Engineering, representing Luis Valencia, owner, is requesting preliminary plat approval of the proposed FruitMich Subdivision. The property is legally described as being a 1.007 acre tract of land, more or less, out of Lot 124, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of W. Utility Dr. **SUB#220311**

- 4) Robles Engineering, LLC, representing Jorge A. Espino, Owner, is requesting preliminary plat approval of the proposed La Piedad Subdivision. The property is legally described as being a 0.684 acre out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of W. Sam Houston Ave. **SUB#211144**

5) R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Estates Subdivision. The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Rd. **SUB#220514**

6) Rio Delta Engineering, representing Ascary Ruiz, Manager for Pinpoint Construction & Investments, LLC., is requesting preliminary plat approval of the proposed Anacua Estates Subdivision. The property is legally described as being a 23.84 acres tract of Land, more or less, same being out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Owassa Rd. **SUB#220515**

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.

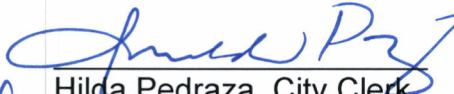
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 24th day of June 2022 at 4:00 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. June 13, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 13, 2022 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia Charlie Ramirez
Jonathan Larraga Romeo Robles
Andy Castro

ABSENT: Danny Wylie Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Interim Director
Eddie Martinez, Planner II
Anaisa Licerio, Planner II
Laura Fonseca, Planner I
Iris Mata, Administrative Assistant
Maricela Salinas, Receptionist

ITEM A. CALL TO ORDER

Vice-Chairman, Rafael Munguia, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Jonathan Larraga moved to excuse the absent members. Andy Castro 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 23, 2022

Charlie Ramirez arrived at 6:01 p.m.

Vice-Chairman, Rafael Munguia, introduced the item.

There being no discussion Andy Castro moved to approve the minutes of May 23, 2022. Jonathan Larraga 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 (TABLED)**

Anaisa Licerio, Planner II, stated the item required a motion to untable the item.

Andy Castro moved to untable the request for a Life of the Use Conditional Use Permit to allow a self storage facility in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Anaisa Licerio, Planner II, introduced the item and stated 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. She further reported 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 and the legal notice for information only.

Anaisa Licerio, Planner II, further stated staff recommended denial of request for the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). If approved, the owner must comply with all City Ordinances and City Department requirements. She continued to state inspections had not been completed as construction has not begun.

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

There being no discussion Jonathan Larraga moved to approve the request of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Anaisa Licerio, Planner II, requested the Planning & Zoning Commission confirm the motion to approve or deny.

Charlie Ramirez recommended the item be taken to Executive Session.

Vice-Chairman, Rafael Munguia, asked staff to clarify the recommendation to deny the request.

Anaisa Licerio, Planner II, stated the recommendation for denial was based on distance regulation in the self storage ordinance. She reported the ordinance does not permit a self storage unit within one thousand (1,000) feet of another storage or mini warehouse facility. She continued to state the proposed self-storage facility was approximal six hundred and ninety five (695) feet from another self-storage.

Della Robles, representing Melden & Hunt, stated the storage facility Anaaisa Licerio was referring to was off of 495. She continued to stated the proposed facility would have ingress and egress off of Sugar Road. Mrs. Robles stated the current area was an eyesore and currently had several shacks. She continued to state the proposed use would be pleasing to the eye and the City of Pharr would get taxes from the project.

Jonathan Larraga asked if the property was in construction already.

Della Robles confirmed the property was not under construction. She continued to state that the property owner, Max Saenz, began the process for apartments, but ultimately decided to do something for the community. At the time, Mr. Saenz was advised there was a moratorium that had been changed to an ordinance for self-storage facilities. Mr. Saenz moved forward with the change of zone to General Business District (C) which would require a Conditional Use Permit. She continued to state the property is planned for Limited Industrial in the Future Land Use Plan which would allow a self-storage facility. Mrs. Robles stated the facility would look nice and there would not be storage of boats.

Vice-Chairman, Rafael Munguia, confirmed the denial was based on the proximity to another self-storage facility and not ingress or egress.

Anaisa Licerio, Planner II, confirmed the denial was based on the distance requirements per the City's ordinance which came into effect July 1, 2019.

ITEM F. 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:11 p.m., Vice-Chairman, Rafael Munguia, stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:25 p.m., Vice-Chairman, Rafael Munguia, stated the commission would be resuming the open meeting.

- 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)**

Jonathan Larraga stated he moved to **deny** the request of the Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C) per Development Services recommendation. Charlie Ramirez withdrew his vote. Andy Castro seconded the motion and when put to a vote, it carried by majority.

ITEM E. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the 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. He added no variances were being requested and staff recommended final plat approval of the proposed QQ Polk & Veterans Subdivision subject to the listed conditions.

At this time Vice-Chairman, Rafael Munguia, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion Charlie Ramirez moved to **approve** the request for final plat approval of the proposed QQ Polk & Veterans Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Lark Industrial Park Subdivision subject to the listed conditions.

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

There being no discussion Jonathan Larraga moved to **approve** the request for preliminary plat approval of the proposed Lark Industrial Park Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Gardenia Estates Subdivision subject to the listed conditions.

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

There being no discussion Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed Gardenia Estates Subdivision. Jonathan Larraga 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**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:32 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: June 22, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Iglesia Pentecostes El Buen Pastor, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lots 15 thru 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 213 E. St. John. **CUP#220532**

Classification: Regular

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

Issue: Iglesia Pentecostes El Buen Pastor, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). **CUP#220532**

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). If approved, this item must comply with the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/22/2022
Approved - 6/22/2022
Final Approval - 6/24/2022



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. **CUP#220532** (IGLESIA PENTECOSTES EL BUEN PASTOR)

GENERAL INFORMATION:

APPLICANT: Iglesia Pentecostes El Buen Pastor, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lots 15 thru 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 213 E. St. John.

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

COMMENTS: **FIRE DEPARTMENT:** Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE DIVISION: Recommends approval of the Conditional Use Permit.

PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Sixty-Seven (67) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). If approved, this item must comply with the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **July 5, 2022 at 4:00 p.m.**

Proposed Conditional Use Permit
Being Lots 15 thru 18, Hidalgo Park Estates Subdivision
Iglesia Pentecostes El Buen Pastor



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

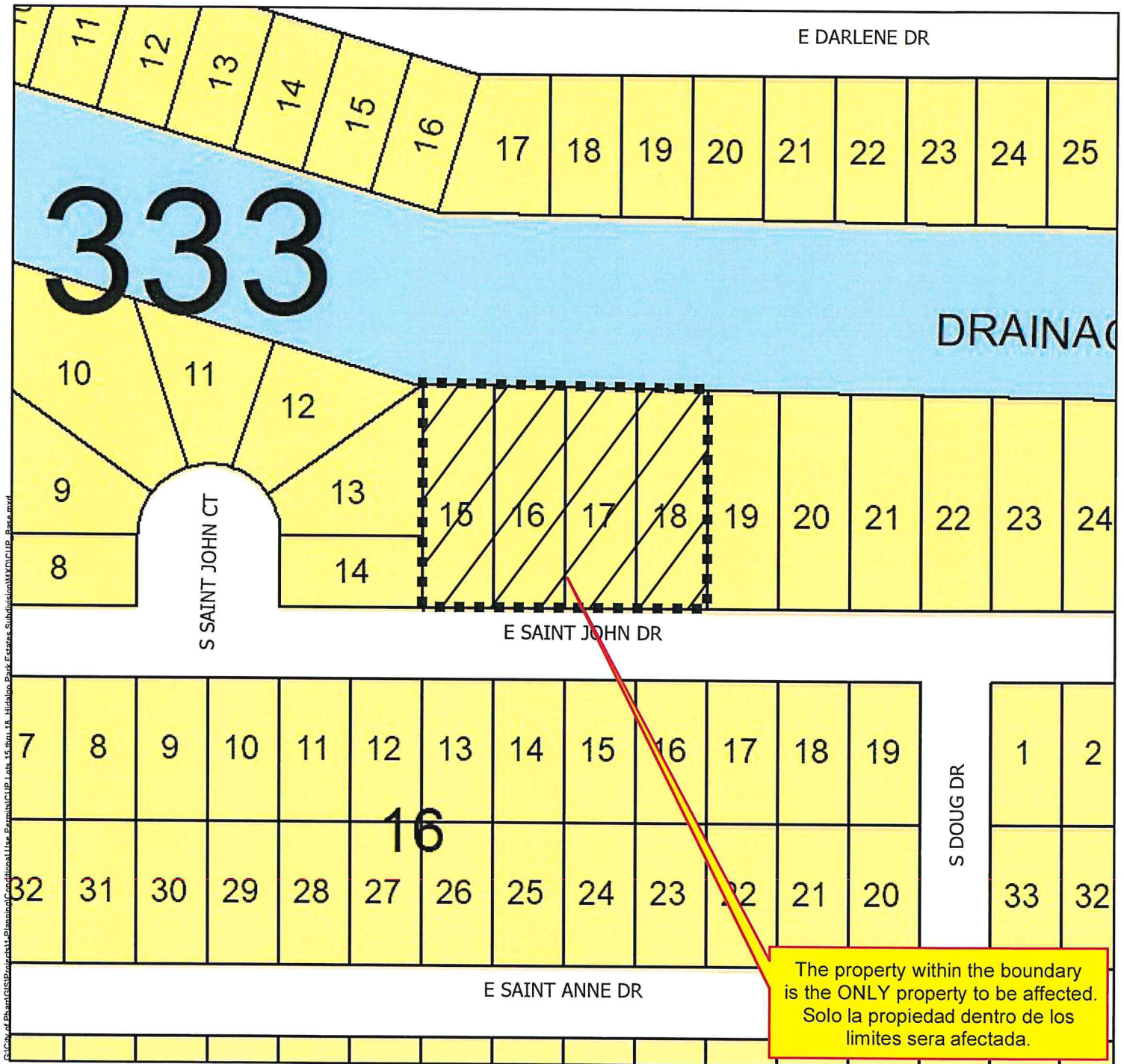
Date: 6/8/2022

Scale: 1 inch = 150 feet



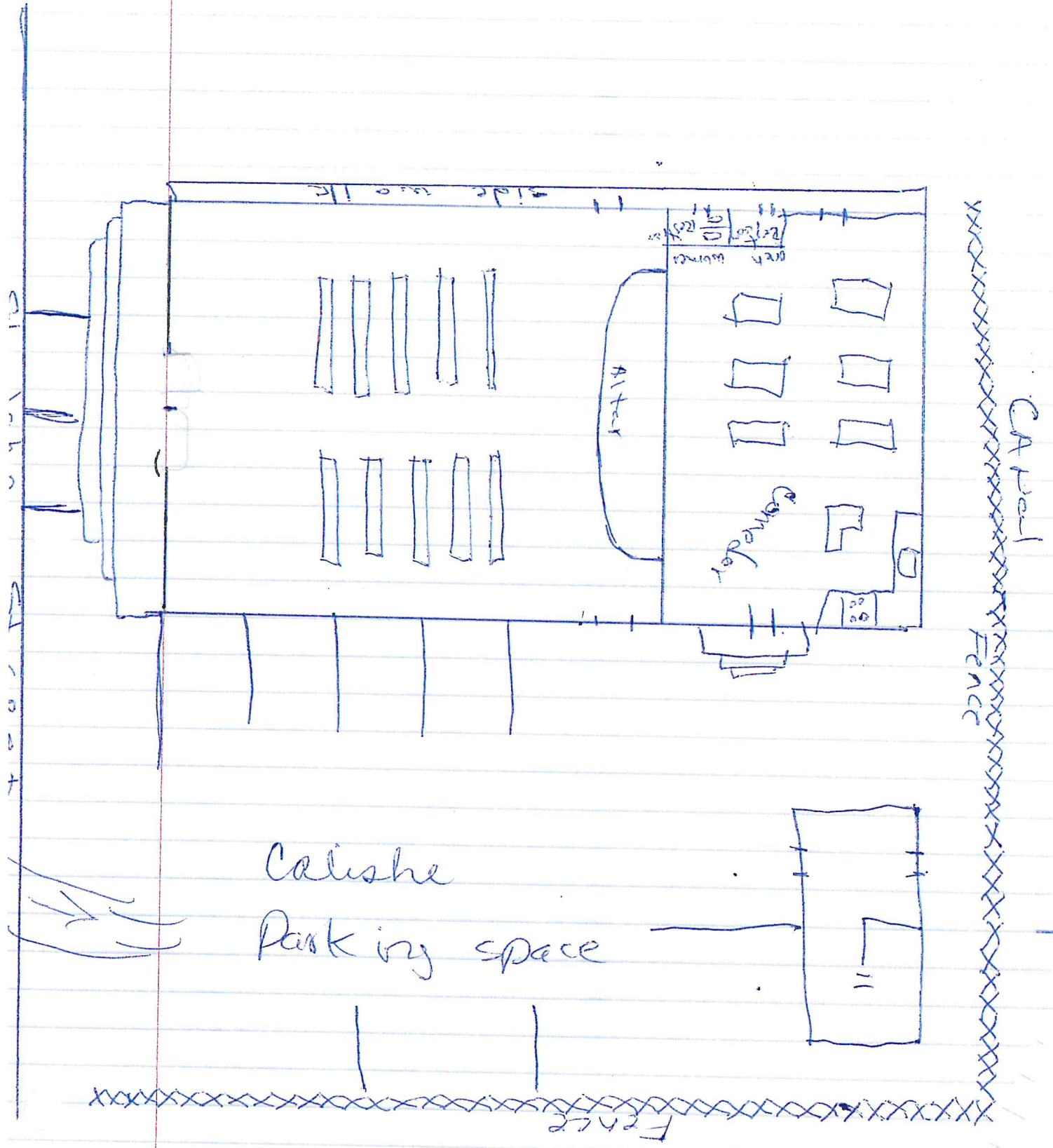
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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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 | |







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 22, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting final plat approval of the proposed Sugar Garden Village Subdivision. The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Sugar Road. **SUB#210308**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting final plat approval of the proposed Sugar Garden Village Subdivision. **SUB#210308**

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Sugar Garden Village Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/22/2022
Approved - 6/22/2022
Final Approval - 6/24/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SUGAR GARDEN VILLAGE SUBDIVISION FILE NO. SUB#210308
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GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting final plat approval of the proposed Sugar Garden Village Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3800 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Sugar Garden Village Subdivision subject to the following conditions set before you.

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

1. Provide streetlight layout maximum distance is 250'.
2. Proposed Robin Ave., shall align with north and south existing street R.O.W.
3. Subdivision gates shall be 40' away from new R.O.W.
4. Provide street names.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Verify correct width for HCID #2 easements at rear of property next to ditch.
3. Label easement on lot 15.
4. Easements shall not overlap other easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Shall provide crossing conflicts for all crossings.

OTHER:

1. Make text legible on plat layout.
2. Shall comply with ordinance O-2021-09.
3. Add "private" to owner's dedication signature block.
4. Label and show all existing easements.
5. Match owner with notary signature block.
6. Provide all details, street, sewer and water.
7. Park land fee: \$250/dwelling(32 lots x 4 dwelling per lot =128 dwellings (\$250*128 dwellings)= \$32,000, shall be paid at N.T.P issuance, already paid.
8. HCID #2 comments; must spot pipeline, there is a total of 25' R.O.W. to the west centered on the pipeline and no utilities can exist in HCID #2 R.O.W.
9. Subdivision to be recorded with a cashier's check.
10. Staff notes are attached.

This item will go before the City Commission Meeting of **July 05, 2022 at 4:00 p.m.**



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: SUGAR GARDEN VILLAGE SUBDIVISION (STAFF COMMENTS)

Reviewed By: Mike Navarro

Date: 04-13-2021

1. All designed waterlines shall be a minimum of **eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch** of 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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every **600 ft. 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 ft.**, but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of **503.1 International Fire Code 2012**.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-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.
6. 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.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. **Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet) * with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.**
10. 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 Number 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 ft.** (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. 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 a way of an **approved fire apparatus access road with an asphalt**, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at **least 75,000 pounds**.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the **minimum road width shall be 26 feet**, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: PHARR FIRE MARSHAL OFFICE CONDUCTED A STAFF REVIEW MEETING WITH ALL CITY DEPARTMENTS AND FIRE DEPARTMENT HAD SEVERAL COMMENTS TO BE ADDRESSED.

- Shall call out all existing fire hydrants shown on the plans either Existing or Proposed.
- Shall provide a FIRE HYDRANT detail to be 6 feet away from the curb and or 1 foot away from the sidewalk.
- Shall provide Hydrant Valve Detail to include 30x30x6 concrete collar.
- Shall provide the entrance detail and shall show measurements shall provide minimum of 20ft gate entrance
- Shall provide a entrance minimum from lot line to begging of the Opening of the gate to be 40 feet to avoid the fire apparatus to have rear on the main roadway.
- Plat note: shall add ALL FIRE LINES INSTALLED SHALL BE INSTALLED BY A LICENSED SPRINKLER COMPANY.

PLAT REVIEW MEETING FOR: *SUGAR GARDEN VILLAGE SUBDIVISION*

COMMENTS: Initials: J.R/ R.B. APRIL 15, 2021

WATER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need 12"x12"x8" Stainless steel tapping sleeve on the north west corner of the property.
- Will need to show all water valves
- Will need to provide crossing details for all location concerning 24"and 36"storm drain
- Will need 16" PVC casing in water line in each storm drain crossing
- Will need 5 water service for each lot
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need 6" sewer services for each lot
- All Manhole Ring and Covers will need to be Composite Based with City of Pharr 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 Public Work



SUBDIVISION: Plat Review Meeting
Sugar Garden Village Subdivision
N. Sugar Rd.
Pharr Tx, 78577

DATE: 04/14/2021

Plat Notes:

- No comments

General Notes:

- Identify inlets on Sugar Rd.
- Show details on outfalls between lot 4,5 and 12,13 also to drain ditch.
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sugar Garden Village

DATE: April 15, 2021

Subdivision

REVIEW: Preliminary (comments plans dated 4-8-2021)

PLAT

1. Add Note---5.0'-ft sidewalk with ADA compliant ramps and landings will be required to be constructed along all streets at the time of building permit phase.

SITE PLAN

1. Include all pertinent City of Pharr details. (ADA sidewalk, street detail, curb and gutter with continuous rebar, storm sewer line bedding detail, type A inlet, valley gutter City head walls for all discharge points, single and dual water service detail, fire hydrants preferably Mueller, valve box with 30" x 30" x 6" concrete collar, sanitary sewer line bedding detail, sanitary sewer services, sanitary sewer manhole detail, cleanout)
2. Fire hydrants are to be located 6'ft from back of curb.
3. All discharge points for drainage must have headwalls on both sides of drainage swale to prevent erosion of embankment. RCP must be flush with headwall as per City of Pharr standards.

DRAINAGE

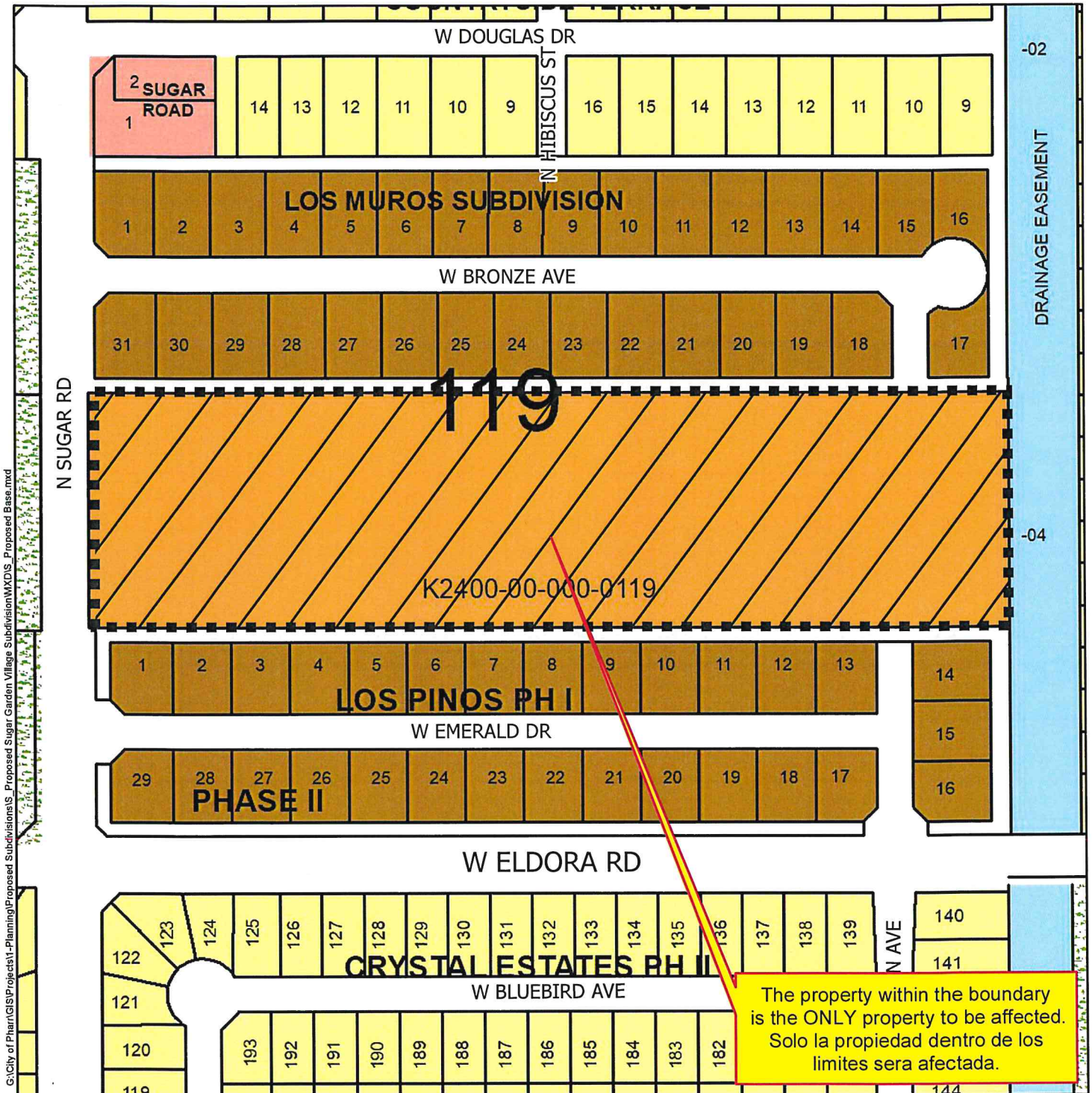
1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

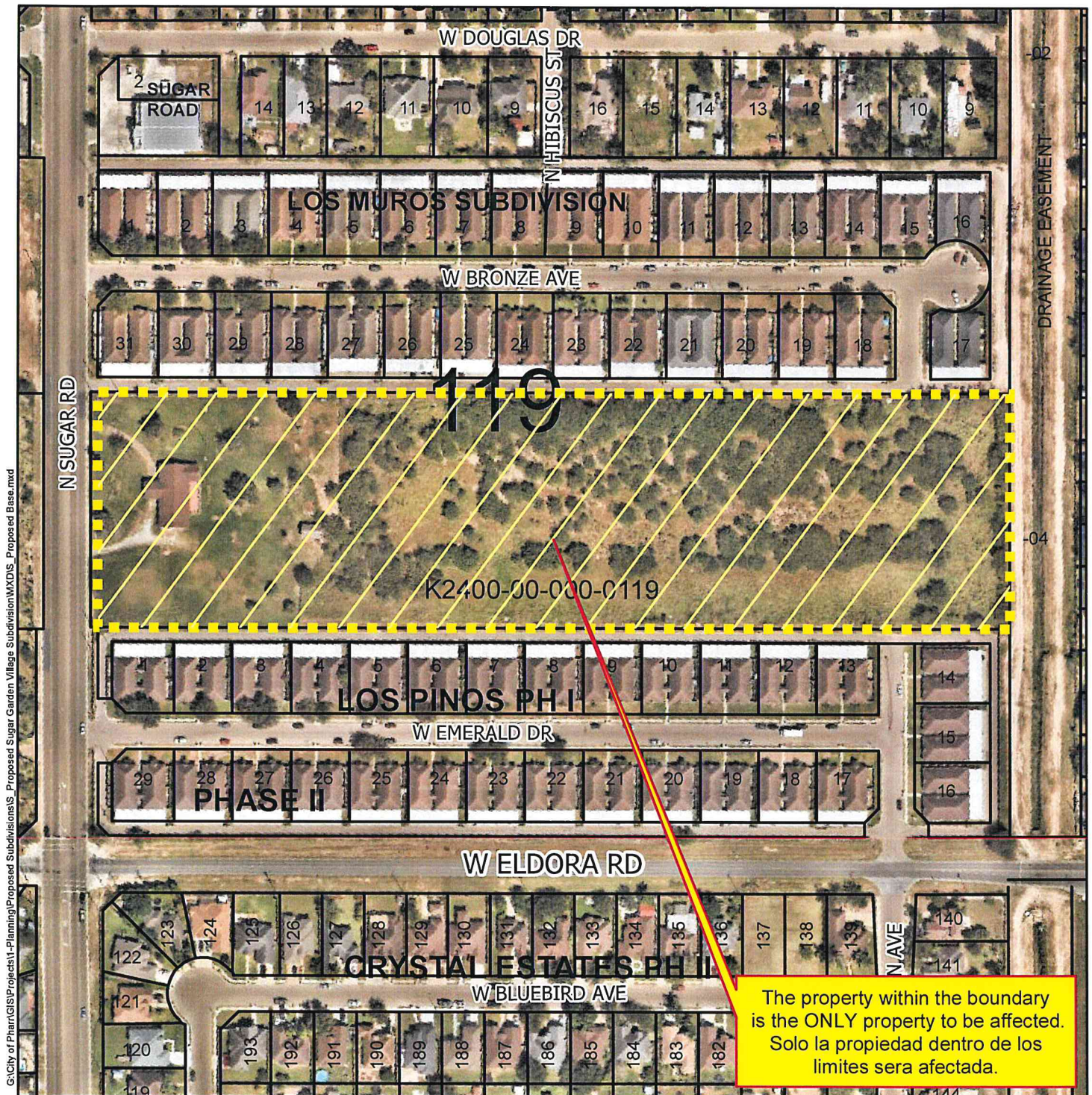
- Access road must follow City of Pharr standards for paving.
- Testing will be required on all utility crossings.
- Valley gutter will require concrete testing and must meet 4000 psi design strength.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Sugar Garden Village Subdivision\WDOIS_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 | |





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

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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: June 24, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing Mendy Shapiro, Member for Texas NH Management, LLC, A Texas Limited Liability Company, is requesting final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1. The property is legally described as being a 4.004 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6800 block of S. Cage Blvd. **SUB#210617**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Mendy Shapiro, Member for Texas NH Management, LLC, A Texas Limited Liability Company, is requesting final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1. **SUB#210617**

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1 subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/24/2022
Approved - 6/24/2022
Final Approval - 6/24/2022



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: COROLLA CAPITAL SUBDIVISION PHASE I LOT 1
FILE NO. **SUB#210617**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Mendy Shapiro, Member for Texas NH Management, LLC, A Texas Limited Liability Company, is requesting final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1.

LEGAL DESCRIPTION: The property is legally described as being a 4.004 acres out of Lot 317 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 6800 block of S. Cage Blvd.

ZONING: The property is currently zoned Heavy Commercial District (HC). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, General Business District (C) and Residential Mobile Home District (R-MH) to the south, Residential Mobile Home District (R-MH) to the east and General Business District (C) to the west. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Tractor Supply store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Corolla Capital Subdivision Phase I Lot 1 subject to the following conditions:

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

1. Provide street light layout.
2. Power poles to be relocated to the new R.O.W. line.
3. Show street name along front of property.

EASEMENTS:

1. Easements shall not overlap.
2. Show all existing easements.
3. Show document number for abandonment for HCID #2, easements and fee simple R.O.W.
4. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. In compliance.

WATER:

1. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Follow City of Pharr Construction Standards Manual.

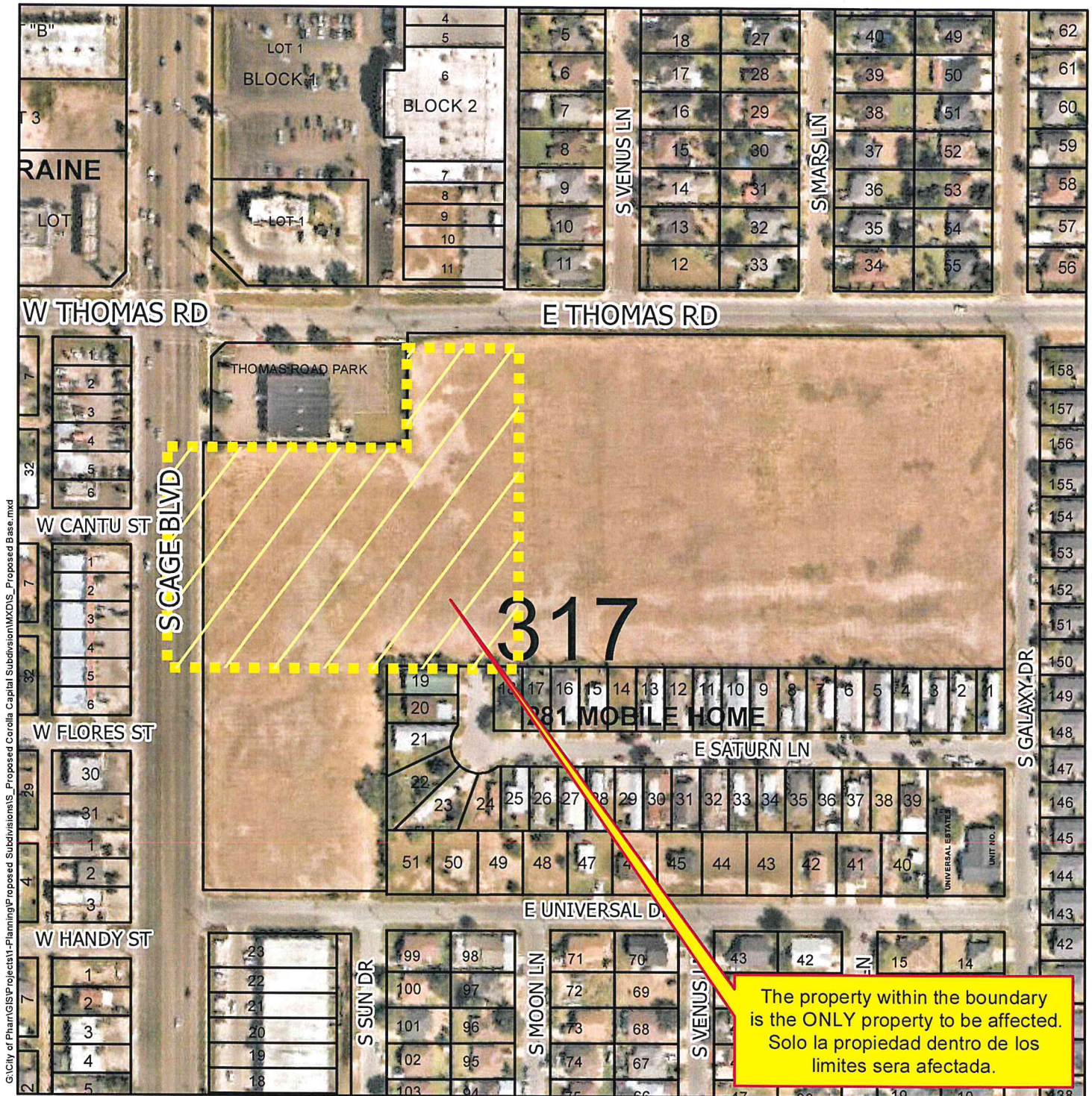
DRAINAGE:

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

OTHER:

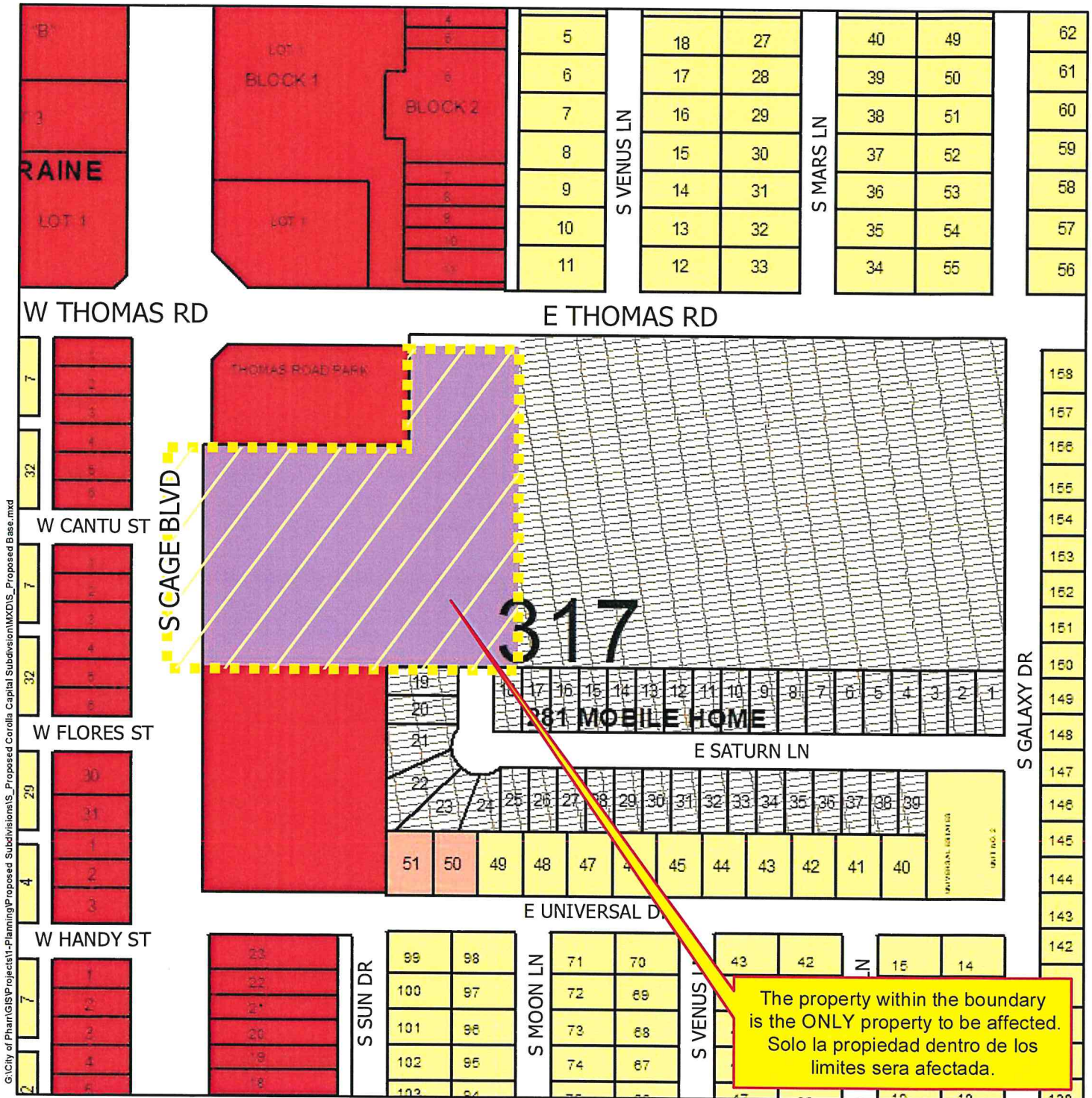
1. Provide all pertinent City of Pharr details.
2. Provide updated warranty deed.
3. Shall comply with staff comments at time of subdivision final walk thru inspection.

This item will go before the City Commission Meeting of **JULY 05, 2022 at 4:00 p.m.**



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





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



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: June 22, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Treviño Engineering, representing Luis Valencia, owner, is requesting preliminary plat approval of the proposed FruitMich Subdivision. The property is legally described as being a 1.007 acre tract of land, more or less, out of Lot 124, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of W. Utility Dr. **SUB#220311**

Classification: Regular

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

Issue: Treviño Engineering, representing Luis Valencia, owner, is requesting preliminary plat approval of the proposed FruitMich Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/22/2022
Approved - 6/22/2022
Final Approval - 6/24/2022



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: FRUITMICH SUBDIVISION FILE NO. SUB#220311

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Luis Valencia, owner, is requesting preliminary plat approval of the proposed FruitMich Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.007 acre tract of land, more or less, out of Lot 124, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of W. Utility Dr.

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

PROPERTY PROPOSED USE: Existing warehouse.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250' along W. Utility Dr.
2. Label road easement as R.O.W. dedicated by plat.
3. Show the north side R.O.W., of street, Utility Dr.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines, if any.
2. Easements shall not overlap other easements.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. Verify with HCID 2, if any easements are within property.
5. Label and show any electrical easements on plat if any.

**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.
2. Provide full detention directive for plat note #4.

OTHER:

1. Location map update: show subdivision and street names.
2. Show new property line.
3. Plat note #5, reference nearest benchmark from city of Pharr, northing & easting and elevation.
4. Staff notes are attached.

PLAT REVIEW MEETING FOR: *FRUITMICH SUBDIVISION*

COMMENTS:

Initials: J.R. / R.B.

JUNE 16, 2022

WATER:

- Water line will need to be within a exclusive Easement or R.O.W.
- Will need to update water line to 12" from frontage Rd. to the west side of property
- Will need to install all existing water services to new 12" water line
- 6" water line will need to be abandoned in place
- Will need to show water valves
- Water line will need to be looped (on W. ELDORA or Water Tower)
- Comments made change depending of circumstances
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show 6" sewer service
- Will need to show connection location to existing collection system
- Comments made change depending of circumstances
- Manholes 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: Fruitmich Subdivision (Preliminary)

Reviewed by: Manuel Renta/Dago Soto

June 22, 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. PLAT NOTE # 11: SHALL ADD **BUILDING** BEFORE PLAN REVIEW PHASE
2. SHALL ADD (1) FIRE HYDRANT 300 FT. WEST OF THE EXISTING FIRE HYDRANT LOCATED JUST NORTH OF THE PROPOSED SUBDIVISION.
3. SHALL LOOP THE WATER MAIN.
4. SHALL PROVIDE A TURNAROUND FOR THE FIRE VEHICLES WITH RADIUS AND DETAILS.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Fruit Mich Subdivision
S. Palo Verde Cir.
Pharr Tx, 78577

DATE: 06/14/2022

0.87 Acres

Plat Notes:

- No comments

General Notes:

- Show Drainage Details
- Show all utility profile crossing and Elevation and separation Details.
- Show a maximum 8" inch bleeder connection.
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- Must submit (1) digital copy in (USB) for review and one (1) hard copy for Finalization of the Erosion & Sediment control Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: FruitMich Subdivision

DATE: June 16, 2022

REVIEW: Preliminary (comments plans dated 6-3-2022)

PLAT

1. Note No. 4---Use the 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"*.
2. Note No. 8--- Revise not to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required at time of building permit phase".

SITE PLAN

1. Include in cost estimate escrow for W. Utility Dr. full street repair fronting the property, including curb and gutter.
2. Use correct City of Pharr composite manhole lid for sanitary sewer with updated logo.
3. Include profile view for all utility gravity lines.
4. Provide a 6"-in sewer service.
5. Show storm sewer layout.

DRAINAGE

1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.

CONSTRUCTION SCHEDULE

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

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

ADDITIONAL COMMENTS

- Trenching/excavations deeper than 4'-ft shall require a trench safety plan.
- Existing septic tank shall be decommissioned as per TCEQ guidelines.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Wednesday, June 15, 2022 3:27 PM
To: Eddie Martinez
Subject: Proposals: Anacua Estates S/D; Shamrock Acres S/D; Fruitmich S/D; Heritage Estates S/D; La Piedad S/D

***** 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,

I have a few comments to provide on the following proposed subdivisions.

1. Anacua Estates Subdivision: The general row claim covering all the lot, V. 26 P. 234. We need a starting point from Kelly-Pharr subdivision. The Lot A - DETENTION AREA is within our 27.50' irrigation and drain easement and would need to reduce it to be outside our easement. The delivery point on the West side of Lot 73 KP will need to be extended to the East ½ for the customers who are paying the flat rate.
2. Shamrock Acres Subdivision: The general row claim covering all the lot, V. 26 P. 234. A starting point with reference to lot 332 Kelly-Pharr. The subdivision is within a 70' earthen canal right of way V. 0 P. 63.
3. Fruitmich Subdivision: The general right of way, V. 26 P. 234.
4. Heritage Estates Subdivision: The general right of way covering all the lot, V. 26 P. 234. The East 30' is HCID2 ownership, V. 26 P. 203 so the East side boundary line needs to be moved by 30' to the West. The 10' utility easement is partially crossing into our 19' HCID2 easement in the N.W. corner of lot 17 and needs to end at that point.
5. La Piedad Subdivision: 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

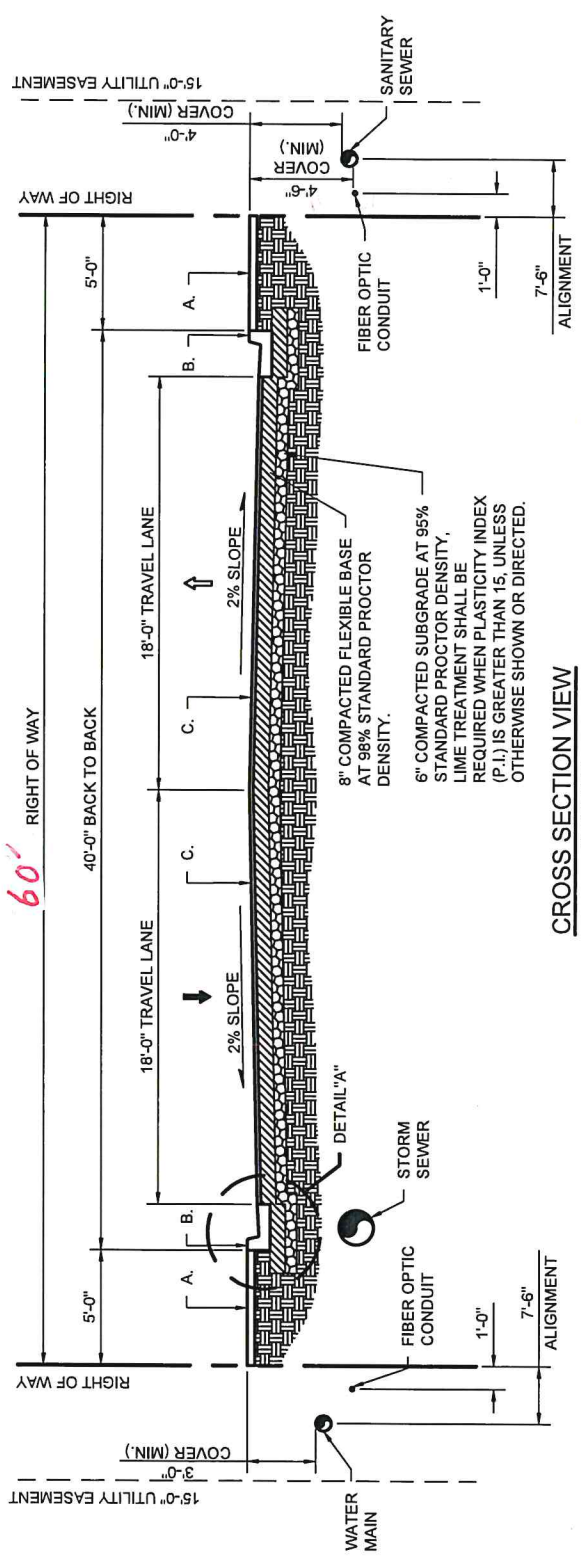


Pharr Engineering
 118 S Cage Blvd.
 Pharr, TX 78577
 956-402-4221

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN BY
CHECKED BY:	CKD BY
DATE:	DATE

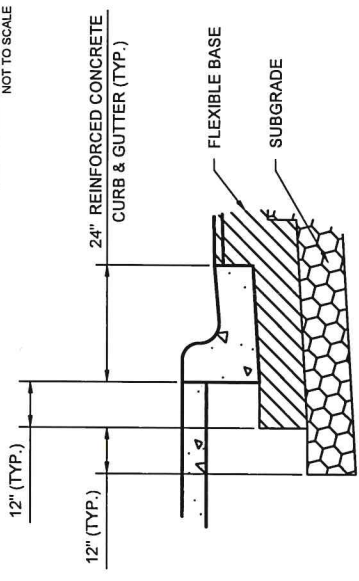
15' UTILITY EASEMENT

WITH 60'



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

- FIBER OPTIC NOTES:
- ALL ROADWAYS SHALL HAVE AN INNER DUCT WITH A PULL STRING INSIDE THE ROAD RIGHT OF WAY, BUT OUTSIDE THE PAVEMENT.
 - A HAND HOLD SHALL BE INSTALLED BETWEEN EVERY OTHER LOT. SIZE TO BE DETERMINED BY CITY ENGINEER.
 - 1 1/2" INNER DUCT SHALL BE RUN FROM EVERY HAND HOLE, ACROSS THE ROADWAY, AND TO A HAND HOLE BETWEEN EVERY OTHER LOT ON THE OPPOSITE SIDE OF THE ROADWAY. SIZE TO BE DETERMINED BY THE CITY ENGINEER.
 - ALL INNER DUCT TO BE A MINIMUM OF 4'-6" DEEP.
 - ALL CONSTRUCTION PACKAGES MUST INCLUDE A CONDUIT PLAN.
 - REFER TO COMB STANDARDS FOR TYPICAL CONDUIT SYSTEM LAYOUT.



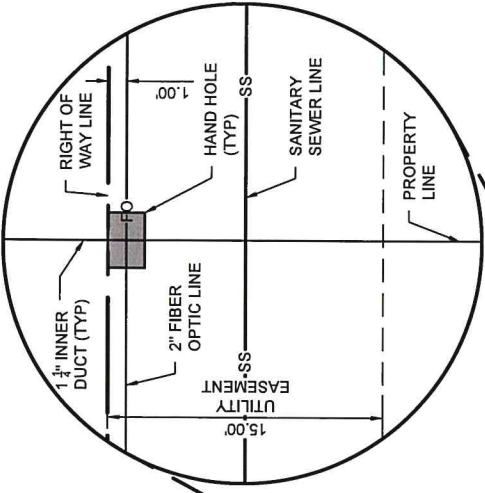
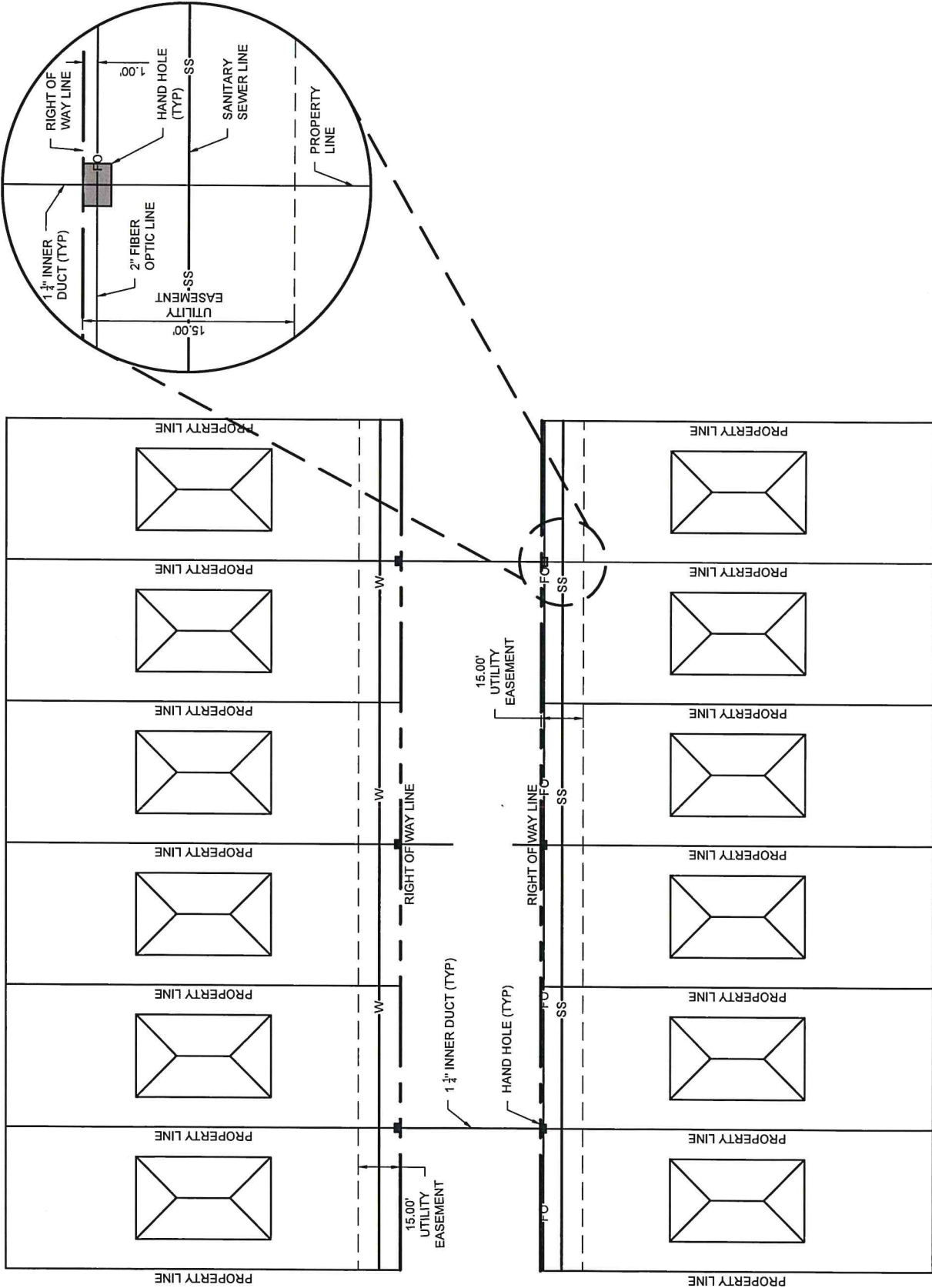
WITH
15' UTILITY EASEMENT

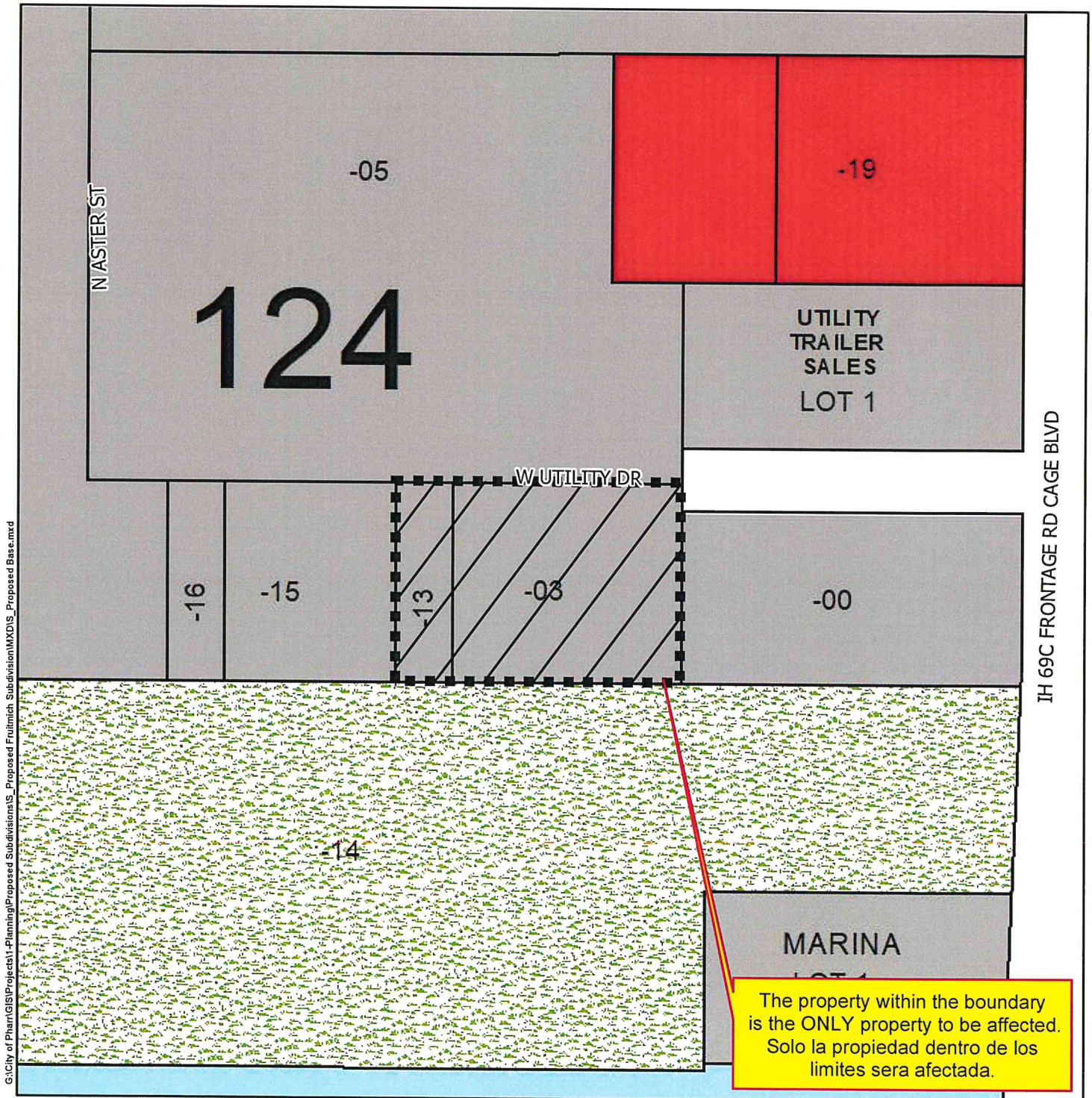
DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

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



Pharr Engineering & Mapping - City of Pharr Utility Revisions - Streets IR-1, STR-1A Local 50' with 15' Utility Easement









AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: June 22, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Robles Engineering, LLC, representing Jorge A. Espino, Owner, is requesting preliminary plat approval of the proposed La Piedad Subdivision. The property is legally described as being a 0.684 acre out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of W. Sam Houston Ave. **SUB#211144**

Classification: Regular

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

Issue: Robles Engineering, LLC, representing Jorge A. Espino, Owner, is requesting preliminary plat approval of the proposed La Piedad Subdivision. **SUB#211144**

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/22/2022
Approved - 6/22/2022
Final Approval - 6/24/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LA PIEDAD SUBDIVISION
FILE NO. **SUB#211144**

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC, representing Jorge A. Espino, Owner, is requesting preliminary plat approval of the proposed La Piedad Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.684 acre out of Lot 191, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of W. Sam Houston Ave.

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

PROPERTY PROPOSED USE: Single family residential lot.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Provide or show street light layout with dimensions.
2. Existing power pole may be used for streetlight with approval from company.

EASEMENTS:

1. Show all the dedicated easements on the plat (label existing or dedicated by plat).
2. Label and show any electrical easements on plat if any.
3. Easements shall not overlap other easements.
4. Verify with HCID 2, if any easements are within property
5. Provide 15' exclusive easement to City of Pharr for water & sewer lines, if any.

**SIDEWALK:
ADA:**

1. Follow City 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:

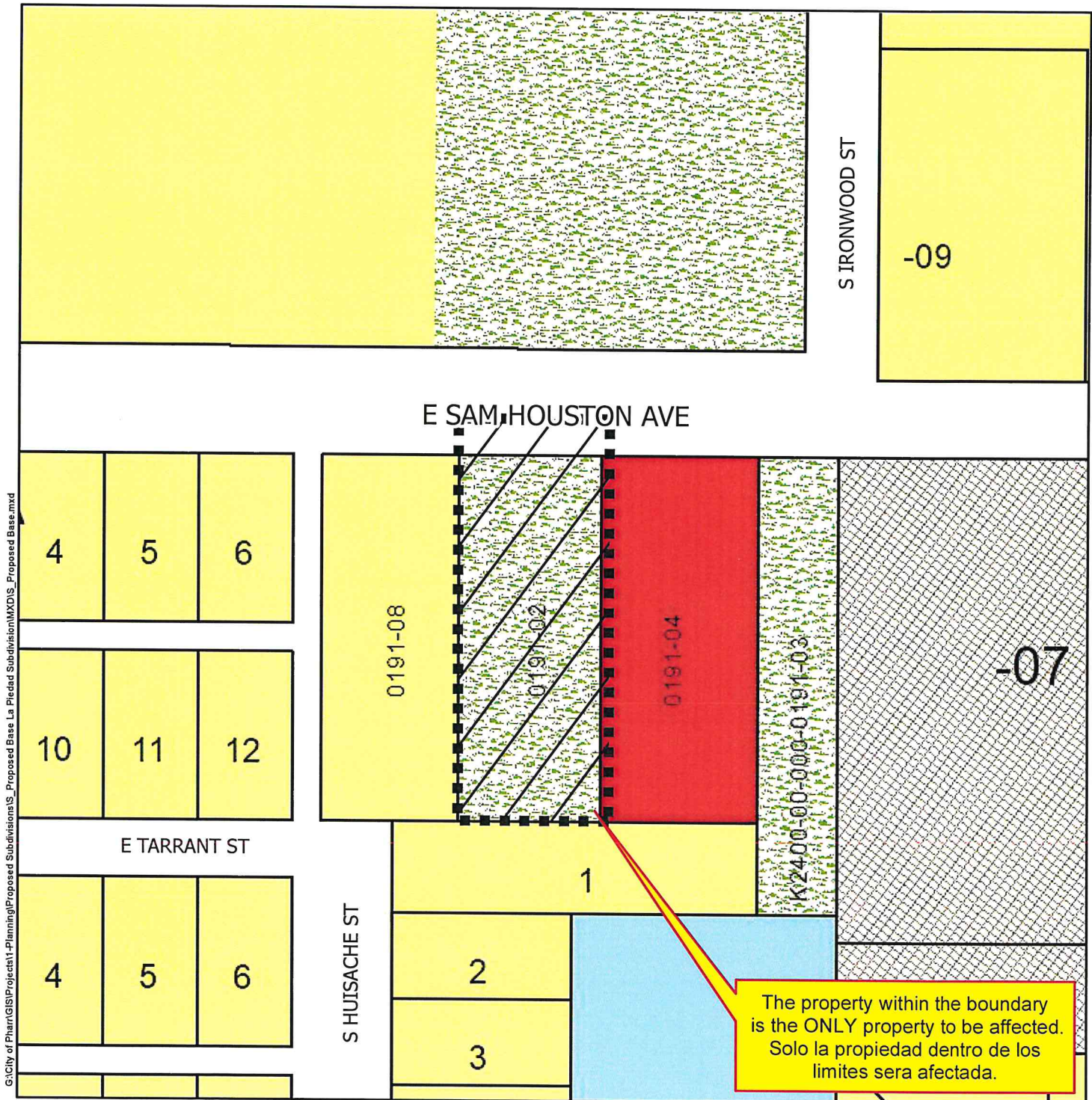
1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. On site detention, to comply with City ordinance.
2. Drainage report to be reviewed by HCDD 1, for approval

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. On metes & bounds verify the second paragraph callout on subdivision name.
3. Need to apply for a change of zone property is currently agricultural.
4. Update year on signature blocks.

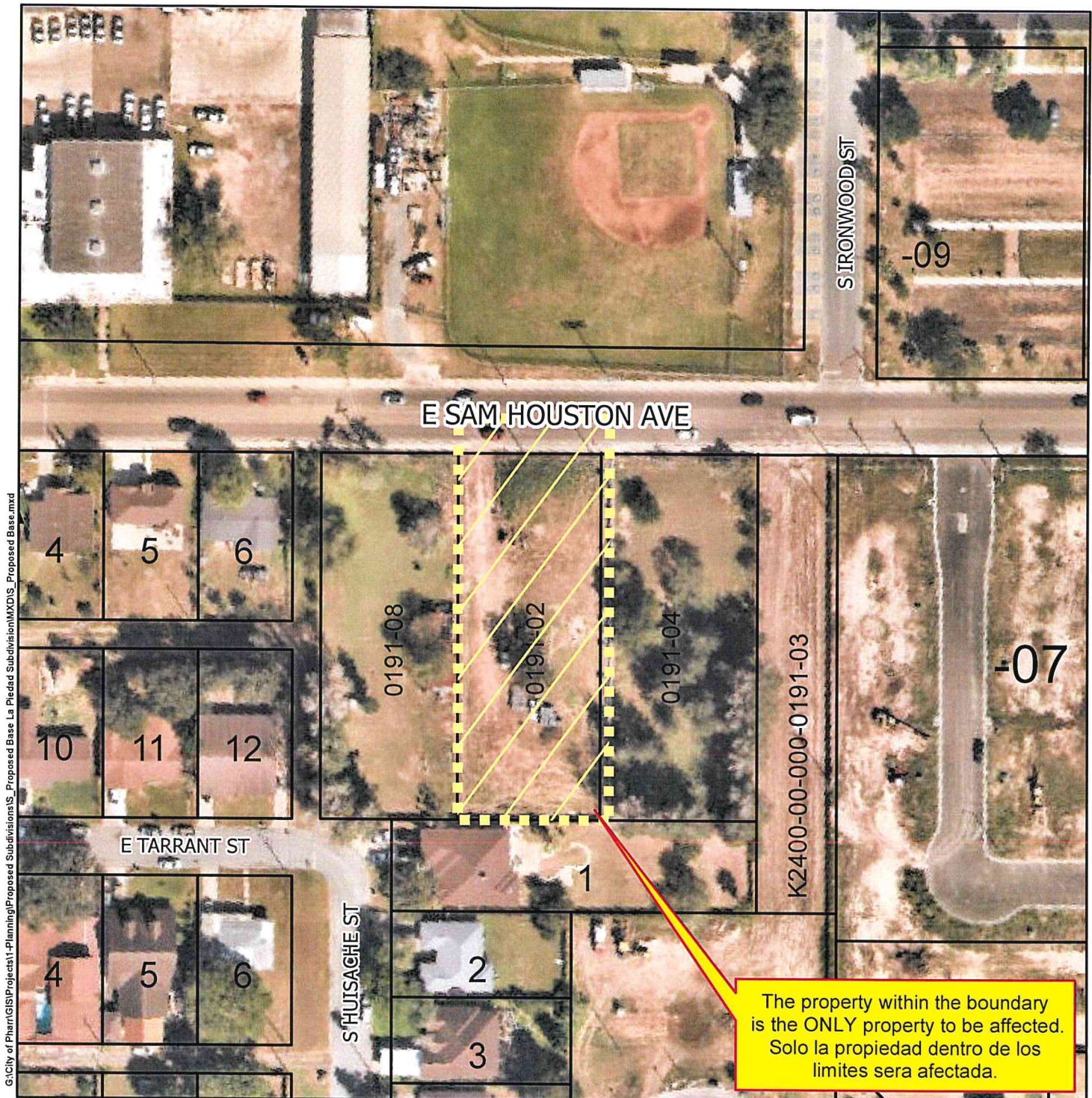


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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



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



Ruben Rosales
Public Utilities Director

STRAFF REVIEW MEETING FOR: *PIEDAD SUBDIVISION*

COMMENTS:

Initials: I.R. / R. B.

JUNE 14, 2022

WATER:

- Water service will need to be upgrade to 1" or 2"
- Comments made change depending of circumstances
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extended sewer line to and thru the property and install a manhole with a stub out for future development
- Will need install manholes instead clean-outs
- 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: PIEDAD SUBDIVISION

Reviewed by: DAGO SOTO

June 16, 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. PLAT NOTE # 11 SHALL ADD BUILDING BEFORE PLAN REVIEW PHASE.
2. DEPENDING ON THE TYPE OF USE THE FIRE PROTECTION SHALL BE DETERMINED.



Pharr Public Work



Staff Review Meeting
La Piedad Subdivision
E. Sam Houston
Pharr Tx, 78577

DATE: 06/14/2022
0.87 Acres

Plat Notes:

- **No comments**

General Notes:

- **Show walls on Sam Houston**
- **Show Drainage Details**
- **Show all utility crossing and Elevation Details**
- **Show and Attach Approved (by City Engineering Department) Drainage Layout Plan with Details to S.W.P.P.P.**
- **Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.**
- **Must submit (1) digital copy in (USB) for review and one (1) hard copy for Finalization of the Erosion & Sediment control Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.**



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: La Piedad Subdivision

DATE: June 16, 2022

REVIEW: Preliminary (comments plans dated 6-3-2022)

PLAT

1. Note No. 5--- Revise not to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required at time of subdivision construction".

SITE PLAN

1. Open cut on sidewalk shall require test lab for concrete cylinders and compaction for backfill material.

DRAINAGE

1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Include drainage layout and detention pond if applicable.
4. Additional hydrants may be required as per Fire Dept. request.
5. Include street light layout.

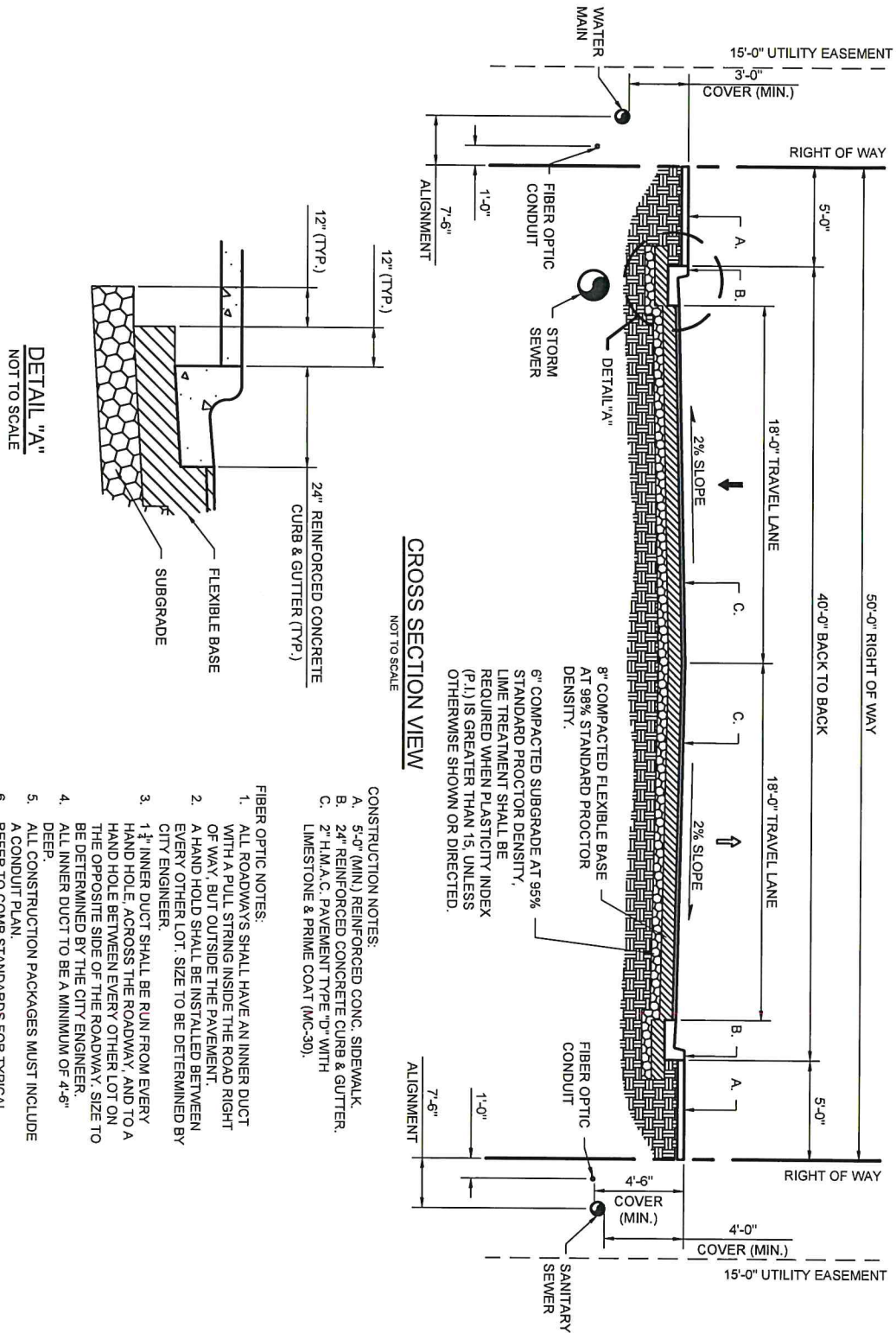
CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS



\\pharr1-1s4\Engineering\U-Drafting & Mapping\U-Drafting\Standard Details\1-City of Pharr\2019 Revisions\STR - Street\STR-1\STR-1A Local 50' with 15' Utility Easement.dwg

LOCAL 50' WITH
15' UTILITY EASEMENT

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

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



The diagram illustrates a street layout with property lines and utility easements. The street is labeled "STREET NAME" and has a "RIGHT OF WAY LINE" (R.O.W. 50'-0") and a "HAND HOLE (TYP)". The street is flanked by "PROPERTY LINE" lines. The diagram shows a "1 1/4\"

\\pharr1-fs4\Engineering\0-Drafting & Mapping\4-Drafting\Standard Details\1-City of Pharr\2019 Revisions\STR - Street\STR-1_STR-1A Local 50' with 15' Utility Easement.dwg

LOCAL 50' WITH
15' UTILITY EASEMENT

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

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



Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Wednesday, June 15, 2022 3:27 PM
To: Eddie Martinez
Subject: Proposals: Anacua Estates S/D; Shamrock Acres S/D; Fruitmich S/D; Heritage Estates S/D; La Piedad S/D

***** 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,

I have a few comments to provide on the following proposed subdivisions.

1. Anacua Estates Subdivision: The general row claim covering all the lot, V. 26 P. 234. We need a starting point from Kelly-Pharr subdivision. The Lot A - DETENTION AREA is within our 27.50' irrigation and drain easement and would need to reduce it to be outside our easement. The delivery point on the West side of Lot 73 KP will need to be extended to the East ½ for the customers who are paying the flat rate.
2. Shamrock Acres Subdivision: The general row claim covering all the lot, V. 26 P. 234. A starting point with reference to lot 332 Kelly-Pharr. The subdivision is within a 70' earthen canal right of way V. 0 P. 63.
3. Fruitmich Subdivision: The general right of way, V. 26 P. 234.
4. Heritage Estates Subdivision: The general right of way covering all the lot, V. 26 P. 234. The East 30' is HCID2 ownership, V. 26 P. 203 so the East side boundary line needs to be moved by 30' to the West. The 10' utility easement is partially crossing into our 19' HCID2 easement in the N.W. corner of lot 17 and needs to end at that point.
5. La Piedad Subdivision: 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



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: June 22, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Estates Subdivision. The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of N. Sugar Rd. **SUB#220514**

Classification: Regular

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

Issue: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Estates Subdivision. **SUB#220514**

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/22/2022
Approved - 6/22/2022
Final Approval - 6/24/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: HERITAGE ESTATES SUBDIVISION FILE NO. SUB#220514
--

GENERAL INFORMATION:

APPLICANT: R. E. Garcia & Associates, representing Rosana Riojas, President for Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2200 Block of N. Sugar Rd.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Provide or show street light layout with dimensions.
2. Street shall be 40' back to back provide details.

EASEMENTS:

1. Label easements on the north side of property.
2. On lot 17, provide a 15' exclusive easement to City of Pharr on the south side of lot.
3. Show all the dedicated easements on the plat (label existing or dedicated by plat).
4. Verify if easements for HCID #2 continue into proposed Lot 17.
5. Label and show any electrical easements on plat if any.
6. Easements shall not overlap other easements.
7. Verify with HCID 2, if any easements are within property
8. Provide 15' exclusive easement to City of Pharr for water & sewer lines, if any.

**SIDEWALK:
ADA:**

1. Follow City 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. Provide plat note for detention, who will be responsible for maintaining detention.
2. Drainage report to be reviewed by HCDD 1, for approval
3. Easement for drainage to be private.

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. On metes & bounds verify the second paragraph callout on subdivision name.

PLAT REVIEW MEETING FOR:

HERITAGE ESTATES SUBDIVISION

COMMENTS: Initials: J.R. / R. B. JUNE 16, 2022

WATER:

- Will required 10 ft of exclusive easement on southwest corner of property for water line
- Will need to extended water line to and thru the property
- Water services will need to be 1' x ¾"
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- Will need install manholes instead cleanouts
- Sewer services will need to be 6"
- On Lot 1 and 2 will need to change flow direction of the sewer service
- 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: HERITAGE ESTATES SUBD. STAFF PRELIMANRY

Reviewed by: DAGO SOTO

June 22, 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. PLAT NOTE # 15 SHALL ADD BUILDING BEFORE PLAN REVIEW PHASE.
2. SHALL ADD AN ADDITIONAL FIRE HYDRANT ON W. PLATINUM DRIVE, SPACED AT EVERY 300 LINEAR FEET.
3. SHALL MOVE THE LAST FIRE HYDRANT ON WEST SIDE OF SUBDIVISION TO THE AREA BETWEEN LOT 15 AND 14.
4. SHALL ADD FIRE HYDRANT DETAILS
5. SHALL EXTEND THE WATER MAIN TO THE END OF THE SUBDIVISION PROPERTY WITH A FLUSH OUT.
6. SHALL CALL OUT THE EXISTING FIRE HYDRANTS ON DEL ORO LANE AND N. SUGAR RD.
7. THE DEAD END SHALL BE STRIPED AND HAVE SIGNAGE WITH FIRE LANE NO PARKING TOW AWAY ZONE ON SOUTH SIDE OF STREET AND AROUND THE CONNECTING ROAD TO DEL ORO LANE.



Pharr Public Work



SUBDIVISION: Pre-Construction Meeting
Heritage Estates Subdivision
N. Sugar Road.
Pharr Tx, 78577

DATE: 06/14/2022
7.00 Acres (G)
1.747 Acres (N)

Plat Notes:

- No comments

General Notes:

- Show Drainage details
- Show all Utility sections Detail crossing and Drain outfall connection
- A Maximum 8" bleeder connection to Man Hole
- Show and Attach Approved (by City Engineering Department) Drainage Layout Plan with Details to S.W.P.P.P.
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- 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: Heritage Estates Subdivision **DATE:** June 16, 2022

REVIEW: Preliminary (comments plans dated 6-3-2022)

PLAT

1. Signature for P.E. & R.P.L.S.
2. Note No. 13--- Revise not to say... "5.0'-ft sidewalk with ADA wheelchair ramps and landings shall be required at time of building permit phase. Internal street shall require ADA curb ramps and landings at time of subdivision construction".

SITE PLAN

1. Street width for W. Platinum Dr. shall be 40'-ft B-B.
2. Use correct City of Pharr storm sewer manhole lid with updated logo.
3. Include profile view for all utility gravity lines, and utility crossings.
4. Make accommodations for fiber optics line. Include handholes and conduit in cost estimates.
5. Use correct storm sewer manhole lid with updated logo.
6. Curb and gutter shall require 3#3 continuous rebar.
7. 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). Fire hydrants shall be set 6'-ft from back of curb.

DRAINAGE

1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.
3. On site detention pond shall require perimeter fence for depths deeper than 3'-ft.
4. Bleeder line shall be 8"-in as per City of Pharr standards

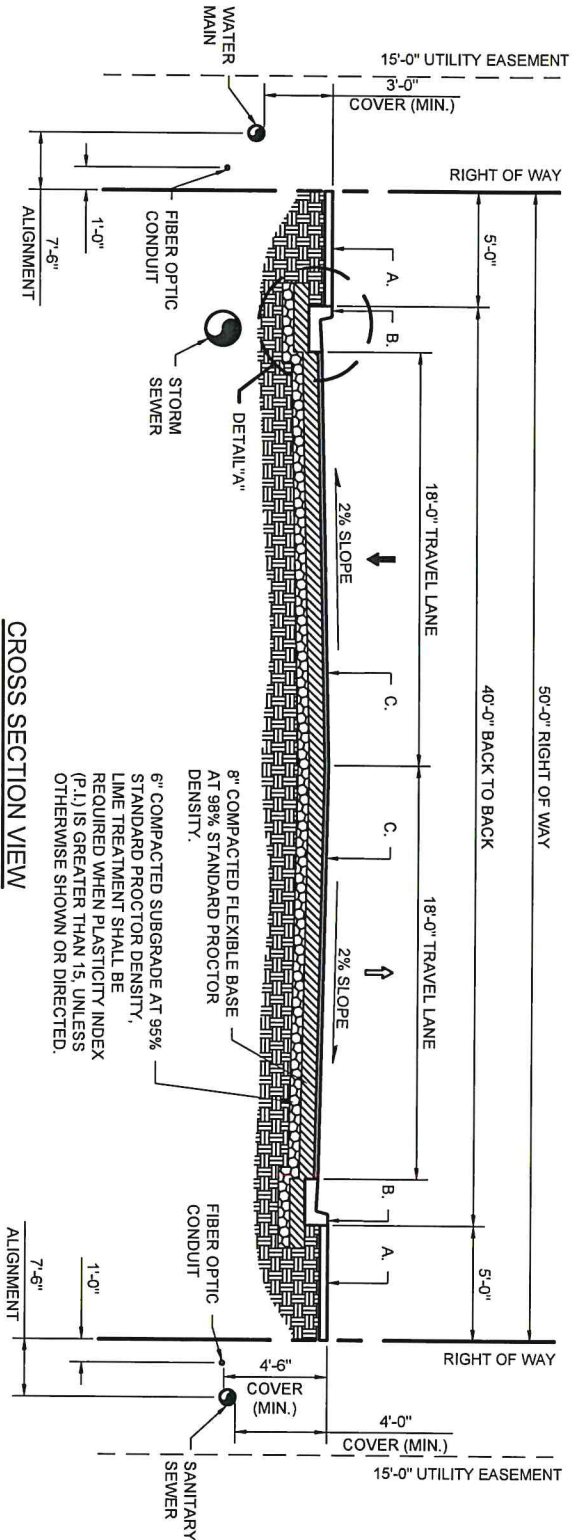
CONSTRUCTION SCHEDULE

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

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

ADDITIONAL COMMENTS

- Trenching/excavations deeper than 4'-ft shall require a trench safety plan.

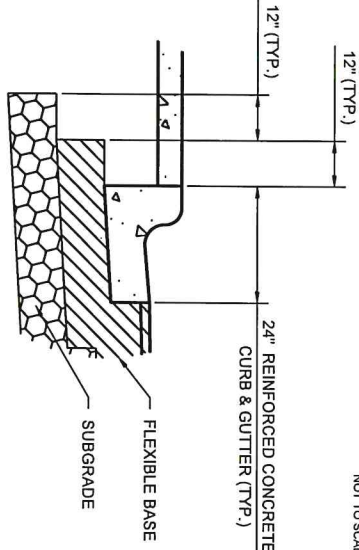


CROSS SECTION VIEW
NOT TO SCALE

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

- FIBER OPTIC NOTES:
- 1. ALL ROADWAYS SHALL HAVE AN INNER DUCT WITH A PULL STRING INSIDE THE ROAD RIGHT OF WAY, BUT OUTSIDE THE PAVEMENT.
 - 2. A HAND HOLE SHALL BE INSTALLED BETWEEN EVERY OTHER LOT. SIZE TO BE DETERMINED BY CITY ENGINEER.
 - 3. 1 1/2" INNER DUCT SHALL BE RUN FROM EVERY HAND HOLE, ACROSS THE ROADWAY, AND TO A HAND HOLE BETWEEN EVERY OTHER LOT ON THE OPPOSITE SIDE OF THE ROADWAY. SIZE TO BE DETERMINED BY THE CITY ENGINEER.
 - 4. ALL INNER DUCT TO BE A MINIMUM OF 4'-6" DEEP.
 - 5. ALL CONSTRUCTION PACKAGES MUST INCLUDE A CONDUIT PLAN.
 - 6. REFER TO COMB STANDARDS FOR TYPICAL CONDUIT SYSTEM LAYOUT.

DETAIL "A"
NOT TO SCALE



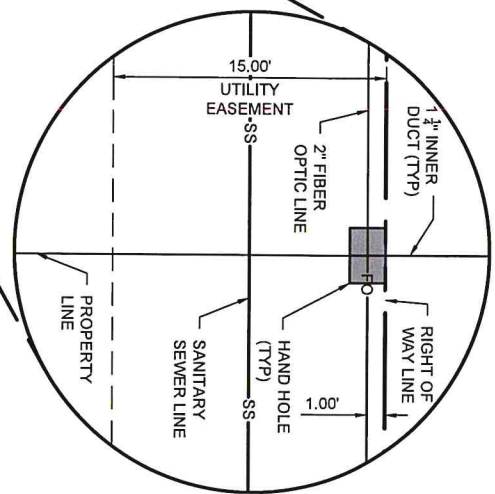
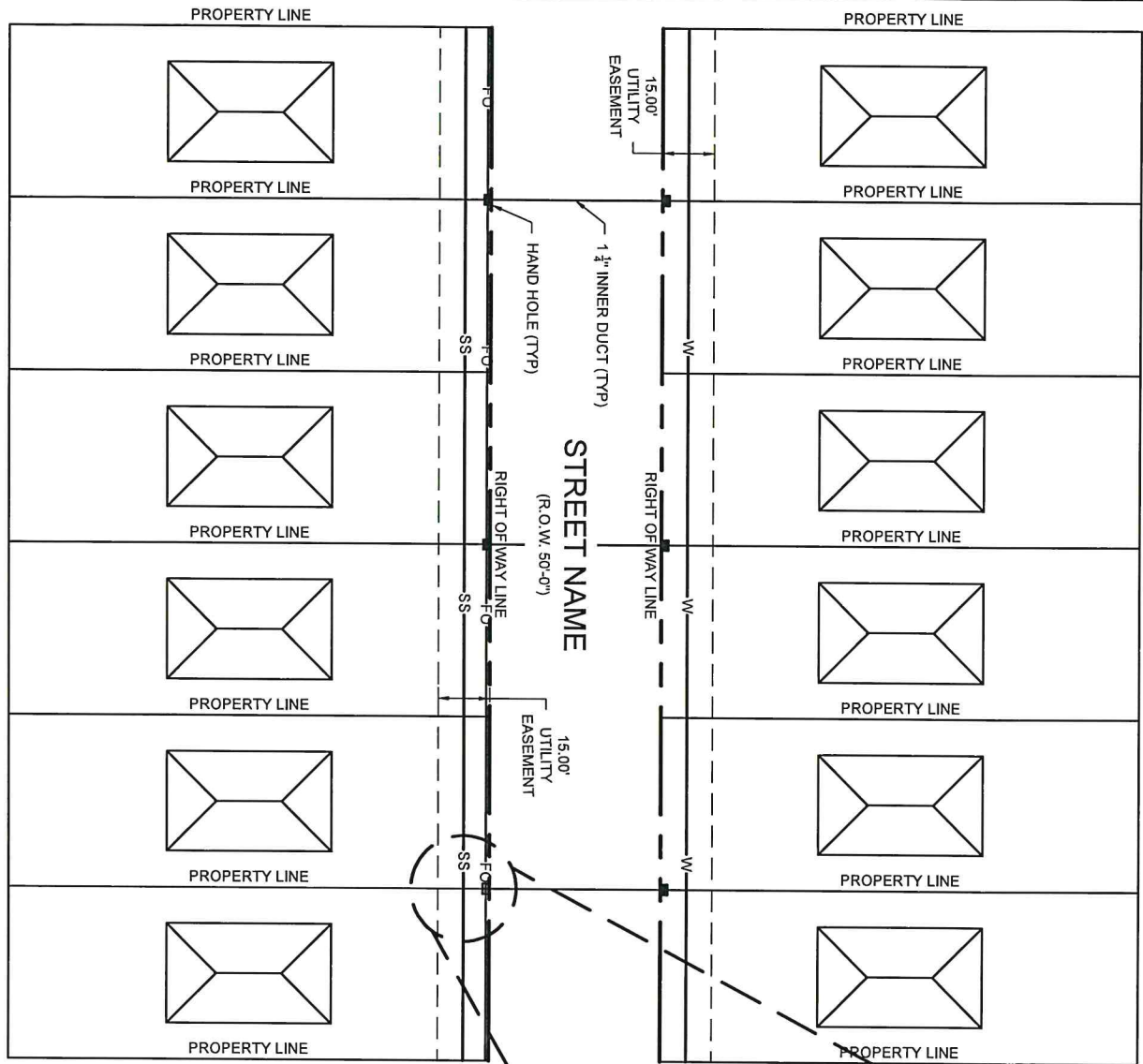
LOCAL 50' WITH
15' UTILITY EASEMENT

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

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



STR-1A



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

LOCAL 50' WITH
15' UTILITY EASEMENT

DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
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DATE:	DATE

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



Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Wednesday, June 15, 2022 3:27 PM
To: Eddie Martinez
Subject: Proposals: Anacua Estates S/D; Shamrock Acres S/D; Fruitmich S/D; Heritage Estates S/D; La Piedad S/D

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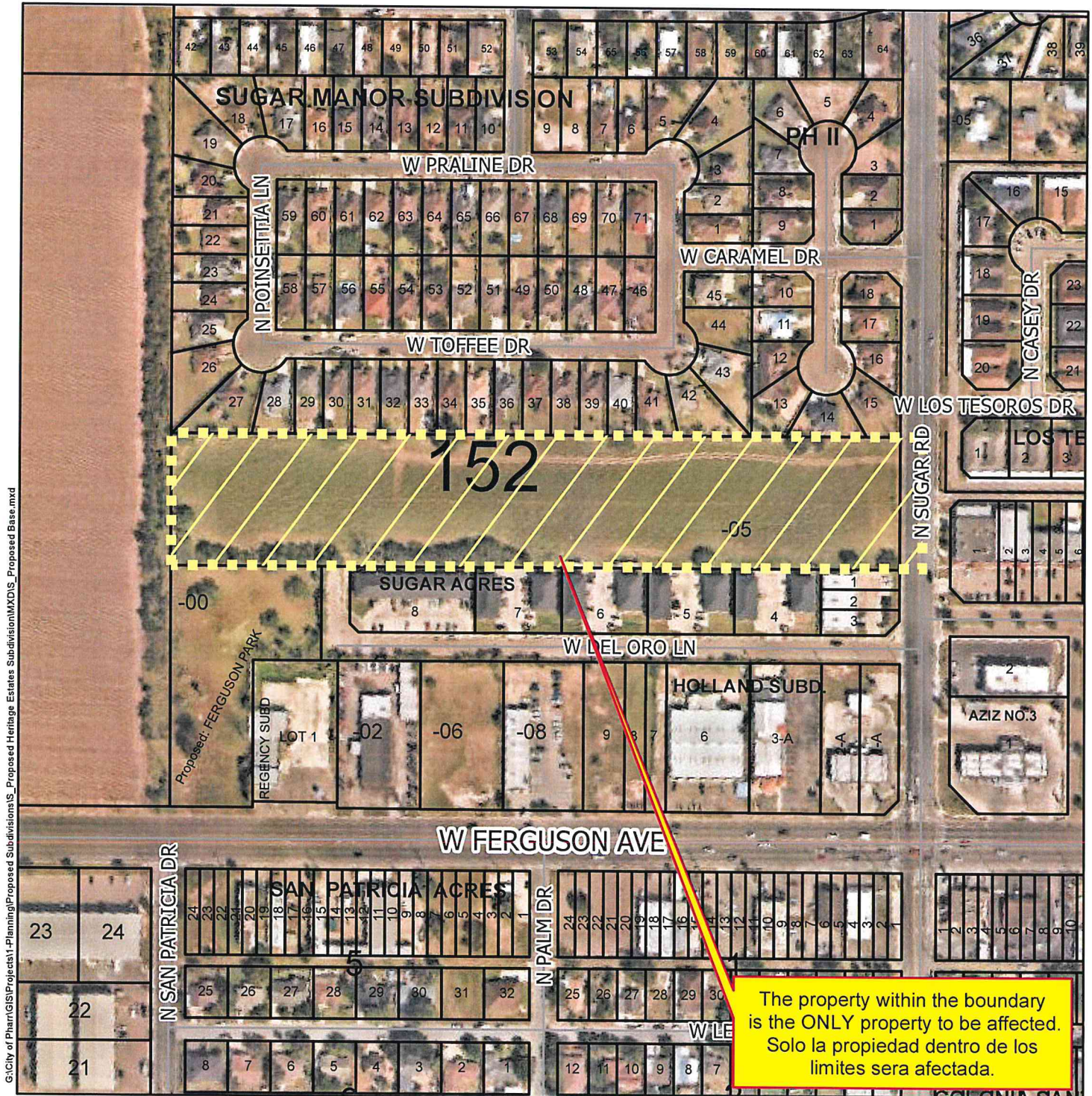
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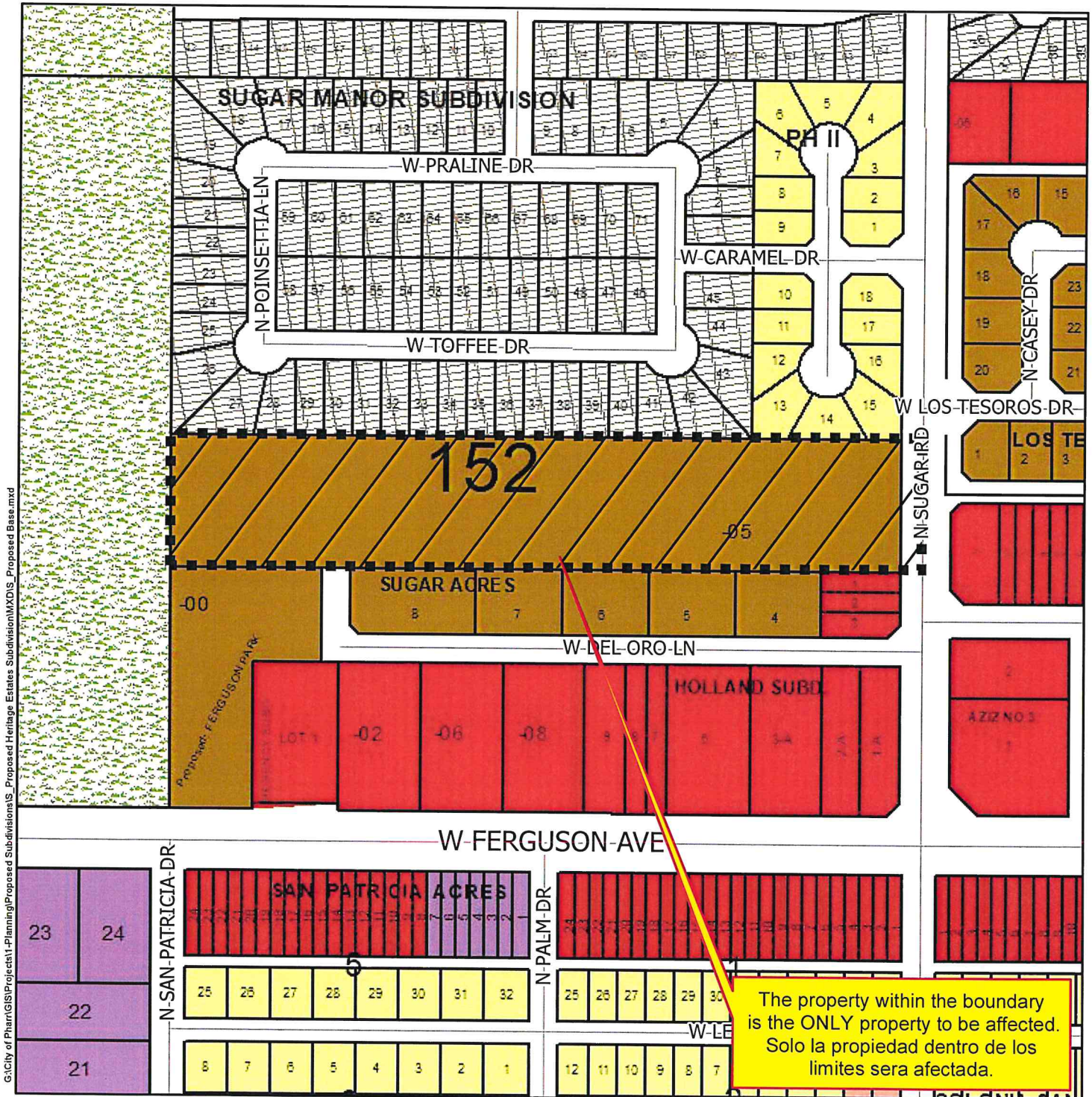
I have a few comments to provide on the following proposed subdivisions.

1. Anacua Estates Subdivision: The general row claim covering all the lot, V. 26 P. 234. We need a starting point from Kelly-Pharr subdivision. The Lot A - DETENTION AREA is within our 27.50' irrigation and drain easement and would need to reduce it to be outside our easement. The delivery point on the West side of Lot 73 KP will need to be extended to the East ½ for the customers who are paying the flat rate.
2. Shamrock Acres Subdivision: The general row claim covering all the lot, V. 26 P. 234. A starting point with reference to lot 332 Kelly-Pharr. The subdivision is within a 70' earthen canal right of way V. 0 P. 63.
3. Fruitmich Subdivision: The general right of way, V. 26 P. 234.
4. Heritage Estates Subdivision: The general right of way covering all the lot, V. 26 P. 234. The East 30' is HCID2 ownership, V. 26 P. 203 so the East side boundary line needs to be moved by 30' to the West. The 10' utility easement is partially crossing into our 19' HCID2 easement in the N.W. corner of lot 17 and needs to end at that point.
5. La Piedad Subdivision: 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





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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.6.

DATE SUBMITTED: June 22, 2022

MEETING DATE: June 27, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rio Delta Engineering, representing Ascary Ruiz, Manager for Pinpoint Construction & Investments, LLC., is requesting preliminary plat approval of the proposed Anacua Estates Subdivision. The property is legally described as being a 23.84 acres tract of Land, more or less, same being out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Owassa Rd. **SUB#220515**

Classification: Regular

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

Issue: Rio Delta Engineering, representing Ascary Ruiz, Manager for Pinpoint Construction & Investments, LLC., is requesting preliminary plat approval of the proposed Anacua Estates Subdivision. **SUB#220515**

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 6/22/2022
Approved - 6/22/2022
Final Approval - 6/24/2022



MEMORANDUM

DATE: MONDAY, JUNE 27, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANACUA ESTATES SUBDIVISION
FILE NO. **SUB#220515**

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Ascary Ruiz, Manager for Pinpoint Construction & Investments, LLC., is requesting preliminary plat approval of the proposed Anacua Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 23.84 acres tract of Land, more or less, same being out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of West Owassa Rd.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural Open Space District (A-O) and Multi-family High Density District (R-MFHD) to the east, Single Family Residential District (R-1) to the west, Agricultural Open Space District (A-O) to the south and City limits to the north. 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 Anacua Estates subject to the following conditions set before you.

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

1. Provide street lights layout along W. Owassa Rd. or show existing lights maximum spacing is 250'.
2. Project engineer to provide street names.
3. Max street light spacing is 250' max.

EASEMENTS:

1. Called out two 10' Exclusive City of Pharr easement between lots 18 & 19 for sewer and 10 & 11 for water.
2. Provide 15' exclusive easement to City of Pharr for water & sewer lines for offsite easements or as requested by public utilities.
3. Easements shall not overlap with other easements.
4. Verify the H.C.I.D.#2 easements, review with district.
5. Label and show all existing easements.
6. Showing a 50' HCID 2 on the southwest corner of property, does this easement continue north project engineer to verify with HCID #2.

**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:

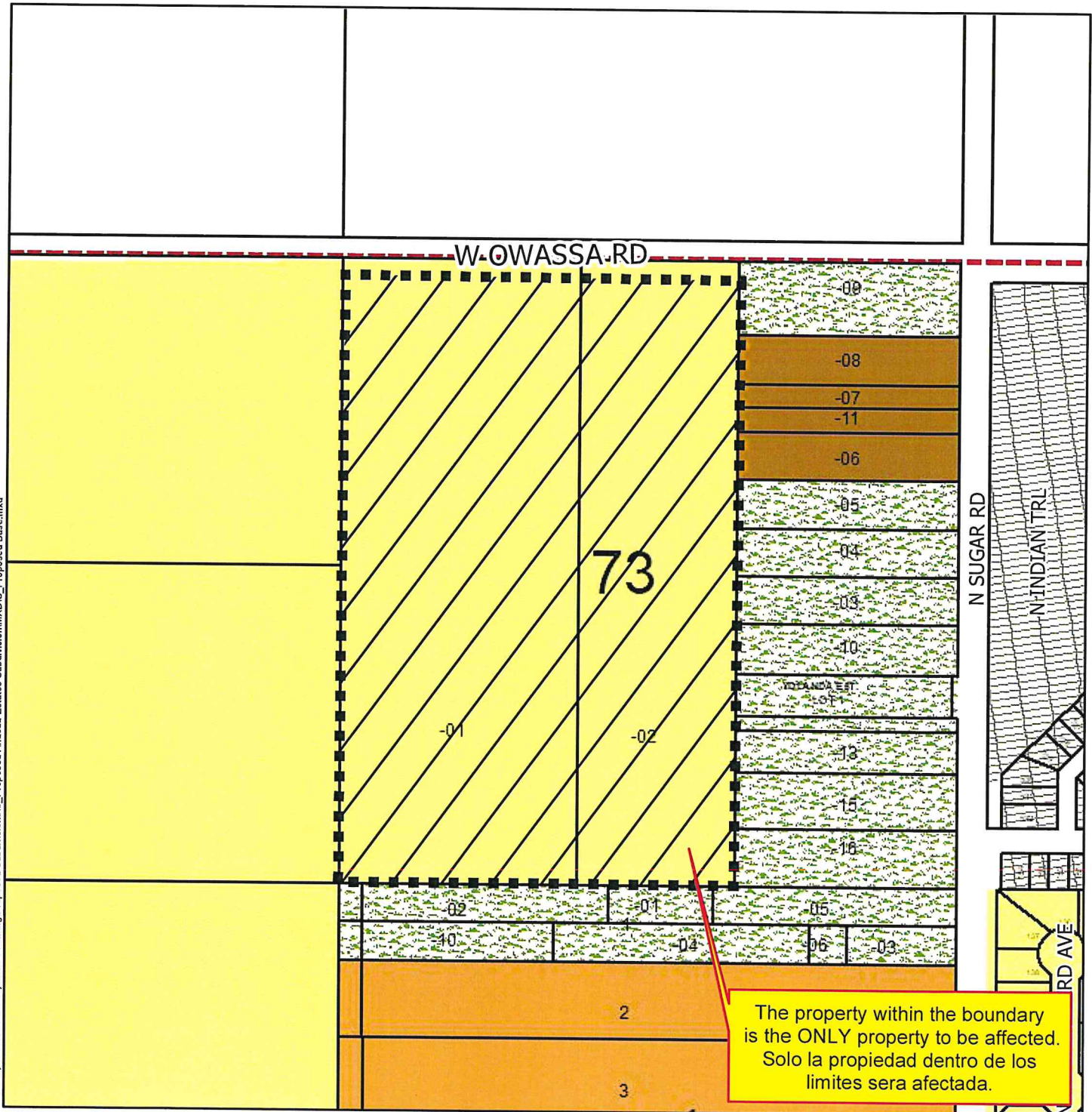
1. Drainage report to be reviewed by HCDD 1, for approval.
2. Provide plat note for detention, who will be responsible for maintenance.

OTHER:

1. Plat note #4, need to provide northing & easting.
2. Plat note #6, add the word "Building" after during.
3. Plat note #9, provide the full wording for the detention directive.
4. on metes & bounds be consistent with text height.
5. Make sure text is legible on plat.

6. On location map label and show all recorded subdivisions.
7. Provide engineer and surveyor signature.
8. Clean up plat layout.
9. Label all monuments on plat layout.
10. Label and show all existing recorded subdivisions in cover sheet.
11. Staff notes are attached.

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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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PLAT REVIEW MEETING FOR:

ANACUA ESTATES SUBDIVISION

COMMENTS:

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

JUNE 16, 2022

WATER:

- Easements will need to be 10' exclusive to the City of Pharr
- Water services will need to be 1" x 3/4" (SINGLE SERVICES)
- Will need to show water valves
- Relocate water valves on street "E" and "B" to the south side of fire hydrant located between street "D" and "E"
- Relocate water valves on street "E" and "A" to the south side of fire hydrant located between street "D" and "E"
- On street "D" and "E" water line and sewer line will need to be on opposite side
- Water line will need to be looped (on W. Minnesota)
- Water line to go between lots # 10,11 with 5' easements on each lot (10' total)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 10' exclusive to the City of Pharr
- Verify sewer services on lots #9,10,11,12,17,18,19,20
- Sewer services will need to be 4"
- Will need to verify sewer main line on west side of property
- Manholes cover will need to be composite base with City of Pharr logo
- Will need to build and install a new lift station sized to the adequate surrounding area as per Master Plan
- Will need to have the flow from the existing lift station (Texas Trails) to flow to new lift station site
- Lift station discharge line will need to connect to Minnesota
- Will need to provide sewer flow of subdivision
- 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: Anacua Estates Subdivision (Preliminary))

Reviewed by: Manuel Renta/ Dago Soto

June 22, 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. PLAT NOTE # 6: SHALL ADD BUILDING BEFORE PLAN REVIEW PHASE
2. SHALL LOOP THE WATER MAIN TO THE SUBDIVISION LOCATED AT THE SOUTH WEST OF THE PROPOSED SUBDIVISION.
3. SHALL PROVIDE THE RADIUS DETAILS FOR THE CUL-DE-SAC ON THE PAVEMENT LAYOUT.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Anacua Estates Subdivision
N. Sugar Road
Pharr Tx, 78577

DATE: 06/14/2022
23.84 Acres

Plat Notes:

- No comments

General Notes:

- Show Drainage Details
- Show all utility profile crossing and Elevation and separation Details.
- Obtain a discharge permit from irrigation dist.
- Show a maximum 8" inch bleeder connection.
- Change 50x16x16 to 50 x 20 at rock entrance and change it to 4"- 8"
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- Must submit (1) digital copy in (USB) for review and one (1) hard copy for Finalization of the Erosion & Sediment control Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Anacua Estates Subdivision **DATE:** June 16, 2022

REVIEW: Preliminary (comments plans dated 6-3-2022)

PLAT

1. Signature and seal from P.E.
2. Signature and seal from R.P.L.S.
3. Note No. 4---Show northing and easting for benchmark #64.
4. Note No. 5---include the following... "Internal streets shall require curb ramps and landing at time of subdivision construction".
5. Note No. 9---include the following to the City of Pharr drainage directive... ***"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"***.
6. Provide a plat note for maintenance of the detention pond.

SITE PLAN

1. 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. Fire hydrants shall be set 6'-ft from back of curb.
2. Make accommodations for fiber optic. Include hand holes and conduit in cost estimate.
3. All waterline and water services crossings underneath street shall require casing.
4. All public roads shall have curb and gutter reinforced with 3 #3 continuous rebar. During construction, include etchings on curb and gutter showing the location of utility services for water and sewer.
5. Ensure that street names are consistent in all plan sheets.
6. Call out all turning radii throughout the subdivision.
7. Provide utility profiles and show any crossings that may occur.
8. Change curb stop size from 1"-in to ¾"-in on water service detail.
9. Check flowline for sanitary sewer, to see if the flow is in the correct direction.

DRAINAGE

1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit phase.
3. Detention ponds with depths greater than 3'-ft shall require a perimeter fence.

CONSTRUCTION SCHEDULE

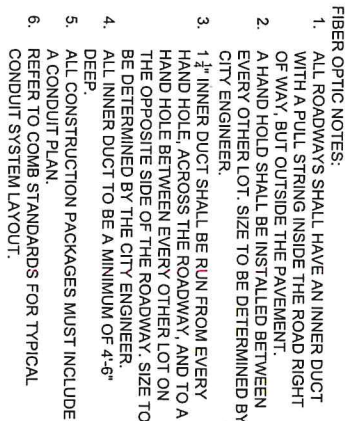
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ADDITIONAL COMMENTS

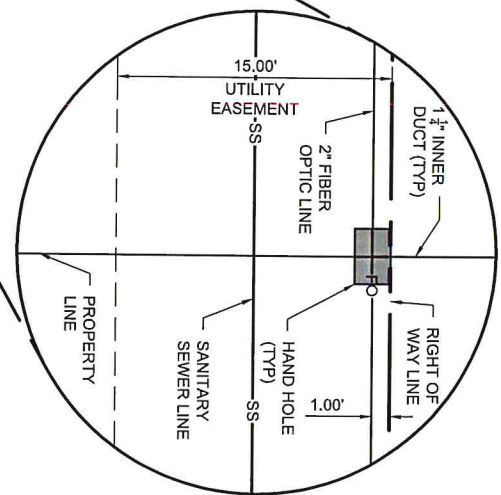
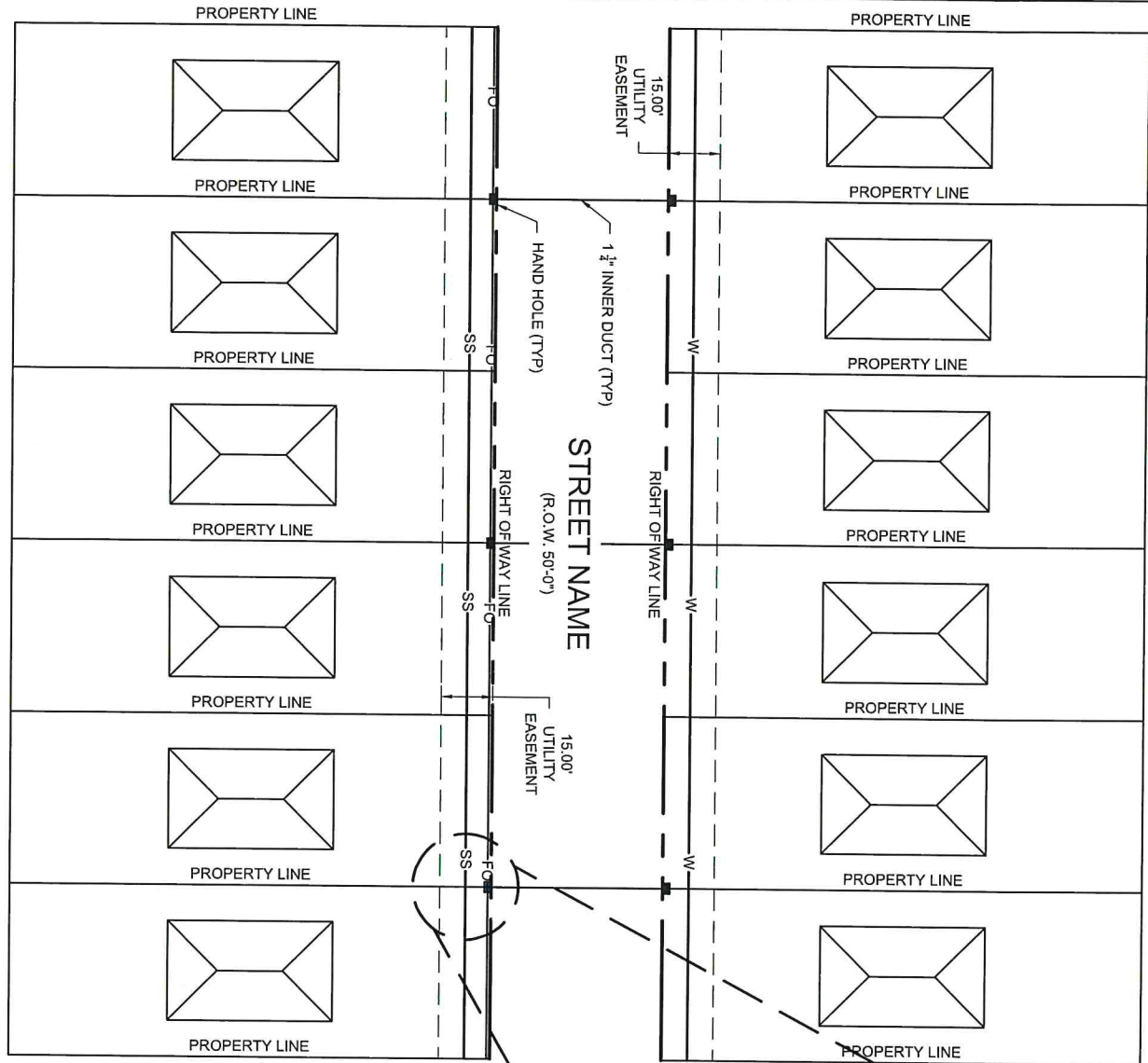
- A discharge permit from H.C.D.D. No. 1 shall be required for drainage outfall.
- Acquire crossing permit from irrigation district for crossing H.C.I.D. No. 2 ROW.
- Trenching/excavations deeper than 4'-ft shall require a trench safety plan.
- Engineering department shall require lab testing for the following:
 - Backfilling,
 - Pavement items
 - Concrete items
- Waterline testing shall be required, these include:
 - Hydrostatic
 - Bacteriological
- Sanitary sewer line testing shall be required, these include:
 - Low air pressure test
 - Mandrel test 30 days after line has been installed and buried



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



STR-1A



\\pharr1-1s4\Engineering\U-Drilling & Mapping\U-Drilling\Standard Details\City of Pharr\2019 Revisions\STR - Street\STR-1_STR-1A Local 50' with 15' Utility Easement.dwg

LOCAL 50' WITH
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DESIGNED BY:	DESIGNER
DRAWN BY:	DRAWN_BY
CHECKED BY:	CKD_BY
DATE:	DATE

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