

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 27, 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 for November 13, 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) New Beginning Church – Un Nuevo Principio, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lots 1, 2, and 3, Block 20, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 7505 South Steve Lane. **CUP#231001**

E. PLATS:

1) Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision. The property is legally described as being 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4900 Block of North Jackson Road. **SUB#230305**

2) Pablo Soto Jr., representing Pablo Quintanilla Salinas and Claribel Perez, are requesting preliminary plat approval of the proposed P & C Subdivision. The property is legally described as being a 0.45 acre tract of land out of Lot 144, Kelly-Pharr Subdivision, also known as reserved lying south of and adjacent to Lots 19, 20, 21, 22 and 23, Block 21, Citrus Bay Unit No. 2 Pharr, Hidalgo County, Texas. The property is located within the 2500 Block of North Veterans Boulevard. **SUB#230719**

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.

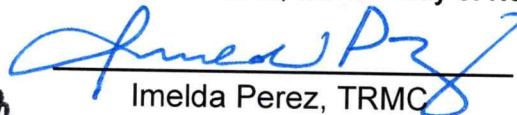
H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

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 21st day of November 2023 at 12:00 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 21st day of November 2023




Imelda Perez, TRMC
Assistant City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 13, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 13, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Ruben Luna
 Charlie Ramirez Andy Castro
 Jonathan Larraga Mercedes Guillen

ABSENT: Rafael Munguia Romeo Robles

STAFF PRESENT: Ricardo Rodriguez, City Attorney
David Friedlein, Asst. City Manager
Kimberly Mendoza, Director of Development Service
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary
Julia Rios, Administrative Assistant

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 6:01 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR OCTOBER 23, 2023

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING:

- 1) 7-ELEVEN INC., DBA 7-ELEVEN CONVENIENCE STORES AND STRIPES STORES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1 P&T SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2710 NORTH CAGE BOULEVARD, SUITE 1 CUP#231031**

Laura Fonseca, Planner II, introduced the item and stated 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores was requesting a conditional use permit to allow the sale of alcoholic beverages for on-premise consumption. She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) and the adjacent properties were zoned General Business District (C) to the east, west, north, and south. She further stated the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Police Chief and Fire Department were pending inspections and Code Compliance, Health, and Development Services Departments recommended approval of the Conditional Use Permit. She reported nine (9) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023.

Laura Fonseca, Planner II, stated staff recommended approval of the Conditional Use Permit to allow the sale of on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments. Board member Charlie Ramirez asked if there would be a designated area for alcohol consumption. Laura Fonseca, Planner II, briefly explained alcohol consumption would be inside the store.

Board member Charlie Ramirez asked if it would be a bar and grill. Laura Fonseca, Planner II, briefly stated it would not be a bar and grill and the sale of alcoholic beverages would be wine margaritas.

Board member Andy Castro asked if it would be same hours of operation. Laura Fonseca, Planner II, briefly stated for on-premise consumption it would only be until midnight every day.

There being no further discussion, Jonathan Larraga **moved** to approve the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

2) VILLA DEL MAR RESTAURANT, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.108 ACRES, MORE OR LESS, OUT OF LOT 3, RIVERAINE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 6502 SOUTH CAGE BOULEVARD, SUITE 1 CUP#231029

Laura Fonseca, Planner II, introduced the item and stated Villa Del Mar Restaurant, was requesting a conditional use permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) and the adjacent properties were zoned General Business District (C) to the east, north, and south. She further stated the property to the west was zoned Single-Family Residential District (R-1) and the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Fire Department, Code Compliance and Health Departments were pending inspections and Police Chief and Development Services recommended approval of the Conditional Use Permit. She reported eleven (11) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023.

Laura Fonseca, Planner II, stated staff recommended approval of the Conditional Use Permit to allow the sale of on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

There being no comments, Jonathan Larraga **moved** to approve the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

3) TEXAS NIGHTLIFE, LLC., DBA GALLINAS LOCAS BAR AND GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 187, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICALLY LOCATED AT 6905 SOUTH JACKSON ROAD. CUP#231030

Laura Fonseca, Planner II, introduced the item and stated Texas Nightlife, LLC., DBA Gallinas Locas Bar and Grill, was requesting a conditional use permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) and the adjacent property was zoned General Business District (C) to the north, and south and the property to the east was zoned Single-Family Residential District (R-1). She further stated the city limits lie to the west and the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Police Chief, Fire Department, Code Compliance, Health, and Development Services recommended approval of the Conditional Use Permit. She reported forty-one (41) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023.

Laura Fonseca, Planner II, stated staff recommended approval of the Conditional Use Permit to allow the sale of on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if the sign at the location would be changed. Laura Fonseca, Planner II, responded yes.

Charlie Ramirez **moved** to approve the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Jonathan Larraga seconded the motion and when put to vote, it carried unanimously.

- 4) MICHAEL WRIGHT, CFO., DBA PARRY'S PIZZA, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1B OF THE 2ND REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICALLY LOCATED AT 550 NORTH JACKSON ROAD. CUP#231032**

Laura Fonseca, Planner II, introduced the item and stated Michael Wright, CFO., DBA Parry's Pizza, was requesting a conditional use permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) to the east, north, and south. She further stated the city limits lie to the west and the area was generally designated for commercial use in the Land Use Plan.

Laura Fonseca, Planner II, briefly stated Police Chief had pending inspection. Fire Department, Code Compliance, and Health were pending inspections and Development Services recommended approval of the Conditional Use Permit. She reported five (5) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on November 3, 2023, and a legal notice was published in the Monitor Newspaper on November 4, 2023.

Laura Fonseca, Planner II, stated staff recommended approval of the Conditional Use Permit to allow the sale of on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

There being no discussion, Andy Castro moved to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption on a General Business District (C). Jonathan Larraga seconded the motion and when put to vote, it carried unanimously.

- 5) ANDRES JORGE ZUNIGA, REPESENTING ZUKO FAMILY LIMITED PARTNERSHIP, 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 HEAVY INDUSTRIAL DISTRICT (HI). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 14.88 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICALLY LOCATED AT 1700 WEST HI-LINE ROAD COZ#231028**

Laura Fonseca, Planner II, introduced the item and stated Andres Jorge Zuniga, representing Zuko Family Limited Partnership, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) to develop and construct warehouses. She went over the property's legal description and stated the property was located on the southeast corner of South Veterans Boulevard and West Hi-Line Road

Laura Fonseca, Planner II, stated that property fronts South Veterans Boulevard, 100 ft. minor arterial street which runs north and south with a posted speed limit of 30-45 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. She also stated the property also had frontage on West Hi-Line Road, a 50 ft.- 60 ft. local street which runs east and west with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the property was zoned Agricultural and/or Open Space District (A-O) upon annexation on September 18, 2023. She further stated the property to the west was rezoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I) on December 16, 2014 and the property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on April 17, 2023. She reported city limits lie to the north and half of the east side of the property and the remaining half of the east was zoned Agricultural and/or Open Space District (A-O) upon annexation on February 20, 2023. Lastly, she reported there have been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for heavy commercial use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Industrial District (HI) was established to provide adequate space and site diversification and the area requirements in the district were minimal and would allow both large and small industrial uses either on separate small lots or as part of a park. She briefly stated potential hazardous or possible blighting uses and the district would not be located close to residential areas of any type. Ms. Fonseca further explained the areas should not be zoned to usage unless they were located on or close to arterials capable of carrying commercial and truck traffic.

Laura Fonseca, Planner II, further reported fourteen (14) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on October 27, 2023, and a legal notice was published in the Advance News Journal on October 25, 2023. She stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI) as the property met area requirements, had adequate ingress and egress and will be compatible with surrounding properties. If approved, the owner must comply with all City Ordinance and City Department requirements.

Chairman, Danny Wylie, asked if applicant had any comments. Andres Jorge Zuniga, representing Zuko Family Limited Partnership, approached the podium and stated they had been building about 90% of the warehouses in Pharr. He also stated building new warehouse would bring taxes and new job opportunities to our city.

Chairman, Danny Wylie, asked if a buffer was required on the west side. Laura Fonseca, Planner II, stated a buffer would only be needed if they would be abutting any residential area.

There being no discussion, Jonathan Larraga moved to approve the request to rezone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (HI). Mercedes Guillen seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) TREVINO ENGINEERING, REPRESENTING TOMAS TUDOR, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JACKSON CROSSING SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.0803 OF AN ACRE, TRACT OF LAND, OUT OF LOT 7 BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF NORTH JACKSON ROAD SUB#220304**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 800 block of North Jackson Road and was currently zoned General Business District (C). The adjacent properties were zoned General Business District (C) to the north, south, east and city limits to the west. He further stated the property was designated for industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Jackson Crossing Subdivision, subject to the conditions noted in the packet.

There being no discussion, Ruben Luna moved to approve the request for preliminary plat approval of the proposed Jackson Crossing Subdivision. Mercedes Guillen seconded the motion and when put to a vote, it carried unanimously.

- 2) R.J.C., ENGINEERING AND CONSTRUCTION, REPRESENTING JESUS JAVIER MONTERO CASILLAS, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ESCONDIDO ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.735 ACRES OUT OF LOT 2, F. GEHLERT, LOT 189, KELLY- PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF EAST HELMER STREET. SUB#230924**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 200 block of East Helmer Street and the property was currently zoned Residential Townhouse District (R-TH). The adjacent properties were zoned Single-Family Residential District (R-1) to the north, south, east, and Residential Multi-family High Density District. He further stated the property was designated for multi-family residential use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Escondido Estates Subdivision, subject to the conditions noted in the packet.

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

3) SOUTH TEXAS INFRASTRUCTURE GROUP, REPRESENTING RHEA MORA, PRESIDENT FOR BROWNSTONE CONSULTANTS, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BSTONE PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF NORTH SUGAR ROAD. SUB#211247

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 1500 block of North Sugar Road and it was currently zoned General Business District (C). He stated the adjacent properties were zoned Heavy Commercial District (HC) and Single-Family Residential District (R-1) to the north and General Business District (C) to the east, south, and west. He further stated the property was designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended preliminary plat approval of the proposed Bstone Park Subdivision, subject to the conditions noted in the packet.

There being no discussion, Ruben Luna moved to approve the request for preliminary plat approval of the proposed Bstone Park Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:26 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: November 20, 2023

MEETING DATE: November 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: New Beginning Church – Un Nuevo Principio, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being Lots 1, 2, and 3, Block 20, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 7505 South Steve Lane. **CUP#231001**

Classification: Public Hearing

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

Issue: New Beginning Church – Un Nuevo Principio, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1).

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/20/2023
Approved - 11/20/2023
Final Approval - 11/21/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. **CUP#231001** (NEW BEGINNING CHURCH - UN NUEVO
PRINCIPIO)

GENERAL INFORMATION:

APPLICANT: New Beginning Church – Un Nuevo Principio, owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lots 1, 2, and 3, Block 20, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 7505 South Steve Lane.

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

COMMENTS: **FIRE DEPARTMENT:** Pending Inspections.

CODE COMPLIANCE DIVISION: Pending Inspections.

PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Fifty-six (56) surrounding property owners were notified of the request by letter on November 9, 2023, and a legal notice was published in the Advance News Journal on November 8, 2023. Staff received one response for information only.

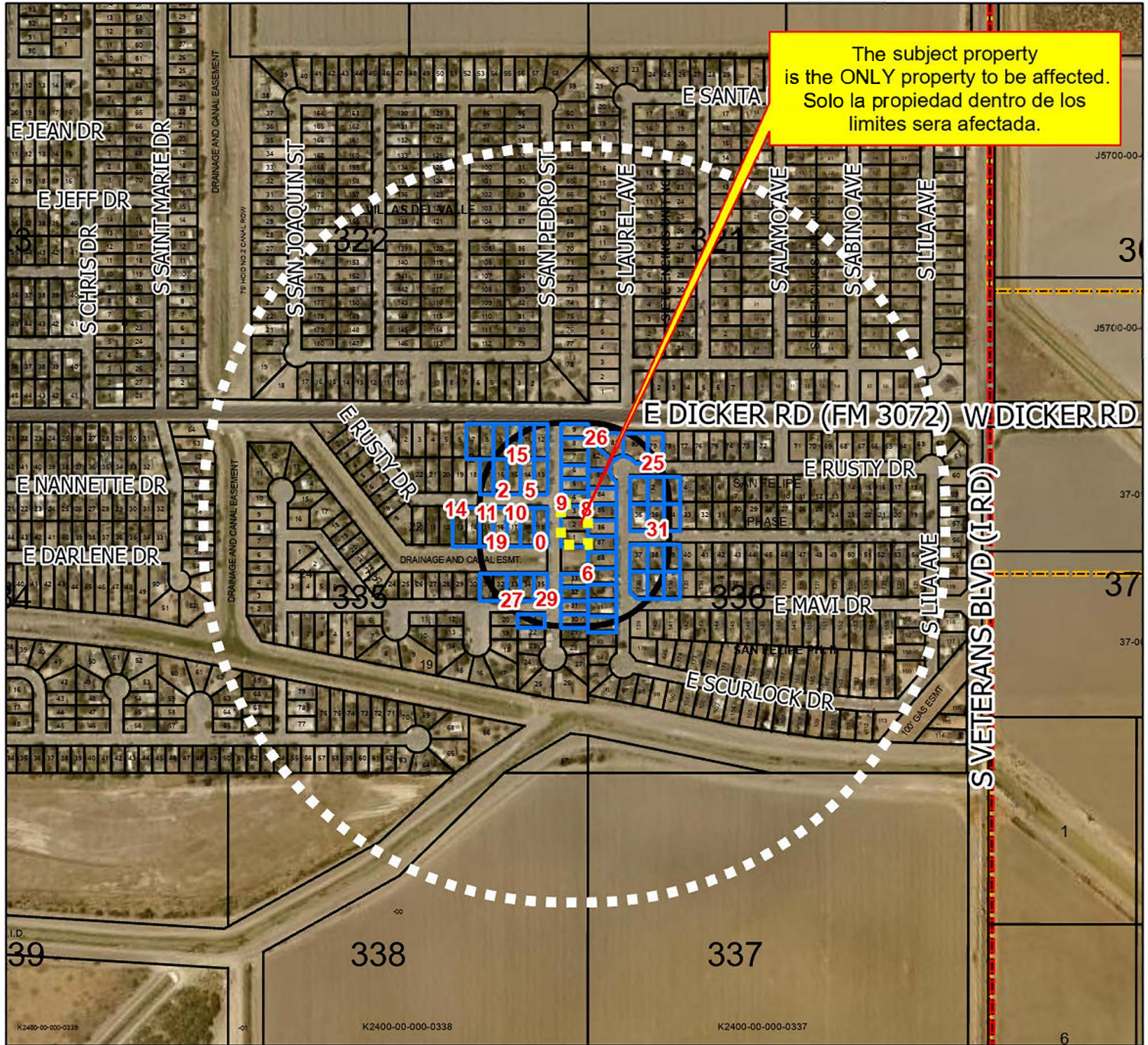
**DEVELOPMENT
SERVICES
RECOMMENDATION:**

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

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

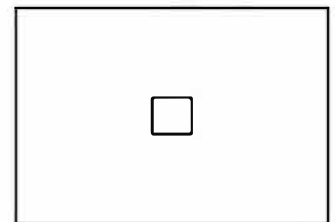
NOTE: This item will go before the City Commission Meeting of **December 4, 2023** at **4:00 p.m.**

G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231001 HIDALGO PARK ESTATES BLK 20 LOTS 1-3\aprx000_BASE Project File.aprx

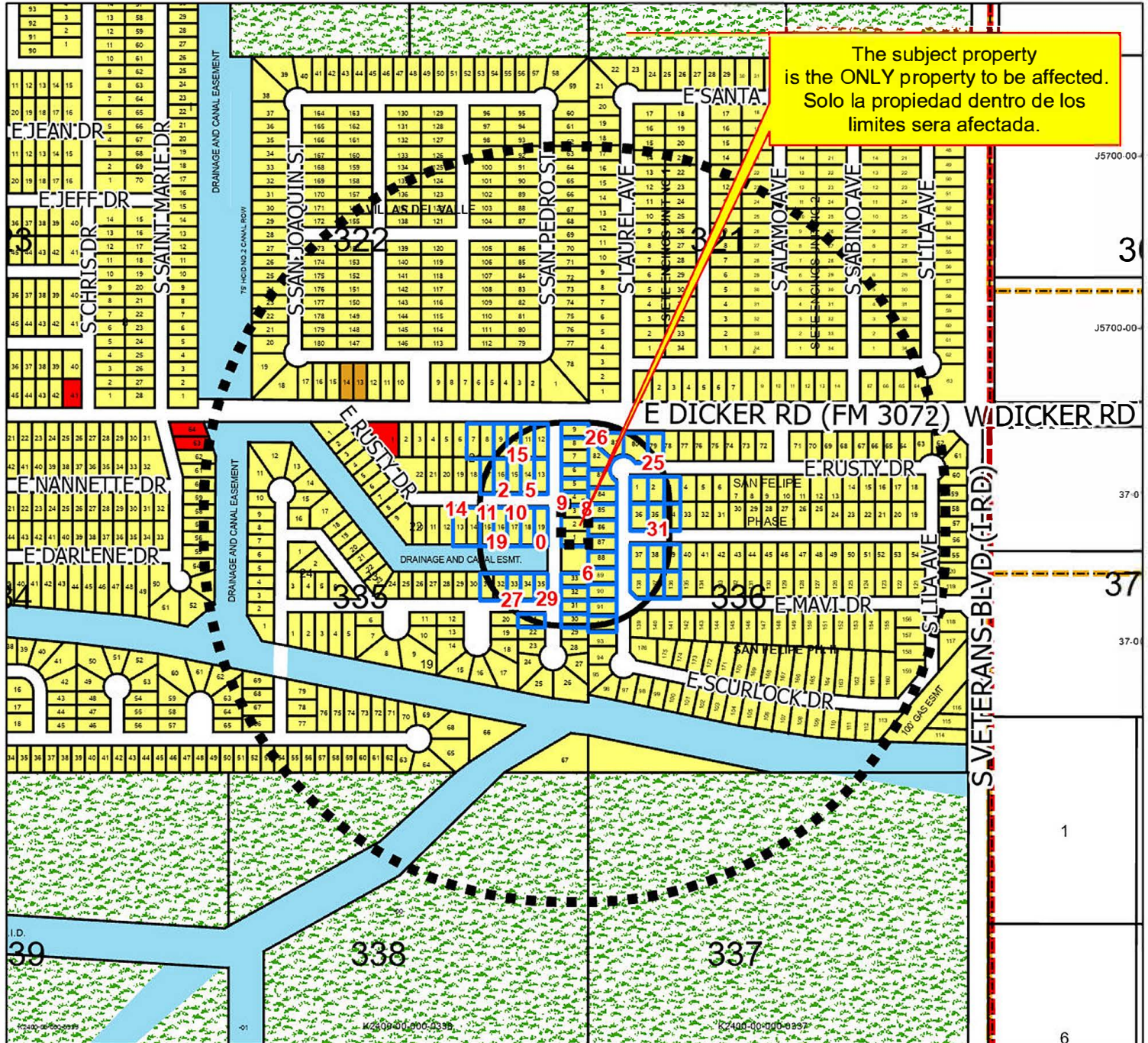


- | | | | |
|---------------------------------------|--------------------|--------------------------|-----------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial | Notified Properties |
| Single Family | Government Owned | Office Professional | 300 ft. Notification Buffer |
| Single Family Small Lot | General Business | PSJA ISD | Subject Property |
| Residential Multi-Family | Business District | Hidalgo ISD | Quarter Mile Radius |
| 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.



Conditional Use Permit
Hidalgo Park Estates Blk 20 Lots 1-3
Zoning



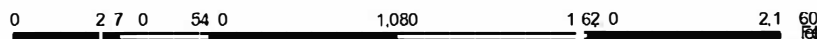
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
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| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

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

Scale: 1:6,500

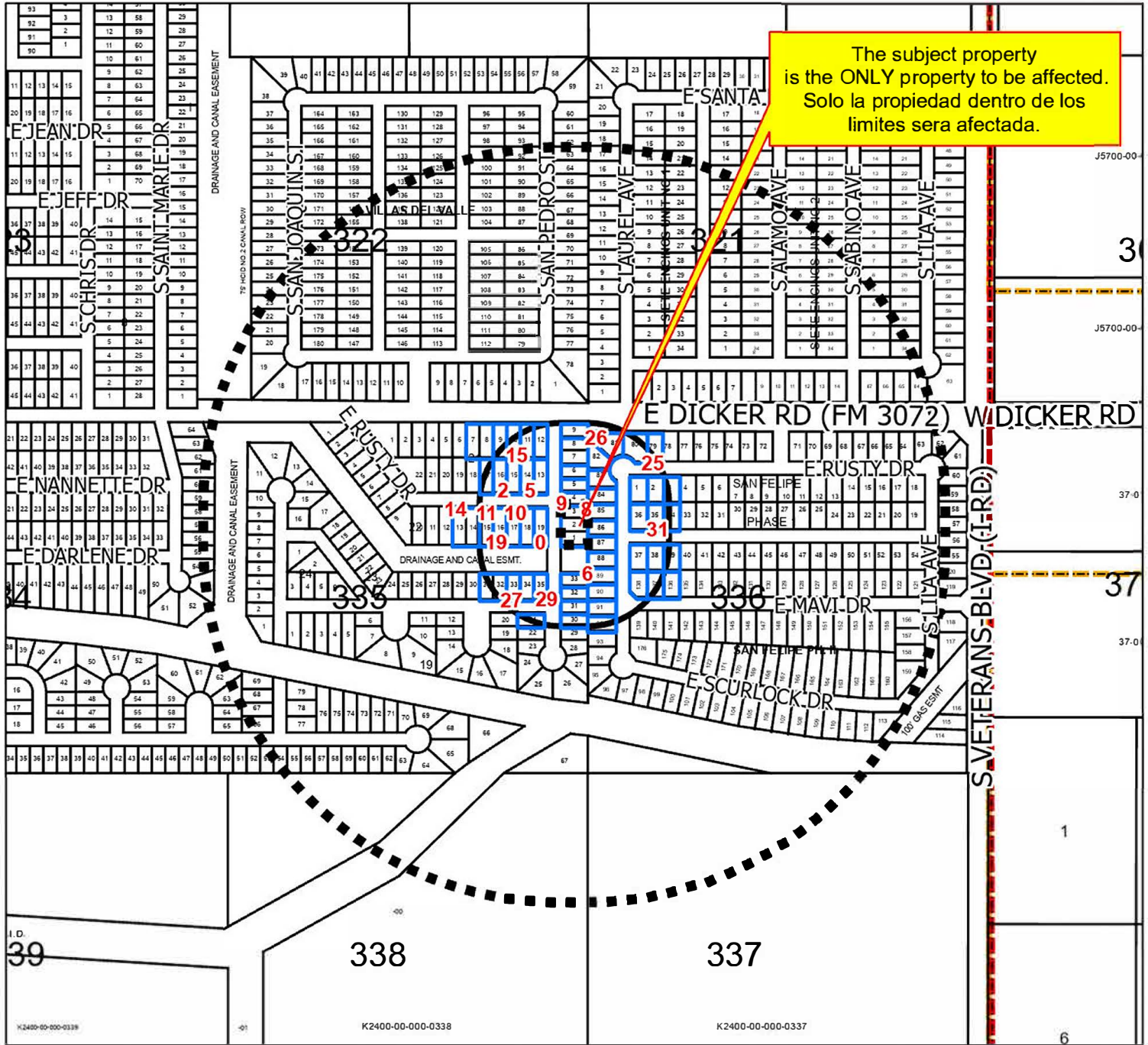


Date: 11/6/2023

Conditional Use Permit
Hidalgo Park Estates Blk 20 Lots 1-3
Radius



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 231001 HIDALGO PARK ESTATES BLK 20 LOTS 1-3\aprx000_BASE Project File.aprx

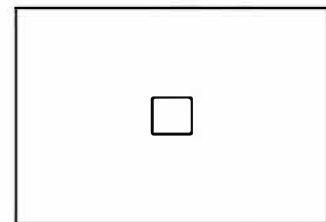


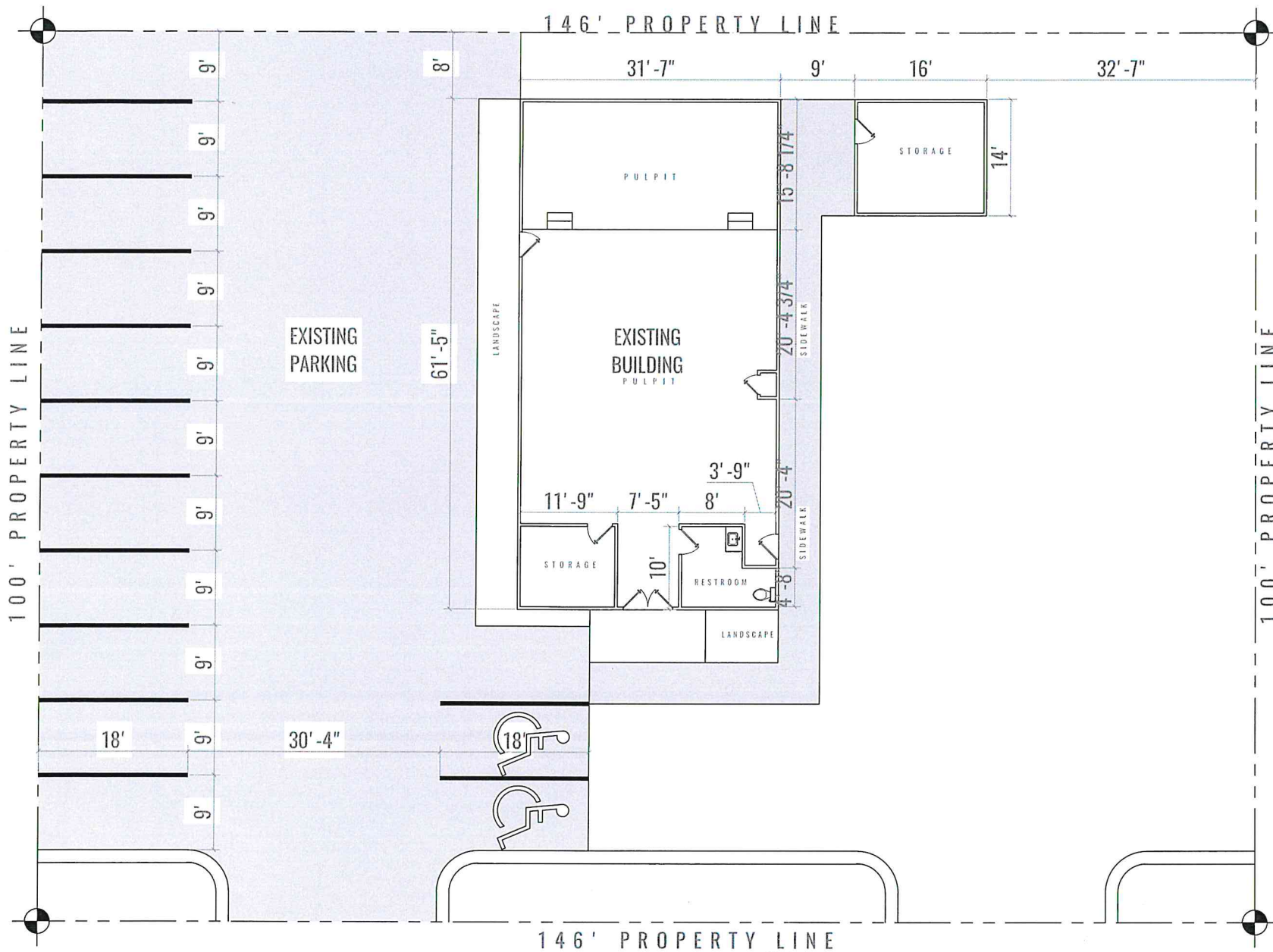
The subject property
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
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- Notified Properties
- 300 ft. Notification Buffer
- Subject Property
- Quarter Mile Radius

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.





① SITE PLAN
SCALE: 3/16"=1'-0"



JONA VALENCIA
CONSTRUCTION
RESERVES ITS COMMON
COPYRIGHT LAW & OTHER
PROPERTY RIGHTS IN THESE
PLANS & DESIGN. THESE
PLANS ARE TO BE
REPRODUCED OR
OR COPIED IN ANY
OR MANNER WHATSOEVER,
NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD
PARTY, WITHOUT FIRST
OBTAINING THE EXPRESS
WRITTEN PERMISSION FROM
JONA VALENCIA
CONSTRUCTION.

PROJECT
CHURCH

LOCATION

7505 S STEVE LN
Pharr, TEXAS

DATE: 10-19-202
PROJECT NO. 2354

AREAS:
LIVING
GARAGE
PATIO
PORCH
TOTAL

S-1.0
DRAWN BY: JV



Pharr
Development Services



Site Photo
7505 South Steve Lane





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 20, 2023

MEETING DATE: November 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision. The property is legally described as being 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4900 Block of North Jackson Road. **SUB#230305**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/20/2023
Approved - 11/21/2023
Final Approval - 11/21/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VACATE OF BROTHERS COMMERCE CENTER SUBDIVISION AND PLAT OF THE TRAILS ON JACKSON SUBDIVISION FILE NO. SUB#230305
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Jaime Lopez, Manager for The Trails on Jackson LLC. A Texas Limited Liability Company, is requesting final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 8.176 acres, being all of Lots 1 thru 28 and all of Brothers Mora Drive, Right-of-way within, Brothers Commerce Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4900 Block of North Jackson Road.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Vacate of Brothers Commerce Center Subdivision and Plat of The Trails on Jackson Subdivision subject to the following conditions set before you.

CONDITIONS:

1. Re-zoning approved on May 15, 2023.
2. Escrowed \$69,200.00 for recording.

STREETS, PAVING AND R.O.W.:

1. Provide streetlight layout maximum distance 250', show distances between street lights add along N. Jackson Rd.
2. The street of W. Brothers Mora Dr. shall remain public.

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Need approved drainage report.
2. See attached comments.

OTHER:

1. Move dimensions to be legible.
2. Provide H.O.A. copy to City prior of recording H.O.A.
3. H.O.A. recorded number shall be added to mylar plat prior of recording.
4. Need signature on plat (engineer and surveyor).
5. Verify the call outs for set and found on metes & bounds.
6. Need the wording of the vacating of old recorded plat on plat layout.
7. Staff notes are attached.

This item will before the City Commission meeting of December 04, 2023 at 4:00 p.m.

STAFF REVIEW MEETING FOR: *THE TRAILS ON JACKSON SUBDIVISION*

COMMENTS: **Initials:** J.R./O.D.L. **March 28, 2023**

WATER:

- All utilities in the area are existing.
- Will need to install brass saddles for all water services.
- All meter boxes must be installed to ground level before installing water meters.
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok as proposed.
- All sewer services will need to be 6" PVC SDR 26
- Manhole rim and lids will need to upgrade to composite base with City of Pharr logo.
- Comments made change depending on 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: _____



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

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

Subdivision: STAFF REVIEW TRAILS ON JACKSON

Reviewed by: J. GONZALEZ/ L. CANTU

March 29, 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. **THE FIRE HYDRANTS THAT ARE RELOCATED OR ARE INOPERABLE SHALL BE REPLACED WITH NEW FIRE HYDRANT.**
2. **FIRE HYDRANT SHALL REQUIRE 15 FT FIRE LANE ON EACH SIDE. (PLEASE SEE NOTE #10).**
3. **SHALL PROVIDE DIMENSION ON ENTRANCE NEAR ISLAND KEYPAD FOR FIRE APPARATUS ACCESS.**
4. **SHALL PROVIDE DIMENSION ON SITE PLAN FOR FIRE APPARATUS ACCESS AROUND THE APARTMENT COMPLEX.**
5. **THE REAR GATE SHALL HAVE A 40 FOOT ACCESS FROM BROTHER MORA ROAD SO THE FIRE APPARATUS WILL NOT BLOCK TRAFFIC.**
6. **FIRE HYDRANT SHALL BE 6FT BACK OF CURB ON THE 5 FT SIDE WALK ON JACKSON RD AND ON BROTHERS MORA DR.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: The trails on Jackson
Subdivision

DATE: March 30, 2023

REVIEW: Preliminary (comments plans dated 3-17-2023)

PLAT

1. Signature from P.E. & R.P.L.S. required.
2. Revise sidewalk note to say "to be completed at time of subdivision construction".

SITE PLAN

1. W. Brothers Mora to remain public access do it being a major thoroughfare.
2. Sidewalks and ADA ramps may be required to be updated as per City standards

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

- Detention pond deeper than 3'-ft shall require a perimeter fence.
- Lab testing may be required for paving, concrete and backfill items.
- Driveway shall have a design strength of 4000 psi and must follow City design standard and ADA guidelines.
- Sidewalk shall have a design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Improvements along N. Jackson Rd. shall require permits and inspections from TX-Dot.

- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). *UPDATE (Please see attachment pertaining to proposed hydrants)
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.



Pharr Public Work



Staff Review Meeting

The Trails on Jackson Sub.

N. Jackson Road

Pharr Tx, 78577

DATE: 03/28/2023

8.176 Acres

Storm Water: Inspector

Juan Govea Code Enforcement

956-638-4743

Plat Notes:

- No comments

General Notes:

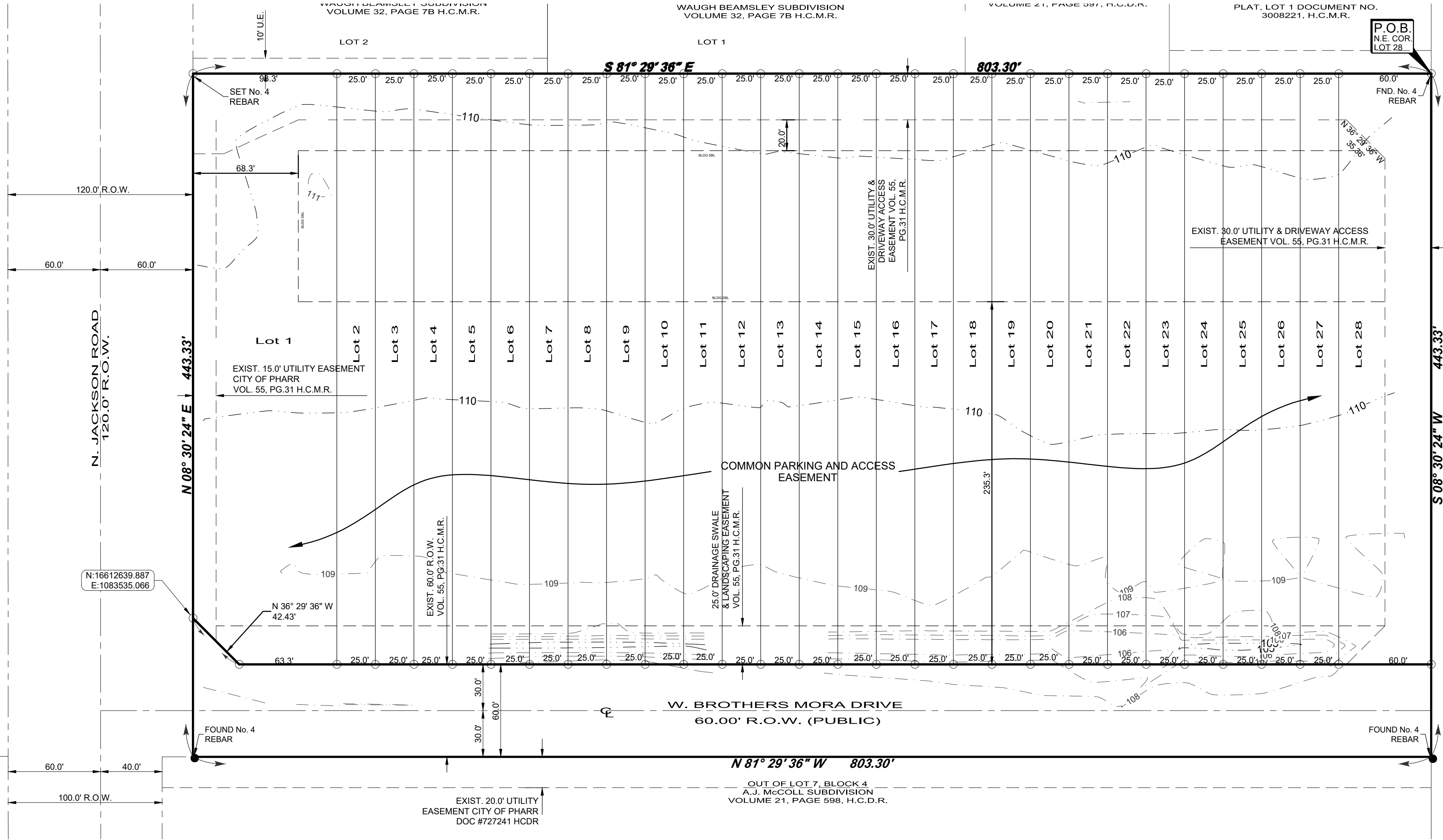
- Show and Attach Erosion & Sediment Control Layout with BMP Details to S.W.P.P.P.
- Must submit (1) digital copy in (USB) for review and three (3) hard copy for Finalization of the Erosion & Sediment control Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issue

VACATING OF BROTHERS COMMERCE CENTER TO THE TRAILS ON JACKSON SUBDIVISION

A 8.176 ACRES (GROSS), TRACT OF LAND, BEING A VACATING OF BROTHERS COMMERCE CENTER TO THE TRAILS ON JACKSON SUBDIVISION BEING ALL OF LOTS 1 THRU 28 ACCORDING TO THE MAP RECORDED VOLUME 55, PAGE 31 H.C.M.R. ALSO BEING OUT OF LOT LOT 8, BLOCK 4 A.J. McCOLL SUBDIVISION VOLUME 21, PAGE 598 H.C.D.R. AND VOLUME 21, PAGE 384 H.C.D.R. CITY OF PHARR HIDALGO COUNTY, TEXAS

OUT OF LOT 1, BLOCK 4
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 597, H.C.D.R.

N. JACKSON ROAD
120.0' R.O.W.



BEARING BASED AS PER TEXAS
COUNTY CLERK'S OFFICE
ELEVATION DATUM AS PER MAND 86 (GEND 2028)
SCALE: 1" = 50'

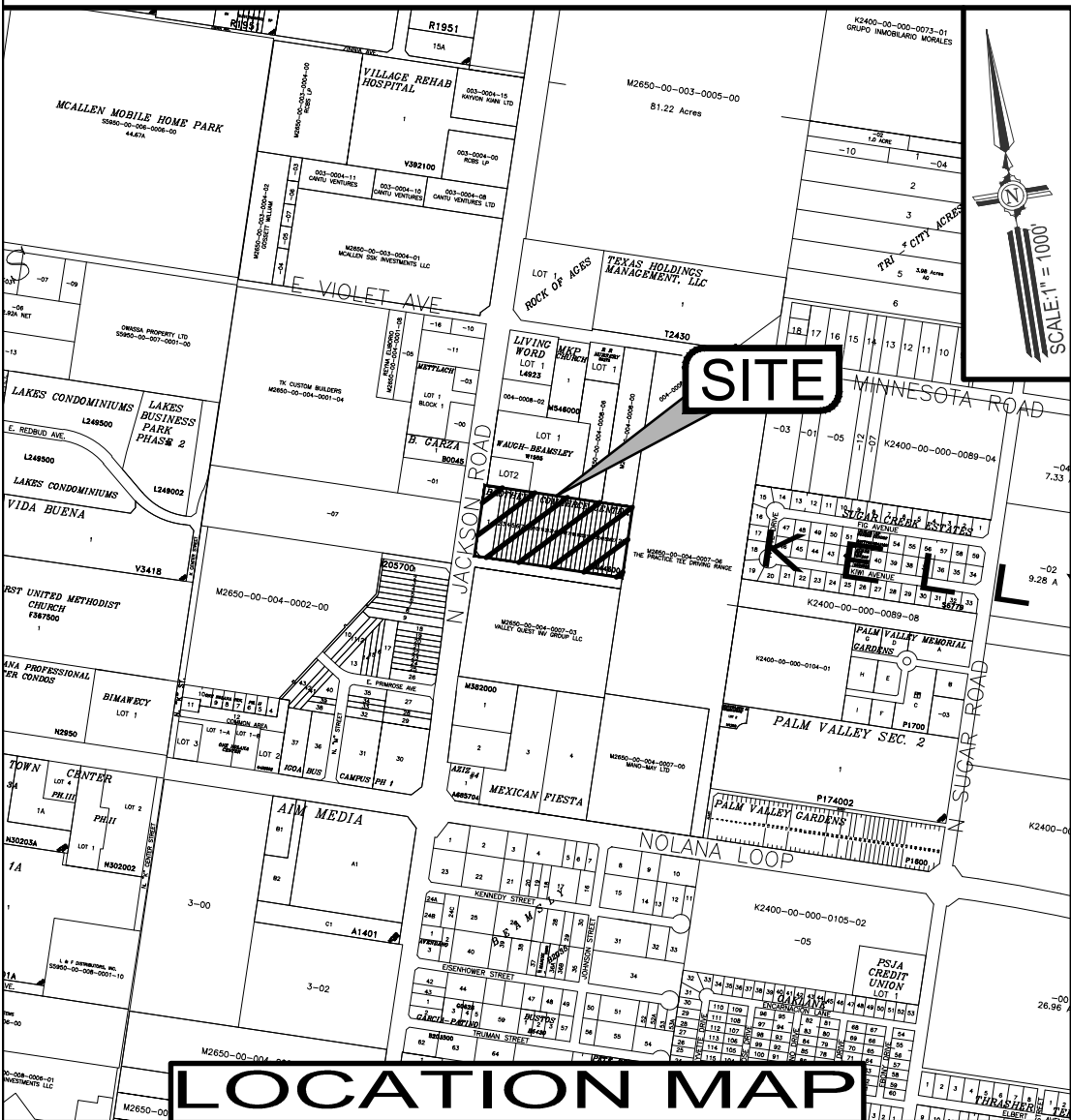
VACATING PLAT OF BROTHERS COMMERCE CENTER SUBDIVISION

OUT OF LOT 8, BLOCK 4
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 597, H.C.D.R.

- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊗ SET "X" MARK ON CONCRETE
 - ⚡ SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - U.E. - UTILITY EASEMENT
 - () - RECORDED MAP CALL

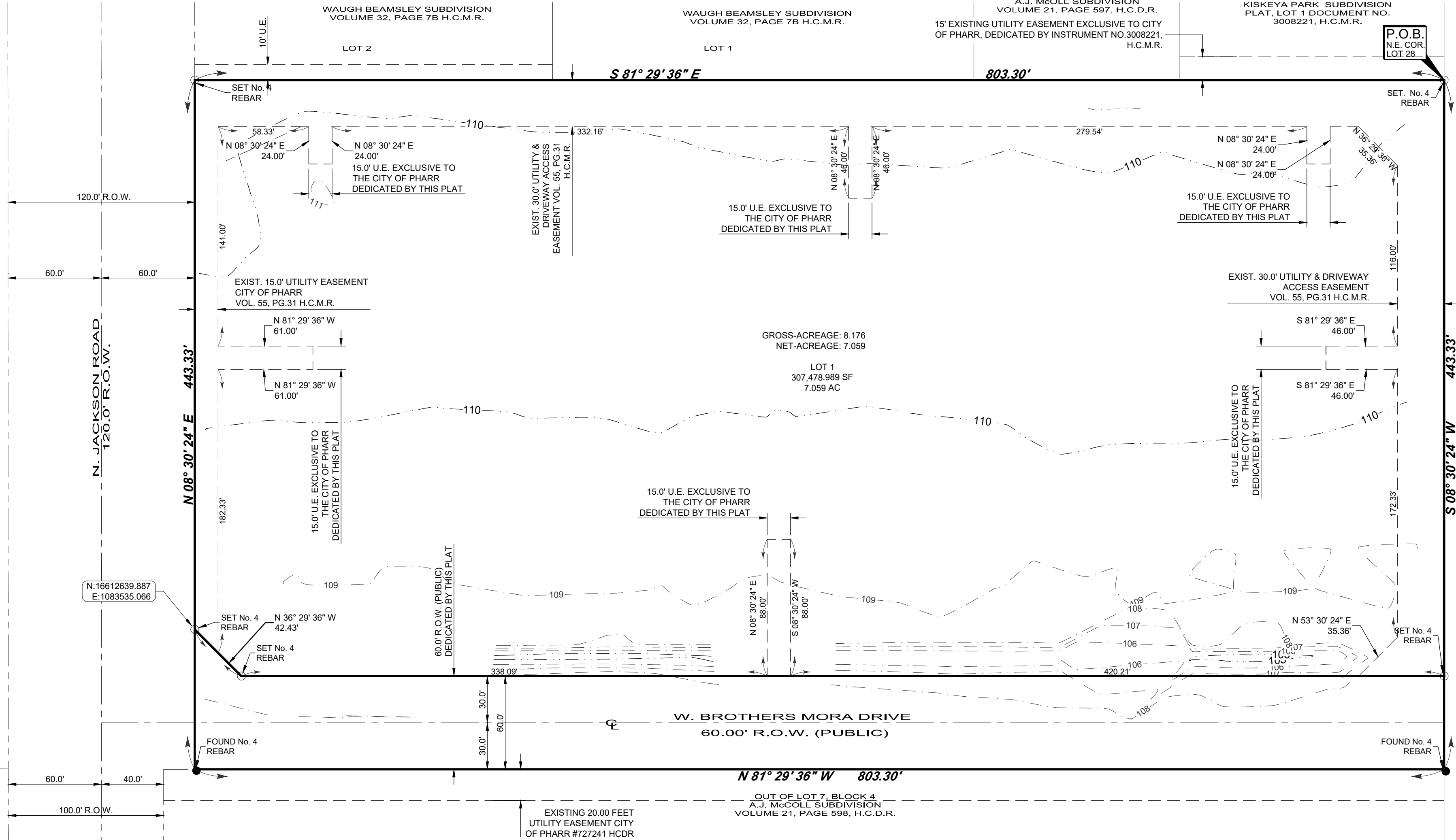
DRAWN BY: EM DATE 10/27/22
SURVEYED, CHECKED DATE
FINAL CHECK DATE

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



OUT OF LOT 1, BLOCK 4
A.J. McCOLL SUBDIVISION
VOLUME 21, PAGE 597, H.C.D.R.

N. JACKSON ROAD
120.0' R.O.W.



BEARING BASED AS PER TEXAS
COUNTY CLERK'S OFFICE
ELEVATION DATUM AS PER MAND 86 (GEND 2028)
SCALE: 1" = 50'

THE TRAILS ON JACKSON SUBDIVISION

METES AND BOUNDS:

A TRACT OF LAND CONTAINING 8.176 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO TEXAS, BEING ALL OF LOTS 1 THRU 28 AND ALL OF BROTHERS MORA DRIVE RIGHT-OF-WAY WITHIN, BROTHERS COMMERCE CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 31, HIDALGO COUNTY MAP RECORDS, SAID 8.176 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 28, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 30' 24" W AT A DISTANCE OF 383.33 FEET PASS A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID LOT 28, CONTINUING A TOTAL DISTANCE OF 443.33 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 81° 29' 36" W ALONG THE SOUTH RIGHT-OF-WAY OF BROTHERS MORA DRIVE, A DISTANCE OF 803.30 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 30' 24" E AT A DISTANCE OF 90.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 443.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 29' 36" E A DISTANCE OF 803.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.176 ACRES OF LAND, MORE OR LESS.



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL NOTES:

- FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" IS DEFINED AS: AREAS BETWEEN THE 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.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER OF LOT.
- MINIMUM BUILDING SETBACKS: AS PER CITY OF PHARR SETBACK ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.418 ACRE FEET AND A VOLUME OF APPROXIMATELY 81,770 C.F. 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 MULTI-FAMILY DEVELOPMENT.
- CITY OF PHARR BENCHMARK: "BM #57" FROM THE CITY OF PHARR REFERENCE MARK, BEING LOCATED ALONG THE NOLANA ROAD AND APPROXIMATELY 1975 FEET EAST OF N. JACKSON ROAD. NORTHING: 16610979.412, EASTING: 1085278.755, ELEVATION= 106.86 NAVD 88 (GEOID 1999)
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS DISCHARGE POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- 5.0 SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED ON THE EAST SIDE OF NORTH JACKSON RD AND ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER(S) TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE TRAILS ON JACKSON SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORD, DEVELOPER/ HOME OWNERS ASSOCIATION/ OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF PHARR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS.

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

DATE

ATTEST: CITY CLERK

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 THE ____ DAY OF _____, 20 ____.

DANNY WYLLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 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 #2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST: _____
SECRETARY

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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VACATING OF BROTHERS COMMERCE CENTER TO THE TRAILS ON JACKSON SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JAIME LOPEZ, MANAGER
THE TRAILS ON JACKSON, LLC.
2023 N JACKSON ROAD
MCALLEN TX 78501

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME LOPEZ, 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.

ON THIS THE _____, DAY OF _____, 20 ____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF HIDALGO

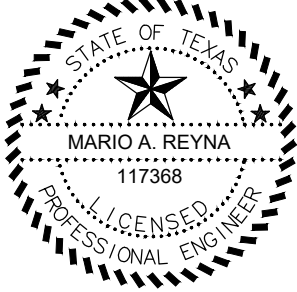
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20 ____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No.117368
STATE OF TEXAS

DATE PREPARED: 01-09-23
ENGINEERING JOB No. 22175.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

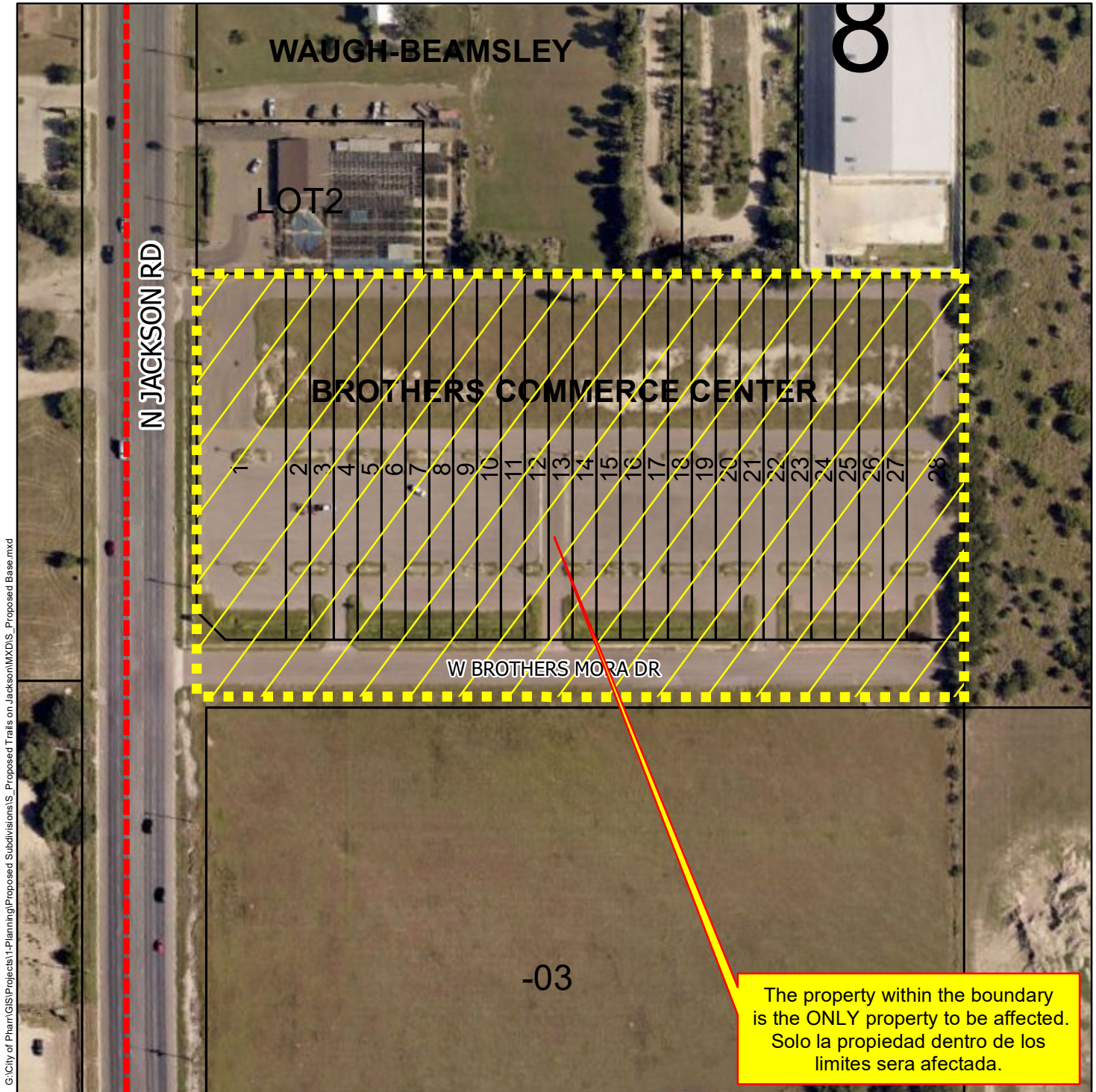
I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

DATED THIS THE ____ DAY OF _____, 20 ____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED: 9/27/2022
T.1160, PG. 59-60
SURVEY JOB # 22745.08

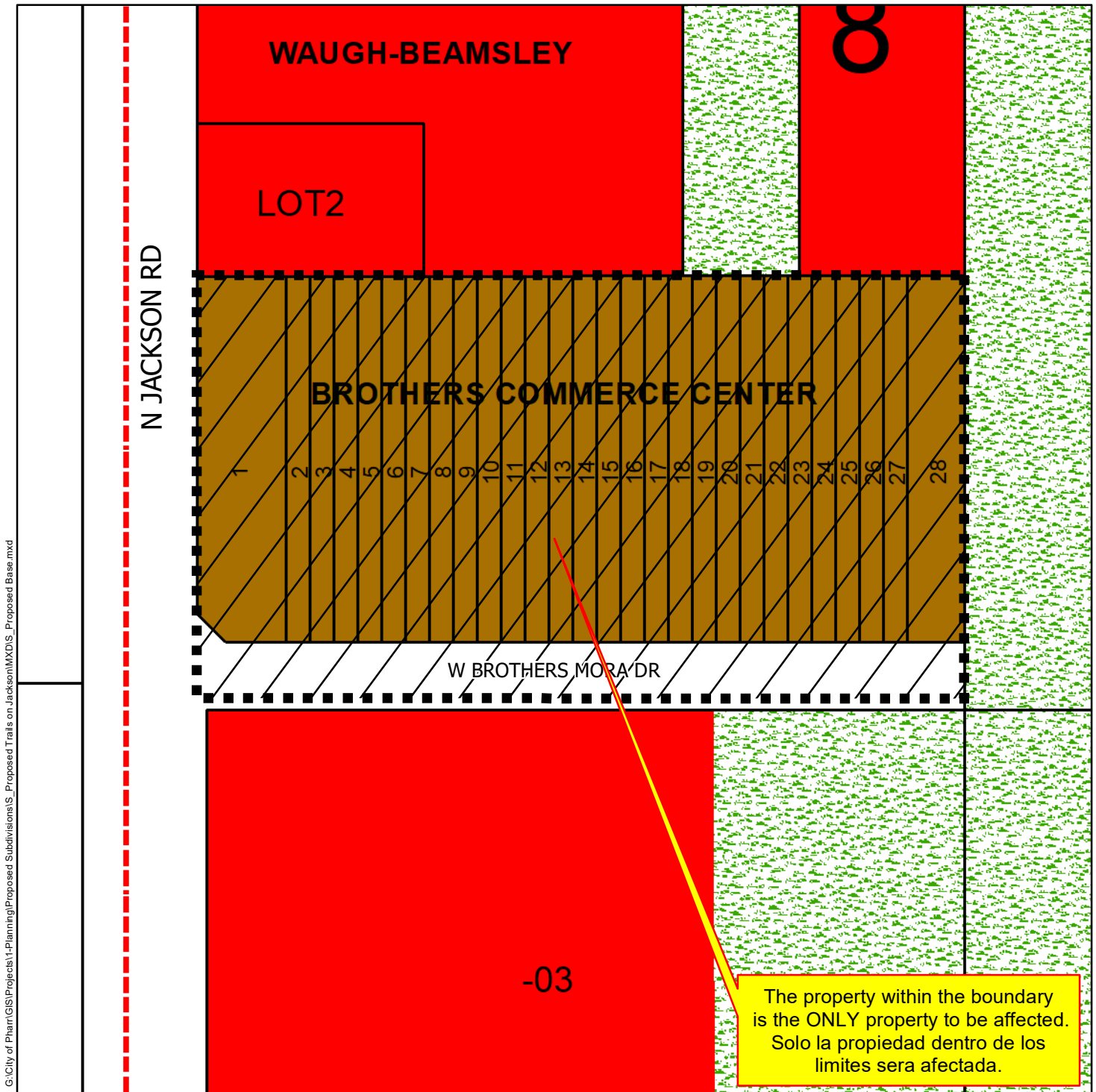




- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet



- | | | | |
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0 75 150 300 450 600 Feet





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: November 20, 2023

MEETING DATE: November 27, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., representing Pablo Quintanilla Salinas and Claribel Perez, are requesting preliminary plat approval of the proposed P & C Subdivision. The property is legally described as being a 0.45 acre tract of land out of Lot 144, Kelly-Pharr Subdivision, also known as reserved lying south of and adjacent to Lots 19, 20, 21, 22 and 23, Block 21, Citrus Bay Unit No. 2 Pharr, Hidalgo County, Texas. The property is located within the 2500 Block of North Veterans Boulevard.

SUB#230719

Classification: Regular

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

Issue: Pablo Soto Jr., representing Pablo Quintanilla Salinas and Claribel Perez, are requesting preliminary plat approval of the proposed P & C Subdivision.

Fiscal Consideration:

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 11/20/2023
Approved - 11/21/2023
Final Approval - 11/21/2023



MEMORANDUM

DATE: MONDAY, NOVEMBER 27, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: P & C SUBDIVISION FILE NO. SUB#230719

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., representing Pablo Quintanilla Salinas and Claribel Perez, are requesting preliminary plat approval of the proposed P & C Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.45 acre tract of land out of Lot 144, Kelly-Pharr Subdivision, also known as reserved lying south of and adjacent to Lots 19, 20, 21, 22 and 23, Block 21, Citrus Bay Unit No. 2 Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2500 Block of North Veterans Blvd.

ZONING: The property is currently zoned Residential Mobile Home District (R-MH). The adjacent zones are Residential Mobile Home District (R-MH) to the north and west, General Business District (C) to the south and City limits to the east. The property is designated for R.O.W. use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential Mobile Home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed P & C Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Curb cut permit for driveway shall be obtained from public works.

EASEMENTS: 1. Label existing or dedicated easements on plat, if any.
2. Label all easements and alleys.
3. Easements shall read Exclusive easement to City of Pharr, if any.
4. Label and show any electrical easements, if any.

**SIDEWALK:
ADA:** 1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION: 1. See attached comments.

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

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

DRAINAGE: 1. Drainage report to be reviewed and approved by H.C.D.D.#1.

OTHER: 1. Provide all pertinent City of Pharr details.
2. Update location map show recorded subdivision.
3. Verify the spelling for Chairman "Danny Wylie".
4. Remove plat note # 2.
5. Update H.C.I.D #2, signature block, verify with them.
6. See staff comments attached.

STAFF REVIEW MEETING FOR:

P&C SUBDIVISION

COMMENTS:

Initials: J.R.

NOBEMBER 15, 2023

WATER:

- Water service will need to be 1" x $\frac{3}{4}$."
- City of Pharr needs access for existing meters.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service remains private.
- Install cleanouts.
- 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: _____



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

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

Subdivision: STAFF P&C SUBDIVISION

Reviewed by: J. GONZALEZ

November 16, 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. **PLAT NOTE: SHALL READ AS FOLLOWED: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITION FIRE PROTECTION REQUIREMENTS.**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

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

Staff Review Meeting

DATE: 11/17/2023

P & C Subdivision

0.45 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **8" bleeder is required for outfall connection to existing inlet.**
- **Best Management Practices must be in place prior to any earthwork disturbance**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: P & C Subdivision

DATE: November 17, 2023

REVIEW: Preliminary (comments plans dated 10-27-2023)

PLAT

1. Signature from P.E. & RPLS is required.
2. Label all existing and proposed utility easements dedicated by this plat.

SITE PLAN

1. Install cleanout for proposed service line at tie-in.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit phase.
2. Upgrade bleeder line to an 8"-in at a 90 degree angle.

CONSTRUCTION SCHEDULE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Alan Acre S/d and P & C Subd
Date: Friday, November 10, 2023 11:56:01 AM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Heriberto,

HCID2 claims and comments for the following propositions:

1. Alan Acre Subdivision
 - a. We have the general right of way(blanket easement) Vol. 19, Pg. 129
 - b. We need a reference point to include distance and bearing from corner Lot Subdivision.
 - c. We need the recorded warranty deed for the ownership.
 - d. This is already an excluded area.
 - e. The signature script has minor corrections needed.
 - f. No facilities to claim.
2. P & C Subdivision
 - a. We have the general right of way(blanket easement) Vol. 19, Pg. 129
 - b. We need the recorded warranty deed for the ownership.
 - c. This already an excluded area.
 - d. The signature script has minor corrections as needed.
 - e. No facilities to claim.

Please send Javier and I the invite request to attend the staff meeting. Thank You Sir!

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net

