

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 8, 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 July 25, 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) ESPI Logistics, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lot 4, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 921 West Sharm Drive. **COZ#220737**

- 2) Halff Associates, INC., representing Capote Farms, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 19.522 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 11000 Block of South Veterans Boulevard. **COZ#220738**

E. PLATS:

- 1) Salinas Engineering & Associates, representing Roberto and Nydia Cavazos, owner's are requesting final plat approval of the proposed Tropical Subdivision. The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1900 Block of North Veterans Blvd. ("I" Road). **SUB#201236**

- 2) Melden & Hunt Inc., representing, Steve Lollis, Manager and Sole Member, for TGO Dahlia 21, LP, A Texas Limited Partnership, is requesting final plat approval of the proposed Dahlia Villas Subdivision. The property is legally described as being a resubdivision of 4.538 acres out of Lot 187 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Sam Houston Ave. **SUB#220203**

- 3) Brownstone Consultants, representing Rhea Nanette Mora, Owner, is requesting preliminary plat approval of the proposed Meca Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Rd. **SUB#220724**

4) Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed UHS Center on Ridge Subdivision. The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400-500 Block of West Ridge Rd. **SUB#220617**

5) HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision. The property is legally described as being a 19.522 acres out of Lots 3 & 4 of the Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Capote Central Ave. **SUB#220720**

6) SAM Engineering & Surveying, Inc., representing Efrain Agustin and Martha Maldonado, are requesting preliminary plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. **SUB#220618**

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 5th day of August 2022 at 9:30 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 25, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 25, 2022 and following is the record of attendance.

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

ABSENT: Luis Madrigal Charlie Ramirez

OTHERS PRESENT: See attached list

STAFF PRESENT: Kimberly Mendoza, Director
Roy Rodriguez, Asst. Director
Patricia Rigney, City Attorney
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II
Laura Fonseca, Planner I
Iris Mata, Administrative Assistant

ITEM A. CALL TO ORDER

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

Jonathan Larraga moved to excuse the absent members. Rafael Munguia 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 JULY 11, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of July 11, 2022. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) TEJAS BAR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.05 ACRES, MORE OR LESS, OUT OF LOTS 13 THRU 16 AND A PORTION OF LOT 12, BLOCK 32, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 410 WEST STATE AVENUE, SUITE D. CUP#220634**

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned Business District (C-2). The surrounding area is zoned General Business District (C) to the south and west, Business District (C-2) to the east and Single-Family Residential District (R-1) to the north. This area is generally designated for commercial in the Land Use Plan. She further reported thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval the request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Jonathan Larraga moved to approve the request of the Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

- 2) LISANDRO ESPINOZA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM NEIGHBORHOOD COMMERCIAL DISTRICT (N-C) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING .48 ACRES, MORE OR LESS, OUT OF LOT 175, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 220 NORTH SUGAR ROAD. COZ#220635**

Anaisa Licerio, Planner II, stated the item was withdrawn and no action was needed.

3) M & S ESTATE LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, FOX SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1527 SOUTH JACKSON ROAD. COZ#220636

Anaisa Licerio, Planner II, introduced the item and stated the property is currently zoned General Business District (C). The subject property and the properties to the north, east and south were annexed on November 18, 1986. The subject property was rezoned to General Business District (C) on June 17, 2019. A portion of the properties to the north was rezoned to General Business District (C) and the remaining portion was rezoned to Residential Muti-Family High Density District (R-MFHD) on April 21, 2015. The City Limits lie to the west. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and single-family use in the Land Use Plan. She further reported sixteen (16) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

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

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated there was one (1) individual signed up to speak, Cheri Zarzecki.

Cheri Zarzecki, residing at 1601 S. Jackson, stated her property was adjacent to the property and did not believe this was in the best interest of the surrounding area. Ms. Zarzecki continued to state the heavy equipment could be detrimental to the traffic on Jackson Road. She reported instances of loading and unloading on Jackson Road and stated this would not be in the best interest of the businesses in the area. Ms. Zarzecki continued to state her disapproval due to the noise, dust, and trash that affected her property due to no fence.

Mr. Wylie closed the public hearing and opened the items for discussion.

Jonathan Larraga requested the item be discussed in Executive Session.

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 6:09 p.m., Chairman, Danny Wylie, 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 6:24 p.m., Chairman, Danny Wylie, stated the commission would be resuming the open meeting.

There being no further discussion Rafael Mungia moved to approve the request to re-zone from General Business District (C) to Heavy Commercial District (H-C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

None.

ITEM F. 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 6:25 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: ESPI Logistics, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lot 4, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 921 West Sharm Drive. **COZ#220737**

Classification: Regular

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

Issue: ESPI Logistics, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C).

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/5/2022



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 8, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220737
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: July 7, 2022

1. Applicant: ESPI Logistics, LLC., owner.
2. Requested Action: Re-zoning request from General Business District (C) to Heavy Commercial District (H-C).
3. Nature / Intent of Request: In order to construct a warehouse for assembling, storage and sales of gym equipment.

4. Routing to Staff:

A. Kimberly Mendoza, Director	<u>KM</u> Initials	<u>8/3/22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u>AM</u> Initials	<u>8/3/22</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	_____ Initials	_____ Date	☐ Approval ☐ Denial
D. City Attorney	_____ Initials	_____ Date	☐ Approval ☐ Denial
E. City Manager	_____ Initials	_____ Date	☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 8, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lot 4, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 921 West Sharm Drive.
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Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

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

DESCRIPTION OF PROPERTY:

ESPI Logistics, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) in order to construct a warehouse for assembling, storage and sales of gym equipment.

The subject property is located on the south side of West Sharm Drive and has a physical address of 921 West Sharm Drive. The property is legally described as being Lot 4, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas.

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

The property is currently zoned General Business District (C). The properties to the north, east and west were rezoned from Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1996. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. Later, the property to the west was rezoned from General Business District (C) to Heavy Commercial District (H-C) on January 17, 2022. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Six (6) letters were mailed out to the surrounding property owners within 200 ft. radius on July 22, 2022, and a legal notice was published in the Advance News Journal on July 20, 2022. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and is in line with the future land use. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 15, 2022** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

ESPI Logistics, LLC
C/O: Roberto Escobar Pineda
APPLICANT

General Business District (C)
CURRENT ZONE

921 West Sharm Drive
ADDRESS

Heavy Commercial District (H-C)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

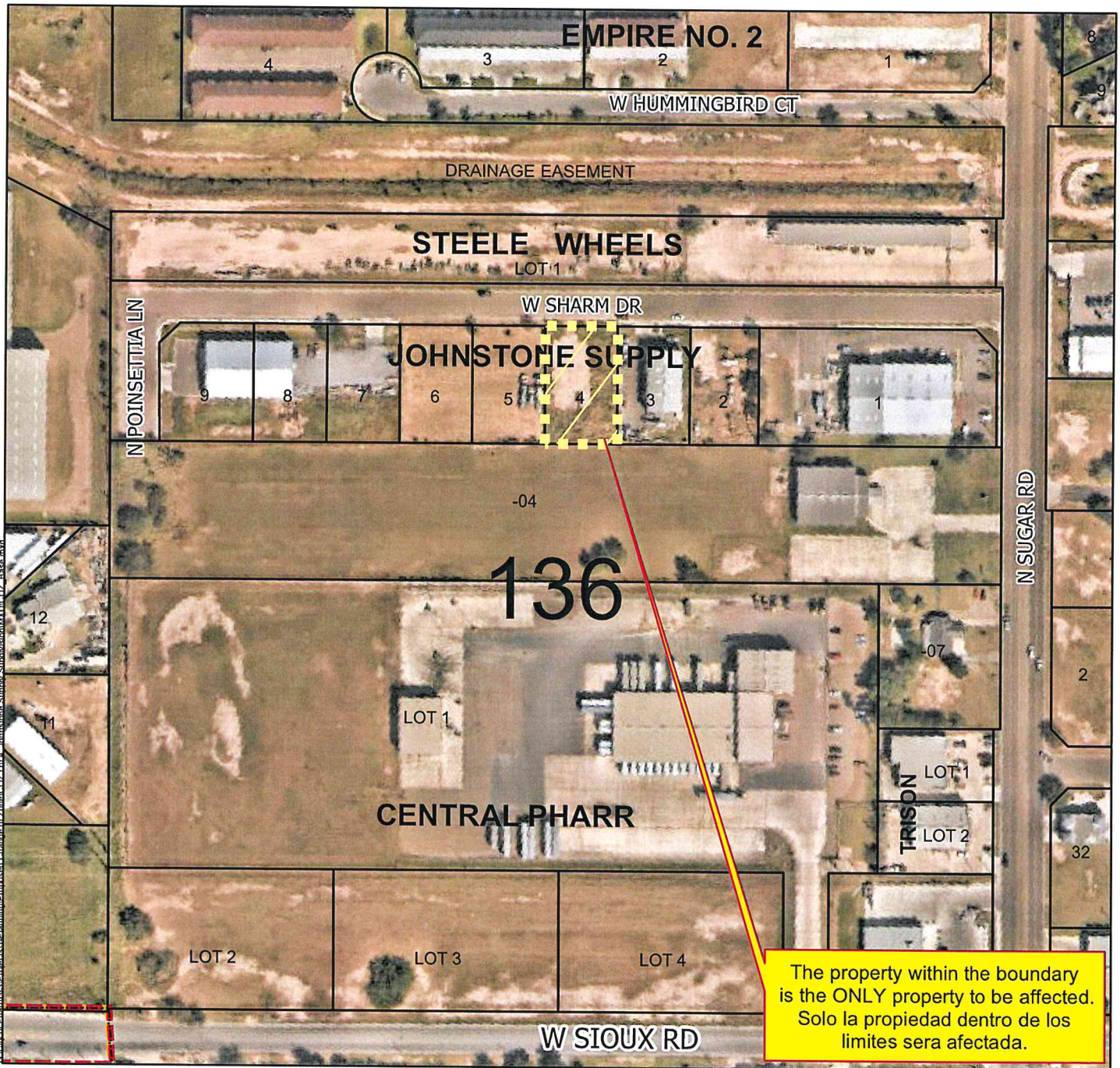
Approval

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

Anaisa Licerio, Planner II
PREPARED BY

August 3, 2022
DATE

Proposed Change of Zone
921 W Sharm, Lot 4, Johnstone Supply Subdivision
ESPI Logistics, LLC



Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

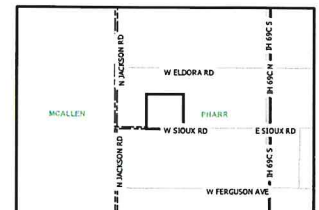
City of Pharr, Texas
Engineering Department
956.402.4242

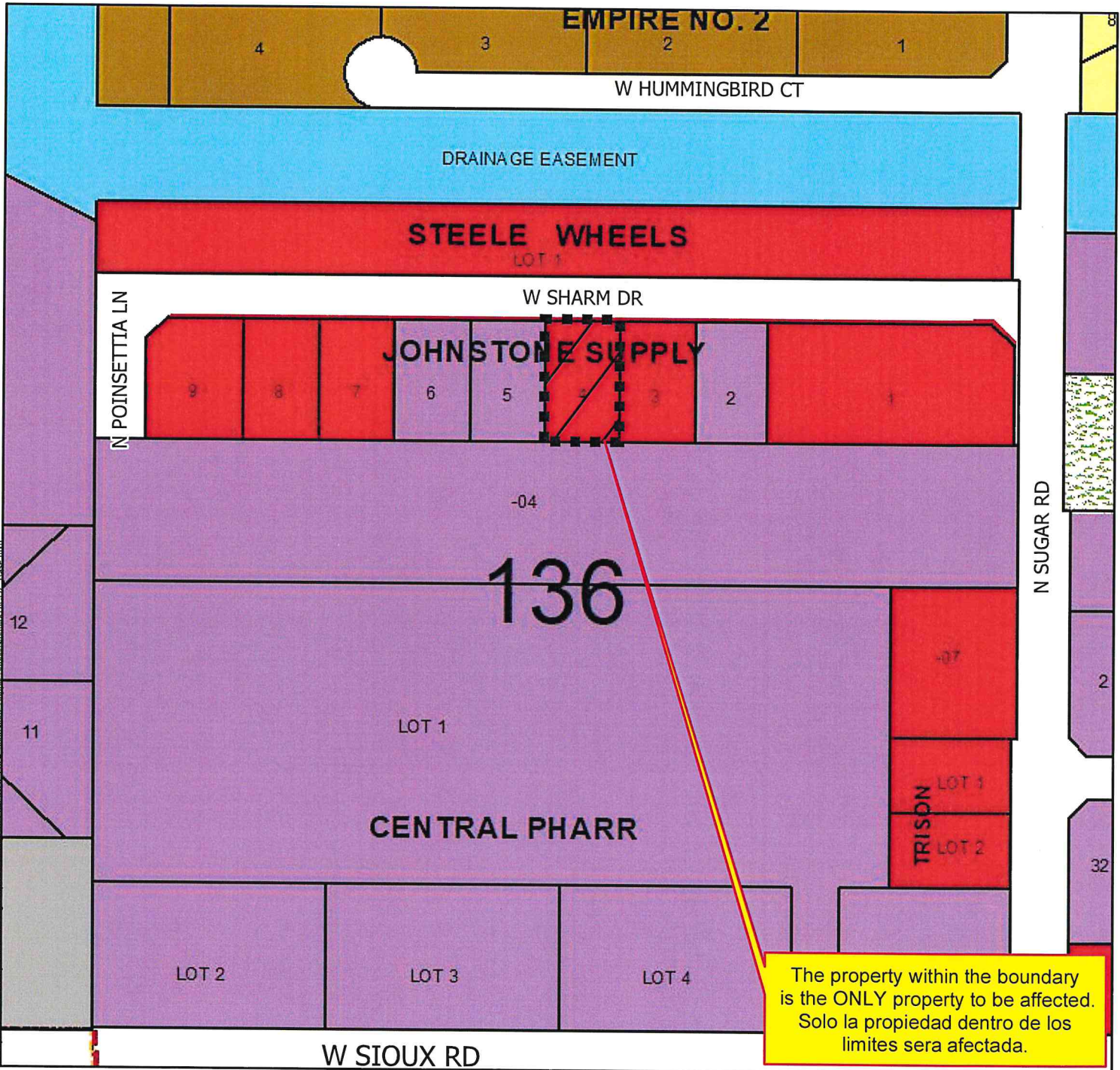
Date: 7/20/2022

Scale: 1 inch = 207 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.





Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

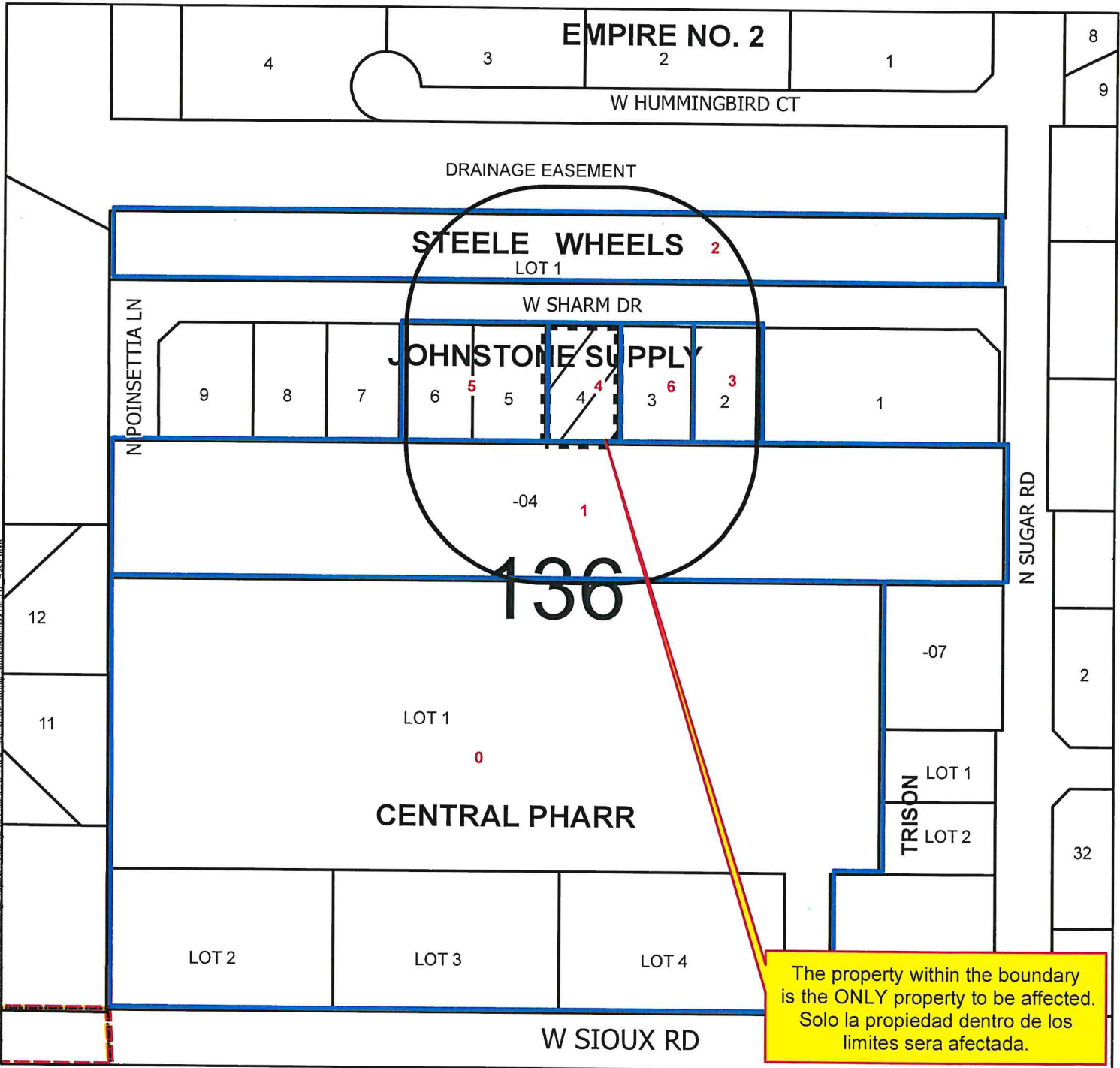
Date: 8/4/2022

Scale: 1 inch = 200 feet



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





Zoning

ZONE

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

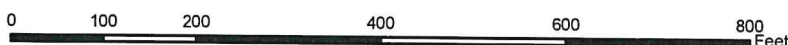
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

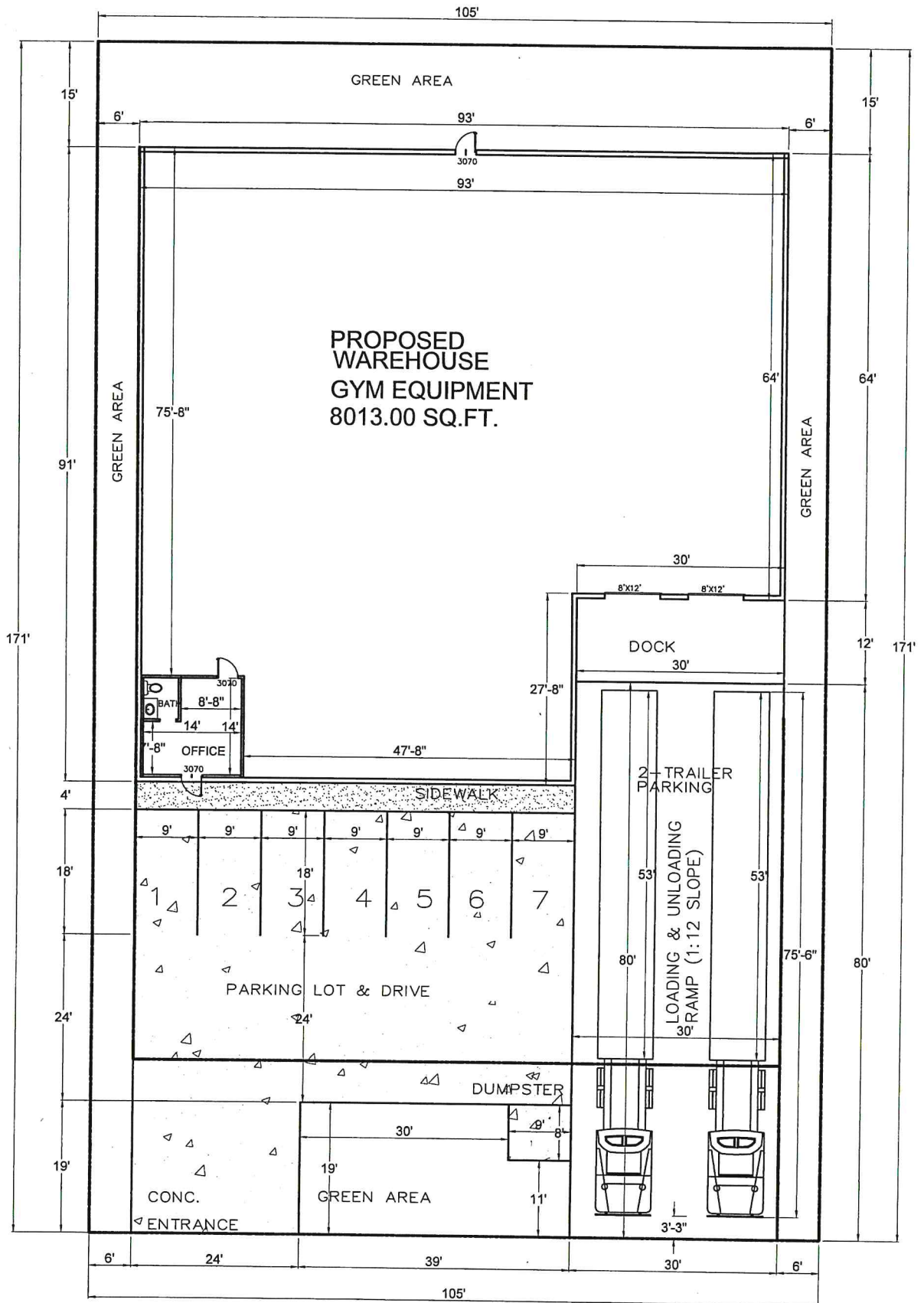
Date: 7/20/2022

Scale: 1 inch = 207 feet



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FLOOR PLAN

SCALE: 1/16"=1'-0"

LOT 4 JOHNSTONE SUPPLY SUBD.
921 W. SHARM DRIVE



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Halff Associates, INC., representing Capote Farms, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 19.522 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 11000 Block of South Veterans Boulevard. **COZ#220738**

Classification: Regular

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

Issue: Halff Associates, INC., representing Capote Farms, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress, and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/5/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 8, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220738
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: July 7, 2022

1. **Applicant:** Halff Associates, INC., on behalf of Capote Farms, Ltd., owner.
2. **Requested Action:** Re-zoning request from Limited Industrial District (L-I) to Heavy Industrial District (H-I).
3. **Nature / Intent of Request:** In order to develop and construct warehouses.

4. **Routing to Staff:**

A. Kimberly Mendoza, Director	<u>km</u> Initials	<u>8/3/22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u>AS</u> Initials	<u>8/3/22</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	_____ Initials	_____ Date	☐ Approval ☐ Denial
D. City Attorney	_____ Initials	_____ Date	☐ Approval ☐ Denial
E. City Manager	_____ Initials	_____ Date	☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, AUGUST 8, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 19.522 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 11000 Block of South Veterans Boulevard.
--

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

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

DESCRIPTION OF PROPERTY:

Halff Associates, INC., representing Capote Farms, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) in order to develop and construct warehouses.

The subject property is located at the northwest corner of East Capote Central Avenue and South Veterans Boulevard and is physically located within the 11000 Block of South Veterans Road. The property is legally described as being 19.522 acres, more or less, out of Lots 3 and 4, Block 1, Resubdivision of Closner Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Veterans Boulevard, a 100 ft. minor arterial, that runs north and south with a posted speed limit of 30- 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Limited Industrial District (L-I). The property and properties to the south and a portion to the west were annexed on November 11, 2011. The remaining portion to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 5, 2005. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for right-of-way and industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Nine (9) letters were mailed out to the surrounding property owners within 200 ft. radius on July 22, 2022, and a legal notice was published in the Advance News Journal on July 20, 2022. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress, and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 15, 2022** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Halff

C/O: Roxxie Lee de la Cruz

APPLICANT

Limited Industrial District (L-I)

CURRENT ZONE

11000 Block of South Veterans Boulevard

ADDRESS

Heavy Industrial District (H-I)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress, and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II

PREPARED BY

August 3, 2022

DATE

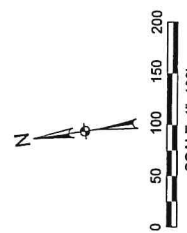
Revision	No.	Date	Description

**PRELIMINARY
SITE PLAN**
FOR THE PROPOSED
AUTOTURN EXHIBIT
ONLY
THIS DOCUMENT IS FOR INFORMATION
ONLY AND DOES NOT CONSTITUTE
A CONTRACT.
THESE DOCUMENTS ARE NOT TO BE
USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN
CONSENT OF HALFF.

DO NOT SCALE DRAWING

Project No.	41150.000
Sheet No.	502022
Drawn By:	SK
Checked By:	RD
Scale	AS NOTED
Sheet Title	SITE PLAN & AUTOTURN EXHIBIT

EX-VER-2
Sheet Number



- LEGEND**
- PROPOSED
 - PROPOSED PAVEMENT
 - CONCRETE
 - LANDSCAPE AREA

EXISTING ZONE/UNLIMITED INDUSTRIAL
PROPOSED ZONE/UNLIMITED INDUSTRIAL

LOT A PARKING COUNT
PASSENGER REGULAR STALLS: 150
PASSENGER ACCESSIBLE STALLS: 150
VAN ACCESSIBLE STALLS: 150
TOTAL: 450

LOT B PARKING COUNT
PASSENGER REGULAR STALLS: 150
PASSENGER ACCESSIBLE STALLS: 150
VAN ACCESSIBLE STALLS: 150
TOTAL: 450

CITY OF PHARR REQUIREMENTS

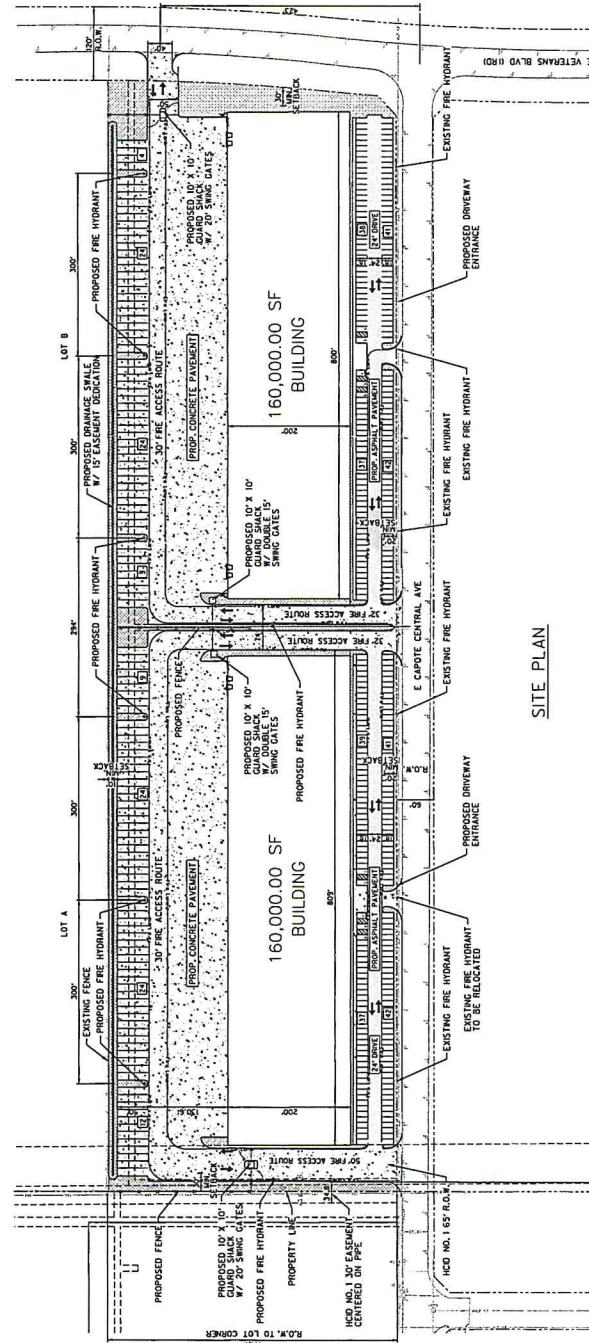
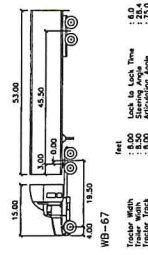
LOT A AREA 432,429 SF
PROVIDED BUILDING COVERAGE: 160,000 SF (37%)
MAXIMUM IMPERVIOUS COVERAGE: 391,657 SF (90%)

LOT B AREA 417,956 SF
PROVIDED BUILDING COVERAGE: 160,000 SF (38%)
MAXIMUM IMPERVIOUS COVERAGE: 367,482 SF (88%)

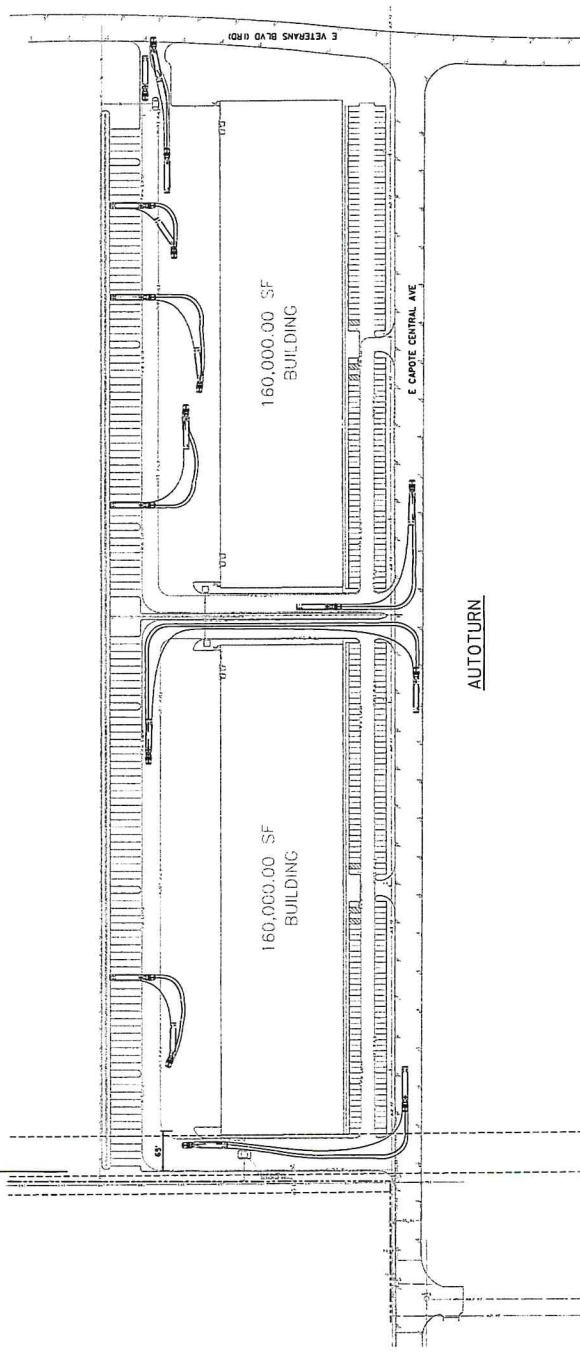
CITY OF PHARR REQUIREMENTS BASED ON SECTION 13.1, HEAVY INDUSTRIAL ORDINANCE:

FRONT SETBACK 20 FEET OR EQUAL TO ONE-THIRD THE FRONT SETBACK, WHICHEVER IS GREATER.
REAR SETBACK 20 FEET OR EQUAL TO ONE-THIRD THE REAR SETBACK, WHICHEVER IS GREATER.
SIDE SETBACK 10 FEET OR EQUAL TO ONE-THIRD THE SIDE SETBACK, WHICHEVER IS GREATER.

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SIDE SETBACK 10 FEET OR EQUAL TO ONE-THIRD THE SIDE SETBACK, WHICHEVER IS GREATER.

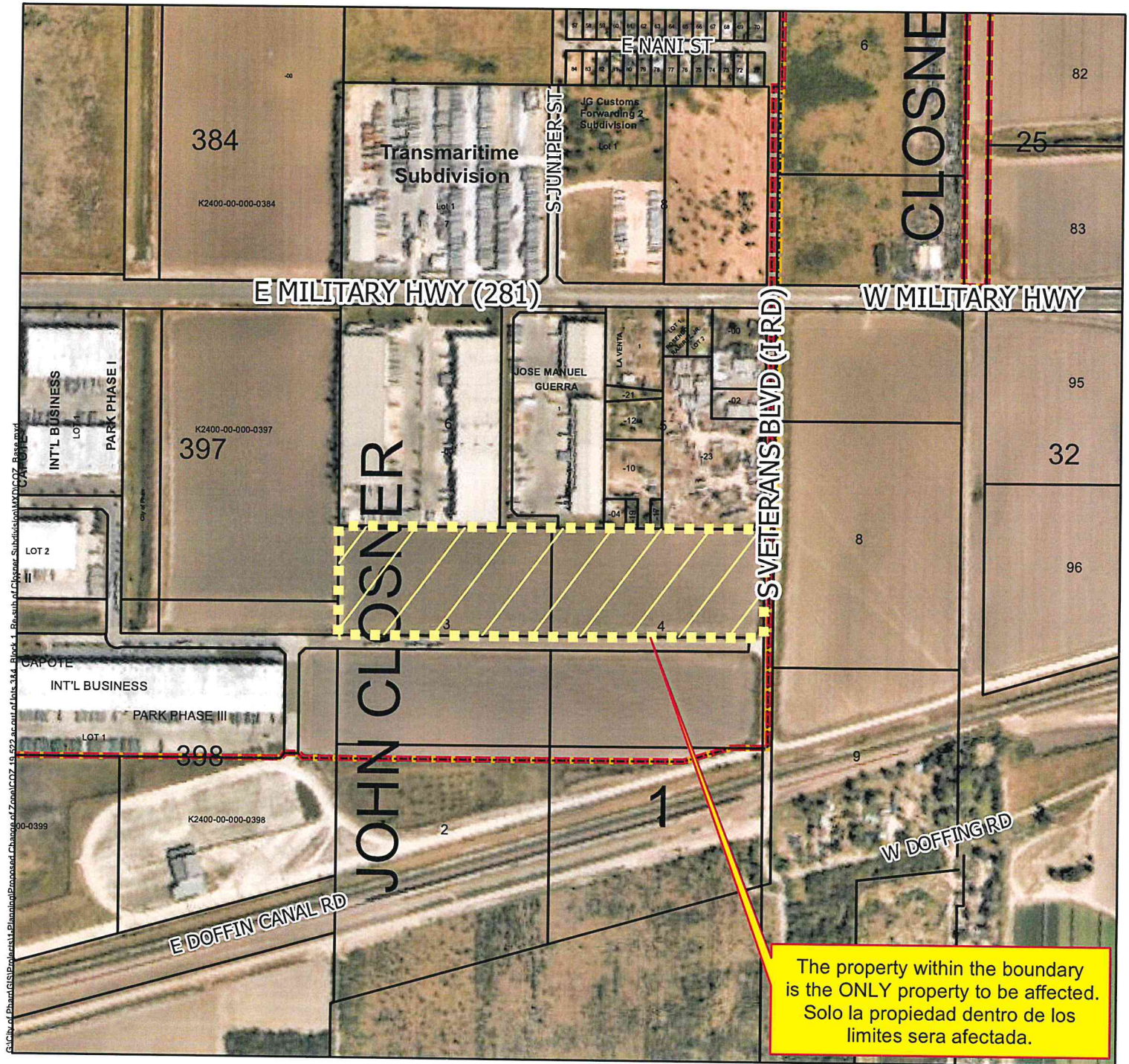


SITE PLAN



AUTOTURN

Proposed Change of Zone
 19.522 acre out of lots 3 & 4, Block 1, Re-subdivision
 of Closner Subdivision
 Halff Associates, INC, Rep. Capote Farms, Ltd.



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

Zoning

ZONE

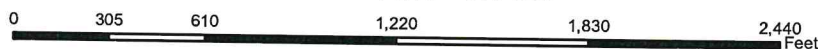
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

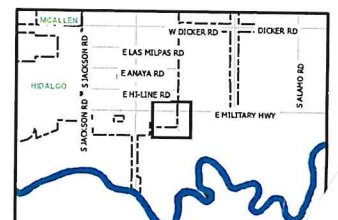
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 7/21/2022

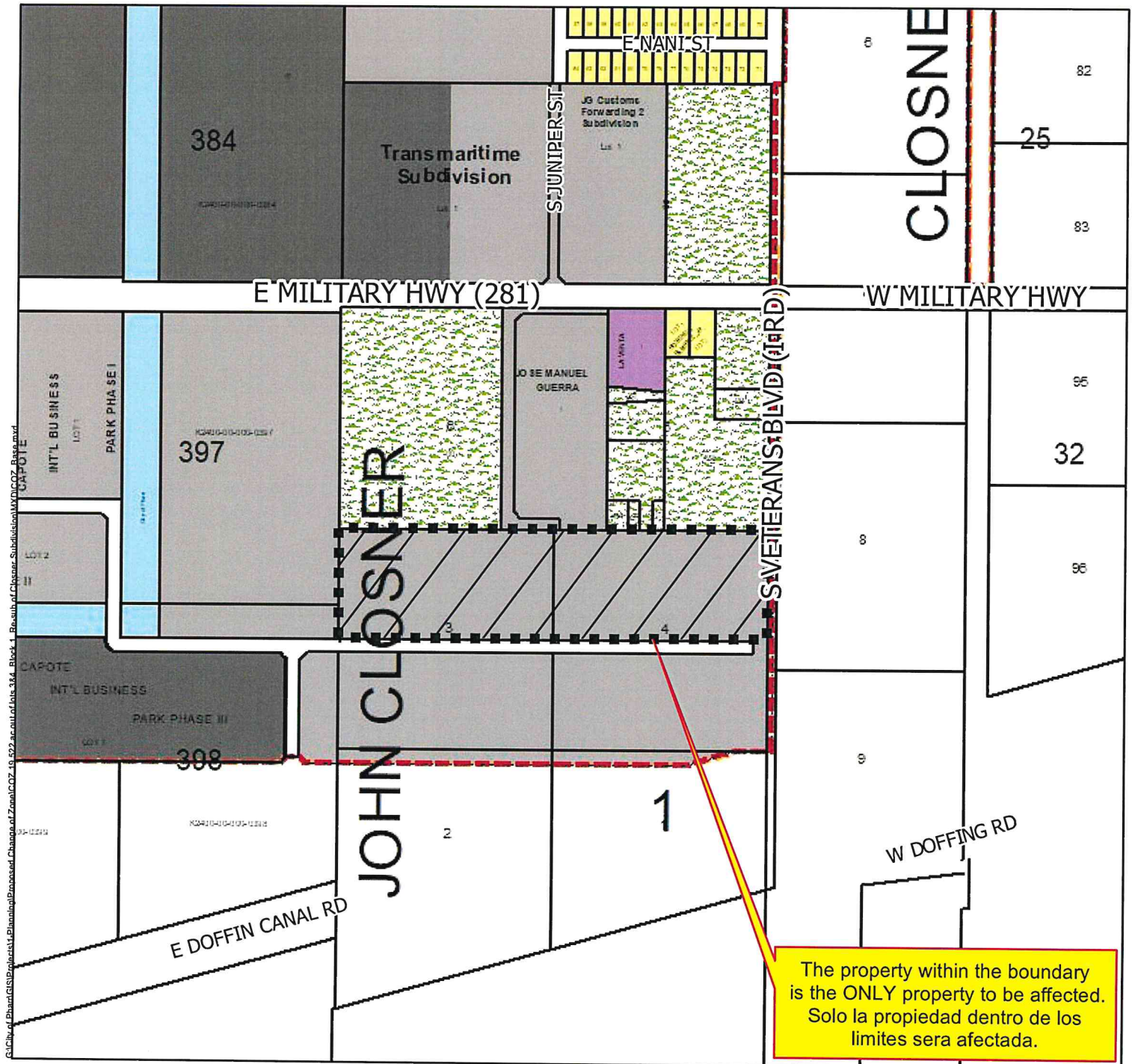
Scale: 1 inch = 610 feet



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



Proposed Change of Zone
 19.522 acre out of lots 3 & 4, Block 1, Re-subdivision
 of Closner Subdivision
 Half Associates, INC, Rep. Capote Farms, Ltd.



Zoning

ZONE

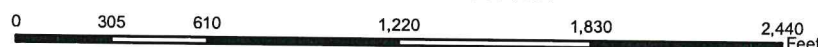
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

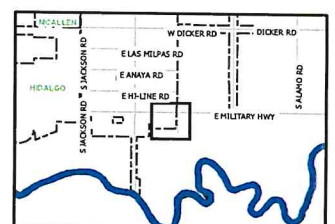
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 7/21/2022

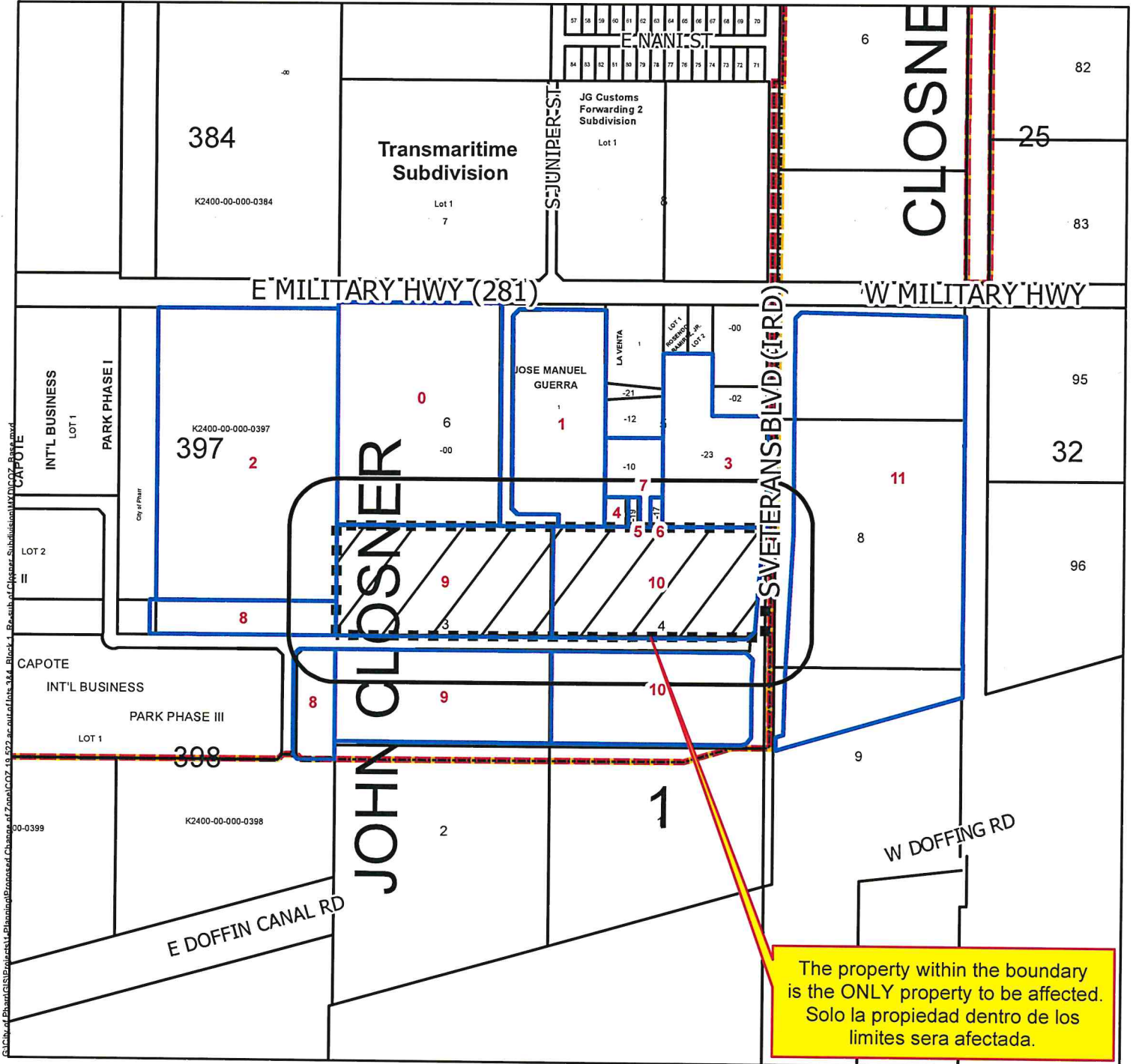
Scale: 1 inch = 610 feet



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Proposed Change of Zone
 19.522 acre out of lots 3 & 4, Block 1, Re-subdivision
 of Closner Subdivision
 Half Associates, INC, Rep. Capote Farms, Ltd.



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

Zoning

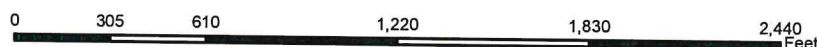
ZONE

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

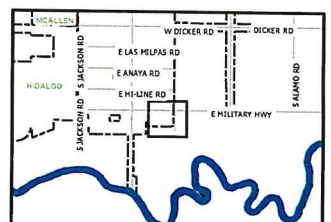
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 610 feet



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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Salinas Engineering & Associates, representing Roberto and Nydia Cavazos, owner's are requesting final plat approval of the proposed Tropical Subdivision. The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1900 Block of North Veterans Blvd. ("I" Road). **SUB#201236**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Roberto and Nydia Cavazos, owner's are requesting final plat approval of the proposed Tropical Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/4/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 08, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TROPICAL SUBDIVISION
FILE NO. **SUB#201236**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Roberto and Nydia Cavazos, owner's are requesting final plat approval of the proposed Tropical Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 1900 Block of North Veterans Blvd. ("I" Road).

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

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Tropical subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

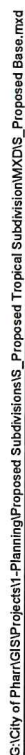
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **August 15, 2022 at 4:00 p.m.**

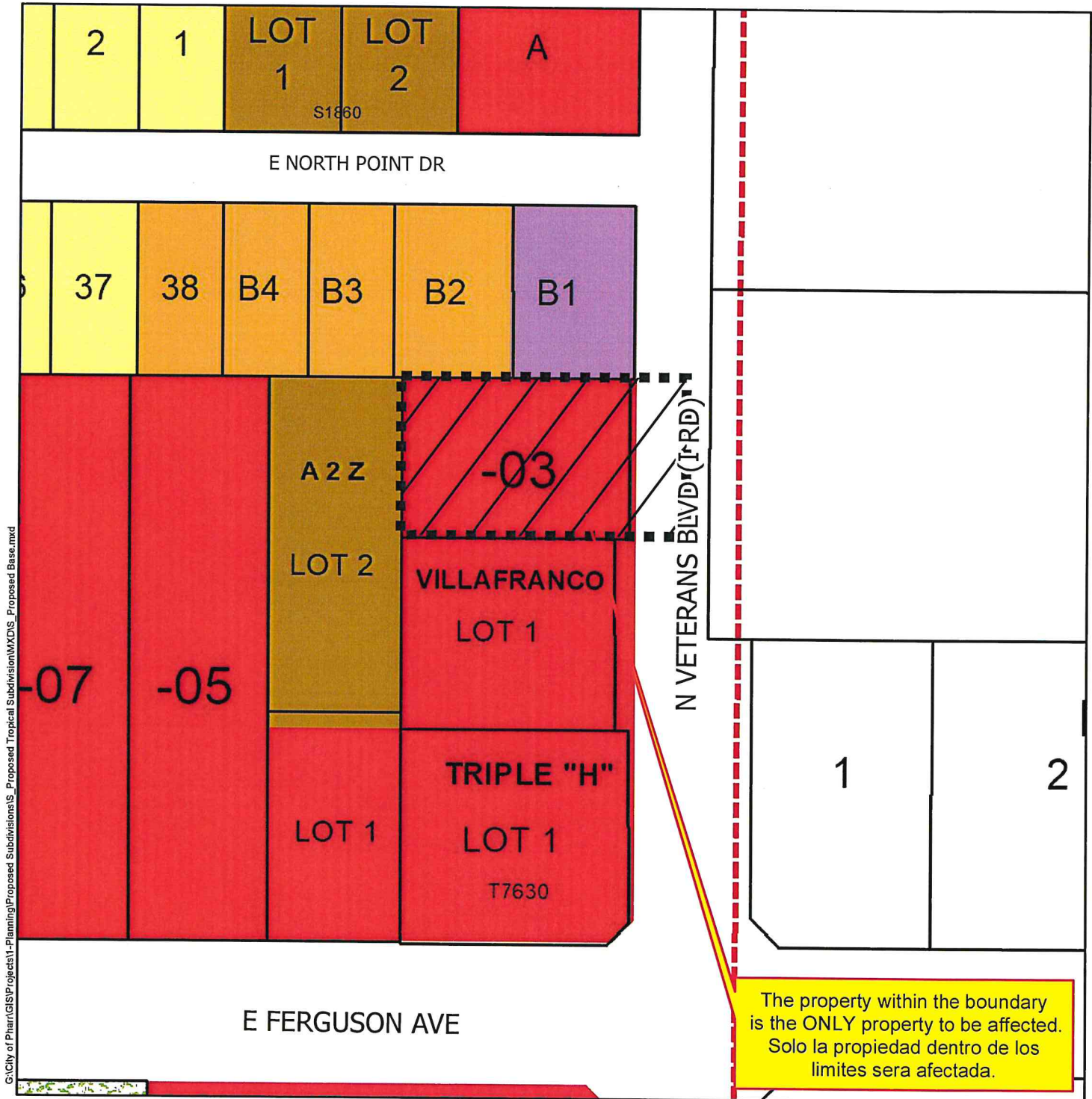


- | | | | |
|---|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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

Scale: 1 inch = 100 feet



Date: 2/5/2021





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing, Steve Lollis, Manager and Sole Member, for TGO Dahlia 21, LP, A Texas Limited Partnership, is requesting final plat approval of the proposed Dahlia Villas Subdivision. The property is legally described as being a resubdivision of 4.538 acres out of Lot 187 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Sam Houston Ave. **SUB#220203**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing, Steve Lollis, Manager and Sole Member, for TGO Dahlia 21, LP, A Texas Limited Partnership, is requesting final plat approval of the proposed Dahlia Villas Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/4/2022



MEMORANDUM

DATE: MONDAY, AUGUST 08, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: DAHLIA VILLAS SUBDIVISION FILE NO. SUB#220203

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing, Steve Lollis, Manager and Sole Member, for TGO Dahlia 21, LP, A Texas Limited Partnership, is requesting final plat approval of the proposed Dahlia Villas Subdivision.

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

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

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

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

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

**SIDEWALK:
ADA:**

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

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Follow detention directive.

OTHER:

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

This item will go before the City Commission Meeting of **August 15, 2022** at **4:00 p.m.**

STAFF REVIEW MEETING FOR: *DAHLIA VILLAS SUBDIVISION*

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

WATER:

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

SEWER:

- Will need to extended sewer line until existing sewer line on north side of Sam Houston
- Will need to show all sewer crossing and connections details
- Manhole rim and lid will need to be composite base with City of Pharr logo
- Easements will need to be 15' exclusive for the City of Pharr
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: DAHLIA VILLAS SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

February 3, 2022

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

11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

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



Pharr Public Work



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

DATE: 02/01/2022
4.538 ACRES

Plat Notes:

- No comments

General Notes:

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



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Dahila Villas Subdivision

DATE: February 3, 2022

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

PLAT

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

SITE PLAN

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

DRAINAGE

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

CLOSEOUT DOCUMENTS

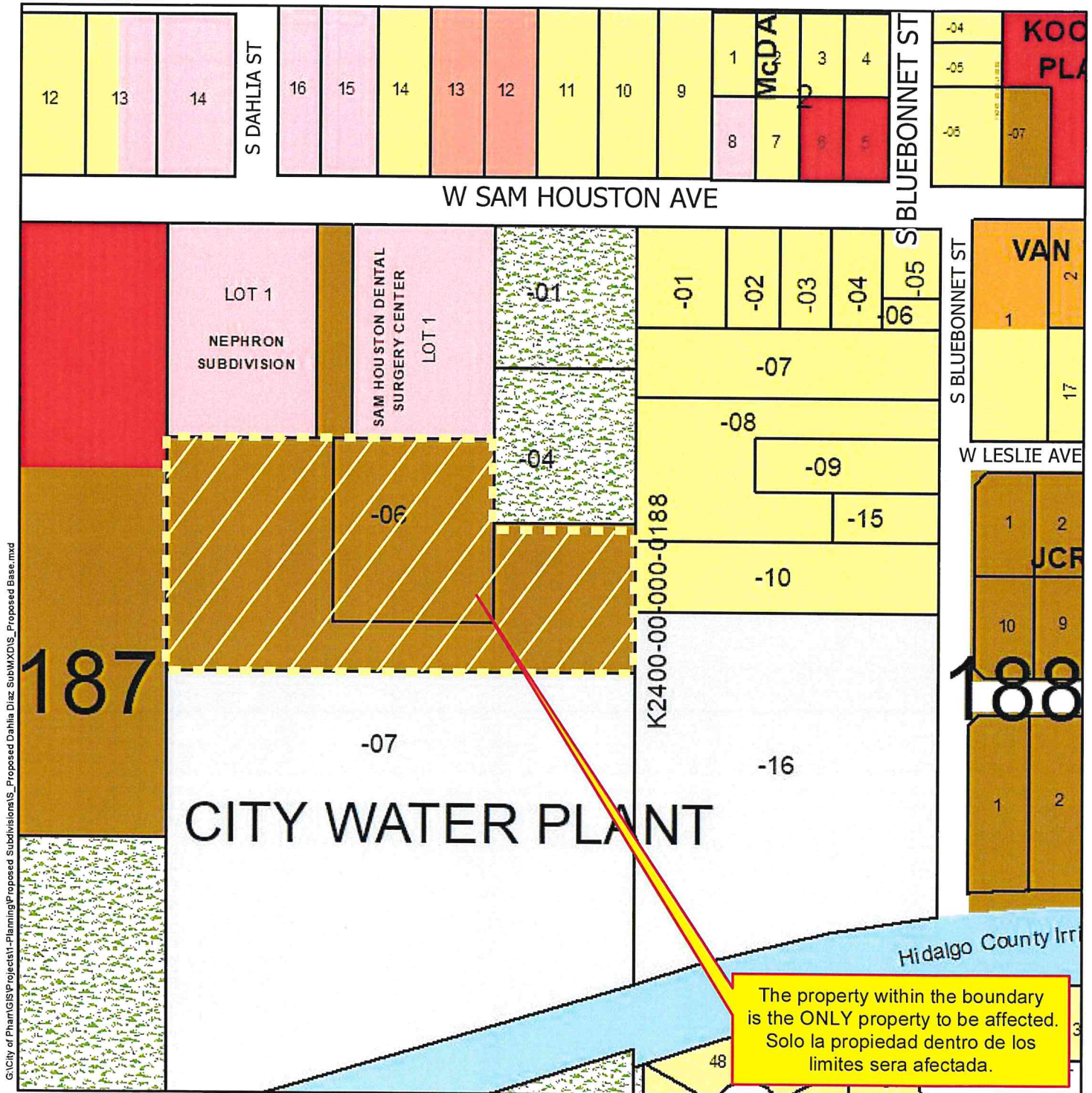
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

CONSTRUCTION SCHEDULE

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

ADDITIONAL COMMENTS

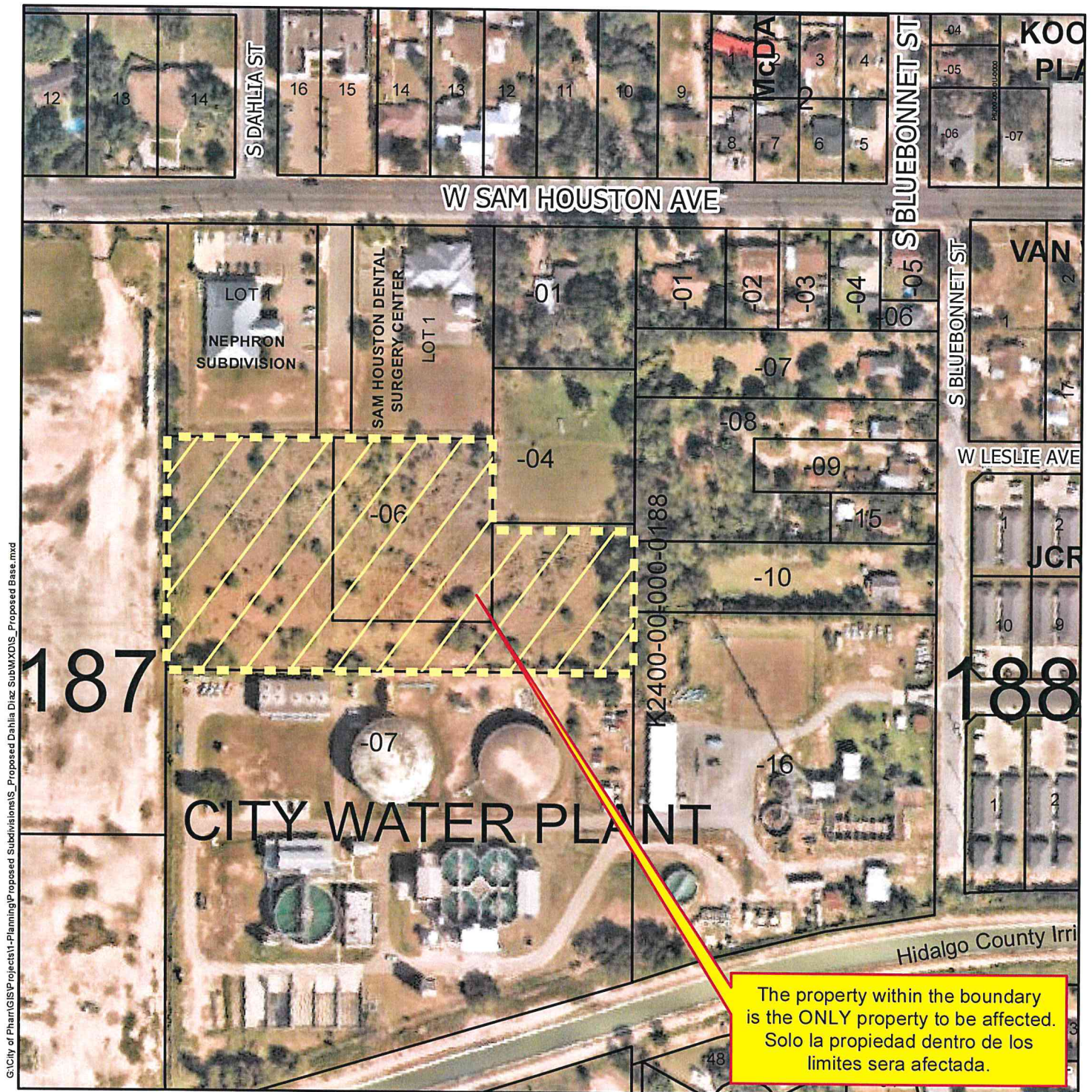
- A discharge permit from the City of Pharr shall be required for drainage outfall.



G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\Proposed Dahlia Villa Subdivision\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 | |





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Brownstone Consultants, representing Rhea Nanette Mora, Owner, is requesting preliminary plat approval of the proposed Meca Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Rd.
SUB#220724

Classification: Regular

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

Issue: nting Rhea Nanette Mora, Owner, is requesting preliminary plat approval of the proposed Meca Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/4/2022



MEMORANDUM

DATE: MONDAY, AUGUST 08, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MECA SUBDIVISION FILE NO. SUB#220724
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GENERAL INFORMATION:

APPLICANT: Brownstone Consultants, representing Rhea Nanette Mora, Owner, is requesting preliminary plat approval of the proposed Meca Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2200 Block of North Jackson Rd.

ZONING: The property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are General Business District (C), Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the north, Residential Mobile Home District (R-MH) to the east, Agricultural Open Space District (A-O) to the south and City limits to the west. The property is designated for single family residential, multi-family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250', show distances between street lights, provide lights along N. Jackson Rd.
2. Use W. Violet Dr., for proposed street name.
3. Show radius on plat layout for cul-de-sac.
4. Gates for subdivision shall be 40 feet away from R.O.W.

EASEMENTS:

1. Show easements dedicated by plat or existing, if any.
2. Label and show all existing easements.
3. Provide a 15' Exclusive easement to City of Pharr, for water & sewer.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Provide the full wording for the detention directive.

OTHER:

1. Need signature on plat (engineer and surveyor).
2. Provide acreage on description of subdivision.
3. Change scale to 1"=50' or 60'.
4. Show dash line on Cul-de-sac for front setback.
5. Is subdivision public or private.
6. Provide information on owners signature block.
7. Text on plat layout to be legible.
8. Make sure text is legible on plat.
9. On location map label and show all recorded subdivisions.
10. Provide HOA, plat note.
11. Review with HCID #2, if any issues within property.
12. Provide plat note for detention, who will be responsible for maintenance.
13. Plat note #2, use nearest benchmark to site. #54.
14. Staff notes are attached.

PLAT REVIEW MEETING FOR:

MECA SUBDIVISION

COMMENTS: Initials: J.R. / O.D.L. JULY 28, 2022

WATER:

- Easements will need to be 15' exclusive to the City of Pharr
- Will need to show water valves
- Will need to install 24" PVC Casing on Jackson Rd. At entrance 5' beyond the edges
- Will need to show all surrounding utilities in the area
- All water services will need to be 2" tap with (5 water meters each lot)
- Will need to show water connection detail on the north side of lot 7
- Will need to show water services details
- 12" water line on N. Jackson will need to be on exclusive Easement
- Comments made change depending of circumstances
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr
- Will need to show all sewer crossing details
- Proposed M.H. On the east side of property (lot 18) to be relocated to main line
- All manholes will need to be composite base with City of Pharr logo
- Comments made change depending of circumstances
- 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: MECA SUBDIVISION (PRELIMINARY)

Reviewed by: Dago Soto

August 2, 2022

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

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

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

Additional Comments:

1. **PLAT NOTE #11: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITONAL FIRE PROTECTION REQUIREMENTS.**
2. **SHALL PROVIDE HYDRANT/HYDRANT VALVE DETAIL.**
3. **SHALL REQUIRE AN ADDITIONAL FIRE HYDRANT AT THE ENTRANCE OF THE SUBDIVISION.**
4. **CALL OUT DIMENSION ON BOTH CUL-DE-SAC'S**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Brownstone MECA
N. Jackson Road.
Pharr Tx, 78577

DATE: 07/27/2022
10.854 Acres (G)

Plat Notes:

- No comments

General Notes:

- Show Drainage details
- Show all Utility sections Detail crossing and Drain outfall connection
- Call out 24" RCP purpose Line to Cul-de-sac
- Must Change 12" RCP to A Maximum 8" RCP Bleeder Line connection
- Must Obtain a URI if connecting to Jackson Drainage system from TX Dot
- 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.
- Erosion & Sediment Plan Layout Must Be in Place Prior to any Earth Disturbance
- Erosion & Sediment Control during construction Shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) Texas commission of Environmental Quality (T.C.E.Q.) and City of Pharr B.M.P. requirements.
- 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: MECA Subdivision

DATE: July 26, 2022

REVIEW: Preliminary (comments plans dated 7-15-2022)

PLAT

1. Signature from P.E. & R.P.L.S.
2. HOA shall be required for maintenance of detention pond for gated (private) subdivisions.
3. Location map must be legible.
4. Note No. 2--- please verify that the correct benchmark has been used.
5. Add note Owners to maintain detention areas.
6. Add note---A 5' sidewalk with ADA ramps and landings along the front of residential lots will be required at the issuance of a building permit.
7. Add note--- A 5' sidewalk with ADA ramps and landings along the west side of Jackson Rd. will be constructed by developer at subdivision construction stage.
8. Remove any emails/contact information not pertaining to Brownstone Consultants Engineering Firm.
9. Provide an exclusive utility easement for proposed 12" waterline along Jackson Rd.

SITE PLAN

1. Provide all pertinent City of Pharr details. (Waterline bedding, water services with casings, valve boxes, fire hydrants, sanitary sewer line bedding, sanitary sewer services, cross-section details of street and paving detail, storm sewer layout and storm infrastructure details).
2. All 2" water utility crossings to show either a steel casing layer or a callout for steel casing.
3. Street back-to-back (B-B) width shall be 40'-ft minimum as per new standard.
4. Adjust streetlight spacing. Spacing shall not exceed 250'-ft.
5. Provide a complete legible paving and grading plan sheet as per the submitted drainage report for review by Engineering Department.

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.
3. Provide a complete legible paving and grading plan sheet as per the submitted drainage report.
4. Provide a UIR Permit from TxDOT.
5. Show all safety end treatments on all bleeder lines discharging into detention ponds. Provide FL elevations on said discharge points. Provide cross-section details for safety end treatments.
6. Provide FL elevation on existing TxDOT's curb inlet connection.

CONSTRUCTION SCHEDULE

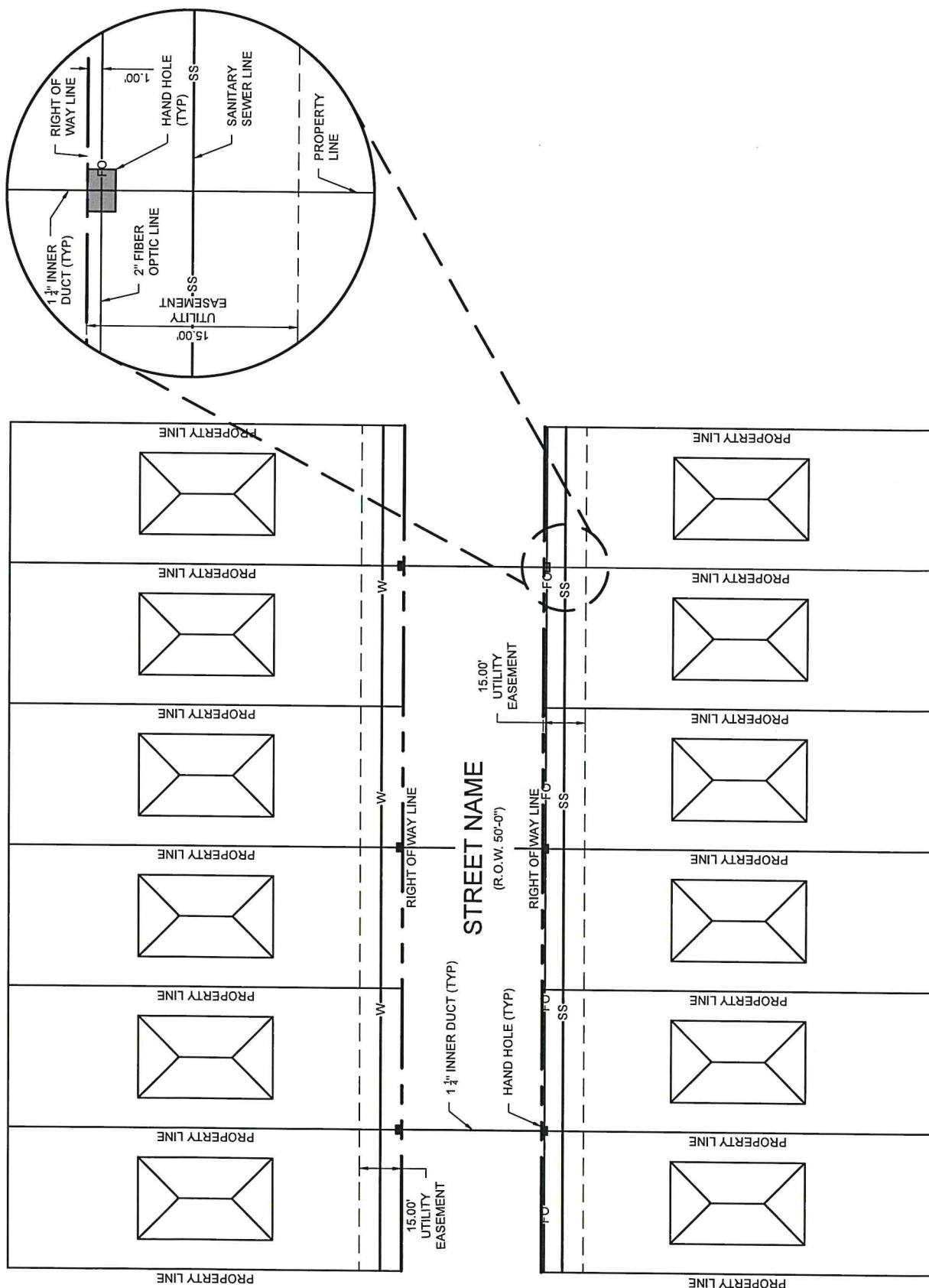
- The contractor shall provide a construction schedule for the above-mentioned subdivision.

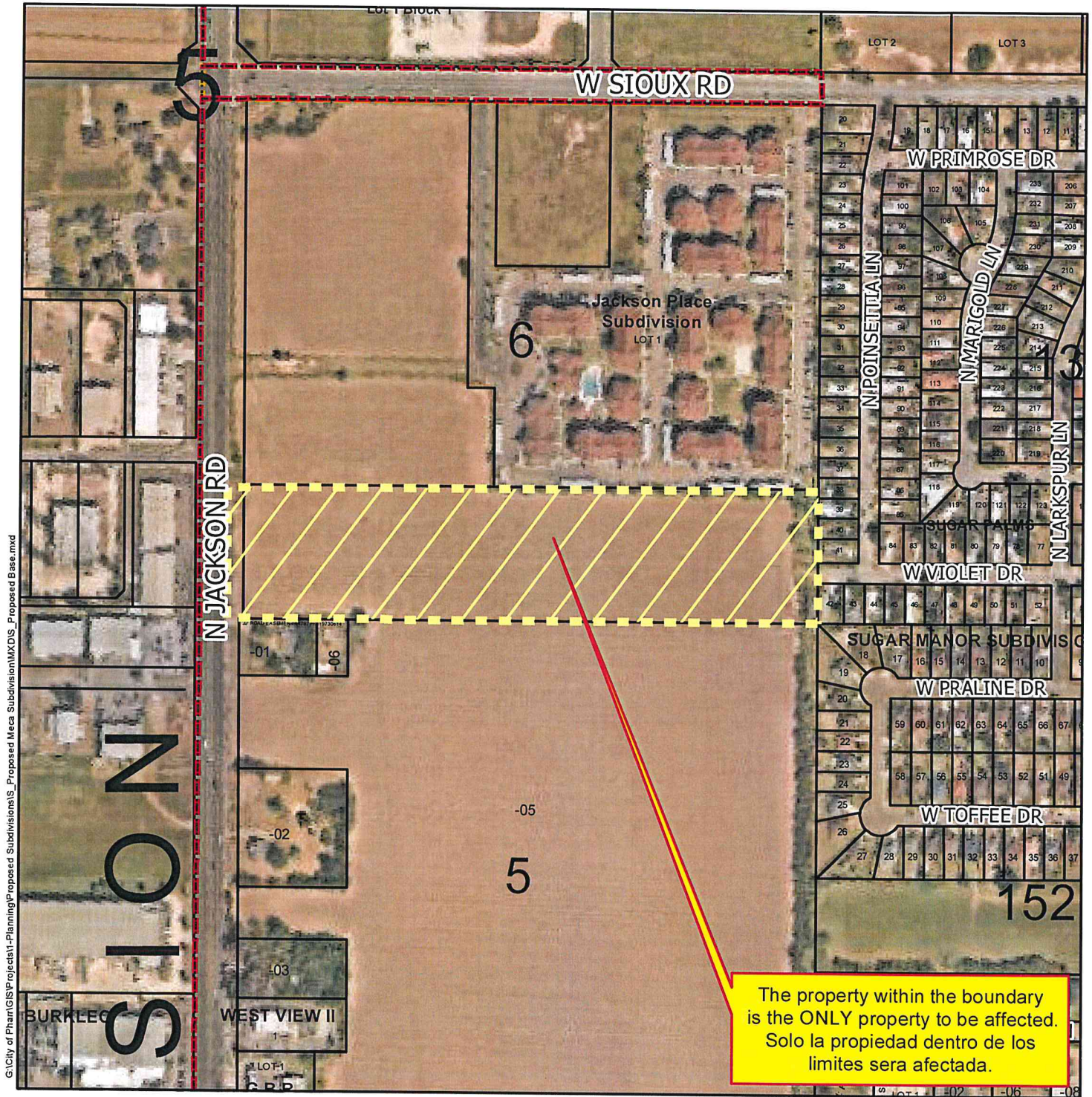
CLOSEOUT DOCUMENTS

- 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

- Lab testing shall be required for the following items:
 - Paving items
 - Concrete items
 - Backfilling
- Detention pond depths that exceed 3'-ft shall require perimeter fence.
- As per fiber optic detail, one handhole shall be required to service two lots.
- Fiber optic conduit shall be 2"-inch diameter.





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







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed UHS Center on Ridge Subdivision. The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400-500 Block of West Ridge Rd. **SUB#220617**

Classification: Regular

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

Issue: Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed UHS Center on Ridge Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed UHS Center on Ridge Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/4/2022



MEMORANDUM

DATE: MONDAY, AUGUST 08, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: UHS CENTER ON RIDGE SUBDIVISION
FILE NO. **SUB#220617**

GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed UHS Center on Ridge Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400-500 Block of West Ridge Rd.

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

PROPERTY PROPOSED USE: Medical clinics.

VARIANCES: None requested.

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

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

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

EASEMENTS:

1. Show easements dedicated by plat or existing, if any.
2. Provide a 15' Exclusive easement to City of Pharr, for water & sewer, if any.
3. Verify location of landscaping easement.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Use detention directive.

OTHER:

1. Update location map.
2. Verify spelling on notary signature block.
3. Need signature on plat (engineer and surveyor).
4. Review with HCID #2, if any issues within property.
5. Provide plat note for detention, who will be responsible for maintenance.
6. Staff notes are attached.

PLAT REVIEW MEETING FOR: *UHS-CENTER ON RIDGE SUBDIVISION*

COMMENTS: Initials: J.R. / O.D.L. JULY 28, 2022

WATER:

- Ok as proposed.
- Depending on site plan it will required PVC casing for water line on the entrance 5 beyond edges
- Water meter box will need to be installed before water meter is installed
- Comments made change depending of circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Will need to update sanitary sewer rim and cover detail.
- Comments made change depending of circumstances.
- 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: UHS CENTER ON RIDGE SUBD. (STAFF PRELIMINARY)

Reviewed by: Dago Soto

August 2, 2022

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

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

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

Additional Comments:

- 1. SHALL PROVIDE HYDRANT DETAIL.**
- 2. CALL OUT EXISTING FIRE HYDRANT ALONG W. RIDGE RD.**
- 3. THE FIRE HYDRANT ON W. RIDGE AND S. DAHLIA IS LOCATED ON NORTH EAST CORNER OF S. DAHLIA ENTRANCE.**
- 4. SHALL REQUIRE AN ADDITIONAL FIRE HYDRANTS. THE SITE PLAN WILL DETERMINE THE LOCATIONS OF THE FIRE HYDRANTS. MAY REQUIRED A MIN. OF 2 FIRE HYDRANTS.**



Pharr Public Work



Staff Review Meeting

DATE: 07/27/2022

UHS Center

3.71 Acres

Ridge Subdivision

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- Show Drainage Details Elevation, connections.
- Show on Plans and change on page C101 to City Logo on metal Lid.
- Show all Utility sections details crossing and crossing and Drain outfall connection
- Must obtain a curb cut permit from Public works at building Face.
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- Erosion & Sediment Plan Layout Must be in Place Prior to any Earth Disturbance
- Erosion & Sediment control during construction Shall be in Accordance with the current Texas Pollution discharge Elimination System (T.P.D.E.S.) Texas commission of the Environmental Quality (T.C.E.Q.) and City of Pharr B.M.P. requirements.
- 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: UHS Center on Ridge
Subdivision

DATE: July 26, 2022

REVIEW: Preliminary (comments plans dated 7-15-2022)

PLAT

1. Signature from P.E. & R.P.L.S. required.
2. Note No. 4---Use correct City of Pharr drainage directive: *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development"*.
3. Note No. 5---revise note to say... "Owners to maintain detention areas".
4. Add note---Owners to maintain R.O.W. and perimeter of entire subdivision.

SITE PLAN

1. Use composite sanitary sewer manhole detail with updated logo.
2. Show a cross-section detail of access drive at time of building permit stage.
3. Sanitary sewer services shall require a concrete cradle underneath wye.
4. Include storm sewer layout. Discharge shall be based on drainage masterplan.
5. No swales/detention ponds to be inside utility easements at time of building permit phase.

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.

CONSTRUCTION SCHEDULE

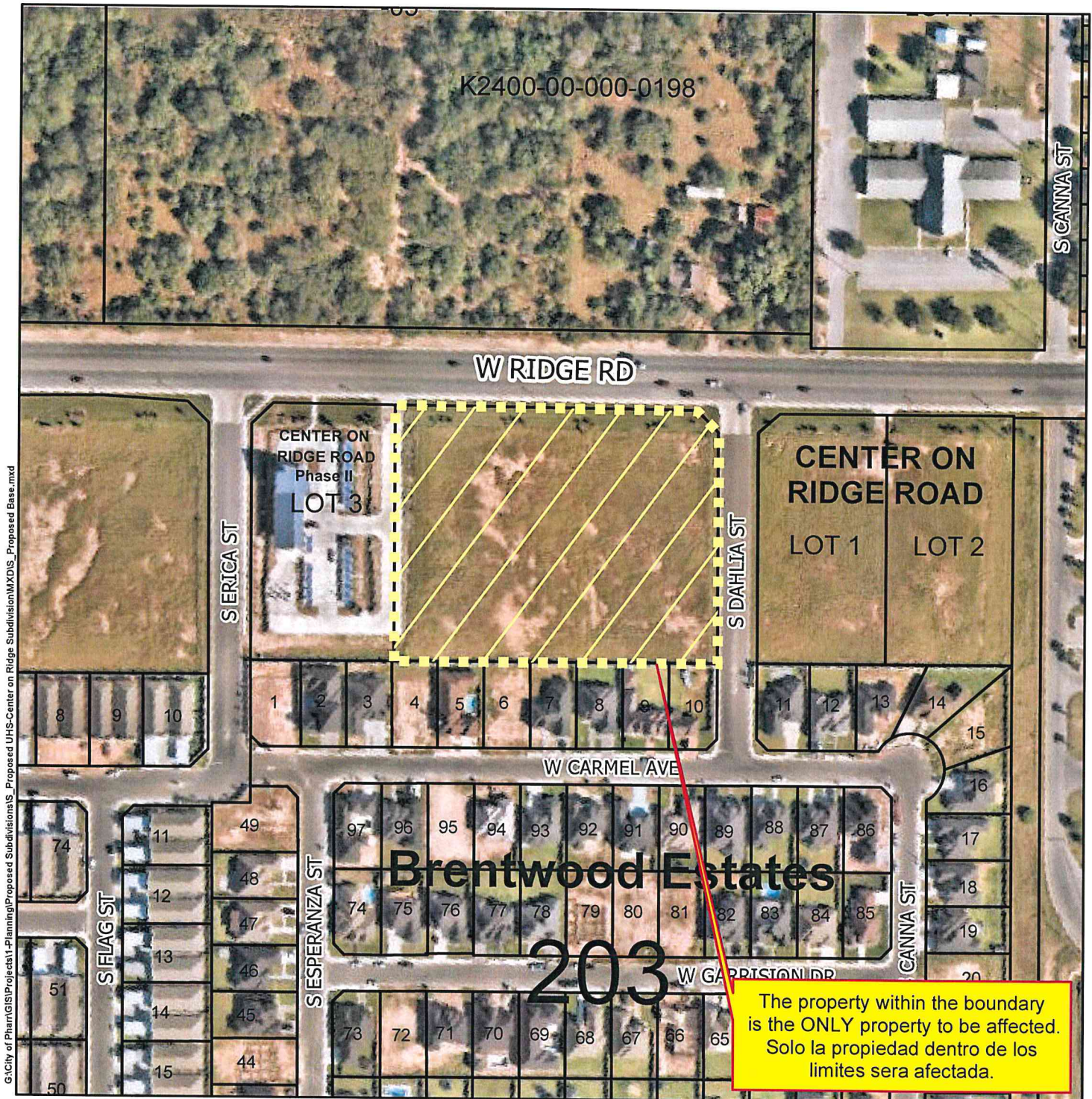
- | |
|---|
| <ul style="list-style-type: none">• The contractor shall provide a construction schedule for the above-mentioned subdivision. |
|---|

CLOSEOUT DOCUMENTS

- | |
|---|
| <ul style="list-style-type: none">• All As-builts must have the following requirements:<ul style="list-style-type: none">• 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

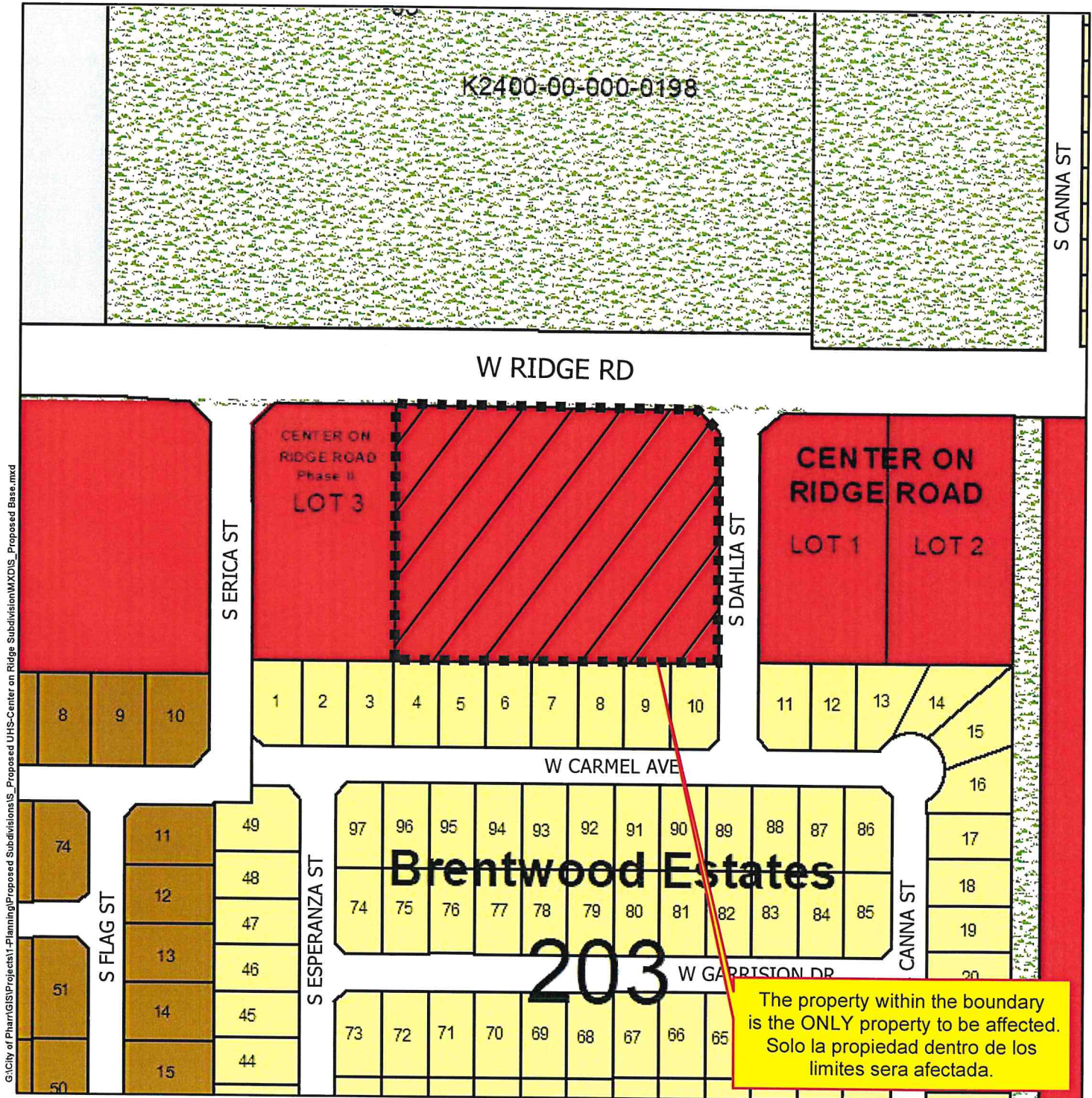
- Detention pond depths that exceed 3'-ft shall require perimeter fence.



G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\UHS-Center on Ridge Subdivision\WXDIS_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 | |





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

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

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

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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.5.

DATE SUBMITTED: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision. The property is legally described as being a 19.522 acres out of Lots 3 & 4 of the Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Capote Central Ave. **SUB#220720**

Classification: Regular

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

Issue: HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/4/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 08, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CAPOTE INTERNATIONAL BUSINESS PARK PHASE VI LOTS 1 & 2
SUBDIVISION
FILE NO. **SUB#220720**

GENERAL INFORMATION:

APPLICANT: HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 19.522 acres out of Lots 3 & 4 of the Closner Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Capote Central Ave.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision subject to the following conditions:

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

1. Street lights shall be 250' max spacing, along E. Capote Central Ave. & S. Veterans Blvd.
2. Shall obtain street cut permits from public works department if any street cuts

EASEMENTS:

1. Provide dimensions for all dedicated easements.
2. Easements shall be 15' exclusive to City of Pharr.
3. Show all adjacent existing easements.
4. Show all existing easements within property.
5. Drainage easement between lots, to read private.
6. No overlapping easements.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. Plat note #4, remove proposed setbacks and leave as per City ordinance.
2. H.C.I.D. #2 verify with district for any issues.
3. Plat note #8, verify street location for sidewalks.
4. Update location map to show recorded subdivisions.
5. Staff comments attached.

PLAT REVIEW MEETING FOR: CAPOTE INTERNATIONAL BUSINESS PARK SUBDIVISION

COMMENTS:

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

JULY 28, 2022

WATER:

- 12" water line will need to be loop to Military Hwy.
- Will need to install 3 valves on south west corner of property at proposed connection
- Will need a 12' tee with 3-12" water valves on the northwest corner of property
- Will need to install inline valve at STA 9+89.58 on the west side of proposed hydrant location
- Will need to install inline valve at STA 14+25.00
- Will need to install inline valve at STA 18+79.10 on the west side of proposed fire line
- Will need to install a 12" tee with 3 12" water valves with flush valve to the north for future connection on the northeast corner of property
- On southeast corner of property will need to install a 12" cross with 3 valves (north west and south) with a flush valve to the south for future connection
- Will need to install inline water valve on the east side of hydrant relocation located on southeast entrance
- Will need to check alignment on connection point for Military Hwy for
- 24" PVC SDR26 casing it will be required on driveways 5' beyond edges
- 24" steel casing will be an option for existing water line
- Water meter box will need to be installed before water meter is installed
- Comments made change depending of circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- Comments made change depending of circumstances.
- 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

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



Ruben Rosales
Public Utilities Director

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: CAPOTE INTERNATIONAL BUSINESS PARK PHASE VI LOTS 1 & 2 SUBD. (PRELIMINARY)

Reviewed by: Dago Soto

August 2, 2022

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

Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

1. **PLAT NOTE # 13: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
2. **SHALL LOOP THE WATER LINE TO E. MILITARY RD.**
3. **SHALL PROVIDE HYDRANT DETAIL SHOWING BOLLARDS DETAILS/6 FEET BEHIND CURB.**
4. **SHALL REQUIRE AN ADDITIONAL FIRE HYDRANT ON THE EAST SIDE OF PROPOSED SUBDIVISION ON S. VETERANS.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Capote International Subdivision
S. Veterans
Pharr Tx, 78577

DATE: 07/27/2022
19.522 Acres

Plat Notes:

None

General Notes:

- Approved Drainage Plan Layout
- Call Out Street Lights
- Outfall Details
- Obtain Saw Cut Permit for Public Works
- Show all Utility Profile line Crossing Details (Drainage Elevation)
- Obtain Discharge Permit
- Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (must be legible)
- Erosion & Sediment Plan Layout Must be in place prior to any earth disturbance.
- Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)
- 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 (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Capote International
Business Park Phase VI Lot 1 & 2
Subdivision

DATE: July 26, 2022

REVIEW: Preliminary (comments plans dated 7-15-2022)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Show all recorded subdivisions on location map.
4. Add note---"Owners to maintain detention areas".
5. Revise Note 6---"No building or structures shall be constructed over any easement".
6. Note No. 10--- Use City of Pharr Drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____-acres and a volume of approximately _____-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
7. Provide 15 feet **private drainage easement** in between both lots.
8. The proposed 15 feet exclusive easement is overlapping with the existing 65 feet HCID No. 2 easement. Please verify.

SITE PLAN

1. Provide trench safety plan for utility installation.
2. Use composite sanitary sewer manhole detail with updated logo.
3. Sanitary services shall require a concrete cradle.
4. Provide street light layout. Spacing not to exceed 250 feet.

DRAINAGE

1. Drainage report must be updated for 50-year storm event for post-construction and reviewed & approved by HCDD No. 1. Must be a recent study of the area following the 252 acre master plan.

2. Drainage plan to be reviewed and approved at building permit stage.
3. Update the storm sewer lid cross section detail to the new City of Pharr logo.
4. All proposed storm-drain lines under concrete pavement to be RCP in lieu of HDPE.

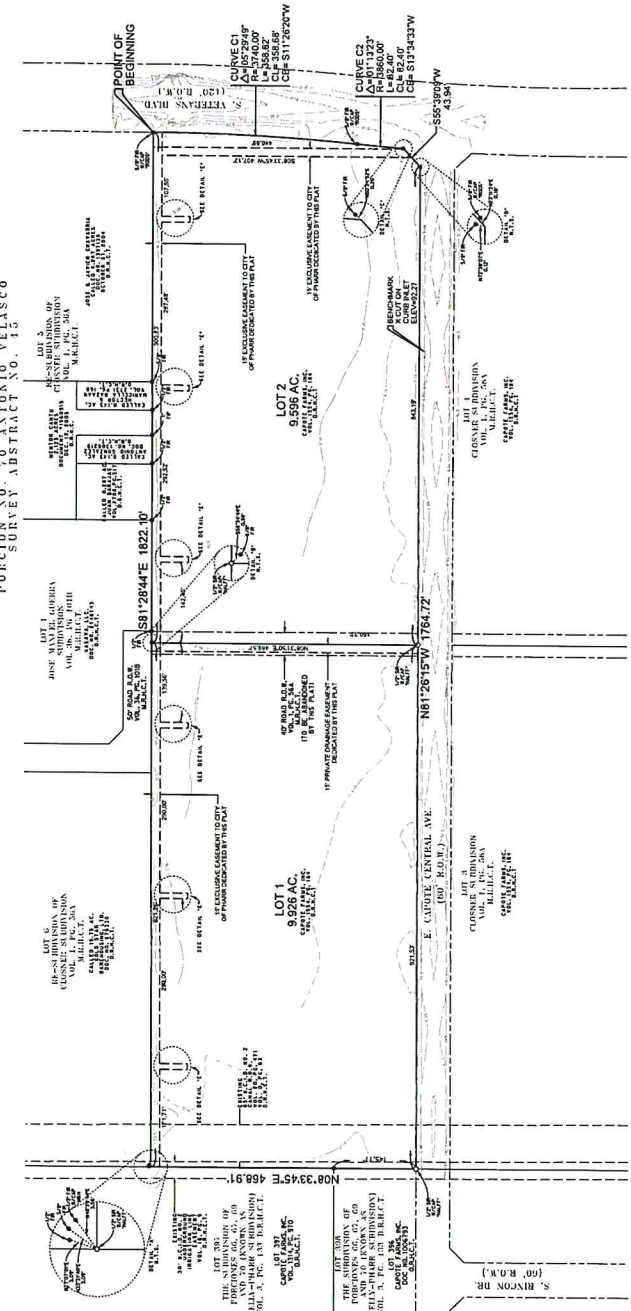
CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- 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).

- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit.



CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2148.00'	354.87'	69°12'49"	S11°26'20"W	354.68'
C2	3840.00'	82.48'	01°12'21"	S13°24'33"W	82.40'

OBJECTIVES AND BOUNDS DESCRIPTION

[illegible]

GENERAL NOTES:

1. **Issue of borrowing rights** referenced in the *Trusts* State Civil Constitution System of 1883, Trusts Act of 1886, and the *Trusts* State Civil Constitution System of 1907. The *Trusts* State Civil Constitution System of 1907 was amended in 1910.
2. **Reclamation Reservation:**
 - a. *Trusts* State Civil Constitution System of 1883, 1886, and 1907.
 - b. *Trusts* State Civil Constitution System of 1907, 1910, and 1912.
 - c. *Trusts* State Civil Constitution System of 1912, 1914, and 1916.
 - d. *Trusts* State Civil Constitution System of 1916, 1918, and 1920.
 - e. *Trusts* State Civil Constitution System of 1920, 1922, and 1924.
 - f. *Trusts* State Civil Constitution System of 1924, 1926, and 1928.
 - g. *Trusts* State Civil Constitution System of 1928, 1930, and 1932.
 - h. *Trusts* State Civil Constitution System of 1932, 1934, and 1936.
 - i. *Trusts* State Civil Constitution System of 1936, 1938, and 1940.
 - j. *Trusts* State Civil Constitution System of 1940, 1942, and 1944.
 - k. *Trusts* State Civil Constitution System of 1944, 1946, and 1948.
 - l. *Trusts* State Civil Constitution System of 1948, 1950, and 1952.
 - m. *Trusts* State Civil Constitution System of 1952, 1954, and 1956.
 - n. *Trusts* State Civil Constitution System of 1956, 1958, and 1960.
 - o. *Trusts* State Civil Constitution System of 1960, 1962, and 1964.
 - p. *Trusts* State Civil Constitution System of 1964, 1966, and 1968.
 - q. *Trusts* State Civil Constitution System of 1968, 1970, and 1972.
 - r. *Trusts* State Civil Constitution System of 1972, 1974, and 1976.
 - s. *Trusts* State Civil Constitution System of 1976, 1978, and 1980.
 - t. *Trusts* State Civil Constitution System of 1980, 1982, and 1984.
 - u. *Trusts* State Civil Constitution System of 1984, 1986, and 1988.
 - v. *Trusts* State Civil Constitution System of 1988, 1990, and 1992.
 - w. *Trusts* State Civil Constitution System of 1992, 1994, and 1996.
 - x. *Trusts* State Civil Constitution System of 1996, 1998, and 2000.
 - y. *Trusts* State Civil Constitution System of 2000, 2002, and 2004.
 - z. *Trusts* State Civil Constitution System of 2004, 2006, and 2008.
 - aa. *Trusts* State Civil Constitution System of 2008, 2010, and 2012.
 - ab. *Trusts* State Civil Constitution System of 2012, 2014, and 2016.
 - ac. *Trusts* State Civil Constitution System of 2016, 2018, and 2020.
 - ad. *Trusts* State Civil Constitution System of 2020, 2022, and 2024.
 - ae. *Trusts* State Civil Constitution System of 2024, 2026, and 2028.
 - af. *Trusts* State Civil Constitution System of 2028, 2030, and 2032.
 - ag. *Trusts* State Civil Constitution System of 2032, 2034, and 2036.
 - ah. *Trusts* State Civil Constitution System of 2036, 2038, and 2040.
 - ai. *Trusts* State Civil Constitution System of 2040, 2042, and 2044.
 - aj. *Trusts* State Civil Constitution System of 2044, 2046, and 2048.
 - ak. *Trusts* State Civil Constitution System of 2048, 2050, and 2052.
 - al. *Trusts* State Civil Constitution System of 2052, 2054, and 2056.
 - am. *Trusts* State Civil Constitution System of 2056, 2058, and 2060.
 - an. *Trusts* State Civil Constitution System of 2060, 2062, and 2064.
 - ao. *Trusts* State Civil Constitution System of 2064, 2066, and 2068.
 - ap. *Trusts* State Civil Constitution System of 2068, 2070, and 2072.
 - aq. *Trusts* State Civil Constitution System of 2072, 2074, and 2076.
 - ar. *Trusts* State Civil Constitution System of 2076, 2078, and 2080.
 - as. *Trusts* State Civil Constitution System of 2080, 2082, and 2084.
 - at. *Trusts* State Civil Constitution System of 2084, 2086, and 2088.
 - au. *Trusts* State Civil Constitution System of 2088, 2090, and 2092.
 - av. *Trusts* State Civil Constitution System of 2092, 2094, and 2096.
 - aw. *Trusts* State Civil Constitution System of 2096, 2098, and 2100.
 - ax. *Trusts* State Civil Constitution System of 2100, 2102, and 2104.
 - ay. *Trusts* State Civil Constitution System of 2104, 2106, and 2108.
 - az. *Trusts* State Civil Constitution System of 2108, 2110, and 2112.
 - ba. *Trusts* State Civil Constitution System of 2112, 2114, and 2116.
 - bb. *Trusts* State Civil Constitution System of 2116, 2118, and 2120.
 - bc. *Trusts* State Civil Constitution System of 2120, 2122, and 2124.
 - bd. *Trusts* State Civil Constitution System of 2124, 2126, and 2128.
 - be. *Trusts* State Civil Constitution System of 2128, 2130, and 2132.
 - bf. *Trusts* State Civil Constitution System of 2132, 2134, and 2136.
 - bg. *Trusts* State Civil Constitution System of 2136, 2138, and 2140.
 - bh. *Trusts* State Civil Constitution System of 2140, 2142, and 2144.
 - bi. *Trusts* State Civil Constitution System of 2144, 2146, and 2148.
 - bj. *Trusts* State Civil Constitution System of 2148, 2150, and 2152.
 - bk. *Trusts* State Civil Constitution System of 2152, 2154, and 2156.
 - bl. *Trusts* State Civil Constitution System of 2156, 2158, and 2160.
 - bm. *Trusts* State Civil Constitution System of 2160, 2162, and 2164.
 - bn. *Trusts* State Civil Constitution System of 2164, 2166, and 2168.
 - bo. *Trusts* State Civil Constitution System of 2168, 2170, and 2172.
 - bp. *Trusts* State Civil Constitution System of 2172, 2174, and 2176.
 - bq. *Trusts* State Civil Constitution System of 2176, 2178, and 2180.
 - br. *Trusts* State Civil Constitution System of 2180, 2182, and 2184.
 - bs. *Trusts* State Civil Constitution System of 2184, 2186, and 2188.
 - bt. *Trusts* State Civil Constitution System of 2188, 2190, and 2192.
 - bu. *Trusts* State Civil Constitution System of 2192, 2194, and 2196.
 - bv. *Trusts* State Civil Constitution System of 2196, 2198, and 2200.
 - bw. *Trusts* State Civil Constitution System of 2200, 2202, and 2204.
 - bx. *Trusts* State Civil Constitution System of 2204, 2206, and 2208.
 - by. *Trusts* State Civil Constitution System of 2208, 2210, and 2212.
 - bz. *Trusts* State Civil Constitution System of 2212, 2214, and 2216.
 - ca. *Trusts* State Civil Constitution System of 2216, 2218, and 2220.
 - cb. *Trusts* State Civil Constitution System of 2220, 2222, and 2224.
 - cc. *Trusts* State Civil Constitution System of 2224, 2226, and 2228.
 - cd. *Trusts* State Civil Constitution System of 2228, 2230, and 2232.
 - ce. *Trusts* State Civil Constitution System of 2232, 2234, and 2236.
 - cf. *Trusts* State Civil Constitution System of 2236, 2238, and 2240.
 - cg. *Trusts* State Civil Constitution System of 2240, 2242, and 2244.
 - ch. *Trusts* State Civil Constitution System of 2244, 2246, and 2248.
 - ci. *Trusts* State Civil Constitution System of 2248, 2250, and 2252.
 - cj. *Trusts* State Civil Constitution System of 2252, 2254, and 2256.
 - ck. *Trusts* State Civil Constitution System of 2256, 2258, and 2260.
 - cl. *Trusts* State Civil Constitution System of 2260, 2262, and 2264.
 - cm. *Trusts* State Civil Constitution System of 2264, 2266, and 2268.
 - cn. *Trusts* State Civil Constitution System of 2268, 2270, and 2272.
 - co. *Trusts* State Civil Constitution System of 2272, 2274, and 2276.
 - cp. *Trusts* State Civil Constitution System of 2276, 2278, and 2280.
 - cq. *Trusts* State Civil Constitution System of 2280, 2282, and 2284.
 - cr. *Trusts* State Civil Constitution System of 2284, 2286, and 2288.
 - cs. *Trusts* State Civil Constitution System of 2288, 2290, and 2292.
 - ct. *Trusts* State Civil Constitution System of 2292, 2294, and 2296.
 - cu. *Trusts* State Civil Constitution System of 2296, 2298, and 2300.
 - cv. *Trusts* State Civil Constitution System of 2300, 2302, and 2304.
 - cw. *Trusts* State Civil Constitution System of 2304, 2306, and 2308.
 - cx. *Trusts* State Civil Constitution System of 2308, 2310, and 2312.
 - cy. *Trusts* State Civil Constitution System of 2312, 2314, and 2316.
 - cz. *Trusts* State Civil Constitution System of 2316, 2318, and 2320.
 - da. *Trusts* State Civil Constitution System of 2320, 2322, and 232

[illegible][illegible]

PRINCIPAL CONTACTS

OWNER: CAPOTE FARMS, LTD.

ENGINEER: HALFF ASSOCIATES

SURVEYOR: HALFF ASSOCIATES

[illegible]

Notary Public
County of Hidalgo, Texas

STATE OF TEXAS
COUNTY OF HIDALGO

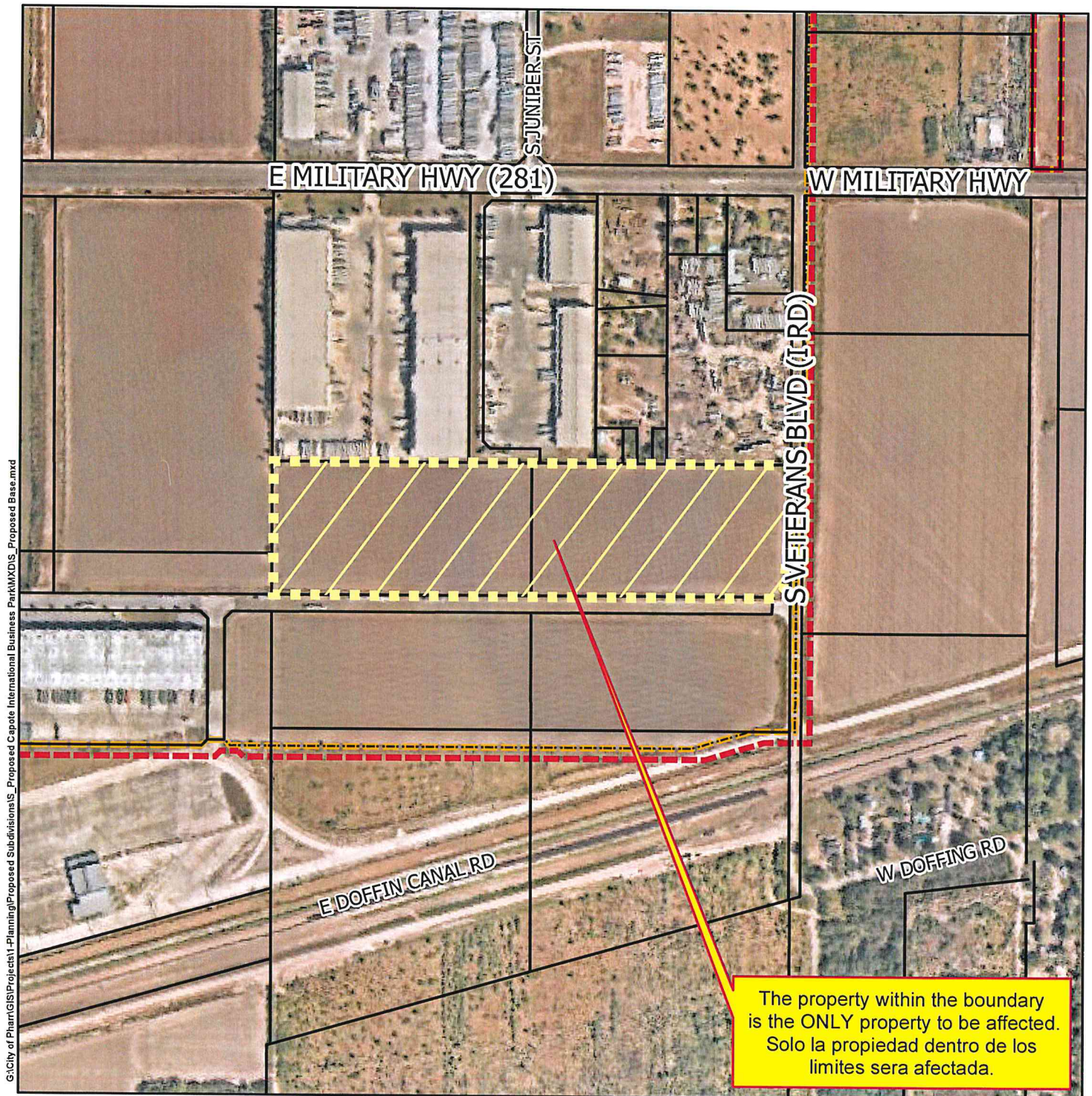
[illegible]

This document is a true and correct copy of the original as recorded in the
 _____ County, _____ State, on _____ day of _____, 2022.
 Notary Public in and for the State of _____

 My commission expires on _____ day of _____, 2025.

THE TAX RECORDS IN
THIS MAP RECORD OF
HIDALGO COUNTY, TEXAS
WAS PREPARED BY
CAPOTE FARMS, LTD

DATE OF PREPARATION: 8/1/2022



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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: August 4, 2022

MEETING DATE: August 8, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: SAM Engineering & Surveying, Inc., representing Efrain Agustin and Martha Maldonado, are requesting preliminary plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. **SUB#220618**

Classification: Regular

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

Issue: SAM Engineering & Surveying, Inc., representing Efrain Agustin and Martha Maldonado, are requesting preliminary plat approval of the proposed ACME Square Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/4/2022
Approved - 8/4/2022
Final Approval - 8/4/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 08, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ACME SQUARE SUBDIVISION FILE NO. SUB#220618

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, Inc., representing Efrain Agustin and Martha Maldonado, are requesting preliminary plat approval of the proposed ACME Square Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Minnesota Rd.

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

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

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

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

1. Street lights shall be 250' max spaced out.
2. Shall obtain street cut permits from public works department for any street cuts.
3. Provide corner clips for lots abutting E. Minnesota Rd. 25'x 25'.

EASEMENTS:

1. Easements shall be 15' exclusive to City of Pharr for any utilities for City of Pharr.
2. Show all adjacent existing easements.
3. Show all existing easements within property.
4. No overlapping easements.
5. Provide approval letter from N.A.W.S.C., to abandon the 15' exclusive easement to N.A.W.S.C.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. North Alamo Water Supply Corporation, shall follow requirements and provide comments.

SEWER:

1. See attached comments.

DRAINAGE:

1. Provide detention directive on plat note.
2. See attached comments.

OTHER:

1. Provide name on plat layout for subdivision on north side.
2. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
3. Add plat note: Landscaping as per City of Pharr Ordinance.
4. Provide HOA, plat note if any.
5. H.C.I.D. #2 verify with district for any issues.
6. Staff comments attached.

PLAT REVIEW MEETING FOR:

ACME ESTATES SUBDIVISION

COMMENTS: Initials: J.R. / O.D.L. JULY 28, 2022

WATER:

- Water belongs to N.A.W.S.C.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Easements will need to be 15' exclusive for City of Pharr
- Will need 6" sewer service for each lot
- Will need to verify manholes elevations
- Will need to show all sewer crossing details
- Manhole rim and cover will need to be composite base with City of Pharr logo
- Will need to install a manhole on lot 34 clean out not be allowed
- Comments made may change depending on the circumstances.
- 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: ACME ESTATES SUBD. (PRELIMINARY)

Reviewed by: Dago Soto

August 2, 2022

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

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

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

Additional Comments:

1. **ADD PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
2. **SHALL PROVIDE HYDRANT DETAIL.**
3. **MAY REQUIRE ADDITIONAL FIRE HYDRANTS. FIRE HYDRANT EVERY 300 FEET IN MULTI-FAMILY DWELLING DEVELOPMENT. VERIFY SPACING OF FIRE HYDRANTS EVERY 300 FEET.**



Pharr Public Work



SUBDIVISION: Staff Review Subdivision Meeting
ACME Estates
E. Minnesota Rd
Pharr Tx, 78577

DATE 07/26/2022
20.00 Acres

Plat Notes:

- No comments

General Notes:

- Show Lighting Layout
- Show all Utility section Details crossing and Drainage Outfall Connections
- Must obtain Discharge Permit from Hidalgo County Drainage District
- Erosion & Sediment plan Layout Must be in place
- Must submit one (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) with Notice of Intent (N.O.I) at Pre-Construction Stage

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Acme Estates Subdivision **DATE:** July 26, 2022

REVIEW: Preliminary (comments plans dated 7-15-2022)

PLAT

1. Note No. 8--- Use City of Pharr Drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____-acres and a volume of approximately _____-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
2. Note No. 9---Revise to "Erosion and sediment control during construction shall be in accordance with the Texas Pollution Discharge Elimination System (TPDES)".
3. Note No. 10---Revise to "A 5' sidewalk with ADA ramps and landings shall be constructed along the front of residential lots at the issuance of a building permit."
4. Note No. 11---Revise to "A 5' sidewalk with ADA ramps and landings along W. Minnesota Rd. will be constructed by developer at subdivision construction stage."
5. Add Note---"Additional fire protection may be required during the plan review phase in order to provide any additional fire protection requirements."
6. Add Note---"Owner/s to maintain R.O.W. and perimeter of entire subdivision. Pedestrian gate may be allowed for maintenance of perimeter."
7. Add Note---Owners to maintain detention areas."
8. Must provide 25' ft corner clips for lots facing E. Minnesota Rd.

SITE PLAN

1. Provide all pertinent City of Pharr details and utility crossing cross section details present in this site plan. (Utility trench excavation backfill, fire hydrants, proposed street cross-section detail, etc.).

2. Street back-to-back (B-B) width shall be 40'-ft minimum as per new City of Pharr standard.
3. Provide street light layout. Spacing shall not exceed 250'-ft.

DRAINAGE

1. Submit drainage report to be reviewed by Engineering Department.
2. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
3. Drainage plan to be reviewed and approved at building permit stage.

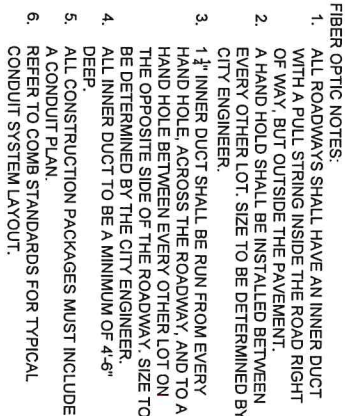
CLOSEOUT DOCUMENTS

- 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

- Lab testing shall be required for the following items:
 - Paving Items
 - Concrete Items
 - Utility Backfilling
 - Utility services lines street crossings
- Cost estimates must be signed and sealed by the P.E.
- 1/3 escrow along E. Minnesota Rd. must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk
- Project Engineer to coordinate with power company on relocating poles outside the road widening.
- Provide widening cross-section detail.
- 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.

- Gate valve concrete collar dimensions shall be 30"-in x 30"-in x 6"-in.
- Proposed fire hydrants shall be 6'-ft from back of curb.
- 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).
- As per fiber optic detail, one handhole shall be required to service two lots.
- Fiber optic conduit shall be 2"-inch diameter.



NOT TO SCALE

- CONSTRUCTION NOTES:
A. 5'-0" (MIN.) REINFORCED CONC. 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 HOLD SHALL BE INSTALLED BETWEEN EVERY OTHER LOT. SIZE TO BE DETERMINED BY CITY ENGINEER.
3. 1" 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.

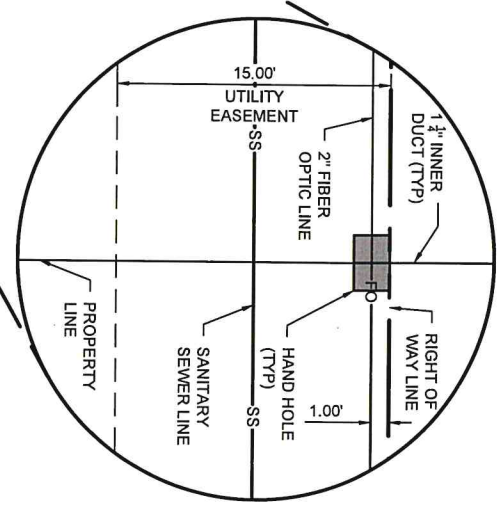
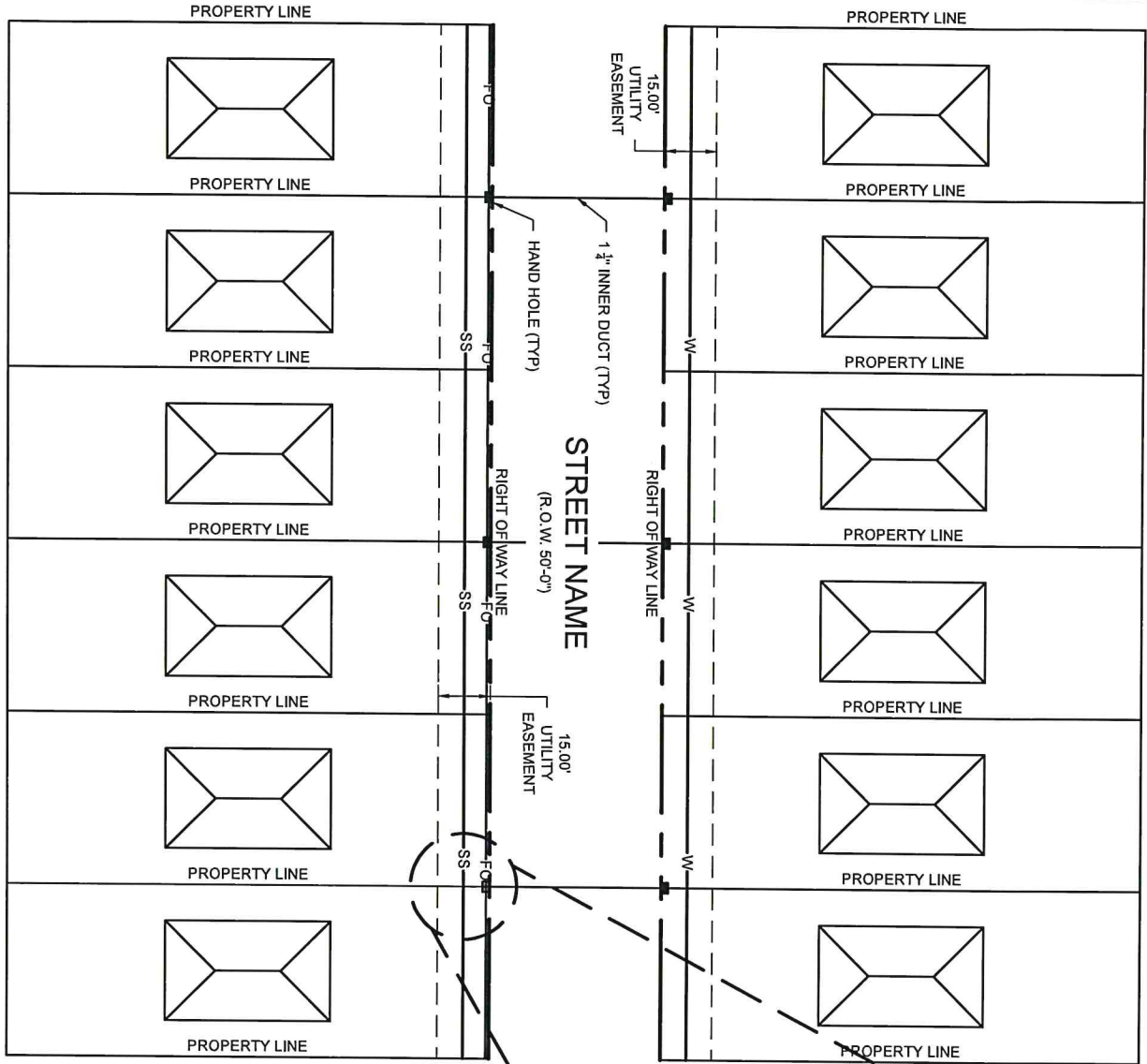
DETAIL "A"
NOT TO SCALE

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



\\pharr1-164\Engineering\W-Drafting & Mapping\4-Drafting\Standard Details\1-City of Pharr\2019 Revisions\STR - Street\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

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





VALUES AND BOUNDS

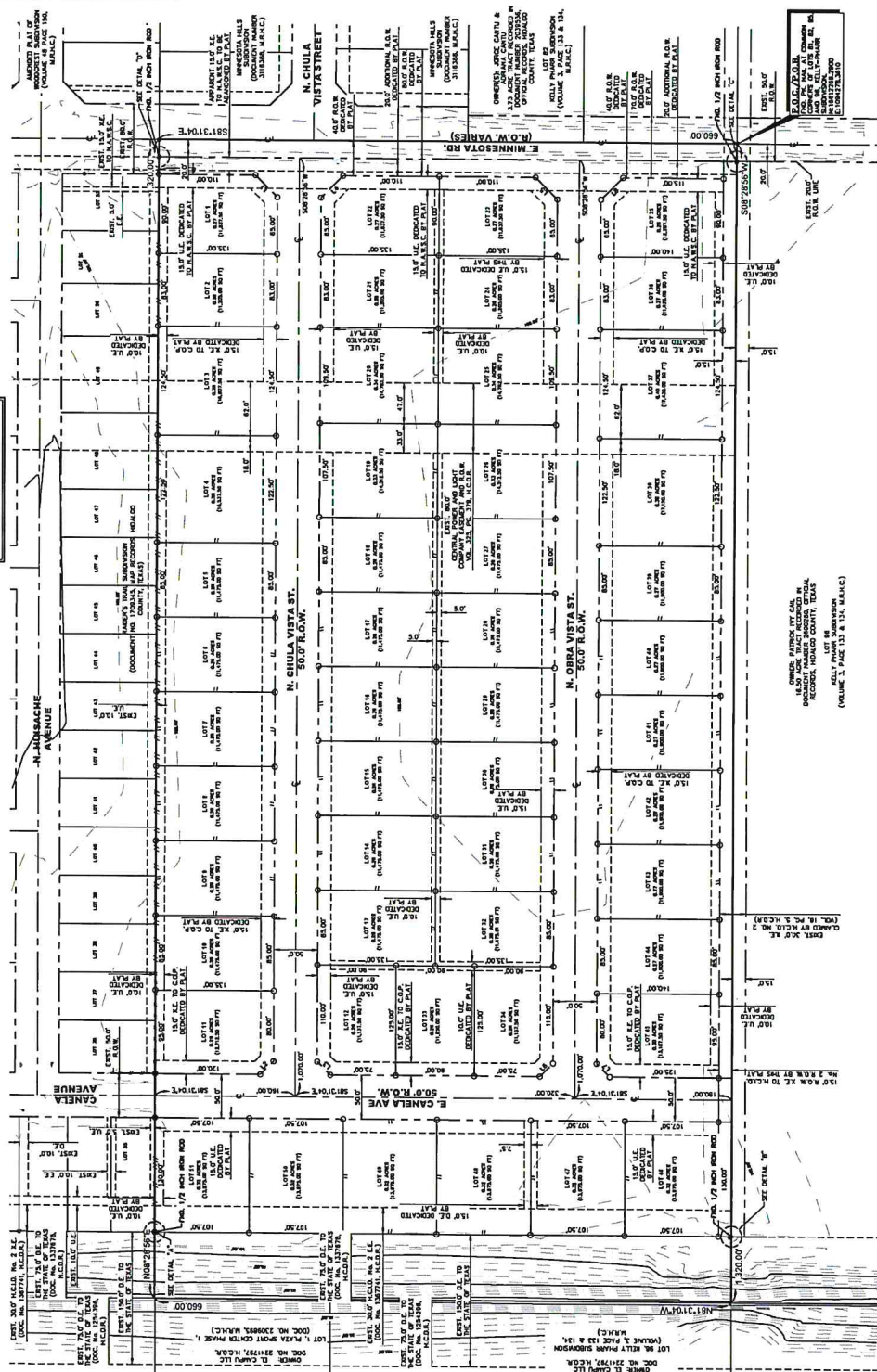
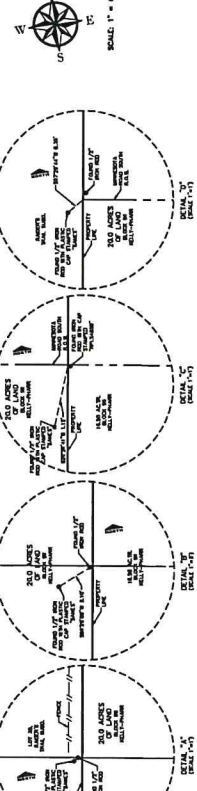
BELONGING TO 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) CONVEYED TO ETHEL AGUSTIN AND MARTHA REZENA MALDONADO, RECORDED IN DOCUMENT NUMBER 315117, OFFICIAL RECORDS, HUALTO COUNTY, TEXAS, OUT OF LOT 18, KELLY PHARR SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HUALTO COUNTY, TEXAS. 240 20.00 ACRES OF LAND (871,200.00 SQUARE FEET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

SUBJECT: 01 OF 04
 DATE OF PREPARATION: August 2022
 REGISTRATION # F-10657

SAMES SAM Engineering & Surveying, Inc.
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

Parcel Line Table		
Line #	Length	Direction
L1	33.36'	R36°21'04"W
L2	21.21'	N33°28'56"E
L3	21.21'	R36°21'04"W
L4	33.36'	N33°28'56"E
L5	33.36'	S36°21'04"E
L6	21.21'	S33°28'56"W
L7	21.21'	R36°21'04"W
L8	33.36'	N33°28'56"E

[illegible][illegible]

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 08/04/2022
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

NAME	OWNER	DISPOSER	SUBMITTOR
TERESA AGOSTINI AND MARCO	TERESA AGOSTINI AND MARCO	MARGO ALBERTO CARDA	OSCAR FERNANDEZ, R.P.

PRINCIPAL CONTACTS:

PHONE	
(56) 404-5818	
(56) 702-8880	
(56) 702-8890	
FAX	
(956) 702-8883	
(956) 702-8883	

CITY & ZIP
PHARR, TEXAS 78516
McALLEN, TX 78501
McALLEN, TX 78501

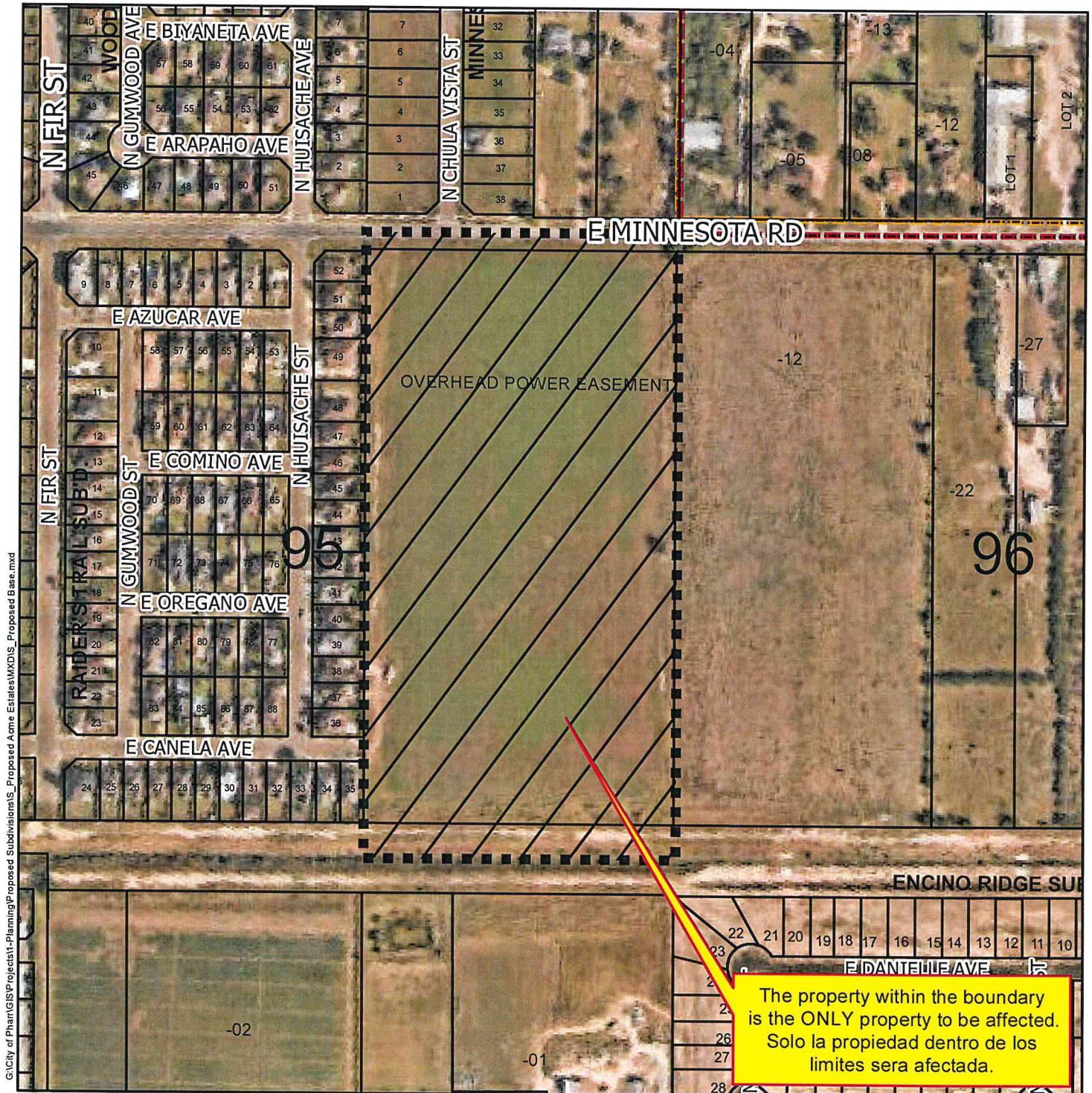
ADDRESS
5009 N. CYPRESS STREET
200 S. 10TH ST., SUITE 1500
200 S. 10TH ST., SUITE 1500

JUSTIN AND MARTHA MALDONADO
BERTO GARCIA, PE.
ENANOEZ, R.P.S.

2 RELIED OWNER: FRANK MAR: WA
HER ENGINEER: MARIN SURVIVOR: OSCAR

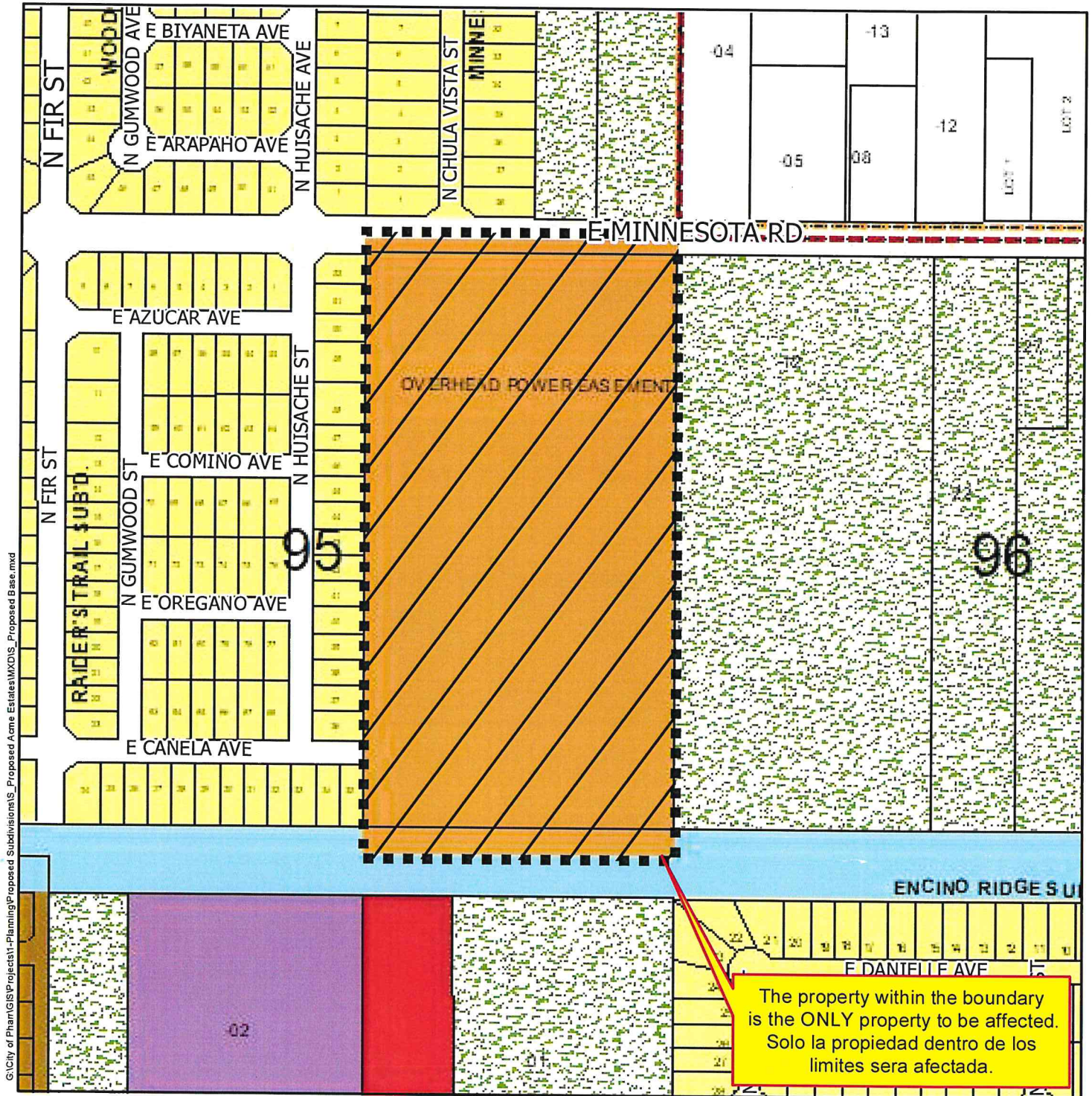
REVIEW ONLY 08/01/2013
MENT SHALL NOT BE
RECORDING OR ANY
INTENDED USE

FOI
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ON FO



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





G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\Acme Estates\MXDS_Proposed Base.mxd

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
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