

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 22, 2023 – 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:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of May 8, 2023

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) Marcial Sanchez, representing Old Texas Brick LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment. The property is legally described as being 0.83 acres, more or less, out of Lot 175, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West State Avenue. **CUP#230495**

- 2) Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The property is legally described as being Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street. **COZ#230498**

- 3) Ricardo Ramos, representing International Development Properties, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to General Business District (C). The property is legally described as being Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 308 West Nolana Loop. **COZ#230499**

E. PLATS:

- 1) DO-RITE Engineering, LLC. representing Patrick Starnes, Owner and Manager of International Development Properties, LLC. is requesting preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision. The property is legally described as being a 1.01 acre tract of land, more or less, out of Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 308 West Nolana Loop. **SUB#230414**

2) Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting preliminary plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. **SUB#230415**

3) Pablo Soto, P.E., representing Jaime Arreola, is requesting preliminary plat approval of the proposed Master Plan of Lbs Pavorreales Subdivision. The property is legally described as being a 5.0 acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 600 West Habitat Circle. **SUB#230416**

F. ANNOUNCEMENTS:

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.

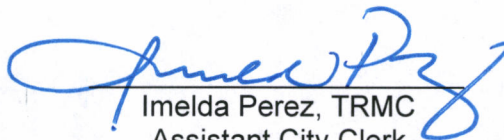
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 19th day of May 2023 at 3:30 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 19th day of May 2023




Imelda Perez, TRMC
Assistant City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 08, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 08, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Jonathan Larraga
 Guadalupe Cano

ABSENT: Luis Madrigal Mercedes Guillen
 Romeo Robles Andy Castro

STAFF PRESENT: Patricia Rigney, City Attorney
 Anali Alanis, Interim City Manager
 Kimberly Mendoza, Director of Development Services
 Laura Fonseca, Planner I
 Eddie Martinez, Planner II
 Roy Rodriguez, Assistant Director of Building and Code
 Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

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

Rafael Munguia moved to excuse the absent members. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY

No one signed up.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR APRIL 24, 2023

Chairman, Danny Wylie, introduced the item.

Rafael Munguia **moved** to approve the minutes as submitted. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) SAMES INC., REPRESENTING LORD & GONZALEZ INVESTMENT GROUP LLC., OWNER HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 24.81 ACRES, MORE OR LESS, LOT 96, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS WITHIN THE 1100-1300 BLOCK OF EAST MINNESOTA ROAD. COZ#230497**

Laura Fonseca, Planner I, introduced the item and stated SAMES Inc., representing Lord & Gonzalez Investment Group LLC., owner was requesting a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) to develop and construct single family lots. She went over the property's legal description and physical address and stated the property was located on the south side of East Minnesota Road, approximately 950 ft. west of North Veterans Boulevard and the property fronts East Minnesota Road, an 80 ft. major collector that runs east and west with a posted speed limit of 30 miles per hour or less, as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property was currently zoned Agricultural and/or Open Space District (A-O) upon annexation on July 23, 1991 and the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022 and the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on September 8, 2020. She also stated the portion of the property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on March 20, 2007, and another portion was zoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on May 19, 1992. She further stated the city limits lie to the north side of the property and there have been no other rezoning requests within the general vicinity of the subject property since that time. She reported the property was generally designated for single-family residential use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the Single-Family District was intended to be composed of single-family dwellings together with public, denominational, and private schools, churches, and public parks essential to create basic neighborhood units. She briefly stated the areas that were zoned for this use shall have water, wastewater, drainage, and access to paved streets based on single-family usage. She also stated it was intended for areas that were properly buffered from nonresidential uses and

protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Lastly, Ms. Fonseca reported thirty-eight (38) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received no response to the letters or the legal notice.

Laura Fonseca, Planner I, stated staff recommended **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property met area requirements and was in line with the future land use plan.

Laura Fonseca, Planner I, further stated the Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) at their meeting on Monday, May 8, 2023.

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, and the item was opened for discussion.

There being no discussion, Jonathan Larraga **moved** to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

2) IRASEMA ALMAZAN, REPRESENTING CLAUDIA PAHOLA ALMAZAN-SALINAS, OWNER, FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.442 ACRES, MORE OR LESS, OUT OF THE EAST ½ OF LOT 11, AND OF ALL LOTS 12-16, BLOCK 27, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 11 NORTH BIRCH STREET. COZ#230494

Laura Fonseca, Planner I, introduced the item and stated Irasema Almazan, representing Claudia Pahola Almazan-Salinas, owner, was requesting a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) to bring the subject property into compliance. She went over the property's legal description and physical address and stated the property was located at the southwest corner of East Clark Avenue and North Birch Street, with a physical address of 11 North Birch Street and stated the property fronts North Birch Street, a 70 ft. minor collector street that runs

north and south with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property and the property to the north were zoned Single-Family Residential District (R-1) on June 15, 1982, when the city adopted the current Zoning Ordinance used today. The properties to the west and south were rezoned from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) on May 6, 1986. She further stated the property to the east was zoned Single Family Residential District (R-1A) and there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the Heavy Commercial District (H-C) was 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. She briefly stated in the district were 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. The district was commercial in nature but had some aspects that were similar to industrial uses. She reported the noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Laura Fonseca, Planner I, reported eighteen (18) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received one (1) response to the letters for information and no response to the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) as the property's met area requirements, have adequate ingress and egress and will be compatible with surrounding properties.

Laura Fonseca, Planner I, further stated the Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C).

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, and the item was opened for discussion.

There being no discussion, Jonathan Larraga **moved** to approve the request to re-zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

3) RAUL ALEJANDRO ZARATE, REPRESENTING PEÑA REAL ESTATE INVESTMENTS, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM OFFICE AND PROFESSIONAL DISTRICT (O-P) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.779 ACRES, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 301 EAST FERGUSON AVENUE. COZ#230493

Laura Fonseca, Planner I, introduced the item and stated Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., was requesting a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to develop and construct an event center. She went over the property's legal description and physical address and stated the property was located on the northeast corner of East Ferguson Avenue and North Cypress Street, with a physical address of 301 East Ferguson Avenue and stated the property fronts East Ferguson Avenue, a 120 ft – 150 ft. principal arterial street that runs east and west with a posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner I, stated the property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P). The property to the west was rezoned from General Business District (C) to Single-Family Residential District (R-1) on August 17, 1999. She further stated the property to the east and north were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on May 14, 2002 and the property to the south was rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 26, 1983. There have been no other zoning requests within the general vicinity of the subject property since that time. The property was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She explained larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Lastly, Ms. Fonseca reported nine (9) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received one (1) response for information only to the letters and the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Office and Professional District (O-P) to General Business District (C) as the property met area requirements and had adequate ingress and egress.

Laura Fonseca, Planner I, further stated the Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Office and Professional District (O-P) to General Business District (C).

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, and the item was opened for discussion.

There being no discussion, Charlie Ramirez **moved** to approve the request to re-zone from Office and Professional District (O-P) to General Business District (C). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

4) RAUL ALEJANDRO ZARATE, REPRESENTING PEÑA REAL ESTATE INVESTMENTS, LLC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.206 ACRES, MORE OR LESS, OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 301 EAST FERGUSON AVENUE. COZ#230492

Laura Fonseca, Planner I, Raul Alejandro Zarate, representing Peña Real Estate Investments, LLC., was requesting a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) to develop and construct an event center. She went over the property's legal description, physical address, location of property as mentioned above.

Laura Fonseca, Planner I, stated the property and the property to the north were rezoned from General Business District (C) to Single-Family Residential District (R-1) on August 17, 1999. The property to the west was rezoned from Medium Density Multi-Family District (R3) to Heavy Commercial District (H-C) on August 1, 1995. She further stated the property's to the east were rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P). She further stated there have been no other zoning requests within the general vicinity of the subject property since that time the property was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner I, further stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She briefly explained larger shopping centers and most existing commercial strips along major arterials would be included in the district. Noise, traffic, litter, late-night hours, and possible blighting influences require

adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors. She further stated sixteen (16) letters were mailed out to the surrounding property owners on April 21, 2023, and a legal notice was published in the Advance News Journal on April 19, 2023. Staff received one (1) response for information only to the letters and the legal notice.

Laura Fonseca, Planner I, stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to General Business District (C) as the property met area requirements and had adequate ingress and egress.

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, and the item was opened for discussion.

There being no discussion, Jonathan Larraga **moved** to approve the request to re-zone from Single-Family Residential District (R-1) to General Business District (C). Rafael Munguia seconded the motion and when put to vote, it carried unanimously.

5) JUAN ALBERTO AVILA, D/B/A FIVE-O-FIREARMS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION FOR SALES OF FIREARMS IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 25, LAS PALMAS SOUTH SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8611 SOUTH LAS PALMAS DRIVE. COZ#230491

Laura Fonseca, Planner I, introduced the item and stated Juan Alberto Avila, d/b/a Five-O-Firearms, was requesting a Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1). She went over the property's legal description and physical address and stated the property was currently zoned Single-Family Residential District (R-1). She further stated the surrounding area was zoned Single-Family Residential District (R-1) to the north, west and east and Agricultural and/or Open Space District (A-O) to the south and the area was generally designated for single-family residential and irrigation use in the Land Use Plan.

Laura Fonseca, Planner I, reported Fire Department, Police Department and Code Compliance Division had conducted there inspections for Conditional Use Permit and were recommending approval. She stated twenty-four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

Laura Fonseca, Planner I, stated staff was recommending approval of the Conditional Use Permit to allow a home occupation for sales of firearms in a Single-Family Residential District (R-1).

Board member Rafael Munguia requested item to be discussed in closed session. Guadalupe Cano seconded the motion. There was no objection.

ITEM 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) EXECUTION SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:20 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 H. RECONVENE:

The time being 6:40 p.m., Chairman, Danny Wylie stated the commission would be resuming the open meeting.

Chairman, Danny Wylie, closed the board discussion.

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

ITEM E. PLATS:

1) R. GUTIERREZ ENGINEERING, CORPORATION, REPRESENTING RICHARD GOODMAN, VICE PRESIDENT, REAL ESTATE, CONSTRUCTION AND RETAIL FACILITIES OF LOWE'S OF PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 13.01 ACRE TRACT OF LAND CONSISTING OF 3.76 ACRES OUT OF LOT 15, 3.17 ACRES OUT OF LOT 16, 3.45 ACRES OUT OF LOT 17 AND 2.63 ACRES OUT OF LOT 18 PHARR CITRUS ORCHARD CO., SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF SOUTH JACKSON ROAD. SUB#230308

Kimberly Mendoza, Director of Development Services, introduced the item and stated R. Gutierrez Engineering Corporation, representing Richard Goodman, Vice President, Real Estate, Construction and Retail Facilities of Lowe's Home Centers, Inc., A North Carolina Corp., was requesting preliminary plat approval of the proposed Lowe's of Pharr Subdivision. She went over the property's legal description and stated the property was located within the 700 Block of South Jackson, Rd. She further stated the

property was currently zoned General Business District (C) and the adjacent zones were General Business District (C) to the north, east and west, Office Professional District (O-P), Residential Townhouse District (R-TH) and General Business District (C) to the south. The property was designated for commercial use in the Land Use Plan and was zoned for Retail.

Kimberly Mendoza, Director of Development Services, stated staff recommended preliminary plat approval of the proposed Lowe's of Pharr Subdivision subject to the following conditions as noted in the packet.

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

2) PABLO SOTO JR., P.E. REPRESENTING ASHLEY ANETTE PEREZ AND HUSBAND, DIEGO ARMANDO TORRES, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DIEGO TORRES ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96 ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST GREG DRIVE. SUB#220725

Kimberly Mendoza, Director of Development Services, introduced the item and stated Pablo Soto Jr., P.E., representing Ashley Anette Perez and husband, Diego Armando Torres, Owners, was requesting preliminary plat approval of the proposed Diego Torres Estates Subdivision. She went over the property's legal description and stated the property was located within the 1400 Block of West Greg Drive. She further stated the property was currently zoned Single-Family Residential District (R-1) and the adjacent zones were Single-Family Residential District (R-1) to the north, south, east, and west. The property was designated for single family residential use in the Land Use Plan and was zoned and proposed for single family homes.

Kimberly Mendoza, Director of Development Services, stated staff recommended preliminary plat approval of the proposed Diego Torres Estates Subdivision subject to the following conditions as noted in the packet.

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

3) HOMERO L. GUTIERREZ, P.E., REPRESENTING MARIO ANAYA, PRESIDENT OF ANGO HOLDINGS, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ARIA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.738 ACRE TRACT

**OF LAND OUT OF ALL OF LOT 6, TRI-CITY ACRES SUBDIVISION, PHARR,
HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE
5400 BLOCK OF NORTH SUGAR ROAD. SUB#230305**

Kimberly Mendoza, Director of Development Services, introduced the item and stated Homero L. Gutierrez, P.E., representing Mario Anaya, President of Ango Holdings, Inc., was requesting preliminary plat approval of the proposed Aria Subdivision. She went over the property's legally described and stated the property was located within the 5400 Block of North Sugar Road. She further stated the property was currently zoned Residential Multi-family High Density District (R-MFHD) and the adjacent zones were Agricultural and/or Open Space District (A-O) to the north, General Business District (C) and Agricultural and/or Open Space District (A-O) to the south, Single Family Residential District (R-1) to the east and Single Family Residential District (R-1) and General Business District (C) to the west. The property was designated for single family residential and commercial use in the Land Use Plan and was zoned for apartments.

Kimberly Mendoza, Director of Development Services, stated staff recommended preliminary plat approval of the proposed Aria Subdivision subject to the following conditions as noted in the packet.

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None

ITEM I. ADJOURNMENT

There being no further business, Charlie Ramirez moved to adjourn. Guadalupe Cano seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:46 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 18, 2023

MEETING DATE: May 22, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Marcial Sanchez, representing Old Texas Brick LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment. The property is legally described as being 0.83 acres, more or less, out of Lot 175, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West State Avenue.
CUP#230495

Classification: Public Hearing

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

Issue: Marcial Sanchez, representing Old Texas Brick LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) and General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) and General Business District (C) subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 5/18/2023
Approved - 5/19/2023
Final Approval - 5/19/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 22, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE FILE NO. CUP#230495

GENERAL INFORMATION:

APPLICANT: Marcial Sanchez, representing Old Texas Brick LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) and General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.83 acres, more or less, out of Lot 175, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 901 West State Avenue.

ZONING: The property is currently zoned Heavy Commercial District (H-C) and General Business District (C). The surrounding area is zoned General Business District (C) to the west, east, south and a portion of the north. Single-Family Residential Small Lot District (R-1A) to the north. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:

Pending inspection of the Conditional Use Permit.

CODE COMPLIANCE:

Recommends approval of the Conditional Use Permit.

**DEVELOPMENT SERVICES
DEPARTMENT:**

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Forty-six (46) surrounding property owners were notified of the request by letter on May 12, 2023 and a legal notice was published in the Advance News Journal on May 10, 2023. Staff received no response to the legal notice or Advance News Journal.

**PLANNING STAFF
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) and General Business District (C) subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.

- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 0.83 ac out of Lot 175 Kelly Pharr Subdivision\MXDOCUP_Base.mxd

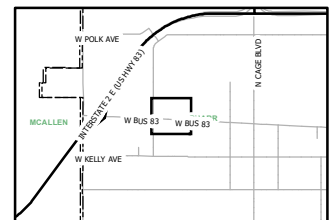
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- 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

- Subject Property
- Notified Properties
- 300 ft. Notification Buffer

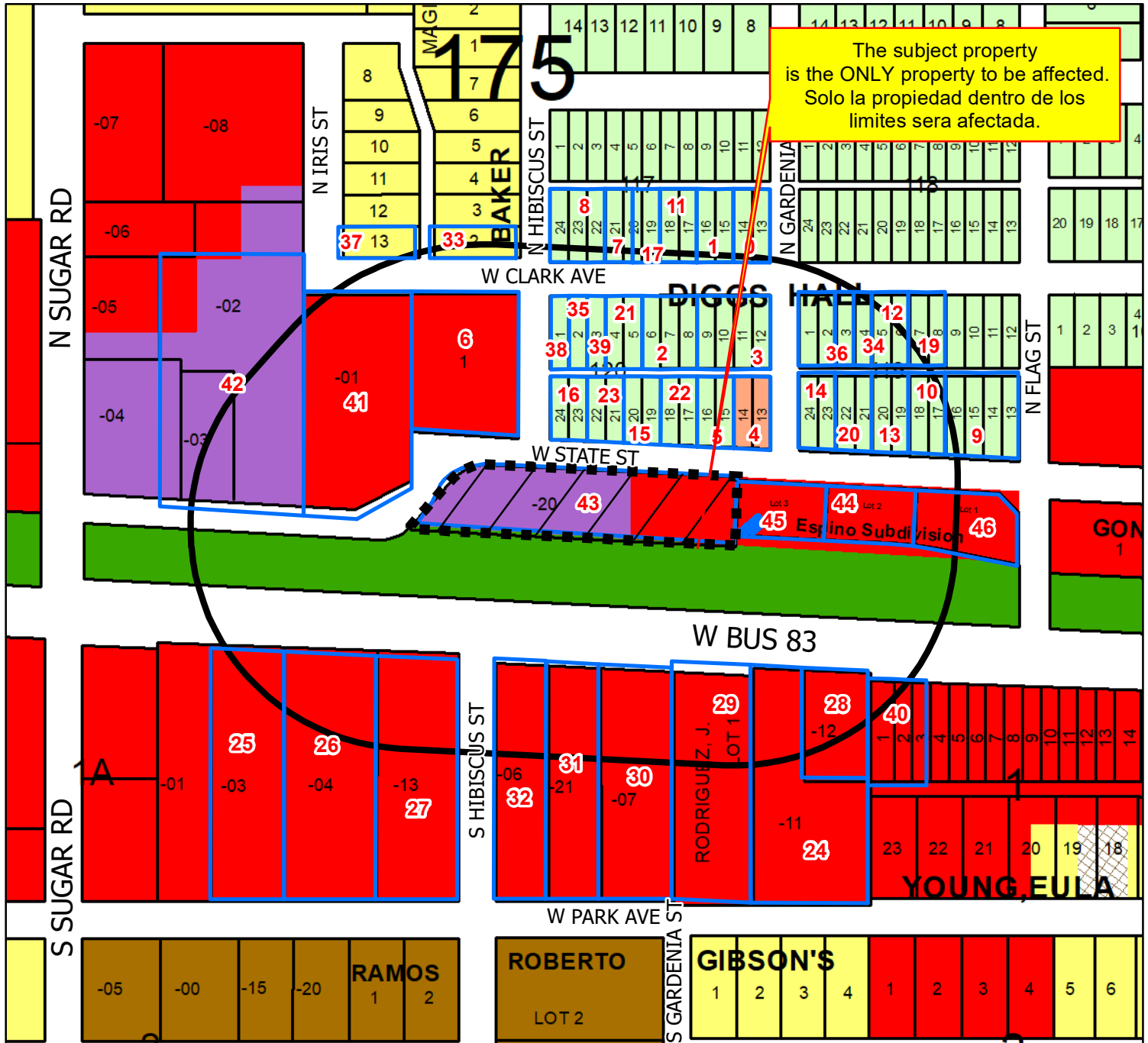
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit
0.83 ac, more or less, out of Lot 175 Kelly-Pharr Subdivision
Marcial Sanchez



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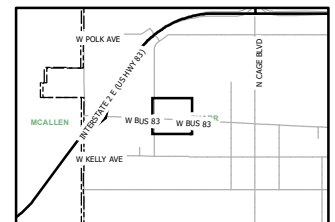
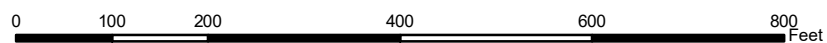
The subject property is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

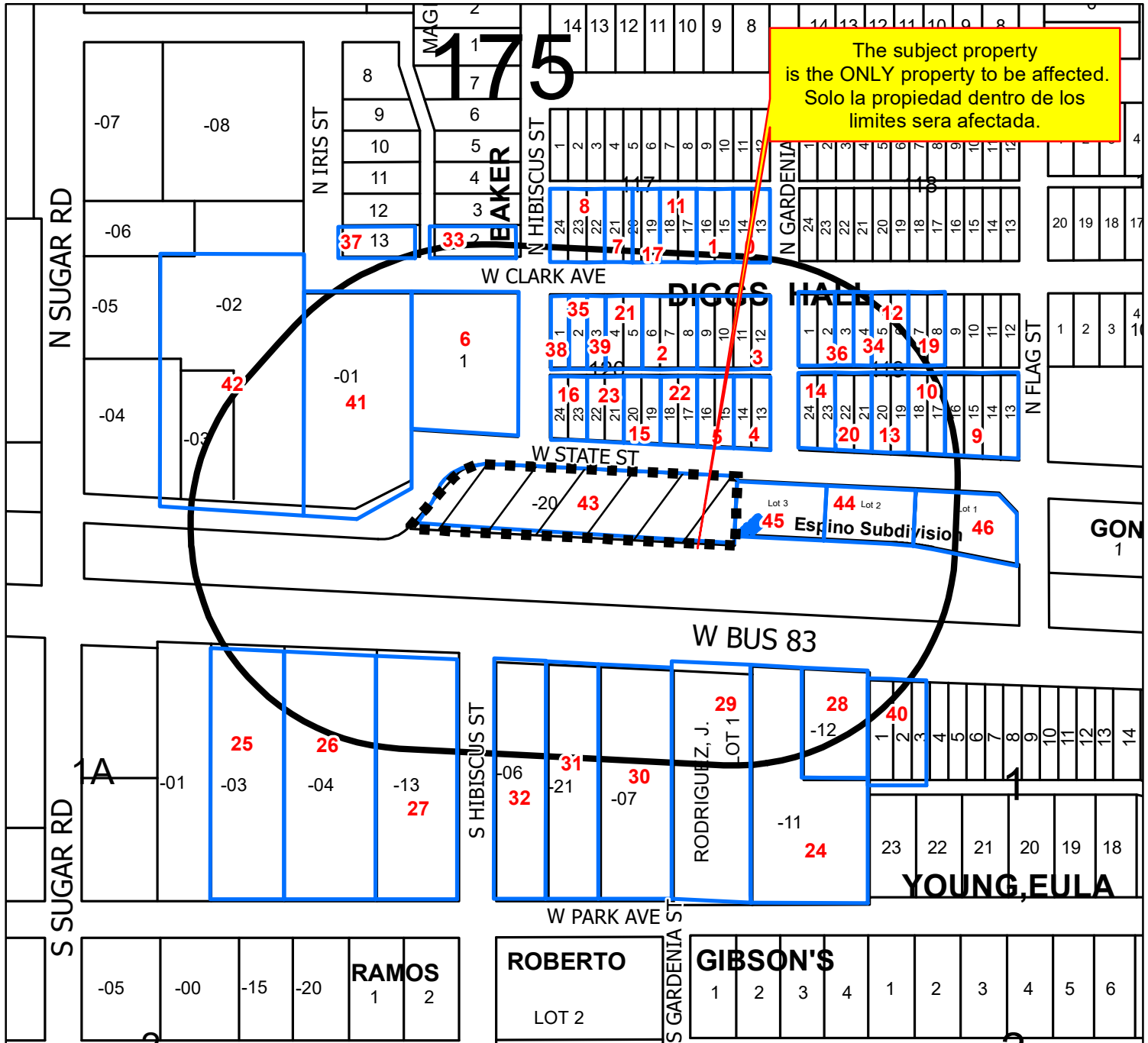
- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Subject Property |
| Single Family | Government Owned | Office Professional | Notified Properties |
| Single Family Small Lot | General Business | PSJA ISD | 300 ft. Notification Buffer |
| Residential Multi-Family | Business District | Hidalgo ISD | |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD | |
| Mobile Home | Heavy Commercial | Planned Unit Development | |
| Townhouse | Heavy Industrial | | |
| HUD Code | Limited Industrial | | |

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

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 4/27/2023

Scale: 1 inch = 200 feet



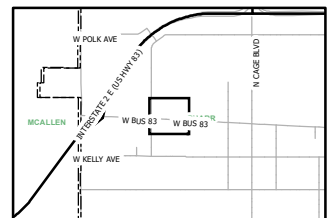


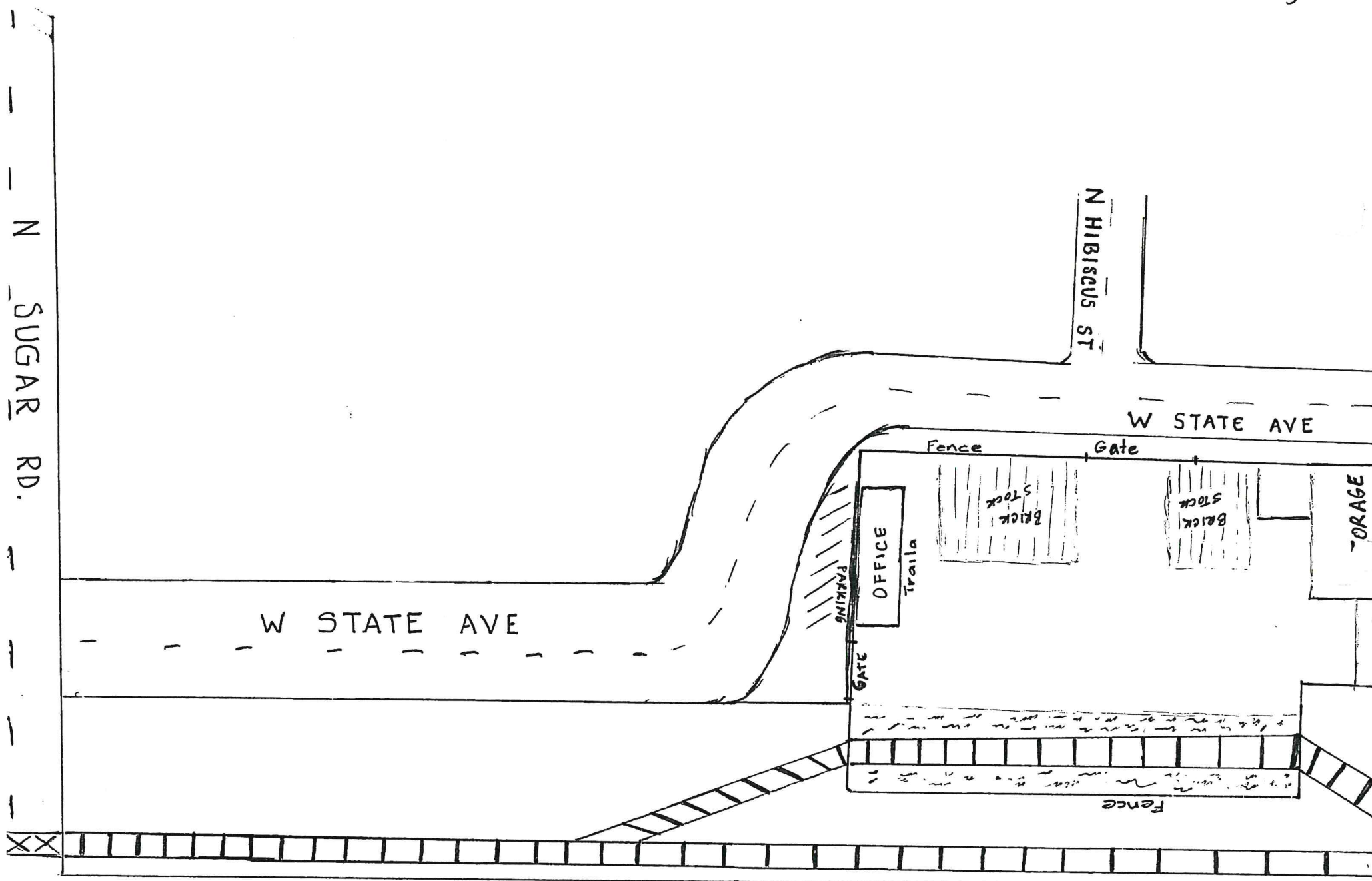
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP 0.83 ac out of Lot 175 Kelly Pharr Subdivision\MXD\CUP_Base.mxd

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

- Subject Property
- Notified Properties
- 300 ft. Notification Buffer

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N SUGAR RD.

N HIBISCUS ST

W STATE AVE

W STATE AVE

Fence

Gate

OFFICE

Trail

PARKING

BRICK STOCK

BRICK STOCK

ORAGE

GATE

Fence

Bus US - 83



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 18, 2023

MEETING DATE: May 22, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C). The property is legally described as being Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street. **COZ#230498**

Classification: Public Hearing

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

Issue: Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to develop and construct a commercial plaza.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Office and Professional District (O-P) to General Business District (C) as the property meets area requirements, has adequate ingress and egress, and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 5/18/2023
Approved - 5/19/2023
Final Approval - 5/19/2023



MEMORANDUM

DATE: MONDAY, MAY 22, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Office and Professional District (O-P) to General Business District (C). The property is legally described as being Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2621 South Gardenia Street. COZ#230498

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:

Irasema Almazan, representing Martin Almazan and Irasema Salinas, owner (s), has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to General Business District (C) in order to develop and construct a commercial plaza.

The subject site is located at the southeast corner of West Hall Acres Road and South Gardenia Street and has a physical address of 2621 South Gardenia Street. The property is legally described as being all of Lot 45, Sing's Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Gardenia Street, a 70 ft. minor collector street which runs north and south and West Hall Acres Road, an 80 ft. major collector which runs east and west both with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Office and Professional District (O-P). The property was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on February 18, 2018. The properties to the south and east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on February 21, 1995, when the city amended the ordinance on March 30, 1982, adopting the current zoning ordinance we use today. A portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to High Density Multi-Family Residential District (R-4) on March 2, 2004. The remaining portion to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on October 07, 2003. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 19, 2006. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

The owner is requesting to rezone the property to General Business District (C) in order to develop and construct a commercial plaza for uses such as a coffee shop, daycare, and mini school for after school children.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Eighteen (18) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 12, 2023, and a legal notice was published in the Advance News Journal on May 10, 2023. Staff has received two calls for information.

Development Services is recommending **approval** of the request to re-zone from Office and Professional District (O-P) to General Business District (C) as the property meets area requirements, has adequate ingress and egress, and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 5, 2023**, 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

Irasema Almazan,
Martin Almazan and Irasema Salinas, owner (s)
APPLICANT

representing

Office and Professional District (O-P)
CURRENT ZONE

2621 South Gardenia Street
ADDRESS

General Business District (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:

Development Services is recommending approval of the request to re-zone from Office and Professional
District (O-P) to General Business District (C) as the property meets area requirements, has adequate
ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply
with all City Ordinances and City Department requirements.

Laura Fonseca, Planner I
PREPARED BY

May 12, 2023
DATE

Proposed Change of Zone
Lot 45, Sing's Subdivision
Irasema Almazan



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

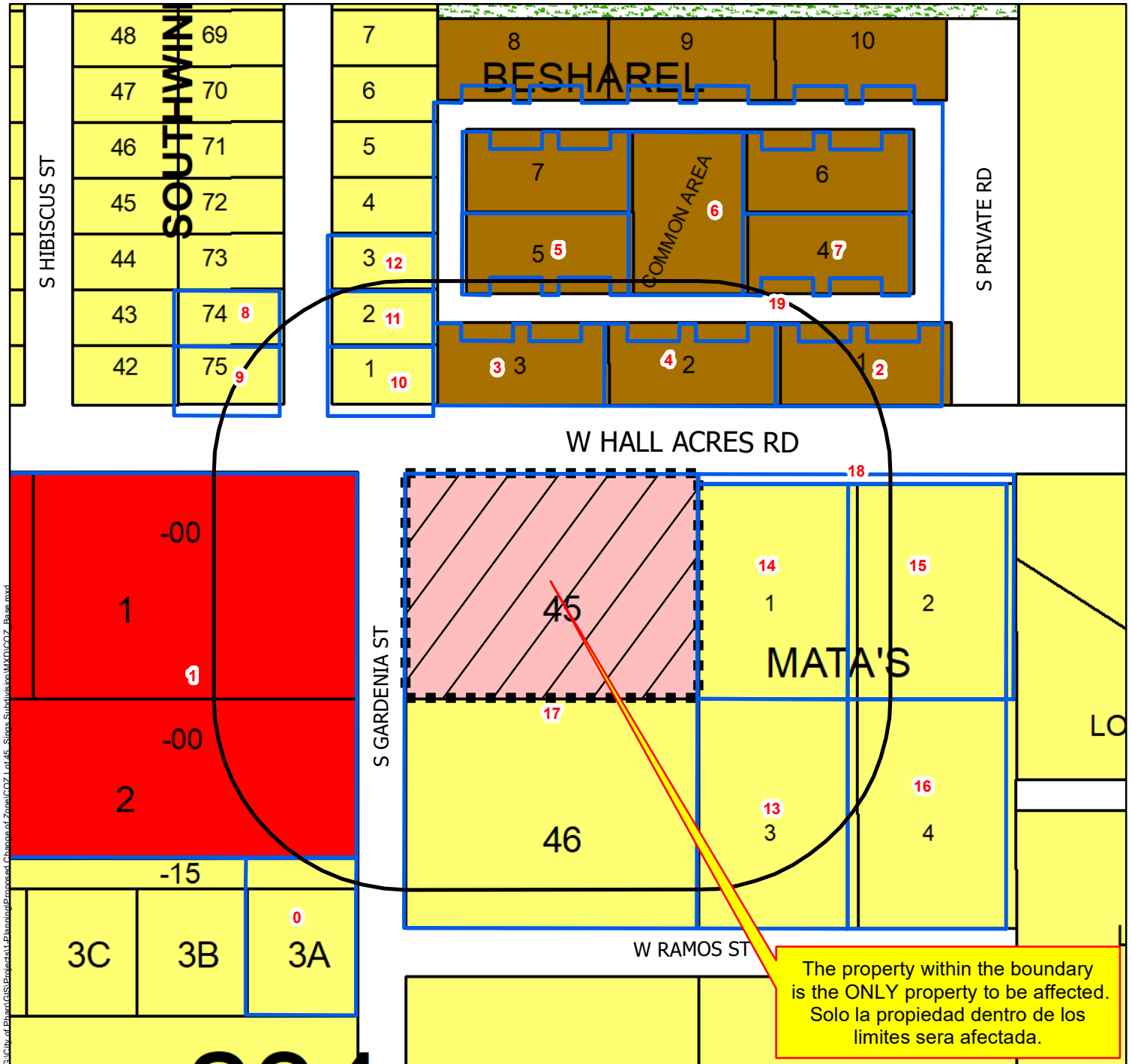
Date: 4/27/2023

Scale: 1 inch = 150 feet



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Zoning

ZONE

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

Future Land Use

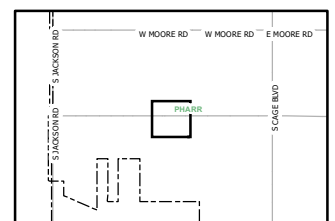
FUTURELAND

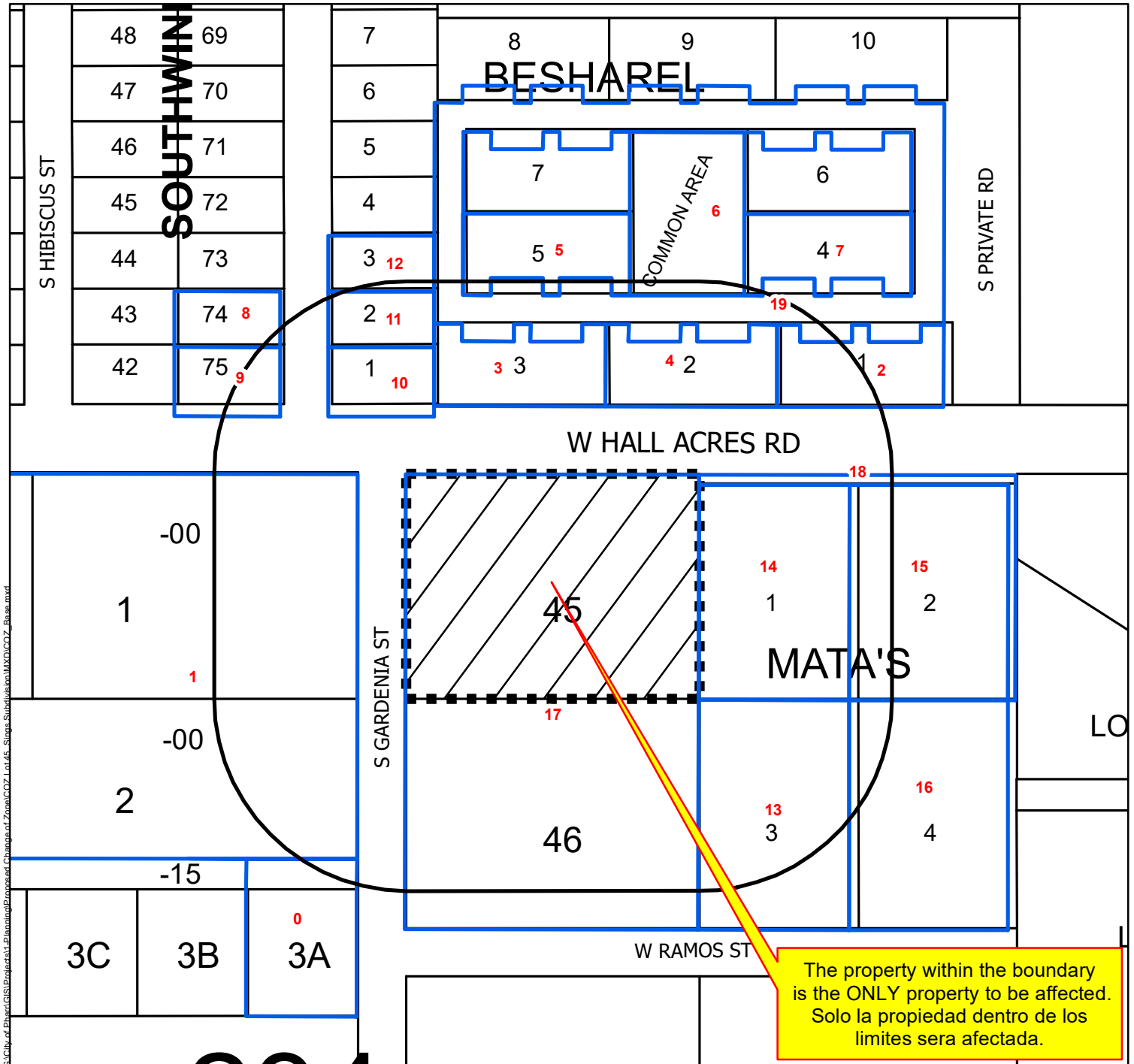
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- 200 ft Radius
- Notified Properties
- Subject Property

Scale: 1 inch = 150 feet



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

Zoning

ZONE

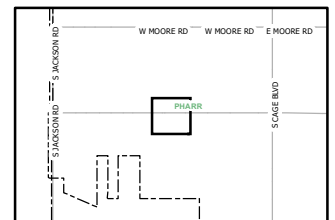
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

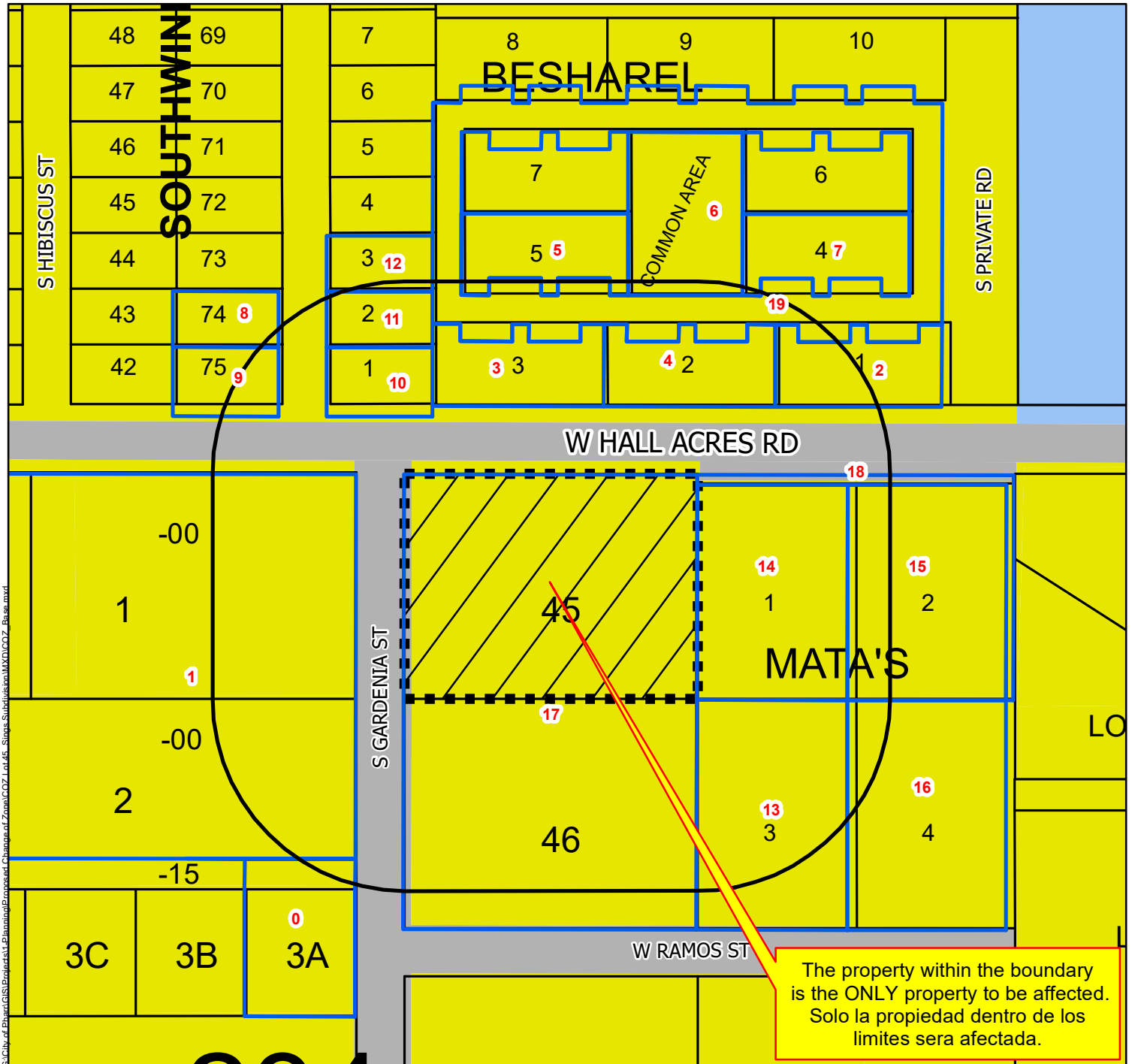
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
 - Hidalgo ISD
 - Valley View ISD
 - Planned Unit Development
- Future Land Use**
- FUTURELAND**
- Irrigation
 - Agriculture
 - Single Family Res.
 - Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- 200 ft Radius
- Notified Properties
- Subject Property

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Zoning

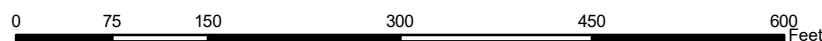
ZONE

- 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
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- Planned Unit Development
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- 200 ft Radius
- Notified Properties
- Subject Property

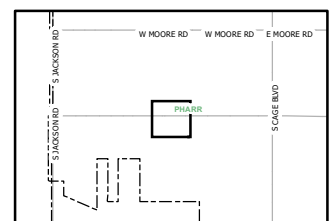
Future Land Use

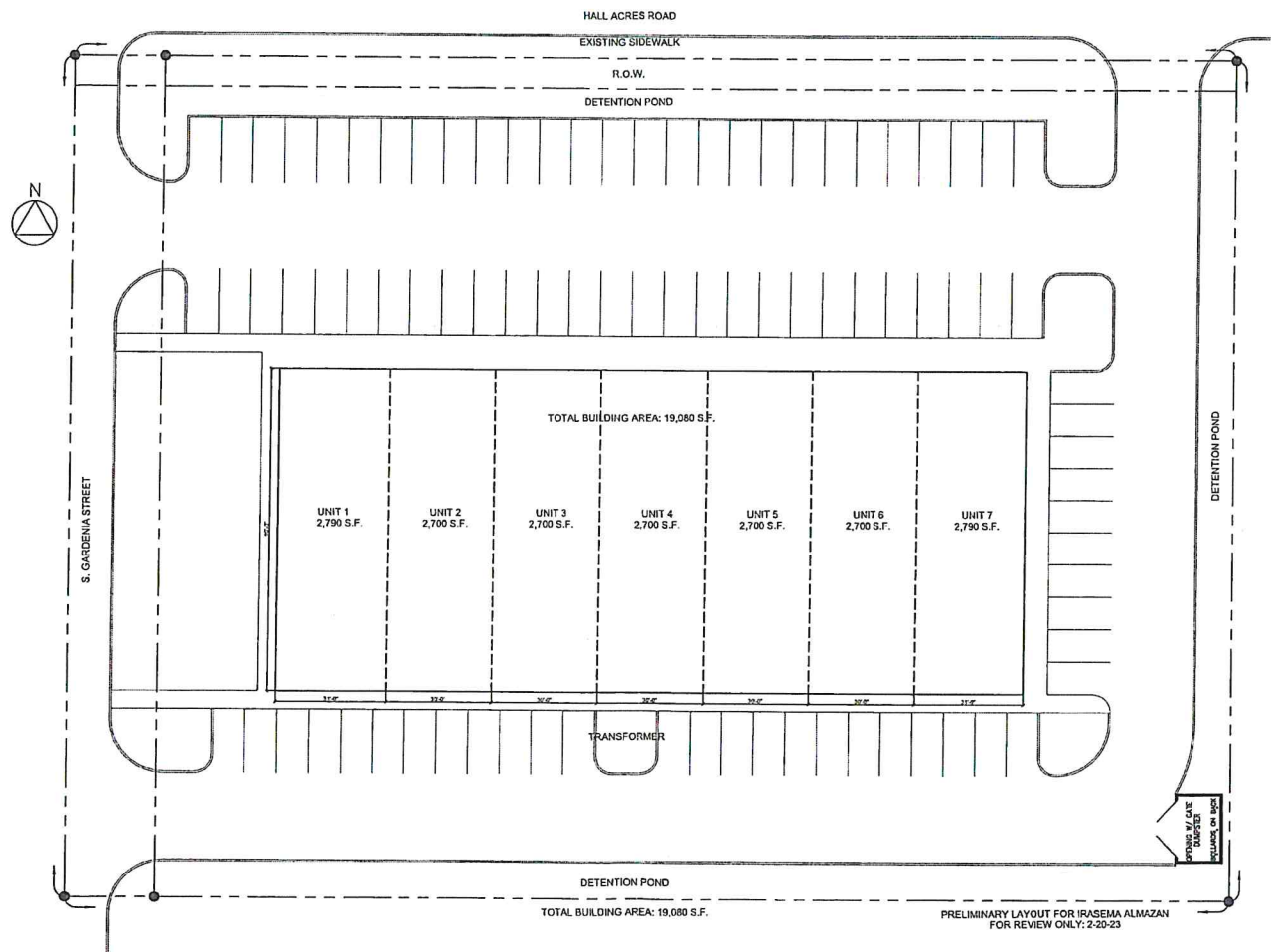
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.



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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: May 18, 2023

MEETING DATE: May 22, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Ricardo Ramos, representing International Development Properties, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to General Business District (C). The property is legally described as being Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 308 West Nolana Loop.
COZ#230499

Classification: Public Hearing

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

Issue: Ricardo Ramos, representing International Development Properties, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to General Business District (C) in order to comply with the minimum lot area requirements for the property. A proposed replat by the name of Lots 2A & 2B, Nolana Hampton is also on the same agenda for consideration by the Board.

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the rezoning request from Limited Industrial District (L-I) to General Business District (C) as the properties meet area requirements, have adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 5/18/2023
Approved - 5/19/2023
Final Approval - 5/19/2023



MEMORANDUM

DATE: MONDAY, MAY 22, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited Industrial District (L-I) to General Business District (C). The property is legally described as being Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 308 West Nolana Loop. COZ#230499
--

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:

Ricardo Ramos, representing International Development Properties, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to General Business District (C) in order to comply with the minimum lot area requirements for the property. A proposed replat by the name of Lots 2A & 2B, Nolana Hampton is also on the same agenda for consideration by the Board.

The subject site is located on the north side of West Nolana Loop, approximately 620 ft. west of North Cage Boulevard and has a physical address of 308 West Nolana Loop. The property is legally described as being all of Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Nolana Loop, a 120 ft. - 150 ft. principal arterial street which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and properties to the east, west, and south were zoned Limited Industrial District (L-I), when the city amended the ordinance on March 30, 1982, adopting the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Fourteen (14) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 12, 2023, and a legal notice was published in the Advance News Journal on May 10, 2023. 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 General Business District (C) as the properties meet area requirements, have adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 5, 2023, 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.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

**Ricardo Ramos, representing International Development
Properties, LLC.,**
APPLICANT

Limited Industrial District (L-I)
CURRENT ZONE

308 W Nolana Loop
ADDRESS

General Business District (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

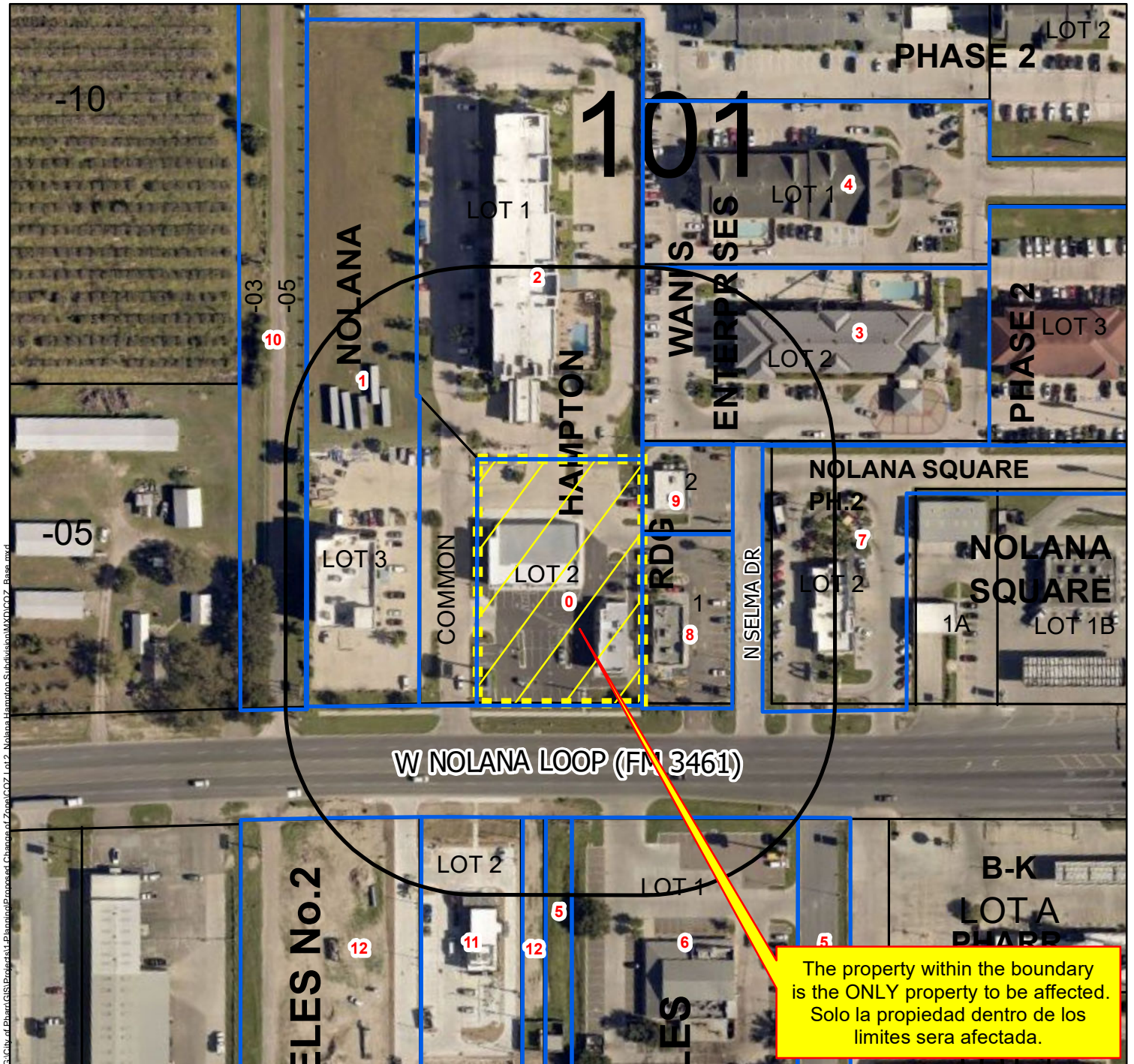
STAFF RECOMMENDATIONS:

Approval

**Development Services is recommending approval of the request to re-zone from Limited Industrial
(L-I) to General Business District (C) as the properties meet area requirements, have adequate ingress
egress and will be compatible with surrounding properties. If approved, the owner must comply with all
City Ordinances and City Department requirements**

Laura Fonseca, Planner I
PREPARED BY

May 12, 2023
DATE



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

Zoning

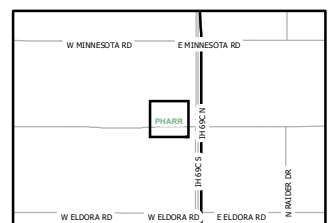
ZONE

- 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
- Future Land Use**
- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

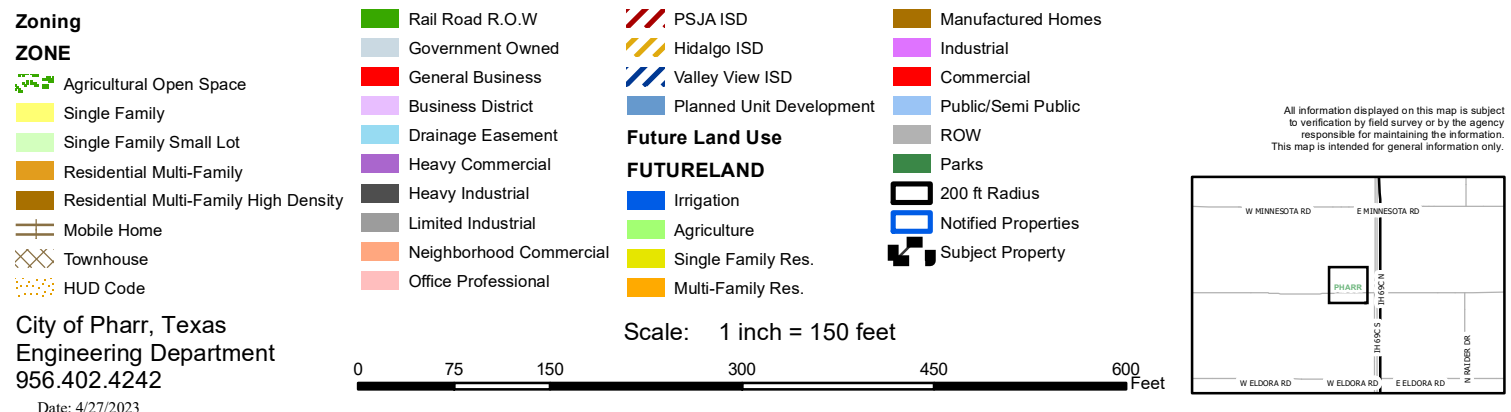
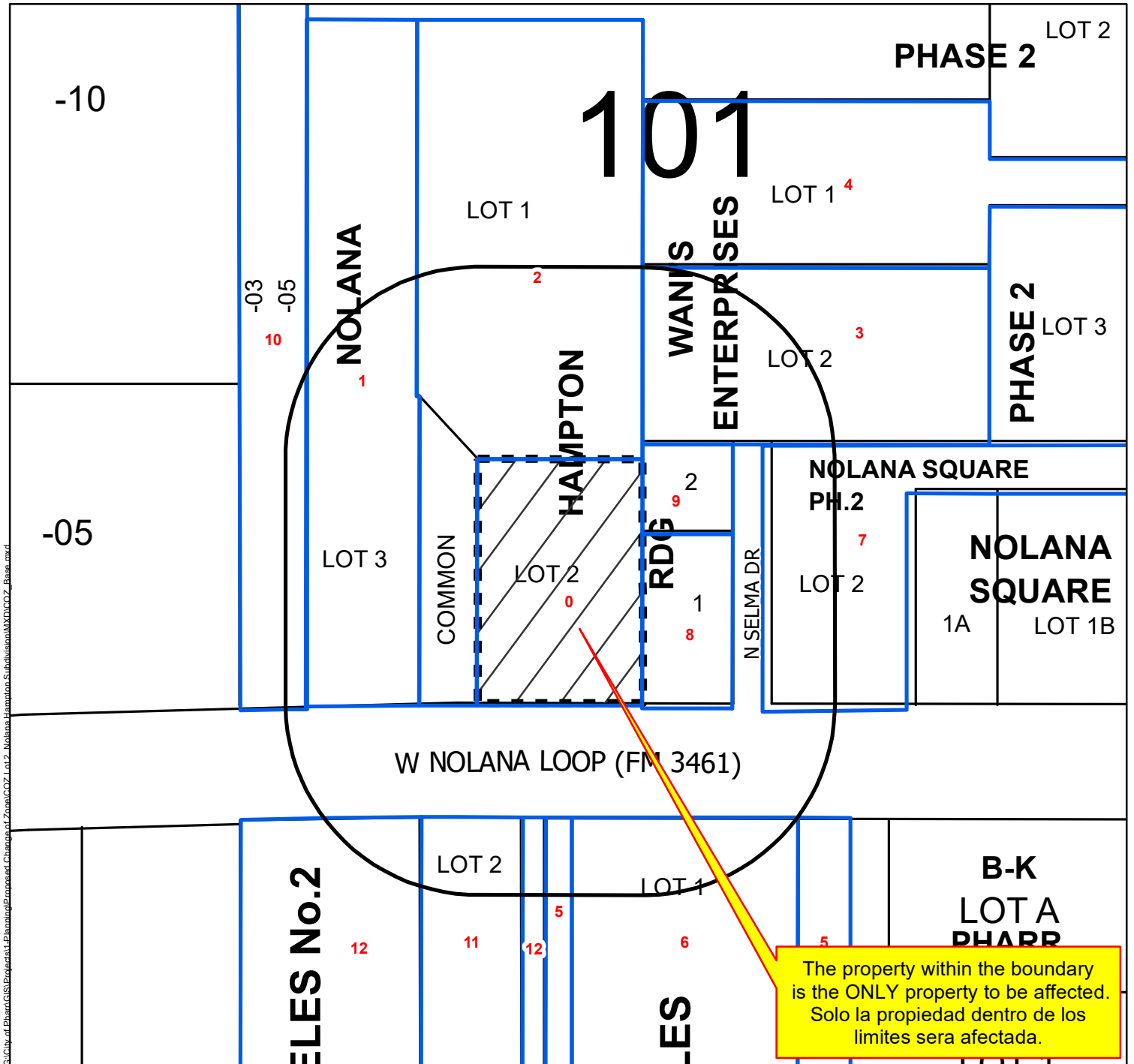
- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- 200 ft Radius
- Notified Properties
- Subject Property



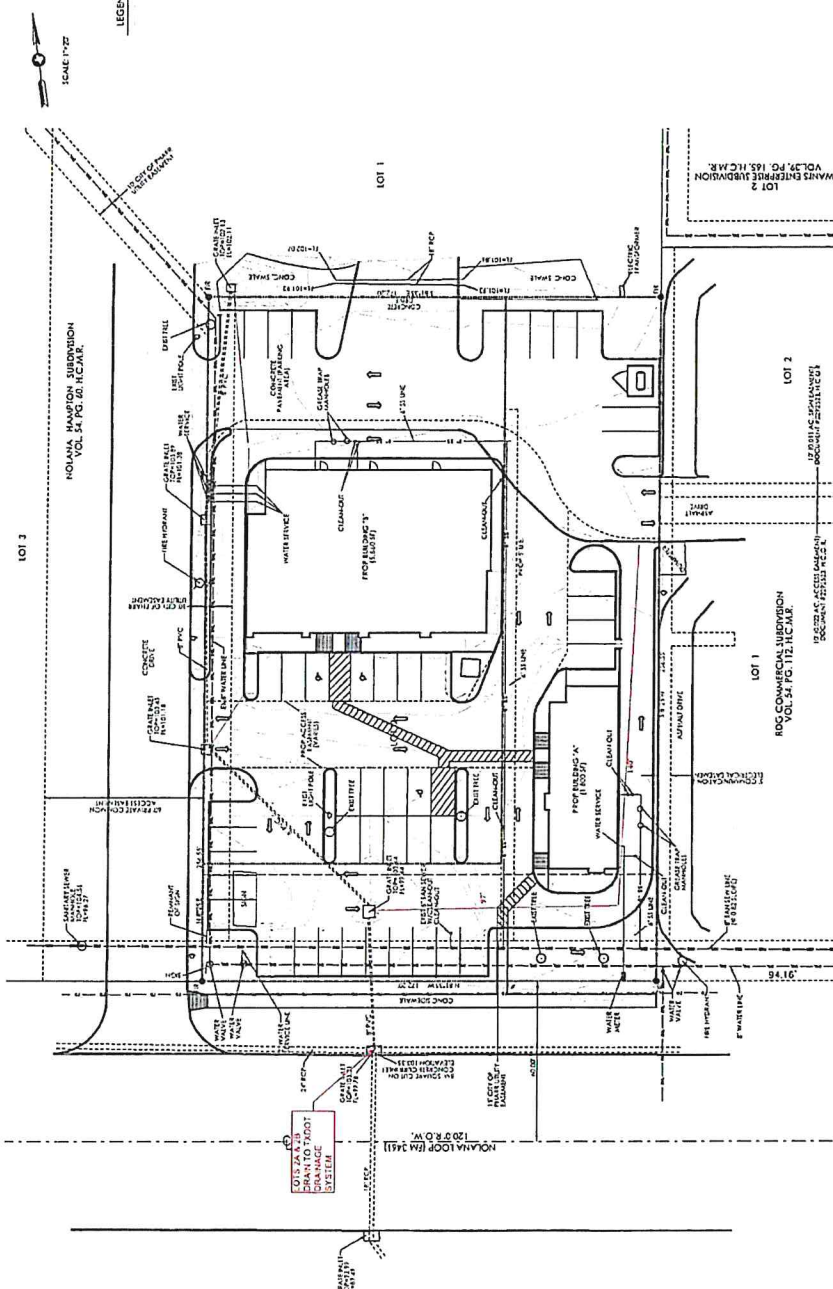


A map of the PHARR area. The map shows a grid of roads. W MINNESOTA RD runs horizontally across the top. E MINNESOTA RD runs horizontally across the middle. W ELDORA RD runs horizontally across the bottom. N MULDER DR runs vertically on the right side. A vertical road runs through the center, labeled THYOCIN, THYOCIN, and THYOCIN from top to bottom. A green rectangular box labeled PHARR is located on the left side of the vertical road, between W ELDORA RD and E MINNESOTA RD.

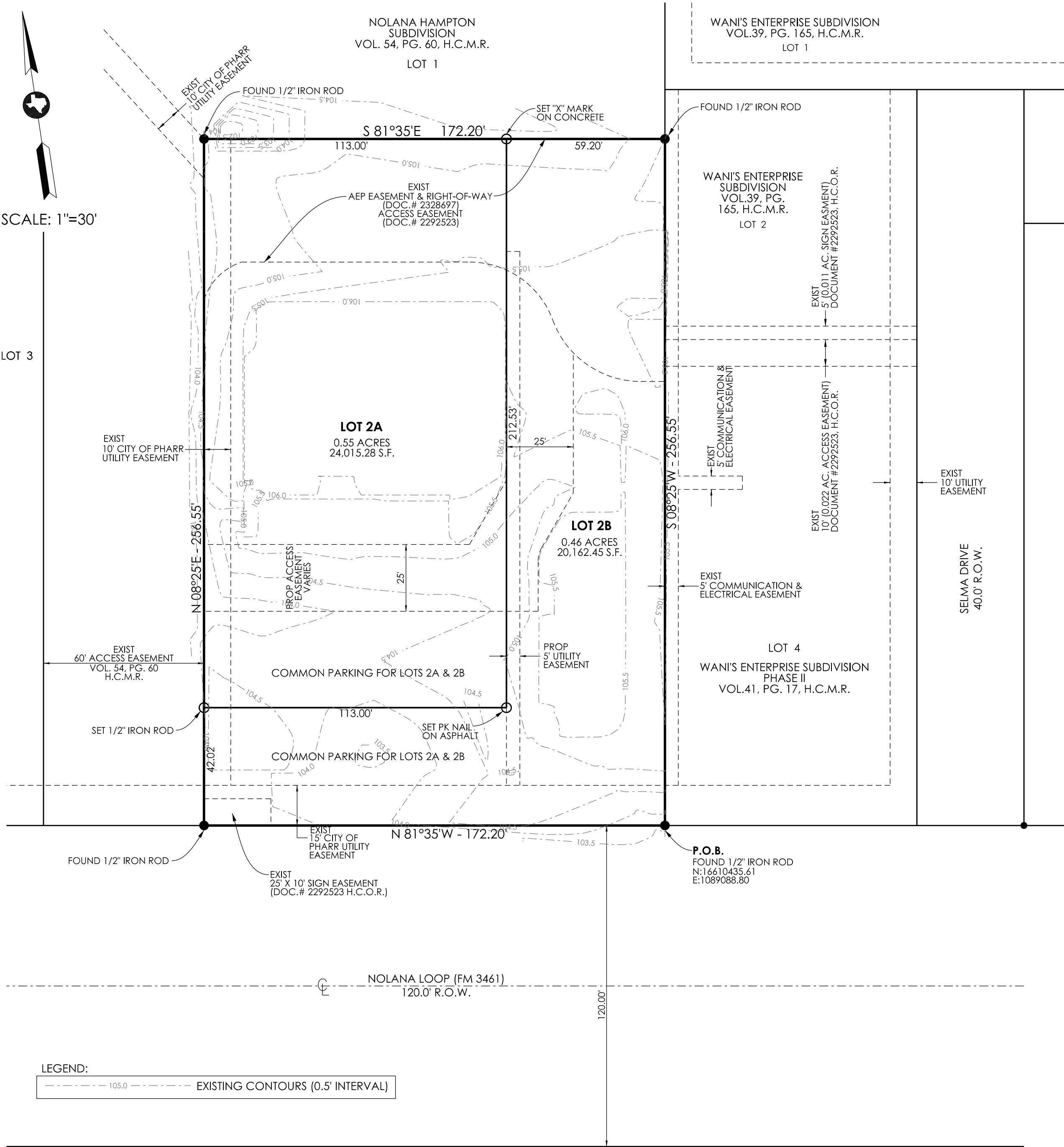
0 75 150 300 450 600 Feet







DO-RITE ENGINEERS, LLC 3116 E. 44th SAN ANTONIO, TEXAS 78209 TEL: 214.744.1111 FAX: 214.744.1112 WWW.DORITEENGINEERS.COM	
LOT 2 NOLANA HAMPTON SUBDIVISION PHASE: 100% HIDALGO COUNTY	INTERNATIONAL DEVELOPMENT 18337 DE ENCLAVE SAN ANTONIO, TEXAS 78256 18337 DE ENCLAVE 18337 DE ENCLAVE 18337 DE ENCLAVE
DRAINAGE AREA MAP / DRAINAGE LAYOUT	DRAWN BY: R.J.G. CHECKED BY: R.R. APPROVED BY: R.R. DATE: 04/17/23 REVISION DATE: SCALE: 1"=40' SCALE: 1"=40' DATE: 04/17/23 FOR: R. REVISION: SHEET: 1



LOTS 2A AND 2B, RE-PLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION

BEING A 1.01 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 2, NOLANA HAMPTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

AMBROSIO HERNANDEZ, MAYOR

DATE

ATTEST:
CLERK, CITY OF PHARR

DATE

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR., HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED OWNER PATRICK M. STARNES, OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOTS 2A AND 2B, RE-PLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARK, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER/MANAGER: PATRICK M. STARNES
INTERNATIONAL DEVELOPMENT PROPERTIES, LLC
18939 DE ENCLAVE, SAN ANTONIO, TEXAS, 78258

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK M. STARNES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

THIS PLAT OF LOTS 2A AND 2B, RE-PLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2023.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION.

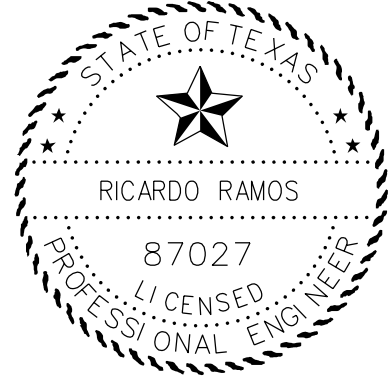
GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS AS PER CITY OF PHARR ORDINANCE.
- FLOOD ZONE STATEMENT. FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY PANEL NO. 480334 0425 C EFFECTIVE NOVEMBER 16, 1992. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVELS FROM THE BASE FLOOD. (MEDIUM SHADING)
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.15 ACRES 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.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF LOT.
- BENCHMARK NOTE: PHARR SURVEY CONTROL POINT NO. 57, N.A.V.D. 88. NORTHING: 16610979.412, EASTING: 1085278.755-LOCATED AT THE NORTH RIGHT-OF-WAY LINE OF NOLANA LOOP, WEST OF SUGAR ROAD. ELEV.=106.86
- 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMP AND LANDING SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED RICARDO RAMOS, A REGISTERED PROFESSIONAL ENGINEER AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES.

RICARDO RAMOS, P.E.
REG. PROFESSIONAL ENGINEER NO. 87027



KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED RICARDO J. SANCHEZ, A PUBLIC SURVEYOR AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH ALL STATE STATUTES GOVERNING SURVEYS.

RICARDO J. SANCHEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR NO. 4232
SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
T.L.S. FIRM NO. 10111000

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

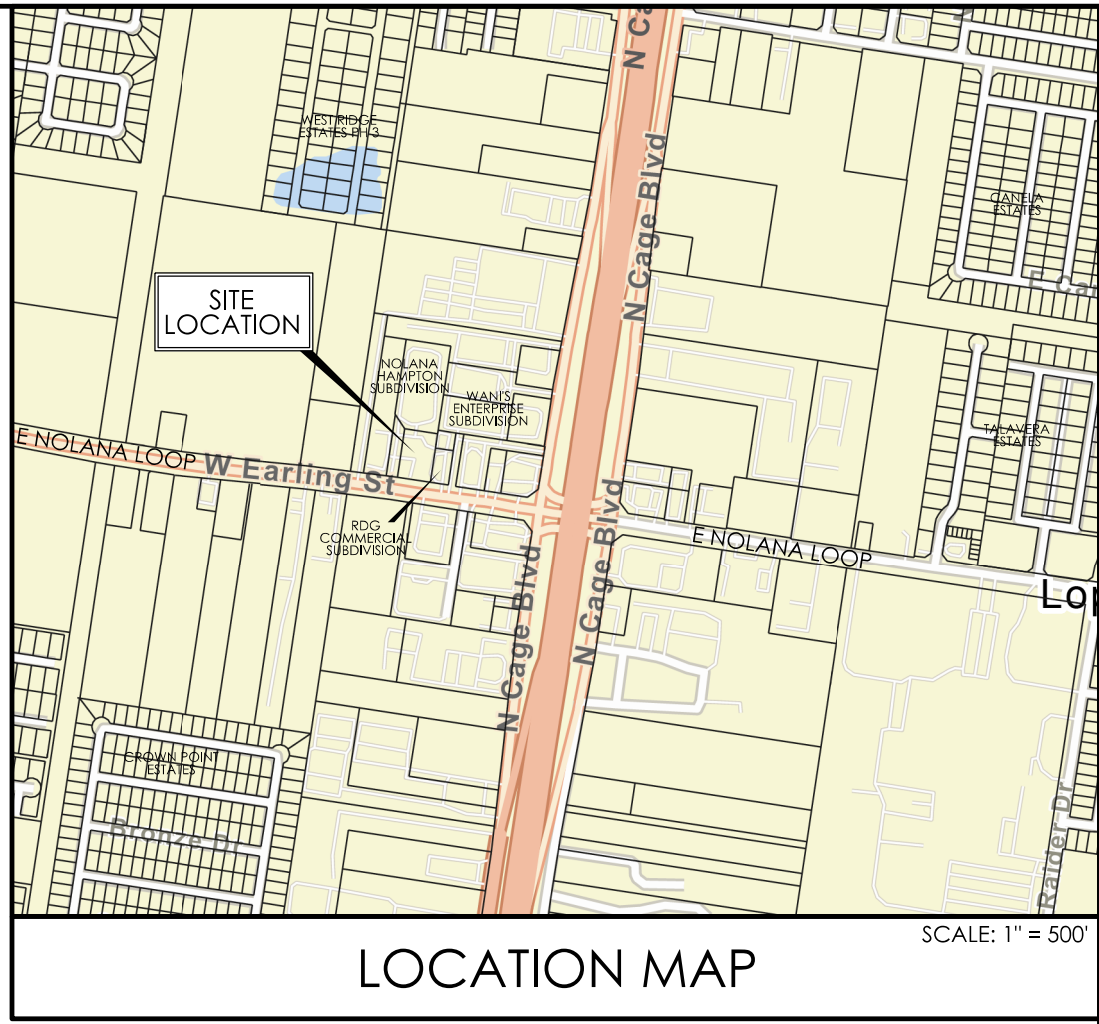
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER/MANAGER:	PATRICK M. STARNES (DEVELOPMENT PROPERTIES, LLC)	18939 DE ENCLAVE	SAN ANTONIO, TEXAS 78258	(956) 763-7882
ENGINEERING:	RICARDO RAMOS	311 ITURBIDE	LAREDO, TEXAS 78040	(956) 286-2496
SURVEYOR:	RICARDO SANCHEZ	P.O. BOX 2654	LAREDO, TEXAS 78044	(956) 723-5578



METES AND BOUNDS DESCRIPTION

BEING A 1.01 ACRE TRACT OF LAND, MORE OR LESS KNOWN AS ALL OF LOT 2, NOLANA HAMPTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.01 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2 AND LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF W. NOLANA LOOP (FM 3461), A 120 FOOT PUBLIC ROAD RIGHT-OF-WAY FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

THENCE, ALONG THE SOUTH LINE OF SAID LOT 2 AND NORTH RIGHT -OF-WAY LINE OF SAID STREET, NORTH 81 DEGREES 35 MINUTES WEST, 172.20 FEET, TO A 1/2 INCH DIAMETER ROD FOUND WITH YELLOW CAP STAMPED "CVQ" ON THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER HEREIN;

THENCE, ALONG THE WEST LINE OF SAID LOT 2 AND EAST LINE OF A 60 FOOT PRIVATE COMMON ACCESS EASEMENT IN NOLANA HAMPTON SUBDIVISION PLAT, RECORDED IN VOLUME 54, PG. 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, NORTH 8 DEGREES 25 MINUTES EAST, 256.55 FEET, TO A 1/2 INCH DIAMETER ROD FOUND WITH YELLOW CAP STAMPED "CVQ" ON THE NORTHWEST CORNER OF SAID LOT 2 FOR THE NORTHWEST CORNER HEREIN;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2 AND SOUTH LINE OF LOT 1, NOLANA HAMPTON SUBDIVISION PLAT, RECORDED IN VOLUME 54, PG. 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SOUTH 81 DEGREES 35 MINUTES EAST, 172.20 FEET, TO A 1/2 INCH DIAMETER ROD FOUND WITH YELLOW CAP STAMPED "PENA" ON THE NORTHEAST CORNER OF SAID LOT 2 FOR THE NORTHEAST CORNER HEREIN;

THENCE, ALONG THE EAST LINE OF SAID LOT 2 AND WEST LINE OF LOT 4, WANI'S ENTERPRISES SUBDIVISION PHASE II SUBDIVISION, RECORDED IN VOLUME 41, PG. 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SOUTH 8 DEGREES 25 MINUTES WEST, 256.55 FEET, TO A 1/2 INCH DIAMETER ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2 AND POINT OF BEGINNING AND CONTAINING 1.01 ACRES OF LAND, MORE OR LESS;

BASIS OF BEARING: SOUTH LINE OF SAID LOT 2.

LOTS 2A AND 2B
RE-PLAT OF LOT 2
NOLANA HAMPTON SUBDIVISION

PREPARED BY: DO-RITE ENGINEERING, LLC
DATE OF PREPARATION: MAY 15, 2023

OWNER/MANAGER:
PATRICK M. STARNES
INTERNATIONAL DEVELOPMENT PROPERTIES, LLC
18939 DE ENCLAVE, SAN ANTONIO, TEXAS, 78258

DO-RITE
ENGINEERING, LLC

311 ITURBIDE
LAREDO, TX 78040
TEL (956) 286-2496

TEXAS FIRM REGISTRATION NO. 20695



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 18, 2023

MEETING DATE: May 22, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: DO-RITE Engineering, LLC. representing Patrick Starnes, Owner and Manager of International Development Properties, LLC. is requesting preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision. The property is legally described as being a 1.01 acre tract of land, more or less, out of Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 308 West Nolana Loop. **SUB#230414**

Classification: Regular

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

Issue: DO-RITE Engineering, LLC. representing Patrick Starnes, Owner and Manager of International Development Properties, LLC. is requesting preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 5/18/2023
Approved - 5/19/2023
Final Approval - 5/19/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 22, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOTS 2A & 2B, REPLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION
FILE NO. **SUB#230414**

GENERAL INFORMATION:

APPLICANT: DO-RITE Engineering, LLC. representing Patrick Starnes Owner/Manager of International Development Properties, LLC. is requesting preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.01 acre tract of land, more or less, out of Lot 2, Nolana Hampton Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 308 West Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The rezoning request from Limited Industrial District (L-I) to General Business District (C) is also on the same agenda for consideration by the Board. The adjacent zoning is Limited Industrial District (L-I) in all directions. The property is designated for industrial use in the Land Use Plan.

**PROPERTY
PROPOSED USE:** Commercial.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Lots 2A & 2B, Replat of Lot 2, Nolana Hampton Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. None requested.

**SIDEWALK:
ADA:**

1. In compliance.
2. 5 ft. wide sidewalk required along Nolana Loop at building permit stage. See plat note #6.

FIRE PROTECTION:

1. In compliance.
2. Add plat note as follows: Additional Fire Protection may be required during the building plan review phase in order to provide any additional fire protection requirements.

WATER:

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

SEWER:

1. See attached comments.
2. Additional sewer services as may be required on future buildings phase.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. See attached comments.
2. Drainage plan to be reviewed and approved at building permit stage.

OTHER:

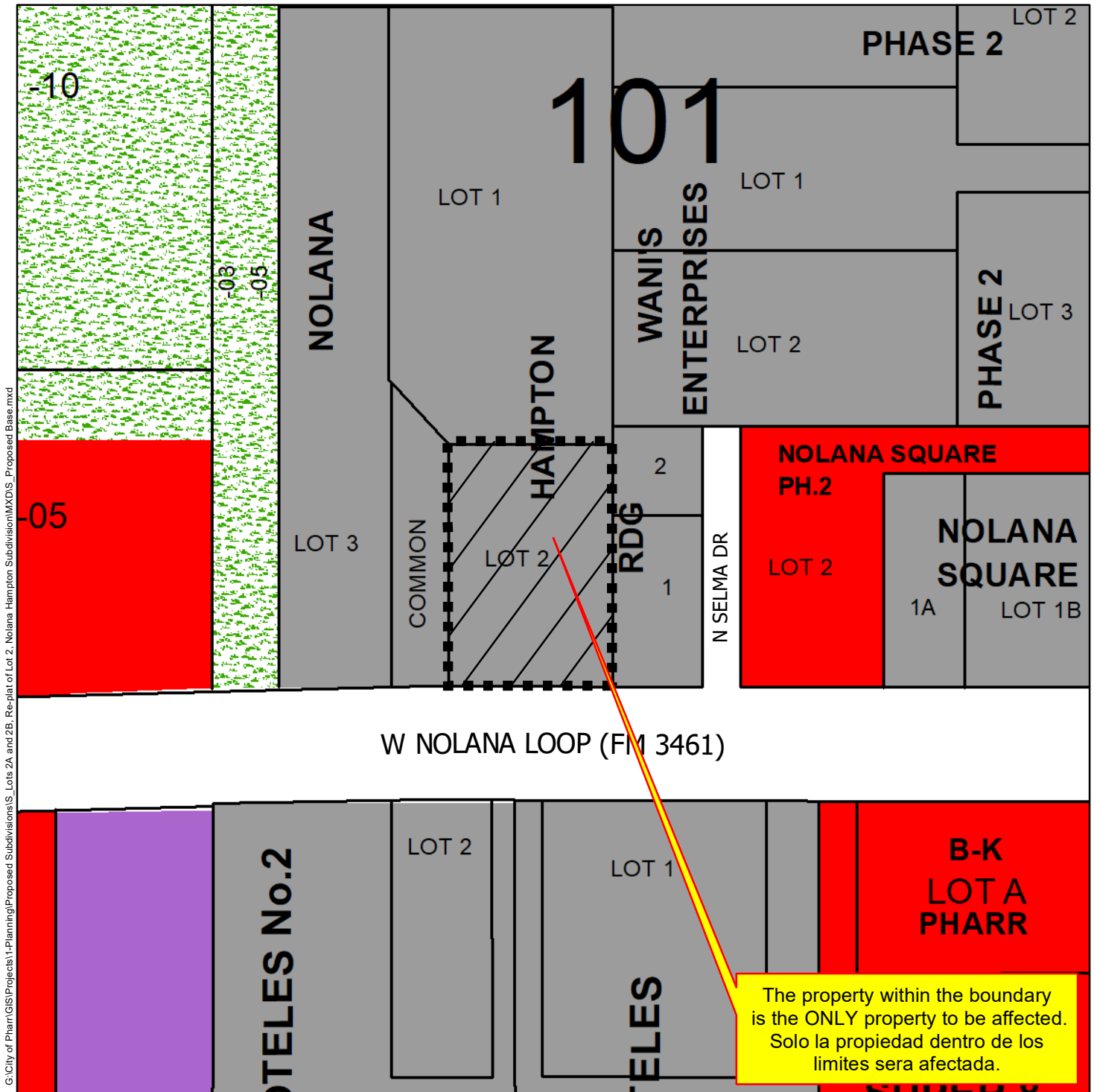
1. Existing easements to be identified with instrument/document # or Volume & Page.
2. Proposed easements to be identified as dedicated by this plat.
3. Rezoning prior to plat recording.
4. Staff comments attached.

This item will go before the City Commission Meeting of **June 5, 2023** at **4:00 p.m.**



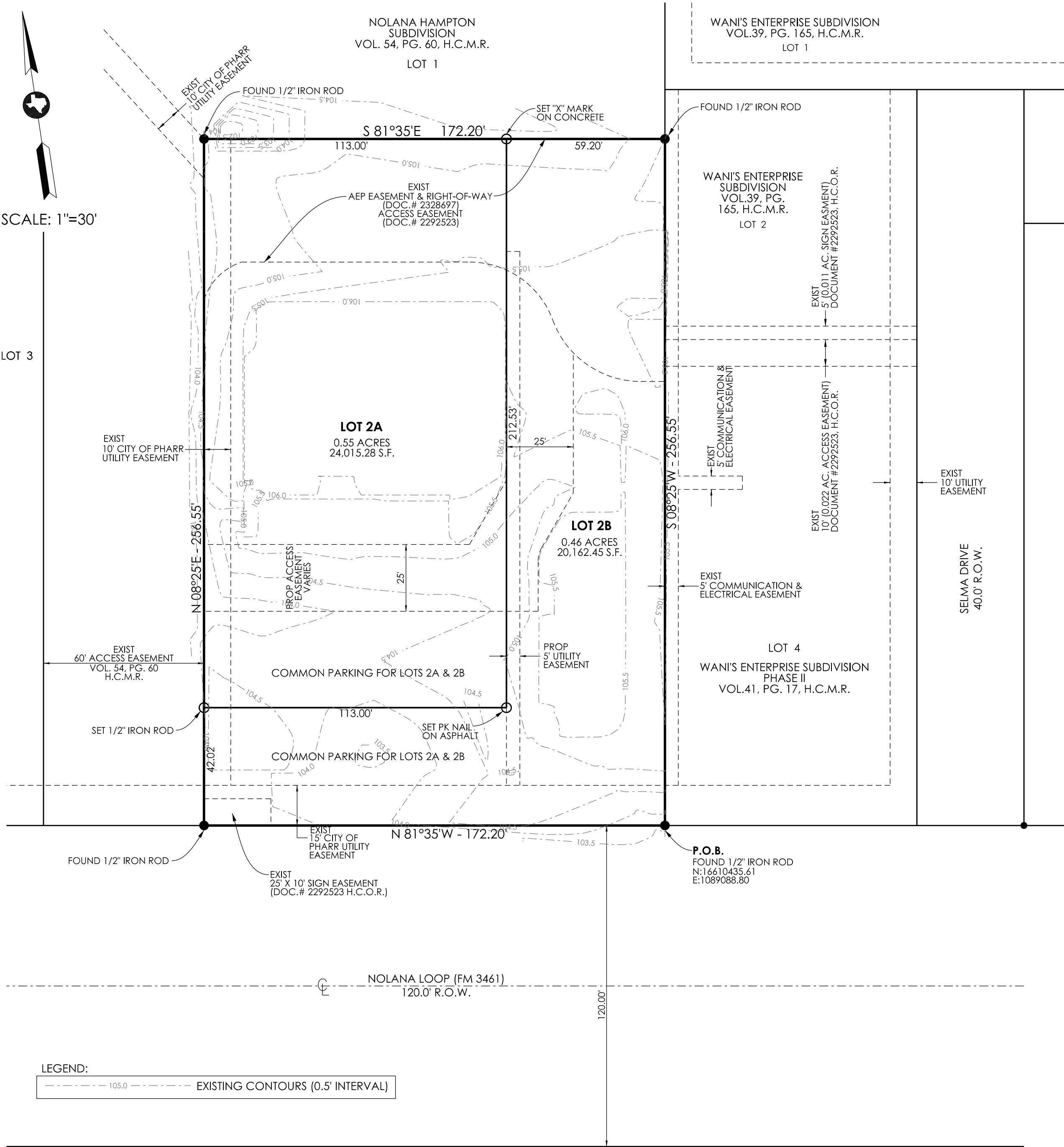
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1_Lots 2A and 2B, Re-plot of Lot 2, Nolana Hampton Subdivision\MXD\1. Proposed Base.mxd

- | | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|--|--|



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

- | | | | | |
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LOTS 2A AND 2B, RE-PLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION

BEING A 1.01 ACRE TRACT OF LAND, MORE OR LESS, KNOWN AS ALL OF LOT 2, NOLANA HAMPTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE ____ DAY OF _____, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST:
PRESIDENT SECRETARY

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

AMBROSIO HERNANDEZ, MAYOR DATE

ATTEST:
CLERK, CITY OF PHARR DATE

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR., HIDALGO COUNTY CLERK

ON: ____ AT ____ AM/PM
INSTRUMENT NUMBER ____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: ____ DEPUTY

STATE OF TEXAS:
COUNTY OF HIDALGO:
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED OWNER PATRICK M. STARNES, OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOTS 2A AND 2B, RE-PLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARK, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER/MANAGER: PATRICK M. STARNES
INTERNATIONAL DEVELOPMENT PROPERTIES, LLC
18939 DE ENCLAVE, SAN ANTONIO, TEXAS, 78258

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK M. STARNES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023. A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

THIS PLAT OF LOTS 2A AND 2B, RE-PLAT OF LOT 2, NOLANA HAMPTON SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 2023.

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION.

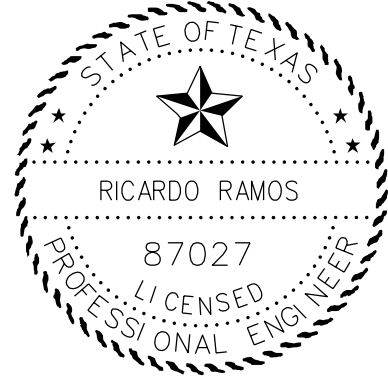
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- FLOOD ZONE STATEMENT. FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY PANEL NO. 480334 0425 C EFFECTIVE NOVEMBER 16, 1992. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVELS FROM THE BASE FLOOD. (MEDIUM SHADING)
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.15 ACRES 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.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF LOT.
- BENCHMARK NOTE: PHARR SURVEY CONTROL POINT NO. 57, N.A.V.D. 88. NORTHING: 16610979.412, EASTING: 1085278.755-LOCATED AT THE NORTH RIGHT-OF-WAY LINE OF NOLANA LOOP, WEST OF SUGAR ROAD. ELEV.=106.86
- 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMP AND LANDING SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED RICARDO RAMOS, A REGISTERED PROFESSIONAL ENGINEER AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCES.

RICARDO RAMOS, P.E.
REG. PROFESSIONAL ENGINEER NO. 87027



KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED RICARDO J. SANCHEZ, A PUBLIC SURVEYOR AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH ALL STATE STATUTES GOVERNING SURVEYS.

RICARDO J. SANCHEZ, R.P.L.S
REG. PROFESSIONAL LAND SURVEYOR NO. 4232
SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
T.L.S. FIRM NO. 10111000

APPROVED BY DRAINAGE DISTRICT:

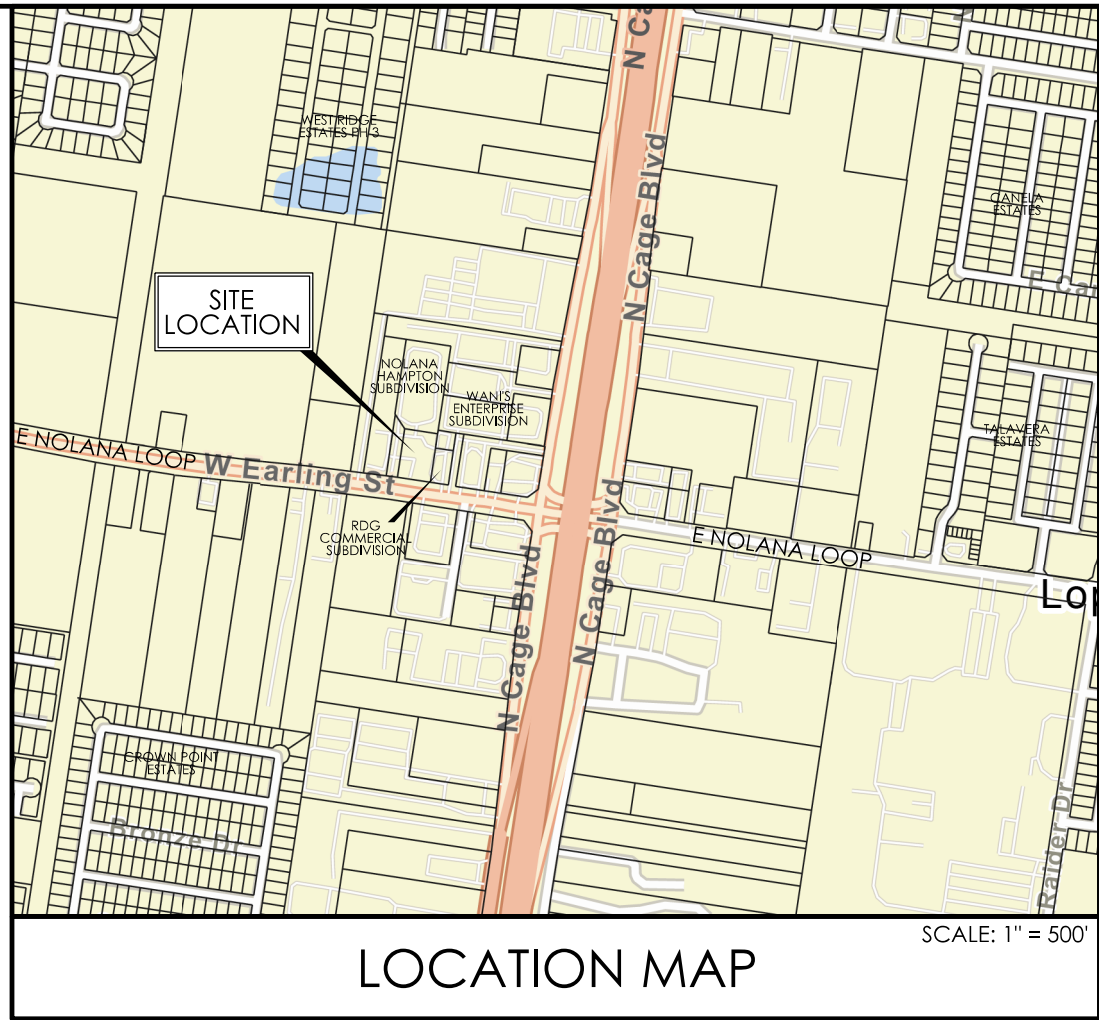
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

- OWNER TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
- OWNER TO MAINTAIN DETENTION / RETENTION AREAS.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDED ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.



METES AND BOUNDS DESCRIPTION

BEING A 1.01 ACRE TRACT OF LAND, MORE OR LESS KNOWN AS ALL OF LOT 2, NOLANA HAMPTON SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 54, PAGE 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.01 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2 AND LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF W. NOLANA LOOP (FM 3461), A 120 FOOT PUBLIC ROAD RIGHT-OF-WAY FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

THENCE, ALONG THE SOUTH LINE OF SAID LOT 2 AND NORTH RIGHT -OF-WAY LINE OF SAID STREET, NORTH 81 DEGREES 35 MINUTES WEST, 172.20 FEET, TO A 1/2 INCH DIAMETER ROD FOUND WITH YELLOW CAP STAMPED "CVQ" ON THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER HEREIN;

THENCE, ALONG THE WEST LINE OF SAID LOT 2 AND EAST LINE OF A 60 FOOT PRIVATE COMMON ACCESS EASEMENT IN NOLANA HAMPTON SUBDIVISION PLAT, RECORDED IN VOLUME 54, PG. 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, NORTH 8 DEGREES 25 MINUTES EAST, 256.55 FEET, TO A 1/2 INCH DIAMETER ROD FOUND WITH YELLOW CAP STAMPED "CVQ" ON THE NORTHWEST CORNER OF SAID LOT 2 FOR THE NORTHWEST CORNER HEREIN;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2 AND SOUTH LINE OF LOT 1, NOLANA HAMPTON SUBDIVISION PLAT, RECORDED IN VOLUME 54, PG. 60, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SOUTH 81 DEGREES 35 MINUTES EAST, 172.20 FEET, TO A 1/2 INCH DIAMETER ROD FOUND WITH YELLOW CAP STAMPED "PENA" ON THE NORTHEAST CORNER OF SAID LOT 2 FOR THE NORTHEAST CORNER HEREIN;

THENCE, ALONG THE EAST LINE OF SAID LOT 2 AND WEST LINE OF LOT 4, WANI'S ENTERPRISES SUBDIVISION PHASE II SUBDIVISION, RECORDED IN VOLUME 41, PG. 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SOUTH 8 DEGREES 25 MINUTES WEST, 256.55 FEET, TO A 1/2 INCH DIAMETER ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2 AND POINT OF BEGINNING AND CONTAINING 1.01 ACRES OF LAND, MORE OR LESS;

BASIS OF BEARING: SOUTH LINE OF SAID LOT 2.

LOTS 2A AND 2B
RE-PLAT OF LOT 2
NOLANA HAMPTON SUBDIVISION

PREPARED BY: DO-RITE ENGINEERING, LLC
DATE OF PREPARATION: MAY 15, 2023

OWNER/MANAGER:
PATRICK M. STARNES
INTERNATIONAL DEVELOPMENT PROPERTIES, LLC
18939 DE ENCLAVE, SAN ANTONIO, TEXAS, 78258

DO-RITE
ENGINEERING, LLC

311 ITURBIDE
LAREDO, TX 78040
TEL (956) 286-2496

TEXAS FIRM REGISTRATION NO. 20695

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER/MANAGER:	PATRICK M. STARNES (DEVELOPMENT PROPERTIES, LLC)	18939 DE ENCLAVE	SAN ANTONIO, TEXAS 78258	(956) 763-7882
ENGINEERING:	RICARDO RAMOS	311 ITURBIDE	LAREDO, TEXAS 78040	(956) 286-2496
SURVEYOR:	RICARDO SANCHEZ	P.O. BOX 2654	LAREDO, TEXAS 78044	(956) 723-5578



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

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

Subdivision: STAFF NOLANA HAMPTON SUBDIVISION LOT 2A&2B

Reviewed by: J. GONZALEZ

May 10, 2023

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 **PAINTED SILVER** in Color 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 2018. 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 MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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 2018; 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 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **SHALL ADD ON PLAT NOTES THE FOLLOWING: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDED ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**

PLAT REVIEW MEETING FOR:

LOT 2A AND 2B, REPLAT OF LOT 2 NOLANA HAMPTON SUBDIVISION

COMMENTS: **Initials: J.R.** **MAY 11, 2023**

WATER:

- All utilities are existing.
- Additional water services are required on future buildings phase
- Comments made change depending of circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- All utilities are existing.
- Additional sewer services are required on future buildings phase.
- 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: _____

SUBDIVISION: Lots 2A & 2B, Replat Nolana **DATE:** May 11, 2023
Hampton Subdivision

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

1. Add note--- Owners to maintain ROW and perimeter of subdivision.
2. Add note--- Owners to maintain detention / retention areas.
3. Add note--- Erosion and sediment control during construction shall be in accordance with the current Texas pollution discharge elimination system (TPDES).
4. Add note--- No building shall be constructed over any easement.
5. Note No. 6--- Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase".
6. Reference City of Pharr benchmark for this location.
7. Signature and seal for P.E. & R.P.L.S. required.
8. Show all existing subdivisions on location map.

SITE PLAN**DRAINAGE**

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: May 18, 2023

MEETING DATE: May 22, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting preliminary plat approval of the proposed Pharr Bess Subdivision. The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas. The property is located at 400 East Minnesota Road. **SUB#230415**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting preliminary plat approval of the proposed Pharr Bess Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Patricia Rigney

Kimberly Mendoza

Created/Initiated - 5/18/2023

Approved - 5/19/2023

Final Approval - 5/19/2023



MEMORANDUM

DATE: MONDAY, MAY 22, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR BESS SUBDIVISION FILE NO. SUB#230415
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing William R. Steele, President for Children's Haven International Inc., is requesting preliminary plat approval of the proposed Pharr Bess Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.376 acre tract of land out of Children's Haven Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at 400 East Minnesota Road.

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

PROPERTY PROPOSED USE: Battery Energy Storage System on proposed Lot 1 (BESS) and Children's Haven International on proposed Lot 2.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. In compliance.
2. E. Minnesota Road – 80 ft. ROW existing; escrow for improvements per Engineering Department.

EASEMENTS:

1. Shall provide a 15' exclusive easement to City of Pharr, for sanitary sewer line, if any.
2. Show all existing easements adjacent to property.

**SIDEWALK:
ADA:**

1. 5 ft. wide sidewalk required along E. Minnesota Road. Must be built prior to plat recording or escrow monies.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

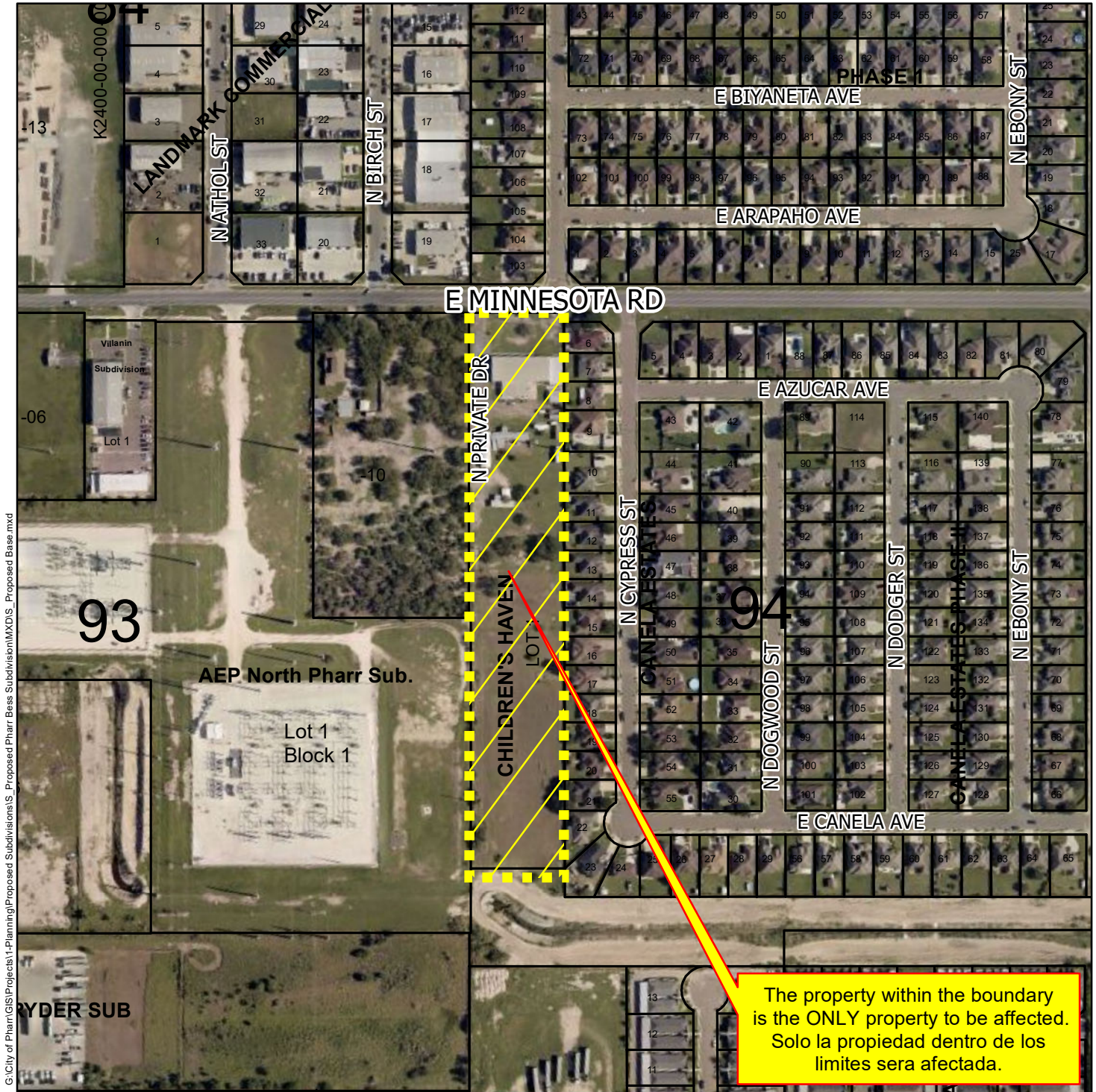
1. See attached comments.
2. Follow City of Pharr Construction Standards Manual

DRAINAGE:

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

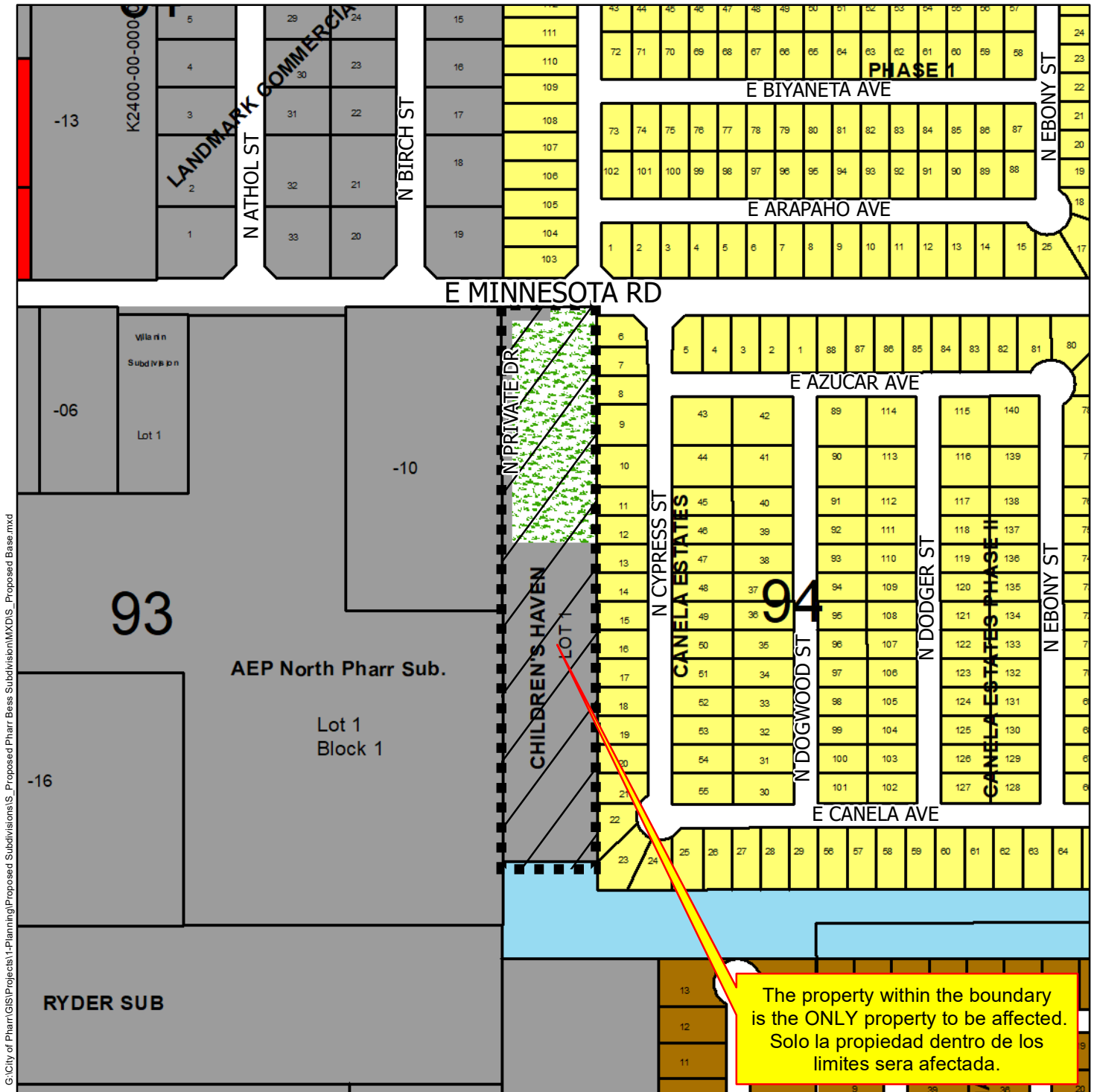
OTHER:

1. Update legal description and acreage below proposed subdivision name of Pharr Bess.
2. Identify existing easements per recorded plat.
3. Existing easements to be identified with document # and proposed easements to be dedicated by this plat.
4. Label width of property as part of Lot 1, located on the west side of Lot 2. Width shall be sufficient for two-way traffic.
5. Need to show existing easements per recorded plat as well as the power line easements.



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

- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Future Land Use Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|

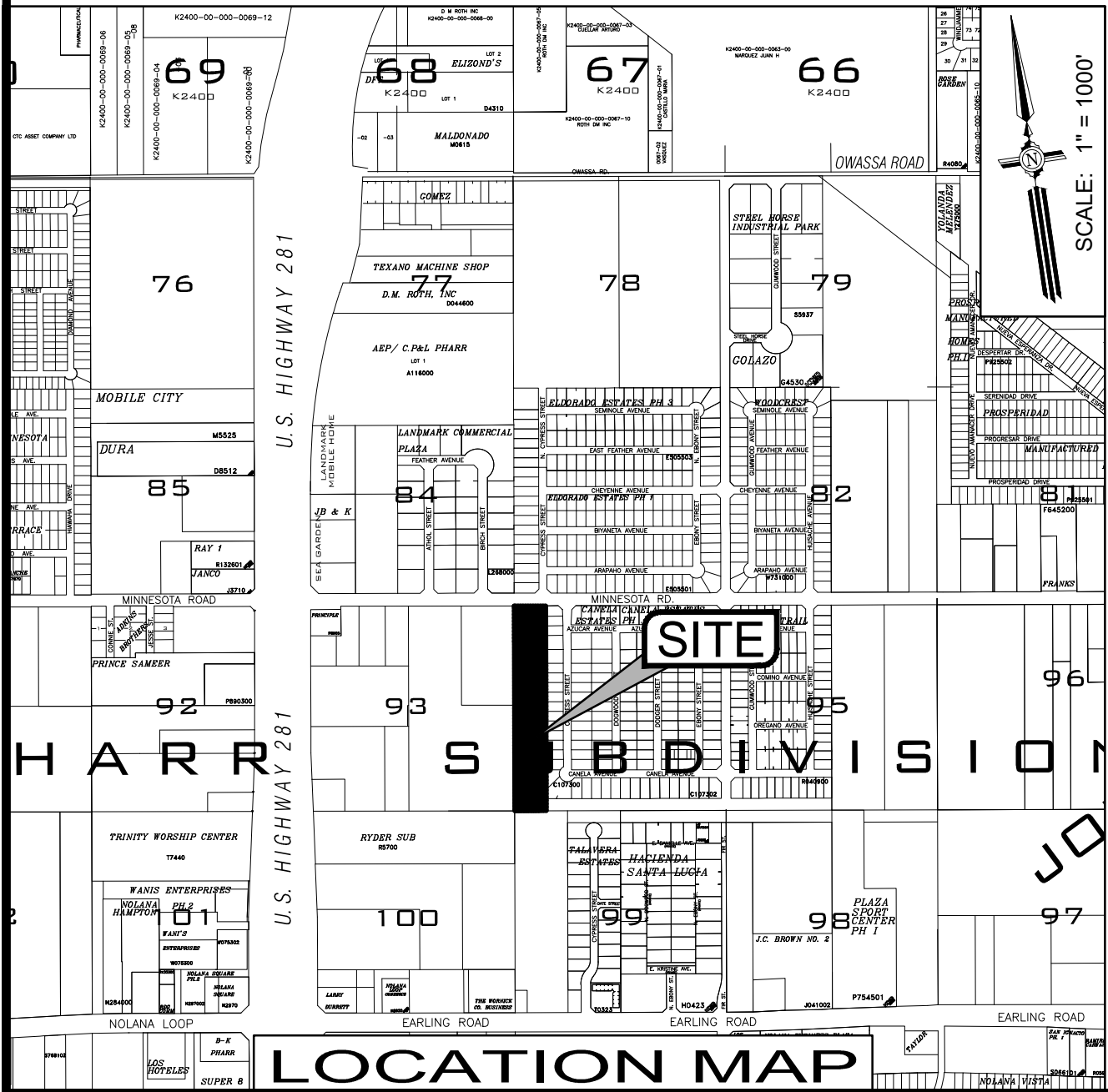


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|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Future Land Use Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|

SUBDIVISION MAP OF
PHARR BESS SUBDIVISION
BEING 5.376 ACRES
OUT OF LOT 1 CHILDREN'S HAVEN,
VOLUME 27, PAGE 140A, H.C.M.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

- LEGEND**
- ▲ FOUND NO.4 REBAR
 - FOUND COTTON PICKER SPINDLE
 - FOUND CONCRETE MONUMENT
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - LL - LOT LINE

DRAWN BY: E.V.Z., J.F. DATE 04/10/2023
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78841
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS _____ DAY OF _____, 20 _____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST:
CITY CLERK

DATE

- NOTES:
- SETBACKS: AS PER CITY OF PHARR ORDINANCE
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN FLOOD ZONE "B". FLOOD ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
 - BENCH-MARK: CITY OF PHARR BM # 60 LOCATED APPROXIMATELY 180 FT. SOUTH OF THE INTERSECTION OF MINNESOTA ROAD AND U.S. HIGHWAY 281
ACTUAL N. 16612590.876 E. 1090088.42
ELEV: 104.31 (GEO ID) 1999, AS PER THE CITY OF PHARR.
 - THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATE TOTAL FOR LOT 1 WILL REQUIRE 31,761.62 CUBIC FEET, LOT 2 WILL REQUIRE 18,966.38, WITH A TOTAL REQUIRED 50,728 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DETENTION POND(S). 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.
 - A 5-FT SIDEWALK WITH A.D.A. WHEELCHAIR RAMP AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
 - NO PERMANENT STRUCTURES ALLOWED OVER ANY EASEMENT.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 - OWNER(S) ARE TO MAINTAIN DETENTION/RETENTION AREAS.
 - OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

A TRACT OF LAND CONTAINING 5.376 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 1, CHILDREN'S HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 140A, HIDALGO COUNTY MAP RECORDS, SAID 5.376 ACRES ARE OUT OF CERTAIN TRACT, CONVEYED TO CHILDRENS HAVEN INTERNATIONAL, INC., BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 2925, PAGE 363, HIDALGO COUNTY OFFICIAL RECORDS; SAID 5.376 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET (NORTHING: 16612590.846, EASTING: 1091856.605) FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 6 OF CANELA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 167, HIDALGO COUNTY MAP RECORDS, AND BEING ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT, TO WHICH A COTTON PICKER SPINDLE FOUND BEARS N 08° 29' 21" E AND A DISTANCE OF 10.00 FEET;

- THENCE, S 08° 29' 21" W (S 8° 25' W MAP CALL) ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID CANELA ESTATES, AT A DISTANCE OF 125.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 8 OF SAID CANELA ESTATES, AT A DISTANCE OF 185.00 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF LOT 9 OF SAID CANELA ESTATES, AT A DISTANCE OF 272.40 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF LOT 10 OF SAID CANELA ESTATES, AT A DISTANCE OF 359.30 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF LOT 11 OF SAID CANELA ESTATES, AT A DISTANCE OF 419.20 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF LOT 12 OF SAID CANELA ESTATES, AT DISTANCE OF 479.20 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF LOT 13 OF SAID CANELA ESTATES, AT A DISTANCE OF 569.97 FEET PASS A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 20 OF SAID CANELA ESTATES, CONTINUING A TOTAL DISTANCE OF 1,182.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT.
- THENCE, N 81° 30' 39" W A DISTANCE OF 198.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE EAST LINE OF LOT 93 OF SAID KELLY-PHARR SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 08° 29' 21" E (N 8° 25' E MAP CALL) ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID LOT 93, A DISTANCE OF 1,182.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT, TO WHICH A NO. 4 REBAR FOUND BEARS N 03° 22' 51" E AND A DISTANCE OF 13.17 FEET.
- THENCE, S 81° 30' 39" E ALONG THE NORTH LINE OF SAID LOT 1 AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.376 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

STATE OF TEXAS
COUNTY OF DENTON:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PHARR BESS SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

CHILDREN'S HAVEN INTERNATIONAL INC.
WILLIAM R. STEELE, PRESIDENT
400 E MINNESOTA ROAD
PHARR, TEXAS
78577

DATE:

STATE OF TEXAS
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. STEELE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____.

NOTARY PUBLIC, DENTON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ROBERTO N. TAMEZ P.E. # 144084
STATE OF TEXAS
DATE PREPARED: 12-22-2022
ENGINEERING JOB NO. 22167.00

DATE:



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR BESS SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-25-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
STATE OF TEXAS
DATE SURVEYED: 10-25-2022
SURVEYING JOB NO. 22167.02.08

DATE:



APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 01 OF 01



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

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

Subdivision: STAFF REVIEW PHARR BESS SUBDIVISION

Reviewed by: J. GONZALEZ

May 10, 2023

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 **PAINTED SILVER** in Color 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 2018. 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 MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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 2018; 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 2018; 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 PLANS FOR A LOOPED WATER LINE. PLEASE SEE NOTE#2**
- 2. ADDITIONAL FIRE HYDRANT MAY BE REQUIRED FOR ADDITIONAL FIRE PROTECTION ON LOT #1.**
- 3. SHALL PROVIDE ACCESS ROAD LAYOUT AND TURN AROUND FOR FIRE TRUCK. PLEASE SEE THE EMAIL ATTACHMENT APPENDIX D.**
- 4. SHALL PROVIDE VALVE & VALVE BOX DETAIL.**
- 5. PLEASE SEE NOTE #3 AND #8.**

APPENDIX D FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in **Section 503**, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like **Appendices B and C**, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101

GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102

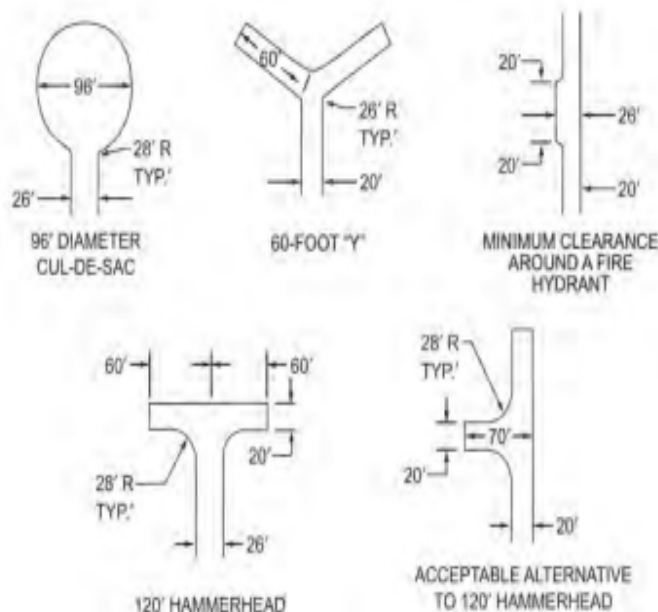
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see **Figure D103.1**).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with **Table D103.4**.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

PLAT REVIEW MEETING FOR:

PHARR BESS SUBDIVISION

COMMENTS: **Initials: J.R. / O.D.L.** **MAY 11, 2023**

WATER:

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

SEWER:

- Will need to verify the correct location of the surrounding utilities in the area
- Will need to relocate the proposed 6"sewer service to the correct location where the sewer main runs.
- 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: _____

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Pharr Bess Subdivision

DATE: May 11, 2023

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

1. Provide access easement for subdivision.

SITE PLAN

1. Ensure site plan follows wastewater system master plan.
2. Subdivision shall be required to be looped as per City of Pharr standards.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- Lab for site work will be required for the following items: Backfill, concrete and paving items.
- Sanitary sewer service wye's shall require a concrete cradle.
- Stabilize detention area using sod or hydromulch.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
PHARR BESS SUBDIVISION
E. Minnesota Rd.
Pharr Tx, 78577

DATE: 05/09/2023
3.366 Acres

Plat Notes:

- No comments

General Notes

. Show All Utility Profile Line Crossings, Elevations, and Separation Details

- Owner to Maintain, Monitor, and/or Treat Detention/Retention Pond to avoid Mosquito Breeding site.
- A maximum 8-inch bleeder line connection (preferably at 90-degree angle) as per City Standards.
- Propose manhole back of service inlet for maintenance
- Show Drainage Ultimate Outfall connection
- **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) with B.M.P. Details, including Concrete washout details and Discharge point protection details.**
- **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**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)**
- **Must submit one (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage**



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: May 18, 2023

MEETING DATE: May 22, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto, P.E., representing Jaime Arreola, is requesting preliminary plat approval of the proposed Master Plan of Los Pavorreales Subdivision. The property is legally described as being a 5.0 acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 600 West Habitat Circle. **SUB#230416**

Classification: Regular

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

Issue: Pablo Soto, P.E., representing Jaime Arreola, is requesting preliminary plat approval of the proposed Master Plan of Los Pavorreales Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Master Plan of Los Pavorreales Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Patricia Rigney

Kimberly Mendoza

Created/Initiated - 5/18/2023

Approved - 5/19/2023

Final Approval - 5/19/2023



MEMORANDUM

DATE: MONDAY, MAY 22, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER PLAN OF LOS PAVORREALES SUBDIVISION
FILE NO. **SUB#230416**

GENERAL INFORMATION:

APPLICANT: Pablo Soto, P.E., representing Jaime Arreola, is requesting preliminary plat approval of the proposed Master Plan of Los Pavorreales Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.0 acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at 600 West Habitat Circle.

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

PROPERTY PROPOSED USE: Event Center (Lot 1, Phase I) and Multifamily Residential (Lots 1 & 2, Phase II).

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Plan of Los Pavorreales Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Clarify 25 ft. Road & Utility Easement along W. Habitat Circle; to be rededicated as ROW?
2. Provide alignment/match existing paving on W. Habitat Circle; to be approved by Engineering Department.

3. Common access shall be required to be minimum 50 ft. wide to match with S. Mariposa Lane.
4. Provide street light layout.
5. Show street name along front of property.

EASEMENTS:

1. Label Common Access Easement as private and provide dimensions.
2. Proposed easements to be identified as dedicated by this plat.
3. Existing easements to be identified with an Instrument/Document #.
4. Label if HCID No. 2 easement is proposed or existing.
5. City of Pharr easements shall be minimum 15 ft. or 10 ft. Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Minimum 5 ft. wide sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase. 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.

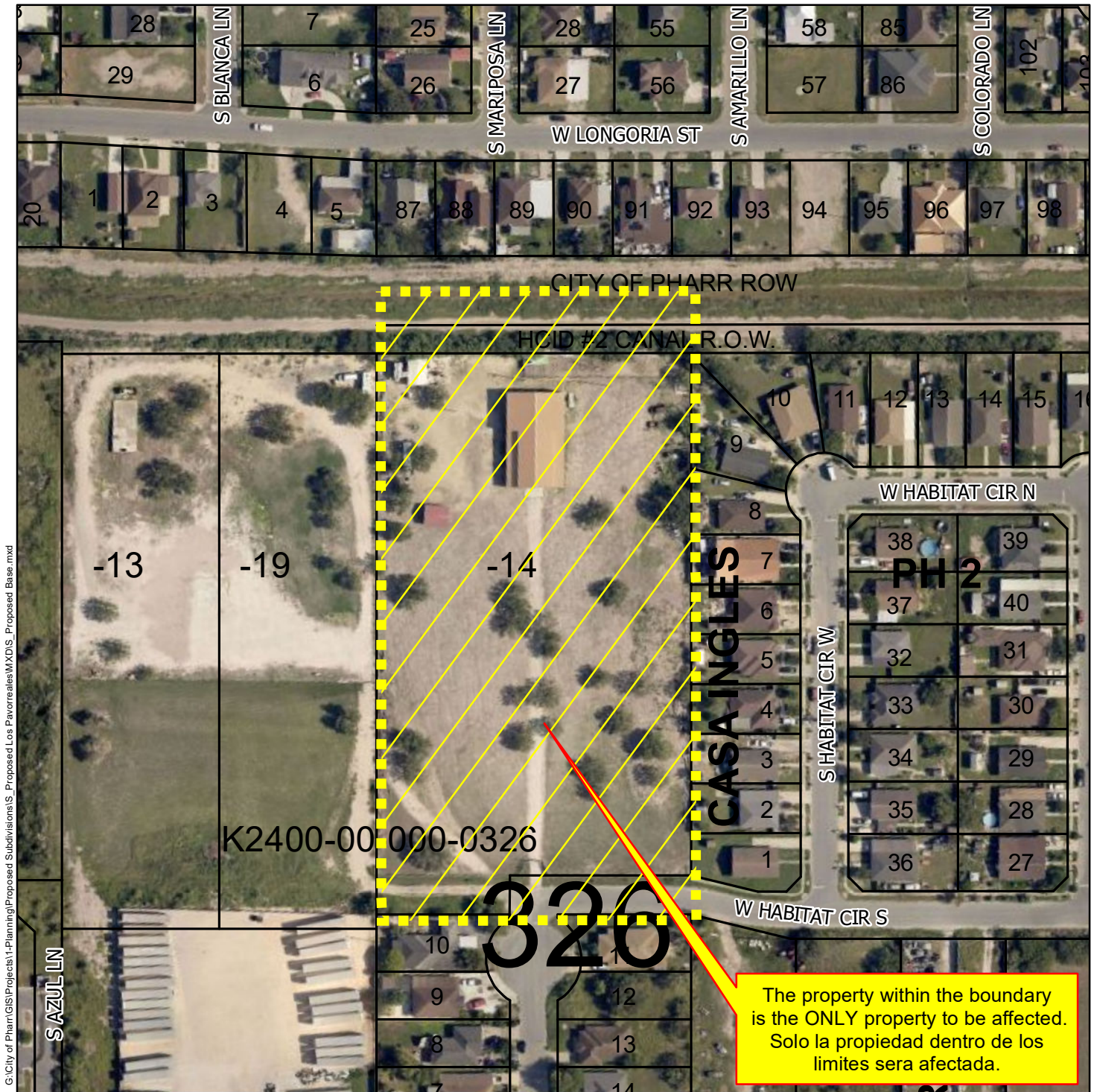
DRAINAGE:

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

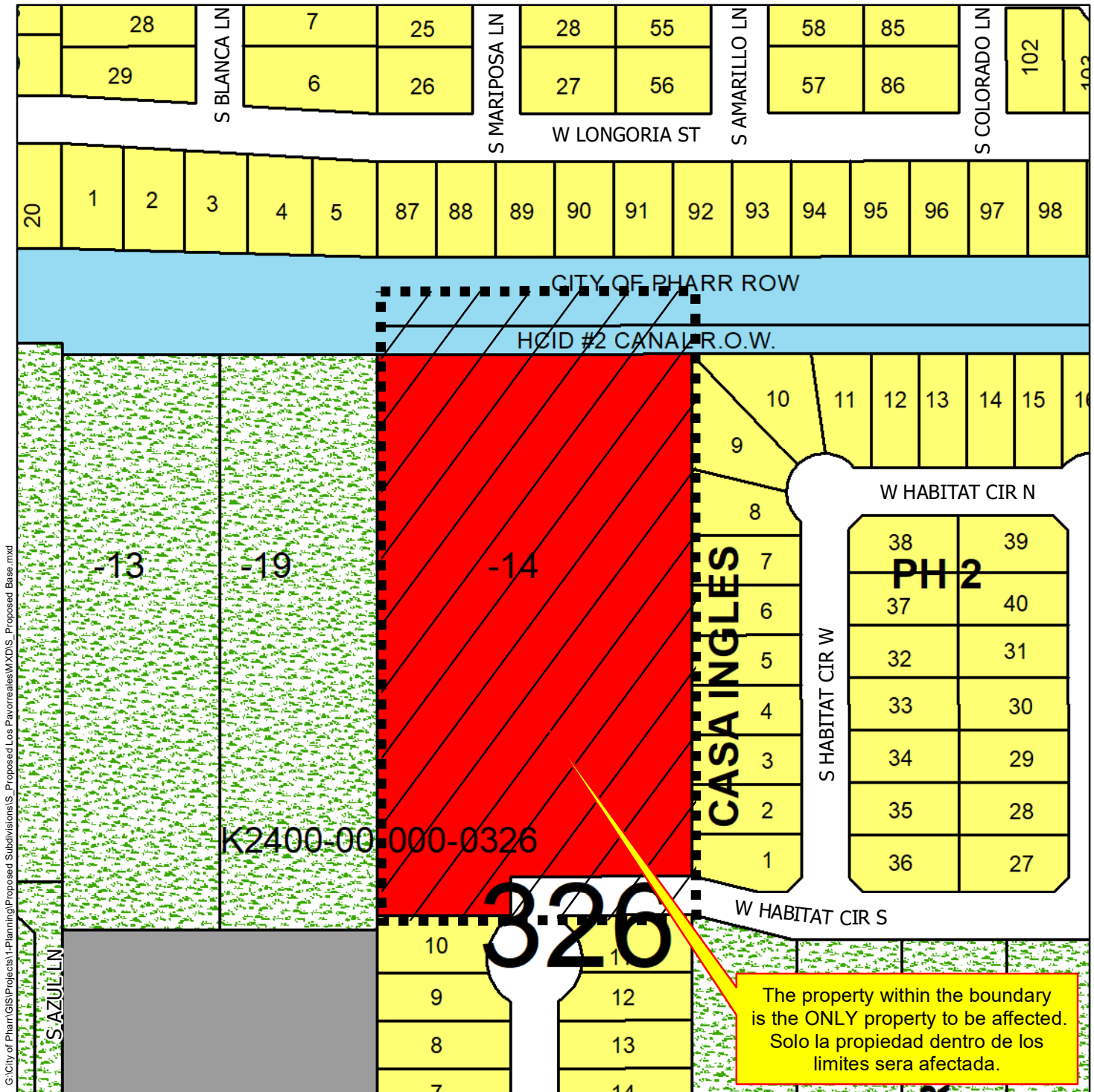
OTHER:

1. Rezoning needed for proposed multifamily residential lots as part of Phase II.
2. Add plat note: Lot owners to maintain ROW and perimeter of subdivision.
3. Add plat note: Lot owners to maintain detention/retention areas.
4. No buildings permitted over easements.
5. Note regarding buffer requirements between zoning districts/uses required.
6. Add Master Plan of Los Pavorreales to owners dedication signature block.
7. Provide all pertinent City of Pharr details.
8. See staff comments attached.

This item will go before the City Commission Meeting of **June 5, 2023** at **4:00 p.m.**



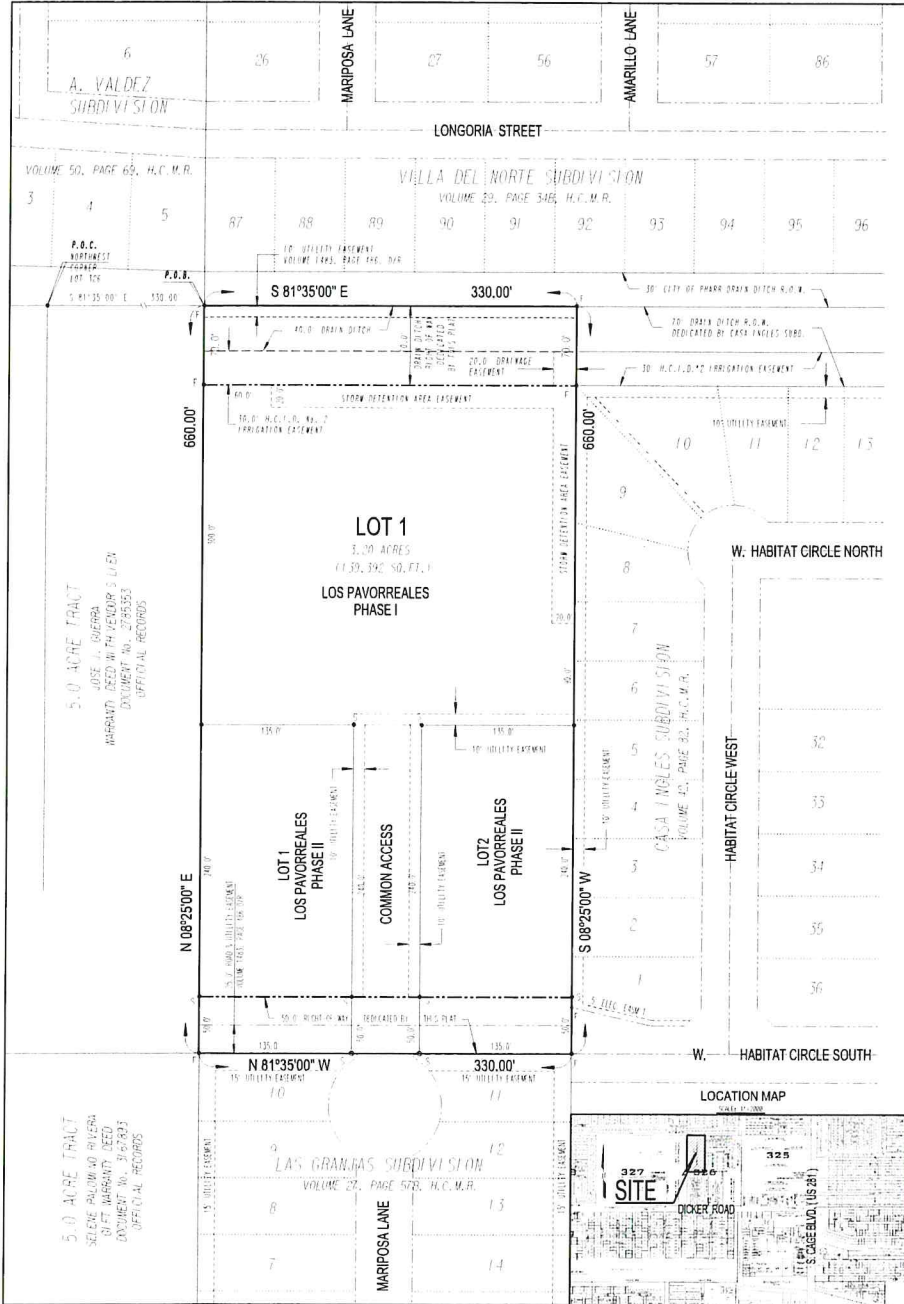
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|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Future Land Use Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|



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

- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse | <ul style="list-style-type: none"> HUD Code Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial | <ul style="list-style-type: none"> Heavy Industrial Limited Industrial Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD | <ul style="list-style-type: none"> Planned Unit Development Future Land Use Irrigation Agriculture Single Family Res. Multi-Family Res. | <ul style="list-style-type: none"> Manufactured Homes Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|





PLAT OF MASTER PLAN LOS PAVORREALES

A 5.00 ACRE TRACT OF LAND OUT OF LOT 326, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND
1. FOUND 1/2" IRON ROD
2. SET 1/2" IRON ROD WITH
YELLOW CAP STAMPED 2021

GENERAL SUBDIVISION PLAT NOTES :

1. FLOOD ZONE DESIGNATION: ZONE "D".
COMPLETION-PHASE NO. 100234 2020 E. EFFECTIVE DATE: JANUARY 21, 2021
2. BLOOD, SETBACKS: AS PER CITY OF PHARR ORDINANCE
3. MINIMUM FINISH FLOOR: MINIMUM FINISH FLOOR ELEVATION SHALL BE 10' ABOVE TOP OF CURB.
4. REFERENCE ELEVATION: CITY OF PHARR BENCHMARK NO. 14
NORTHING + 1657150.00 EASTING + 1078010.00 ELEVATION 67.32
LOCATED ON THE WEST SIDE OF LAS MARIPosas DITCH SOUTH OF
P.M. 1075, APPROXIMATELY 1271', SOUTH OF RIGHT-OF-WAY LINE.
5. STORM WATER DRAINAGE: IT IS REQUIRED FOR THIS PROPERTY, THE ENGINEER OF RECORD FOR THIS SUBDIVISION
PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.32 ACRES AND A VOLUME OF APPROXIMATELY
0.182 ACFT WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS
MAY REVEAL DIFFERENT REQUIREMENTS.
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EXISTENT, EXISTENT SHALL BE KEPT CLEAR OF FENCES,
BUILDINGS, TREES, SHEDS, TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 10' HIGHS, NATURAL
HEIGHT, GROUND COVER, GRASS, OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH
THE OPERATIONS AND MAINTENANCE OF THE EXISTENT.
7. ALL LOT CORNERS ARE SET 1/2" IRON ROD WITH CAP STAMPED 2021, AS OF AS NOTE.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE OBTAINED
VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DRAINAGE
REQUIREMENTS ARE GREATER THAN SHOWN IN THIS PLAT, DUE TO THE IMPROVEMENTS ARE BEING GREATER THAN
THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP) REQUIREMENTS
PRESCRIBED BY TCEQ.
10. LOT 1 AND LOT 2, LOS PAVORREALES PHASE II, WILL SHARE COMMON
ACCESS THROUGH LOT 1, LOS PAVORREALES PHASE I

METES AND BOUNDS:

A 5.00 acre tract of land out of Lot 326, Kelly-Pharr Subdivision, Hidalgo County, Texas, as per map
recorded in Volume 3, Pages 133-134, Deed Records of Hidalgo County, Texas, said 5.00 acre tract of
land being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 326, Kelly-Pharr Subdivision, Thence South 81 degrees 35 minutes 00 seconds East, with the North line of Lot 326, Kelly-Pharr Subdivision, a distance of 330.00 feet to a half (1/2) inch iron rod found for the Northwest corner of this tract of land and the POINT OF BEGINNING;

THENCE continuing South 81 degrees 35 minutes 00 seconds East, with the North line of said Lot 326, Kelly-Pharr Subdivision, a distance of 330.00 feet to a half (1/2) inch iron rod found for the Northeast corner of this tract of land;

THENCE South 08 degrees 25 minutes 00 seconds West, at 70.00 feet pass a half (1/2) inch iron rod found at the South right of way line of H.C.I.D. No. 2 Irrigation Easement, at 660.00 feet in all to a half (1/2) inch iron rod found for the Southeast corner of this tract of land;

THENCE North 81 degrees 35 minutes 00 seconds West, a distance of 330.00 feet to a half (1/2) inch iron rod found for the Southwest corner of this tract of land;

THENCE North 08 degrees 25 minutes 00 seconds East, at 590.00 feet pass a half (1/2) inch iron rod found at the South right of way line of said H.C.I.D. No. 2 Irrigation Easement, at 660.00 feet in all to the POINT OF BEGINNING, containing 5.00 acres, more or less.

THE STATE OF TEXAS COUNTY OF HIDALGO

I, JAIIE AREOLA, owner of the land shown on this plat, and registered here as
an independent contractor, in addition to the City of Pharr, Texas and whose name is
shown on the plat, hereby declare to the City of Pharr, Texas and whose name is
shown on the plat, that the statements herein are true and correct and acknowledged that they
executed the same for the purposes and consideration therein expressed.

JAIIE AREOLA
2702 BRIDLE STREET
HIDALGO, TEXAS 78527

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JAIIE AREOLA, and
known to me, through their Texas Department of Public Safety Driver License to be
the PERSONS whose names are subscribed to the foregoing instrument, and, being by me first duly
sworn, declared that the statements therein are true and correct and acknowledged that they
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 04 DAY OF NOVEMBER, 2021.

NOTARY PUBLIC IN CONNECTION ENTIRELY

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
ON THIS THE 04 DAY OF NOVEMBER, 2021.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TRENCHES, PIPES,
AND BUILDINGS) SHALL BE PLACED WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
RIGHT OF WAY OR EASEMENTS.

PRESIDENT SECRETARY

THE STATE OF TEXAS - COUNTY OF HIDALGO CITY OF PHARR PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 22A.05(b)(1), WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF
LOS PAVORREALES WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE THIS 04 DAY OF NOVEMBER, 2021.

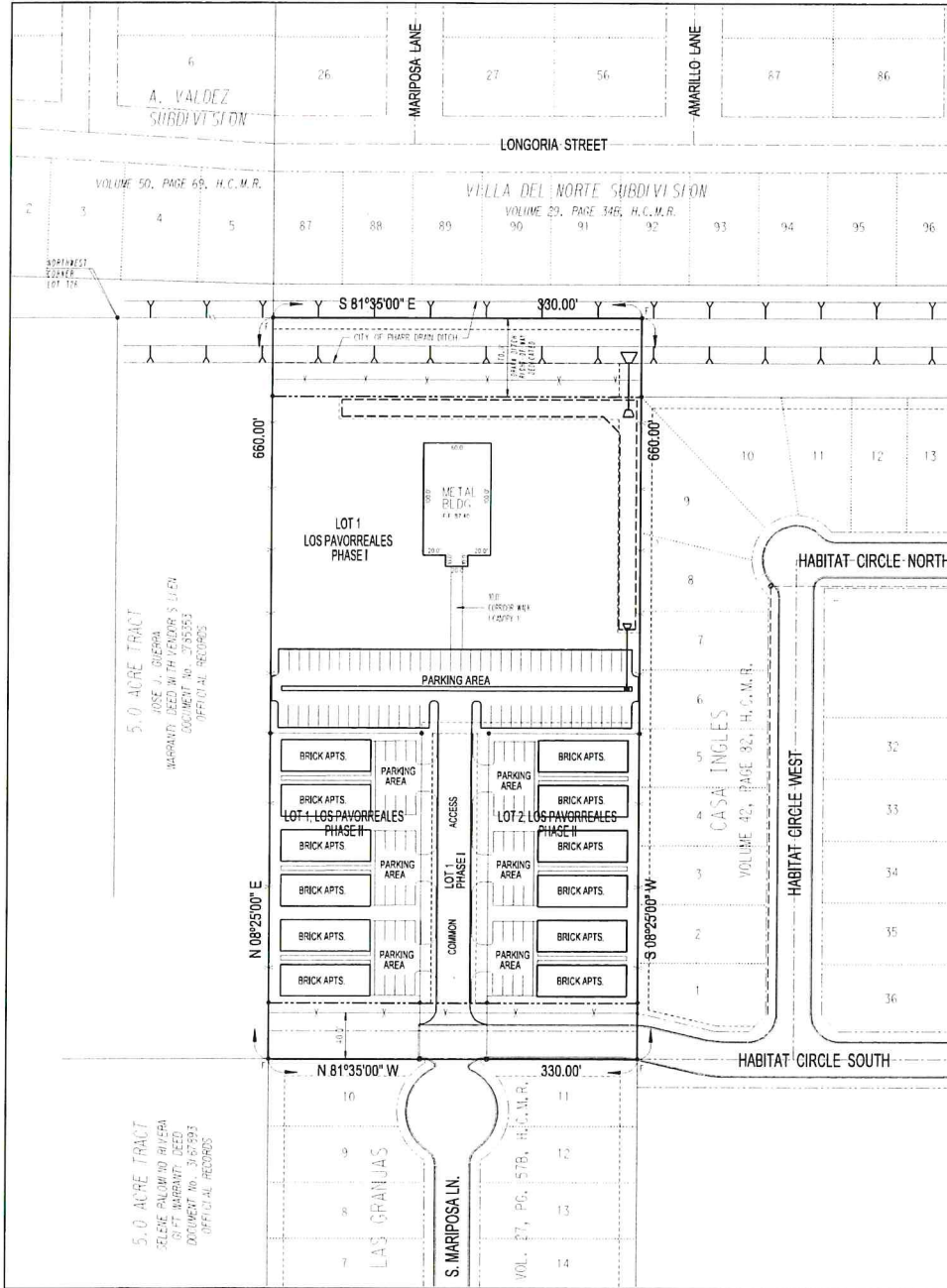
APPROVAL BY PLANNING AND ZONING COMMISSION:

I, THE UNDERSIGNED, ENGINEER OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
REGULATIONS OF THE CITY OF PHARR, TEXAS WHEREIN IN APPLICABLE, IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION
CONFORM WITH THE REQUIREMENTS OF THE DISTRICT'S APPROVED UNDER TEXAS WATER CODE, ARTICLE 16.01, 16.02,
16.03, 16.04, 16.05, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17, 16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25, 16.26, 16.27, 16.28, 16.29, 16.30, 16.31, 16.32, 16.33, 16.34, 16.35, 16.36, 16.37, 16.38, 16.39, 16.40, 16.41, 16.42, 16.43, 16.44, 16.45, 16.46, 16.47, 16.48, 16.49, 16.50, 16.51, 16.52, 16.53, 16.54, 16.55, 16.56, 16.57, 16.58, 16.59, 16.60, 16.61, 16.62, 16.63, 16.64, 16.65, 16.66, 16.67, 16.68, 16.69, 16.70, 16.71, 16.72, 16.73, 16.74, 16.75, 16.76, 16.77, 16.78, 16.79, 16.80, 16.81, 16.82, 16.83, 16.84, 16.85, 16.86, 16.87, 16.88, 16.89, 16.90, 16.91, 16.92, 16.93, 16.94, 16.95, 16.96, 16.97, 16.98, 16.99, 17.00, 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 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28.90, 28.91, 28.92, 28.93, 28.94, 28.95, 28.96, 28.97, 28.98, 28.99, 29.00, 29.01, 29.02, 29.03, 29.04, 29.05, 29.06, 29.07



SCALE: 1" = 50'

LEGEND:
 1/4" = SET CONCRETE MAIL
 1/2" = SET 1/2" IRON ROD
 1/4" = FOUND 1/2" IRON ROD

JOB NO. 1
 DATE:
 REVISION:
 SCALE:
 DRAWN BY:
 SHEET:

MASTER PLAN LOS PAVORRALES



PABLO SOTO JR., P.E.
 1208 N. HOWARD STREET
 DALLAS, TEXAS 75207
 TEL: 972-450-4000



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

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

Subdivision: STAFF REVIEW LOS PAVORREALES

Reviewed by: J. GONZALEZ

May 10, 2023

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 **PAINTED SILVER** in Color 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 2018. 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 MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
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 2018; 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 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. SHALL ADD ON PLAT NOTES THE FOLLOWING: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.**
- 2. PLEASE SEE THE ATTCHMENT ON THE EMAIL FOR EXAMPLES ON FIRE APPARATUS TURN AROUND ACCESS. PLEASE PROVIDE MORE DETAIL ON ROAD DIMENSIONS.**
- 3. SHALL PROVIDE FIRE HYDRANT DETAIL. PLEASE SEE NOTE #3 AND #8.**
- 4. SHALL PROVIDE VALVE AND VALVE BOX DETAIL.**
- 5. FIRE HYDRANT SHALL BE 6 FEET BACK OF CURB.**

APPENDIX D FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in **Section 503**, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like **Appendices B and C**, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101

GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102

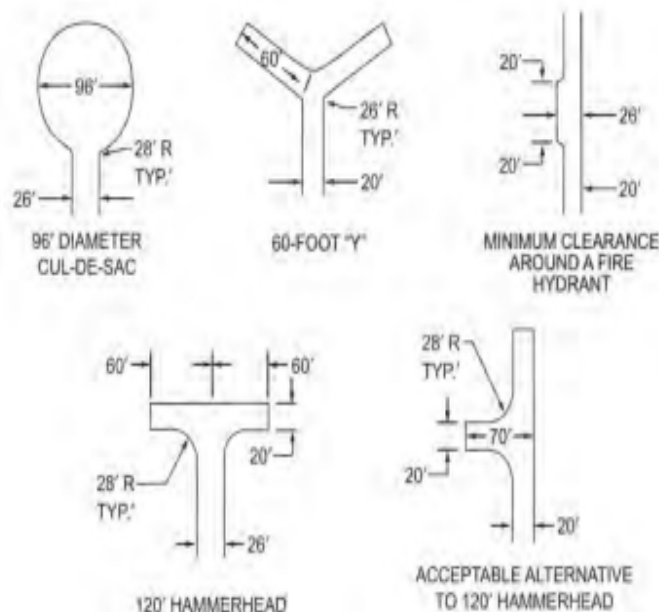
REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see **Figure D103.1**).



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with **Table D103.4**.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

PLAT REVIEW MEETING FOR:

MASTER PLAN LOS PAVORREALES

SUBDIVISION

COMMENTS:

Initials: J.R.

MAY 11, 2023

WATER:

- Will need to get an offside easement between lot 5 & 6 for water line installation.
- Will need to show water valves on tie-ins.
- Will need to install 16" casing for water line on Habitat Cir.
- Will need to show all water crossing details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show manhole lid detail.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Will need to call out all sewer services.
- Will need to show all sewer crossing details.
- 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: _____

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Master plan Los Pavorreales Subdivision **DATE:** May 11, 2023

REVIEW: Preliminary (comments plans dated 4-28-2023)

PLAT

1. Add note--- Owners to maintain ROW and perimeter of subdivision.
2. Add note--- Owners to maintain detention / retention areas.
3. Add note--- Erosion and sediment control during construction shall be in accordance with the current Texas pollution discharge elimination system (TPDES).
4. Add note--- No building shall be constructed over any easement.
5. Add note---5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase.
6. Add note---Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
7. Verify the closest City of Pharr benchmark for this location was used.
8. Acquire additional easement for waterline tie-in.
9. Common access shall be required to have a 50'-ft ROW width matching with S. Mariposa Ln.

SITE PLAN

1. Call out bleeder line size for drainage layout.
2. Include cross section detail for detention pond.
3. Include utility crossing details if applicable.
4. Include casing for water line services.
5. Include waterline tie-in details (Please refer to redlines for additional information).

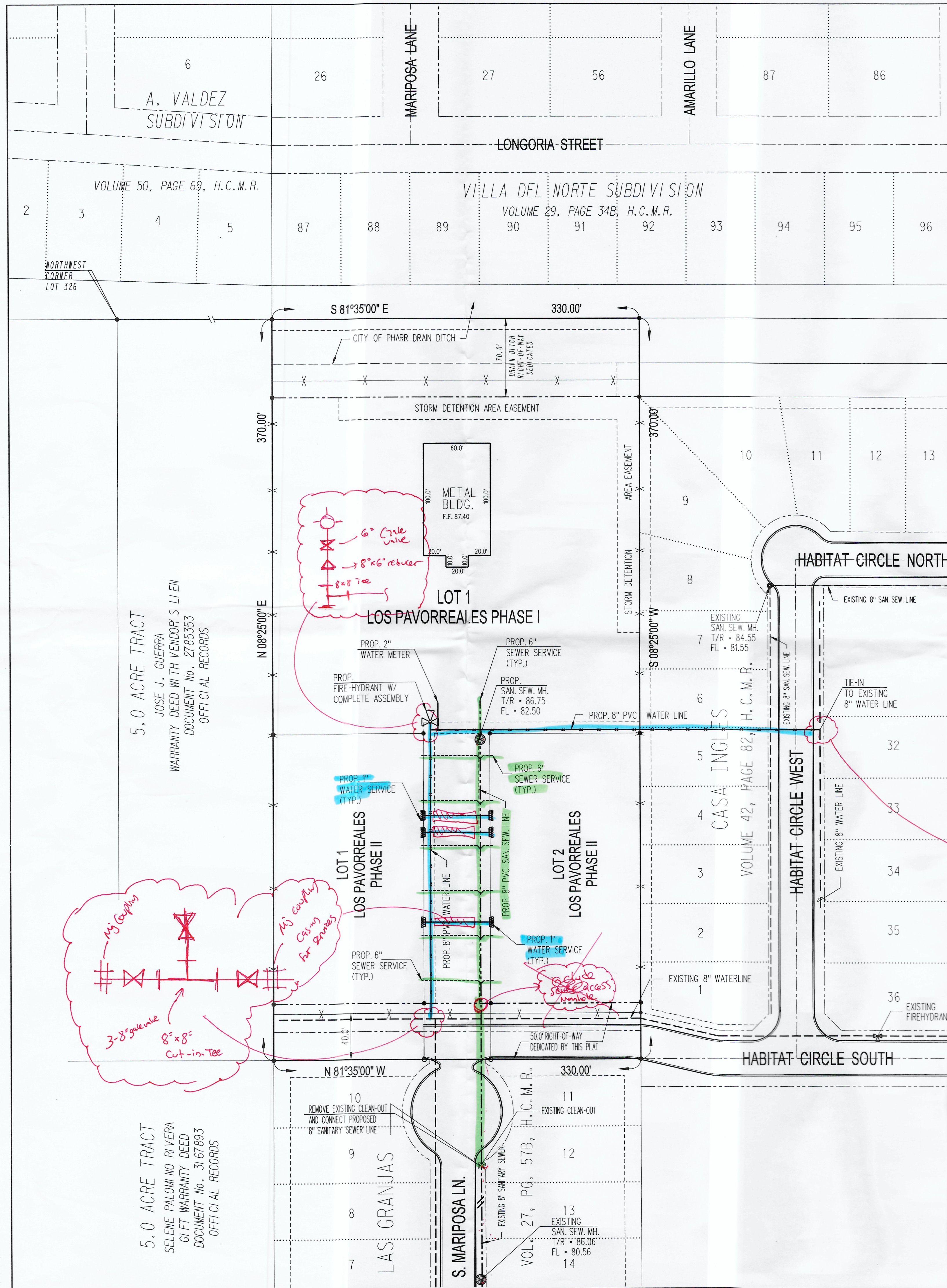
DRAINAGE

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

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

ADDITIONAL COMMENTS

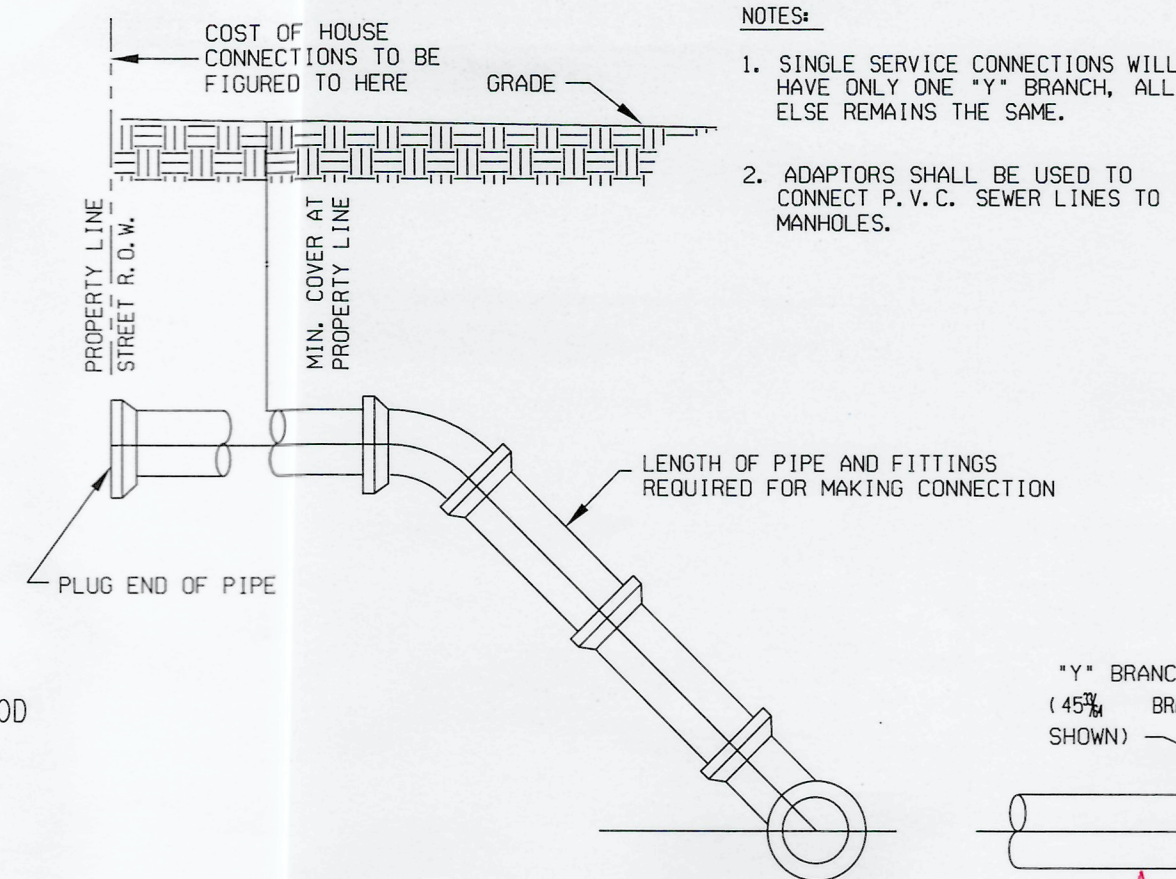
- Lab testing may be required for the following items:
 - Backfill
 - Paving
 - Concrete
- Include profile view of street improvements for access road.
- Concrete cradles shall be required to be installed underneath all wyes for sanitary sewer services.
- Storm sewer discharge pipes shall be required to have concrete headwalls to prevent erosion of embankments as per City standard details.
- At time of building permit phase, the sidewalk shall match with existing sidewalk along W. Habitat CIR.



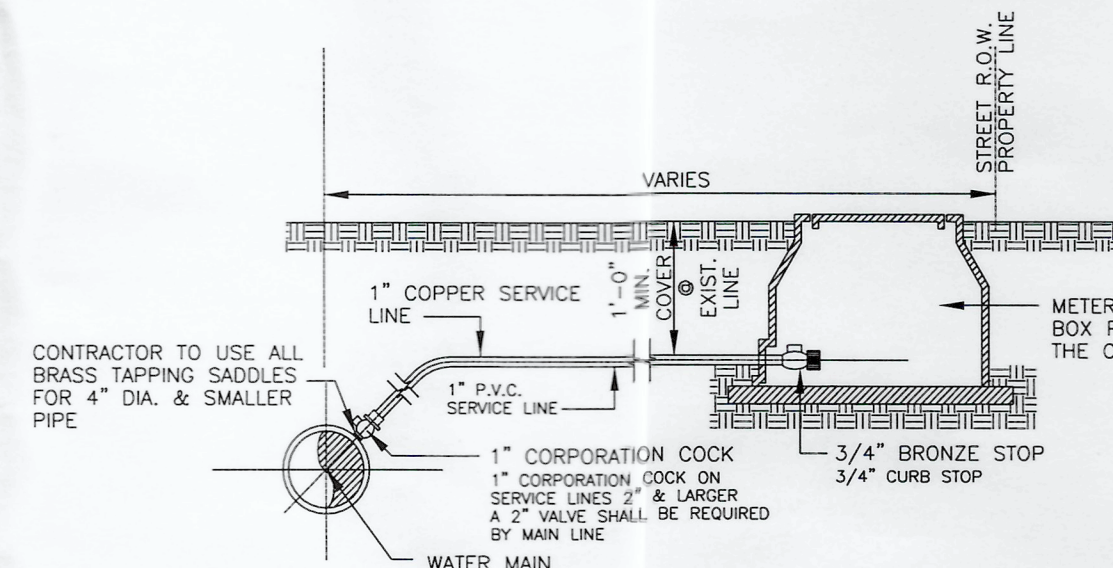
SCALE: 1" = 50'

LEGEND:

- S₁ - SET CONCRETE NAIL
- S - SET 1/2" IRON ROD
- F - FOUND 1/2" IRON ROD



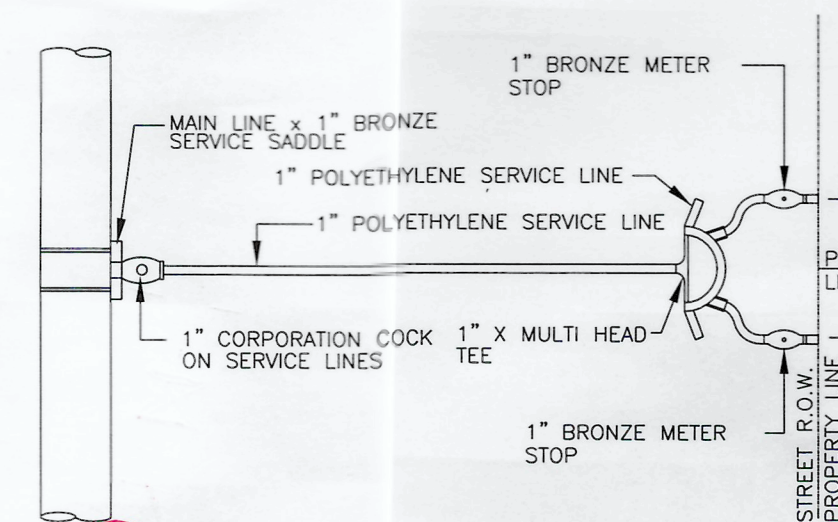
SEWER SERVICE CONNECTION



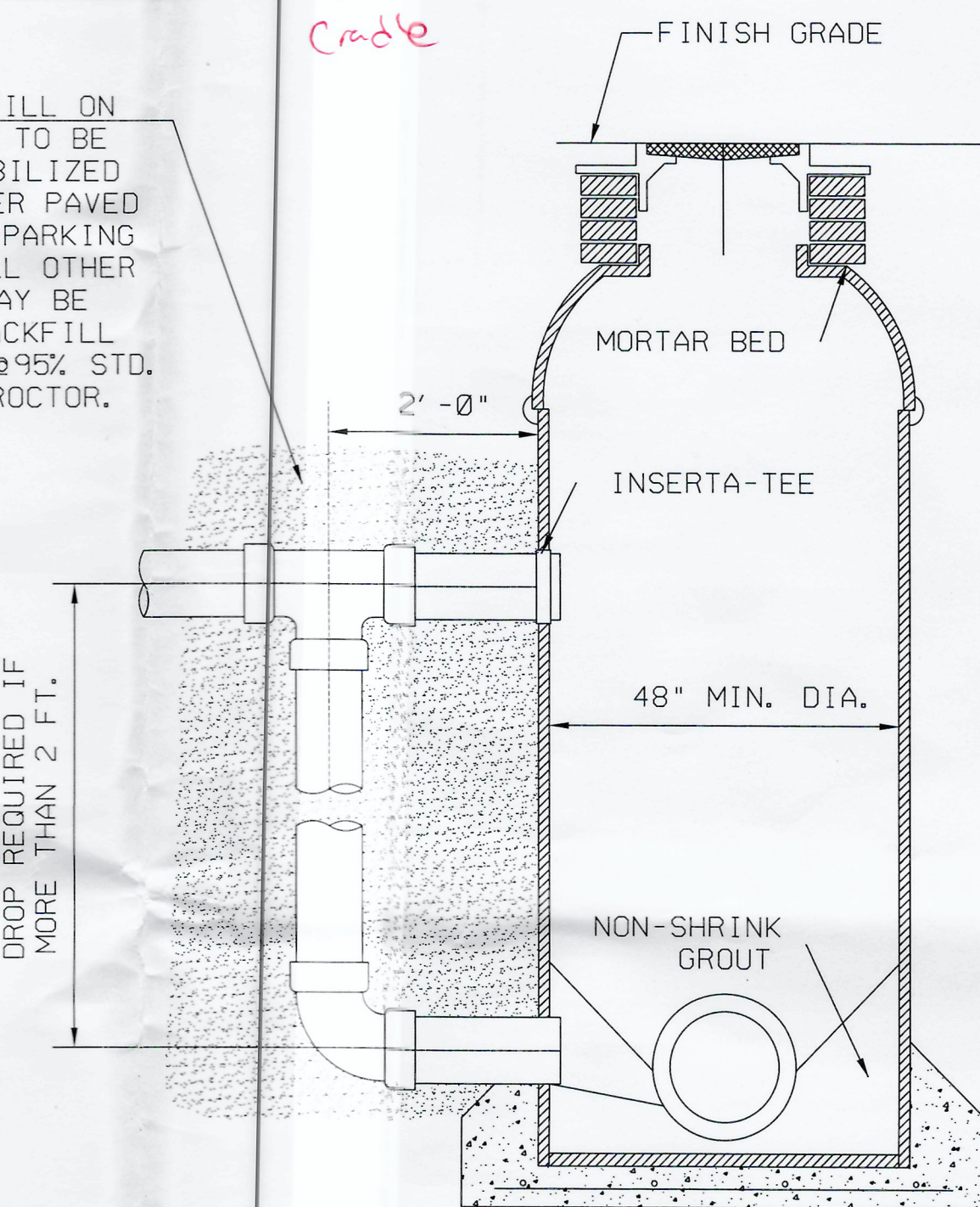
GENERAL NOTES:

1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH-40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

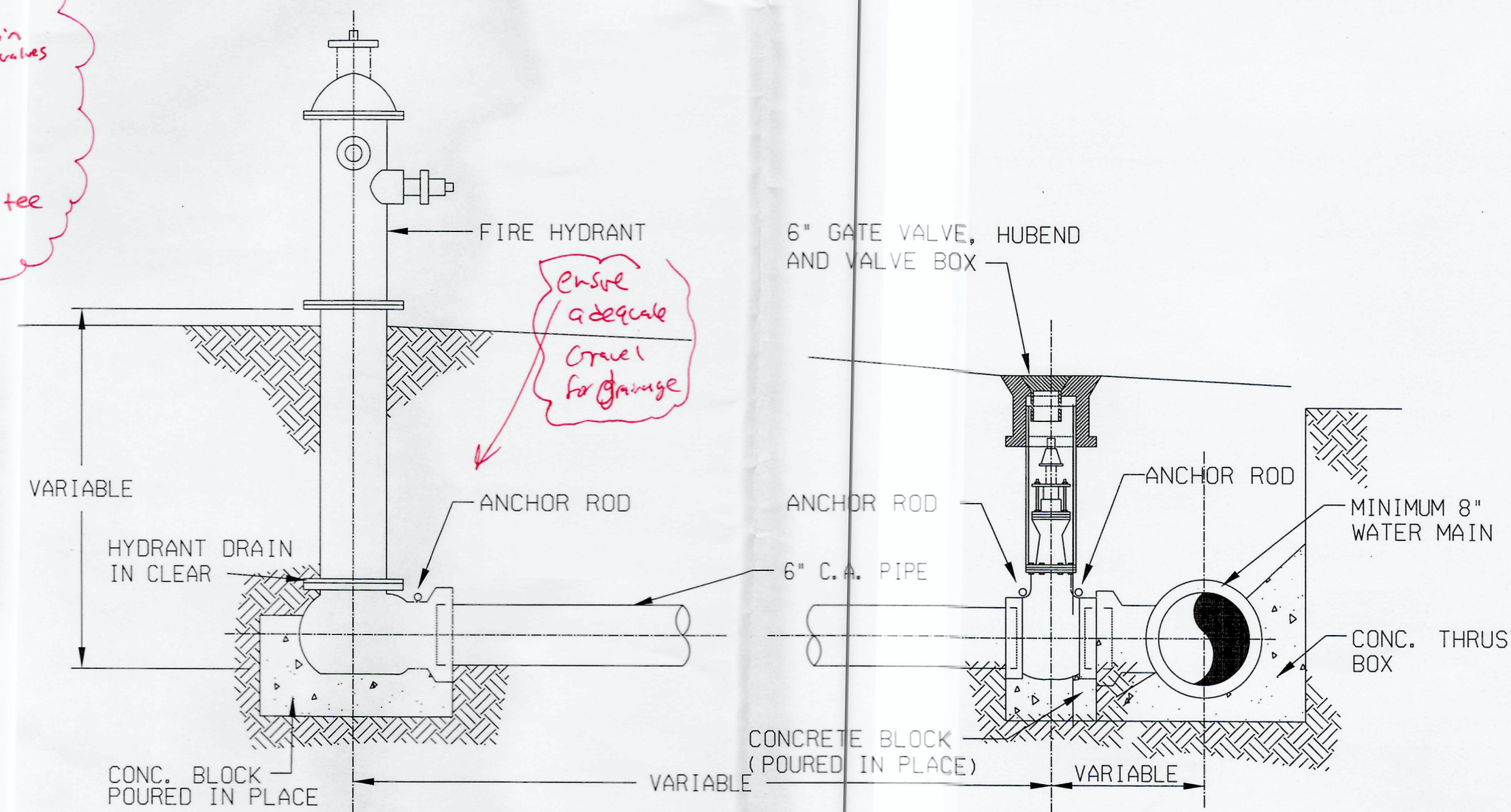
TYPICAL WATER SERVICE CONNECTIONS



DUAL WATER SERVICE CONNECTION



TYPICAL FIBERGLASS MANHOLE With DROP STRUCTURE



FIRE-HYDRANT DETAIL

JOB NO. 1
DATE:
REVISION:
SCALE:
DRAWN BY:
SHEET:

UTILITY LAYOUT PLAN
FOR LOS PAVORREALES

STATE OF TEXAS
PABLO SOTO JR.
66278
LICENSED PROFESSIONAL ENGINEER
Preliminary
1/28/2023

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET
PHARR, TEXAS 78577
TEL: (956) 460-1605



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Los Pavorreales Subdivision
E. Minnesota Rd.
Pharr Tx, 78577

DATE: 05/09/2023
3.366 Acres

Plat Notes:

- No comments

General Notes

. Show All Utility Profile Line Crossings, Elevations, and Separation Details

- Owner to Maintain, Monitor, and/or Treat Detention/Retention Pond to avoid Mosquito Breeding site.
- A maximum 8-inch bleeder line connection (preferably at 90-degree angle) as per City Standards.
- Propose manhole back of service inlet for maintenance
- Show Drainage Ultimate Outfall connection
- **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) with B.M.P. Details, including Concrete washout details and Discharge point protection details.**
- **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**
- **Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)**
- **Must submit one (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage**