Pharr
Development Services
Implementing your vision, improving your City

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 8, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

A. CALL TO ORDER:

B. ROLL CALL:

C. APPROVAL OF MINUTES:

A) Minutes of December 26, 2017

REVIEWED ASST DIR._____ DIRECTOR._____

D. PUBLIC COMMENTS: *(Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

E. PUBLIC HEARING: *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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.*

A) David H. Meck, Director, representing Meck Enterprises, Inc., is requesting a change of zone from General Business District (C) to Heavy-Commercial District (H-C). The property is legally described as being Lot 1, Meck Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Warren Street. **COZ#171270**

B) Evangelina Gonzalez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10' in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 51, Sol Brilla Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 619 West Albatross Avenue.**CUP#171269**

F. PLATS:

G. ANNOUCEMENTS/OTHER BUSINESS:

H. ABSENTEE REPORT:

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 5th day of January, 2018 at 2:00 p.m. and on the City of Pharr web site (www.pharr-tx.gov)

Hilda Pedraza, City Clerk

CITY OF PHARR PHARR, TEXAS

P:\Admin\P&Z MEETING\P&Z FORMS

REVIEWED ASST DIR._____ DIRECTOR._____

PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. December 26, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 26, 2017. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT:	Danny Wylie	Charlie Ramirez
	Tom Greuner	Andy Castro
	Romeo Robles	
ABSENT:	Rafael Mungua	Luis Madrigal
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Roland Gomez, Assistant Director of Development Services	
	Cristina Garcia, Senior Planner	
	Della Robles, Planner I	
	George Martinez, Building Official	
	Rita Galvan, Secretary	
	John Rigney, City Attorney	

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of December 11, 2017.

Danny Wylie stated there was a correction to be made where Dr. Fletcher stated he "is" a member to be changed to he "was" a member of the P&Z. He also advised on the 5th line talking about the noise ordinance it should be construction not constriction.

John Rigney clarified that Dr. Fletcher meant he was a member of the P&Z because he was P.O.'ed and needed z's so that change did not have to be made but to add a side note that he was not a P&Z board member.

Rita Galvan, Secretary, stated the minutes would be corrected.

There being no further discussion, Romeo Robles **moved** to approve the minutes of December 11, 2017, with corrections. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Approve	R. Robles: Approve
L. Madrigal: Absent	R. Munguia: Absent
A. Castro: Approve	

The motion carried unanimously to approve the minutes of December 11, 2017, with corrections.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Secretary, advised K.C. Fletcher had signed up for public comments. Danny Wylie called forth K.C. Fletcher.

An individual approached the podium and introduced himself as Kenneth C. Fletcher, residing at 504 South Diplomat and stated:

- He had a silent night except for the noise of construction of the HVAC that was put in against the ordinance and work was being done after 8:00 p.m. There was three nights of that.
- He would like to speak about due process. He would like to know if the Chairman had signed a waiver with the Irrigation District regarding the plat for the Melden & Hunt's West Oak Manor Subdivision. In a book he purchased, when he was on the Planning and Zoning Board, there is a flow chart and he was concerned about the plat process and that there is 24 pages in the book regarding that process. Based on his layman's reading of the material, they are on Step 8 of the process and construction can't begin until Stage 12. He knows that sometimes the holdup is with the county and sometimes projects still go on but it is a lack of due process.
- Only in this forum a picture cannot be presented or else he could show the Commission a picture of West Oak Manor on the 800 Block of Sugar Road. The streets are in, the underground electricity is in, and he assumes the sewer lines are in as well; but, they do not have a notice to proceed. They are still on Step 8 and that should not happen till Step 11.
- He would like to know if it's a short plat procedure because he does not believe it is going correctly. Even if he is wrong, at least this is being looked at from another prospective and that is the value of the public hearing. The word public means anyone, a voter, or anyone in the community and he definitely is that.
- Thanked the Commission.

PUBLIC HEARING:

No items were presented for Public Hearing.

PLAT APPROVAL:

Cristina Garcia introduced herself as Senior Planner for the City of Pharr and advised she had two (2) items to be presented to the Commission and proceeded to introduce the first plat as follows:

MAAS ENGINEERING, LLC **MONJA BLANCA SUBDIVISION**
Rep. MARIA BLANCA CRUZ AND OCTAVIO AVENDANO **SUB#170614**

M.A.S. Engineering LLC., representing Maria Blanca Cruz and Octavio Mauricio Flores Avendaño, Owner's, are requesting preliminary plat approval of the proposed Monja Blanca Subdivision. The property is legally described as being a 8.00 acre tract of land out of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas The property is located within the 1100 Block of West Hall Acres Road. The property is currently zoned mostly Single Family Residential District (R-1) with the north portion, approximately 200 ft., being General Business District (C). The adjacent zones are Single Family Residential District (R-1) and Agricultural & Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Single Family Residential District (R-1) and General Business District (C) to the west and Agricultural & Open Space District (A-O) and a portion being the city limits to the south. The property is designated for single family residential use in the Land Use Plan. The property's proposed use is single family residential lots and one commercial lot. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Monja Blanca Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Add: "dedicated by plat" for the 50' R.O.W for S. Dominique Street.
2. Show the dimension for the entrance and label the R.O.W.
3. Provide a 25'x25' corner clip on the northwest corner of Lot 1.
4. Interior corner clips to be 15'x15'.
5. Show the center line for W. Hall Acres Rd. and label existing or proposed R.O.W.
6. W. Hall Acres R.O.W missing additional 10' R.O.W for a total of dedicated 40-ft. R.OW.
7. Curb & gutter must be 24-inch and be reinforced.
8. Provide dimensioned road cross section.
9. Verify street cross section to meet city of Pharr standards.
10. Provide plan for pavement markings and traffic signs. Place traffic signs at curves (chevron) and speed limit sign.

EASEMENTS:

1. Provide a 15' utility easement exclusive to the City of Pharr.
2. No U.E. crossing H.C.I.D. #2 as per Javier Lopez from irrigation Dist.

EASEMENTS CONTINUED:

3. On Lots 36 & 19 show a 15' Exclusive easement for HCID#2, from the property line north 15'.
4. Add electrical easements for street lights
5. Show all existing easements.

SIDEWALK: ADA:

1. Public improvements will include sidewalk along Lot A, on the north side of Lot 20 and the west side of south Dominique St. (first 270 ft. south of W. Hall Acres Road).
2. Provide ADA details.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to install 2- 45 degree elbows.
2. Need to install a water valve on S. side of the 45 degree elbow at Lot 20.
3. Need to install a valve on N. side of fire hydrant on Lot 31.
4. Need to install a water valve on N. side of 90 degree elbow on Lot 36.
5. Need two (2) true loop water connections.
6. Need to show details to all connections to distribution system.
7. Hydrant valves to be on main line.
8. Must use polyethylene tubing for water services.
9. All parts must be brass.
10. Follow City of Pharr construction standards manual.

SEWER:

1. All sewer services will need to be under water line.
2. All sewer services crossing at water line locations will need casing.
3. Will need to relocate manhole from lot 10 to lot line of Lots 10 and 11.
4. Will need 16-inch steel casing under W. Hall Acres Rd.
5. Sewer services must be wye's not Tee's.
6. Need to show detail on sewer connections to collection system.
7. Follow City of Pharr construction standards manual.

DRAINAGE:

1. All storm water line connections to inlets must be at a 90 degree angle.
2. Will require a discharge permit.
3. Outfall for commercial Lot 1 missing.
4. Need approved drainage report signed and sealed by P.E.
5. Provide S.W.P.P.P. with N.O.I.
6. Use standard drainage directive.

DRAINAGE CONTINUED:

7. Note #10, City of Pharr will note be responsible for drainage detention area. The home Owners Association will be responsible to maintain this area.
8. Include plot of the design hydraulic grade line.
9. Detention pond slopes must be 3:1 (H:V) minimum.
10. Need to provide depth of pond.
11. Remove 18-inch RCP running across detention pond.

OTHER:

1. Show existing recorded subdivision to the north of W. Hall Acres Rd., on cover sheet.
2. Provide details of manhole covers.
3. Label all monuments on plat layout.
4. Add: "W" for West Hall Acres Rd.
5. Remove the dimension from plat, 34' within proposed street.
6. Fix overlapping text on metes and bounds.
7. Plat note #2 redo the order of the lots.
8. Plat note #7 add, the northing and easting.
9. Plat note #8 & 9, combine and sidewalk shall be 5' not 4'.
10. Remove plat note 9, check your plat note numbers duplicates.
11. Remove plat note: 11, 13 and 19.
12. Detention notes to be combined.
13. On owners signature block add name of Owner and line.
14. Add ATTEST for City clerk signature.
15. Verify RPLS signature block.
16. Missing drainage values in second plat note #9.
17. Provide net or gross acreage call out in plat layout.
18. Call out project location.
19. Location map needs to include names of recorded subdivisions.
20. Add note: Lot 1, will only be allowed access on the west side of property.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Tom Gruener asked if the property to the southwest was going to be landlocked. Cristina Garcia stated that she wasn't sure if that had access easement.
- Charlie Ramirez stated that if the scale was larger you would be able to see that property has access through the back.
- Tom Gruener stated the property on the south side looked to be landlocked as well.
- Roland Gomez, Assistant Director for Development Services stated they had access through Rancho Blanco Road. Charlie Ramirez stated that there is a county access road for access to these lots because of a power station nearby.
- Cristina Garcia stated that the department could verify before final plat approval that there is an access easement for the lots in question.

- Danny Wylie decided to table the discussion. Roland Gomez advised that because it is a subdivision and there is not approval within 30 days the proposed subdivision is automatically approved the way it is submitted.
- Mario Salinas, M.A.S. Engineering, approached the podium and asked which area was in question. Cristina Garcia indicated to the property in question and Mr. Salinas advised the Commission that they do have access and that he would verify it.
- John Rigney, City Attorney, asked if subdivision he was planning to plat on was not the same owner as Pedro Castillo for that piece of property. Mario Salinas stated it was not. John Rigney asked if it was being split off that particular property and Mario Salinas affirmed that it was not.
- John Rigney asked if they had been using the land of the proposed subdivision to access that land and Mario responded that he was not aware if there were or not.
- Danny Wylie stated they would proceed to the second plat then they would convene into executive session for both items if needed.
-

MELDEN & HUNT, INC.
Rep. ZARAGISA HINOJOSA, JR

WEST OAK MANOR SUBDIVISION
SUB#170718

Cristina Garcia, Senior Planner, introduced the second item as follows:

Melden & Hunt Inc, representing Shavi Mahtani, President of Domain Development Corp., is requesting final plat approval of the proposed West Oak Manor Subdivision The property is legally described as a being a re-subdivision of 31.939 acres out of Lot 87, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Mobile Home District (R-MH) to the north, Townhouse Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the east, Agricultural and/or Open Space District (A-O) to the south and High Density Multi-Family Residential District (R-4) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential and commercial use in the Land Use Plan. The property's proposed use is single family residential homes. No variances are being requested. Development Services recommends final plat approval of the proposed West Oak Manor Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. See attach comments.

EASEMENTS: 1. See attach comments.

SIDEWALK: ADA: 1. See attach comments.

FIRE PROTECTION: 1. See attach comments.

WATER:
1. See attach comments.
2. Follow City of Pharr construction standards manual.

SEWER:
1. See attach comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:
1. See attach comments.

OTHER:
1. See attach comments.

Cristina Garcia advised this item will go before the City Commission meeting on January 02, 2018, at 4:00 p.m.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Tom Gruener asked why the final inspection was denied. Cristina Garcia stated that staff had denied it because the sewer line was placed in the Irrigation District's easement but since the time of the inspection then the City Engineer and the Irrigation District have met and resolved that issue.

There being no further discussion, Tom Gruener **moved** to approve the request for final plat approval of the proposed West Oak Manor Subdivision. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Approve	R. Robles: Approve
L. Madrigal: Absent	R. Munguia: Absent
A. Castro: Approve	

Motion carried unanimously to approve the request for final plat approval of the proposed West Oak Manor Subdivision Phase.

The Planning and Zoning Commission went into executive session at 6:19 p.m.

The Planning and Zoning Commission reconvened at 6:36 p.m.

After reconvening from Executive Session the Planning and Zoning Commission advised that they would proceed with a motion for the preliminary plat approval of the proposed Monja Blanca Subdivision.

There being no further discussion, Tom Gruener **moved** to approve the request for preliminary plat approval of the proposed Monja Blanca Subdivision. Romeo Robles second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Absent
A. Castro: Approve
C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Absent

ANNOUNCEMENTS/OTHER BUSINESS: Roland Gomez announced after 19 years of service Janie Benedict, Development Services Administrative Assistant, would be retiring on Thursday, December 28, 2018.

ABSENTEE REPORT: Rita Galvan announced that Luis Madrigal and Rafael Munguia were out of town. Andy Castro **moved** the absent members be excused. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Excuse
T. Greuner: Absent
A. Castro: Excuse
C. Ramirez: Excuse
R. Robles: Excuse

ADJOURNMENT: There being no further business, Andy Castro **moved** that the meeting be adjourned. Charlie Ramirez second the motion. All members unanimously consented, the Planning and Zoning Meeting adjourned at 6:49 p.m.

_____
Danny Wylie, Chairman

ATTEST:

_____
Tom Greuner, Secretary

Pharr
Development Services
Implementing your vision, improving your City

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 08, 2018

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** COZ:#171270

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** December 15, 2017

1. **Applicant:** David H. Meck, representing Meck Entererprises, Inc., Director.

2. **Requested Action:** Re-zoning request from General Business District (C) to a Heavy Commercial District (H-C).

3. **Nature / Intent of Request:** In order to develop the property for heavy commercial business to include a warehouse and parking area for commercial vehicles.

4. **Routing to Staff:**

	Initials	Date		
A. Melanie Cano, Director	D	1-4-18	☒ Approval	☐ Denial
B. Planning Staff Recommendations	CBG	1-4-18	☒ Approval	☐ Denial
C. Planning and Zoning Commission			☐ Approval	☐ Denial
D. City Attorney			☐ Approval	☐ Denial
E. City Manager			☐ Approval	☐ Denial

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: **MONDAY, JANUARY 08, 2018**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **DEVELOPMENT SERVICES**

SUBJECT: **Re-zoning Request: From General Business District (C) to Heavy-Commercial District (H-C): Being Lot 1, Meck Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Warren Street.**

REZONING CHECKLIST / GOALS:

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.

NOTE: This item will go before the City Commission Meeting of **January 15, 2018** 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.**

P:\Admin\COZ\MECK LOT 1_D MECK_C-HC_2017

DESCRIPTION OF PROPERTY:

David H. Meck, Director, representing Meck Enterprises, Inc., is requesting a change of zone from General Business District (C) to Heavy-Commercial District (H-C). The property is legally described as being Lot 1, Meck Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Warren Street.

The subject site currently consists of one (1) lot which has a frontage of approximately 191 feet along West Warren Street and a depth of approximately 215 feet. West Warren is a 70' minor collector, which 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.

The property is currently zoned General Business District (C). The surrounding property is zoned General Business District (C) to the south and west and Heavy Commercial District (H-C) to the north and east. The property is generally designated for industrial use in the Land Use Plan.

The subject property along with the property to the west was changed from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 21, 1995. The property to the north was zoned General Business District (C) on February 15, 1994 and later zoned to Heavy Commercial District (H-C) on December 21, 2015. The property to the east was zoned to Heavy Commercial District (H-C) on June 15, 1982. There has been no other zoning request within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Heavy-Commercial District (H-C) in order to develop the property for a heavy commercial business to include a warehouse and parking area for commercial vehicles.

The heavy industrial commercial district is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences.

Eight (8) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

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

NOTE: This item will go before the City Commission Meeting of **January 15, 2018** at **4:00 p.m.**

Pharr
Development Services

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

David H Meck, representing Meck Enterprises, Inc., Director
APPLICANT

General Business District (C)
CURRENT ZONE

1400 West Warren Street
ADDRESS

Heavy Commercial District (H-C)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS: **Approval**

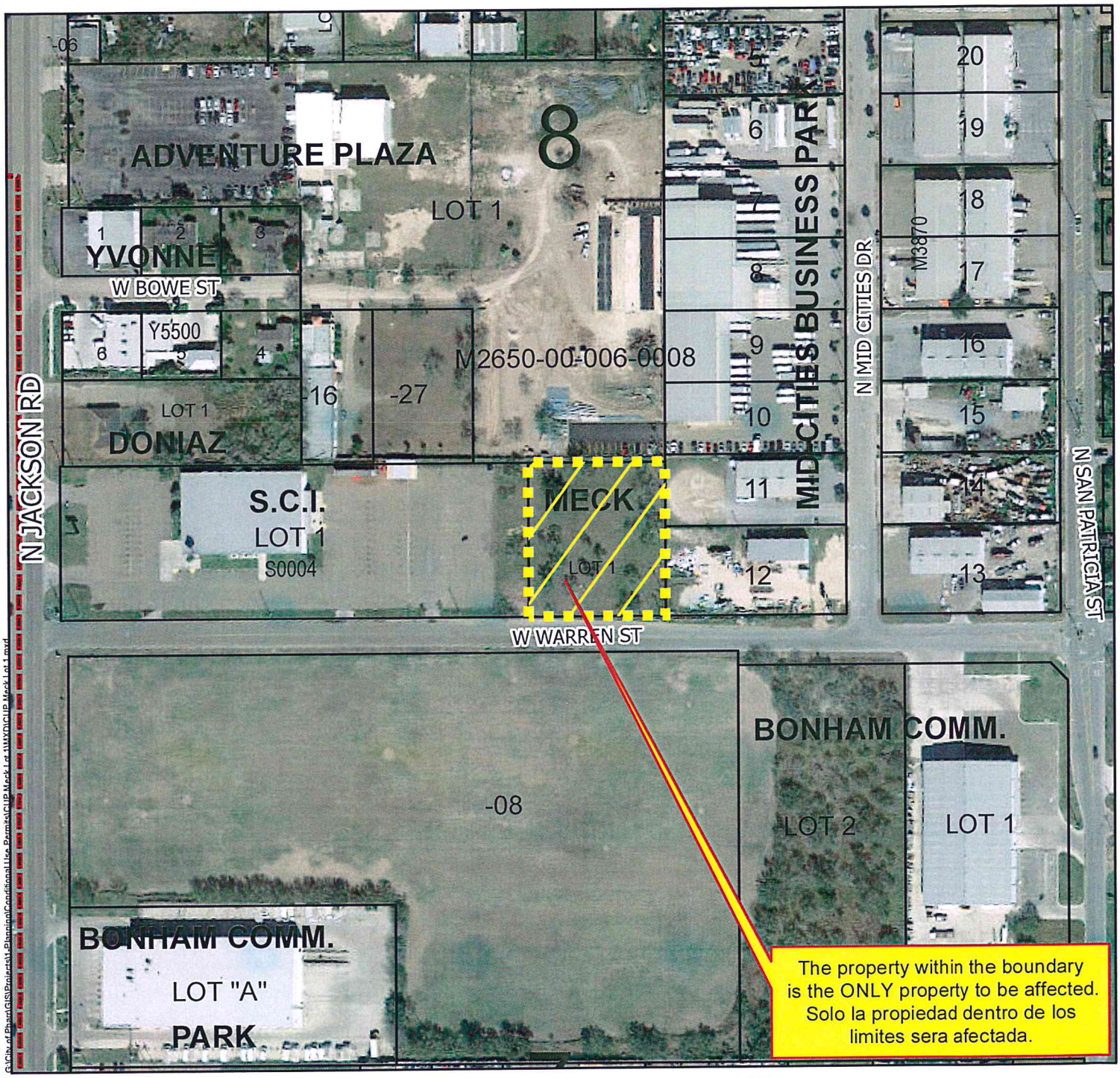
The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Della Robles, Planner I
PREPARED BY

January 4, 2018
DATE

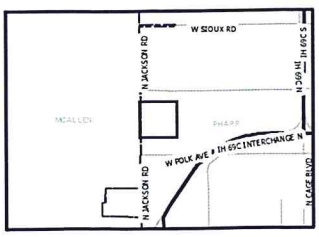
Proposed Change of Zone
Meck Lot 1
(C to HC) / David Meck

Pharr Engineering



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- 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

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

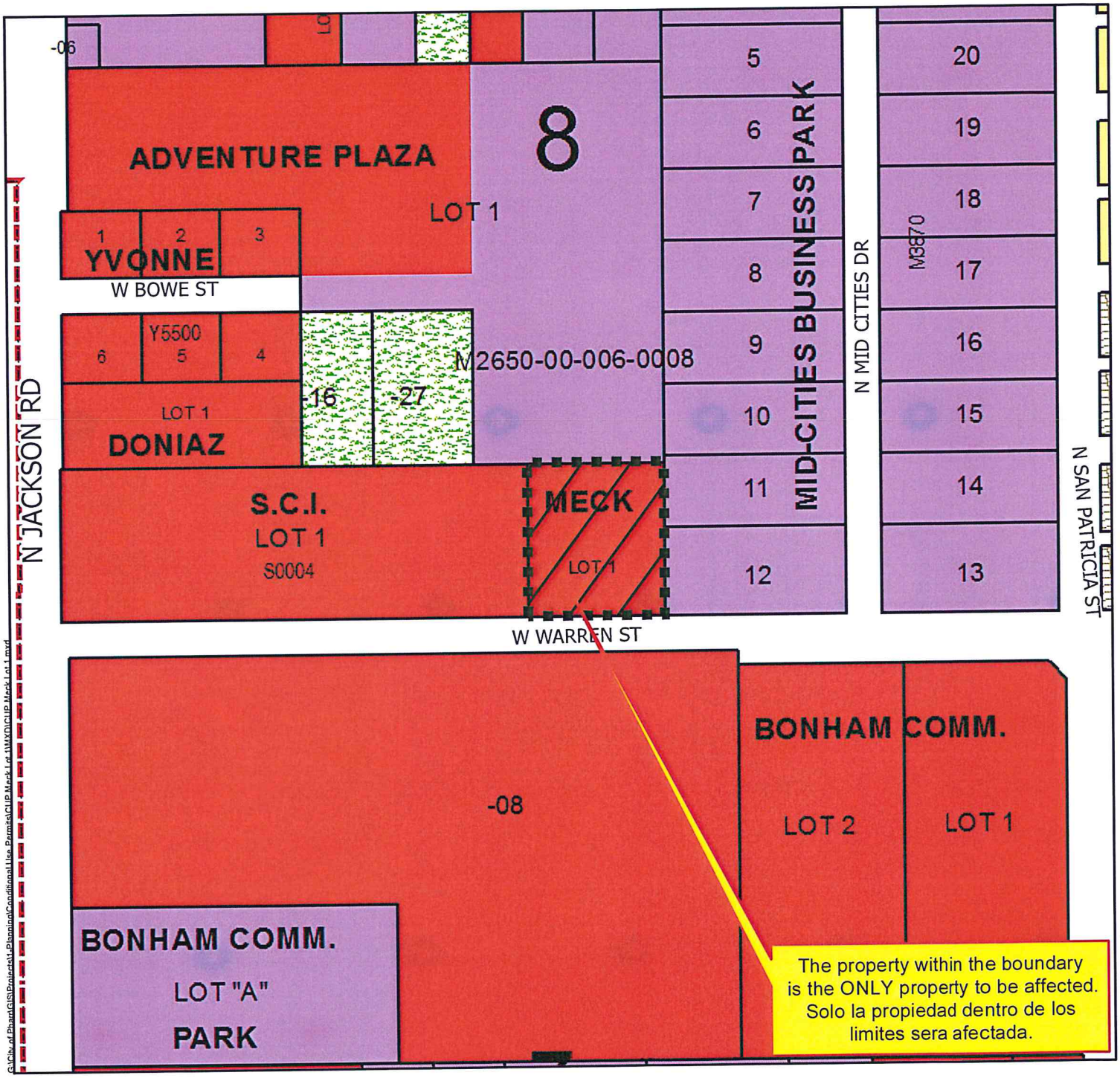
Date: 12/21/2017

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

Proposed Change of Zone
Meck Lot 1
(C to HC) / David Meck

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP Meck Lot 1\MXD\CUP Meck Lot 1.mxd

- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W.
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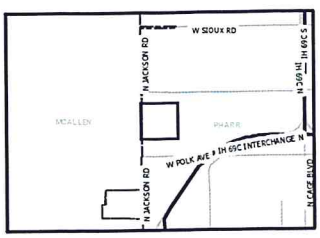
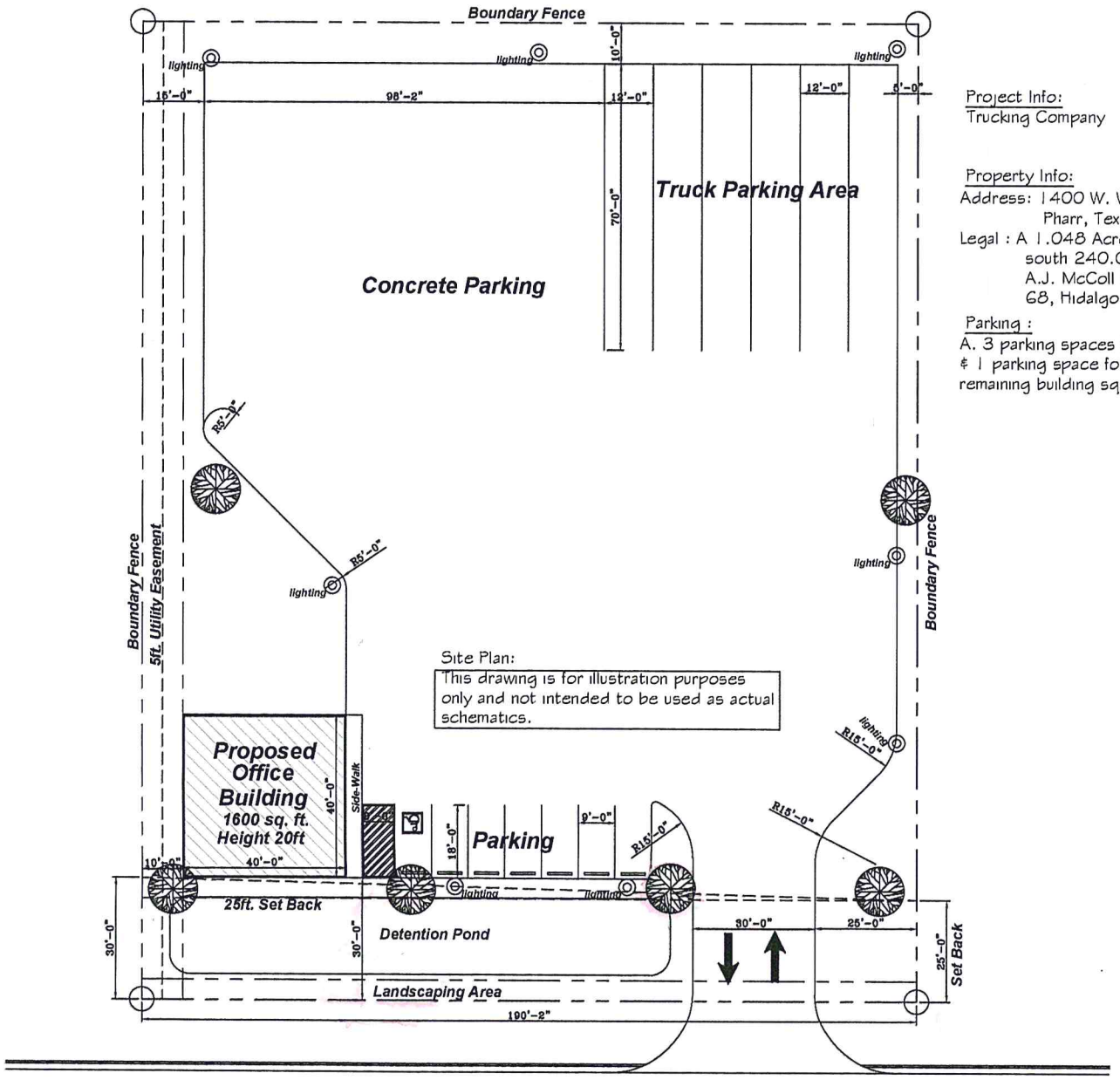


City of Pharr, Texas
Engineering Department
956.402.4242
Date: 12/21/2017

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

A



Project Info:
Trucking Company

Property Info:
Address: 1400 W. Warren St.
Pharr, Texas
Legal : A 1.048 Acre track of land of the south 240.0 feet of Lot 8, Blk 6, A.J. McColl Subdivision, of porcion 68, Hidalgo County, Texas

Parking :
A. 3 parking spaces for the 1st. 300 sq. ft. & 1 parking space for every 300sq. ft. of remaining building sq. ft.

11/17

INFINITY ∞ DESIGNS
LUIS ALANIS 956-561-0360

Pharr
Development Services

Pharr
All-America City
2006

MEMORANDUM

DATE: MONDAY, JANUARY 08, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT – (12 FT. X 16 FT., 10 FT. IN HEIGHT)
FILE NO. **CUP#171269**

GENERAL INFORMATION:

APPLICANT: Evangelina Gonzalez has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10' in height) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 51, Sol Brilla Subdivision Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 619 West Albatross Avenue.

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, south, west and east. The area is generally designated for single-family residential in the Future Land Use Plan.

ZONING: Fifty-eight (58) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One person came into the office for information only.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10 feet in height) in a Single-Family Residential District (R-1) subject to the following conditions:

1 This permit shall be for the Life-of-the Use and issued to the current owner only;

2. The accessory use structure shall not have a separate electrical service;

3. No living amenities shall be installed in unit;

4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;

5. Applicant must acquire a building permit before start of construction;

6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;

7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:

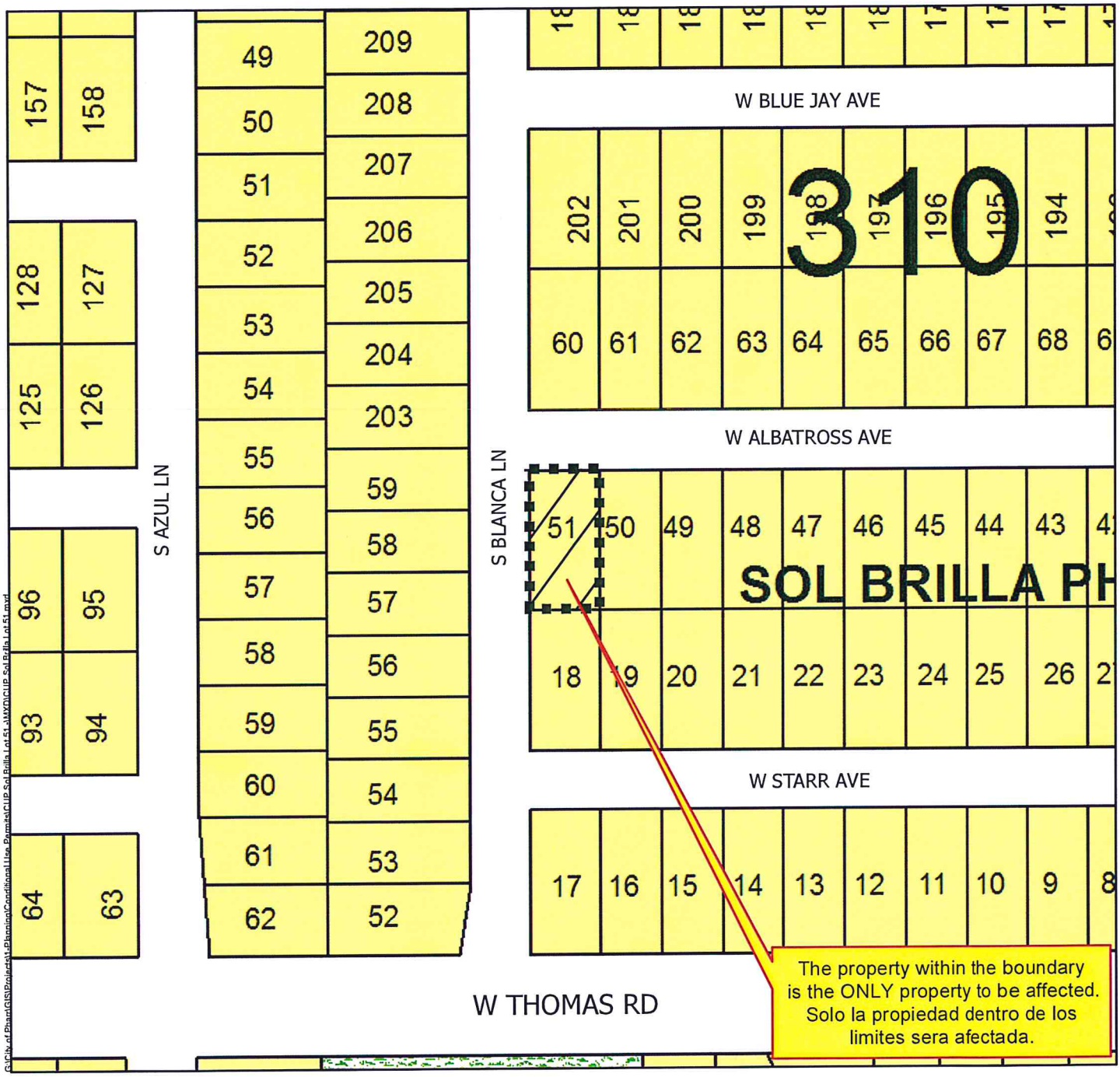
   - Any change in use or change in extent of use, area or location.
   - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
   - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **January 15, 2018** at **4:00** p.m.

P:\Admin\CUPs/STORAGE UNIT-ACCESSORY USE STRUCTURE/OSU-E GONZALEZ_2017

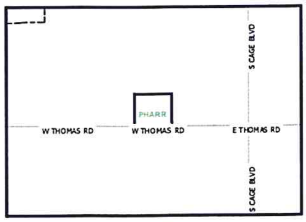
Proposed Conditional Use Permit
Sol Brilla Ph1 Lot 51
Evangeline Gonzalez

Pharr Engineering



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- 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

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

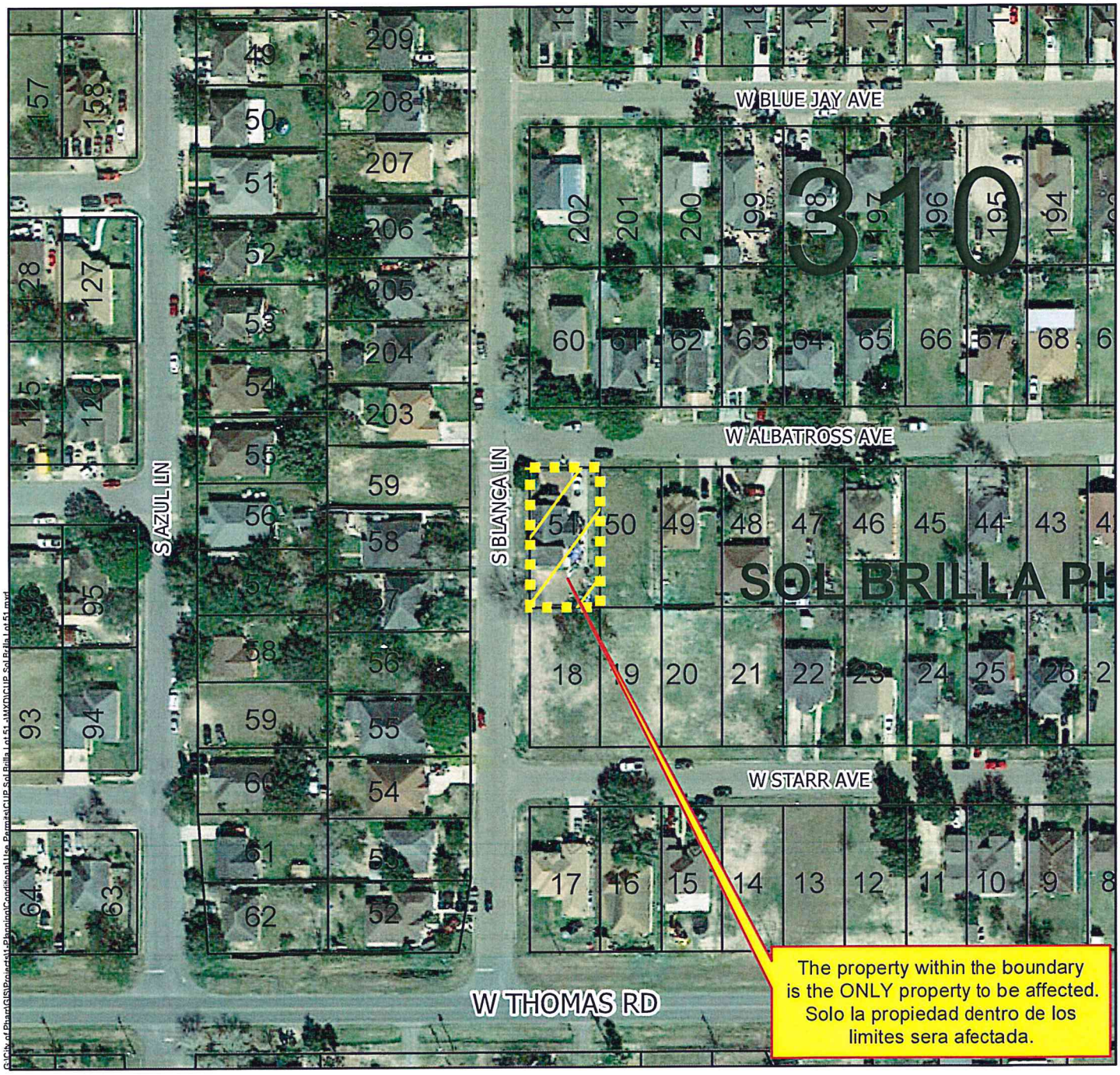
Date: 12/19/2017

Scale: 1 inch = 120 feet

0 60 120 240 360 480 Feet

Proposed Conditional Use Permit
Sol Brilla Ph1 Lot 51
Evangeline Gonzalez

Pharr Engineering



C:\City of Pharr\GIS\Projects\Planning\Conditional Use Permits\CUP Sol Brilla Lot 51 -MXD\CUP Sol Brilla Lot 51.mxd

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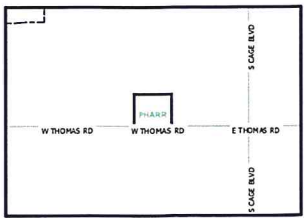

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City of Pharr, Texas
Engineering Department
956.402.4242

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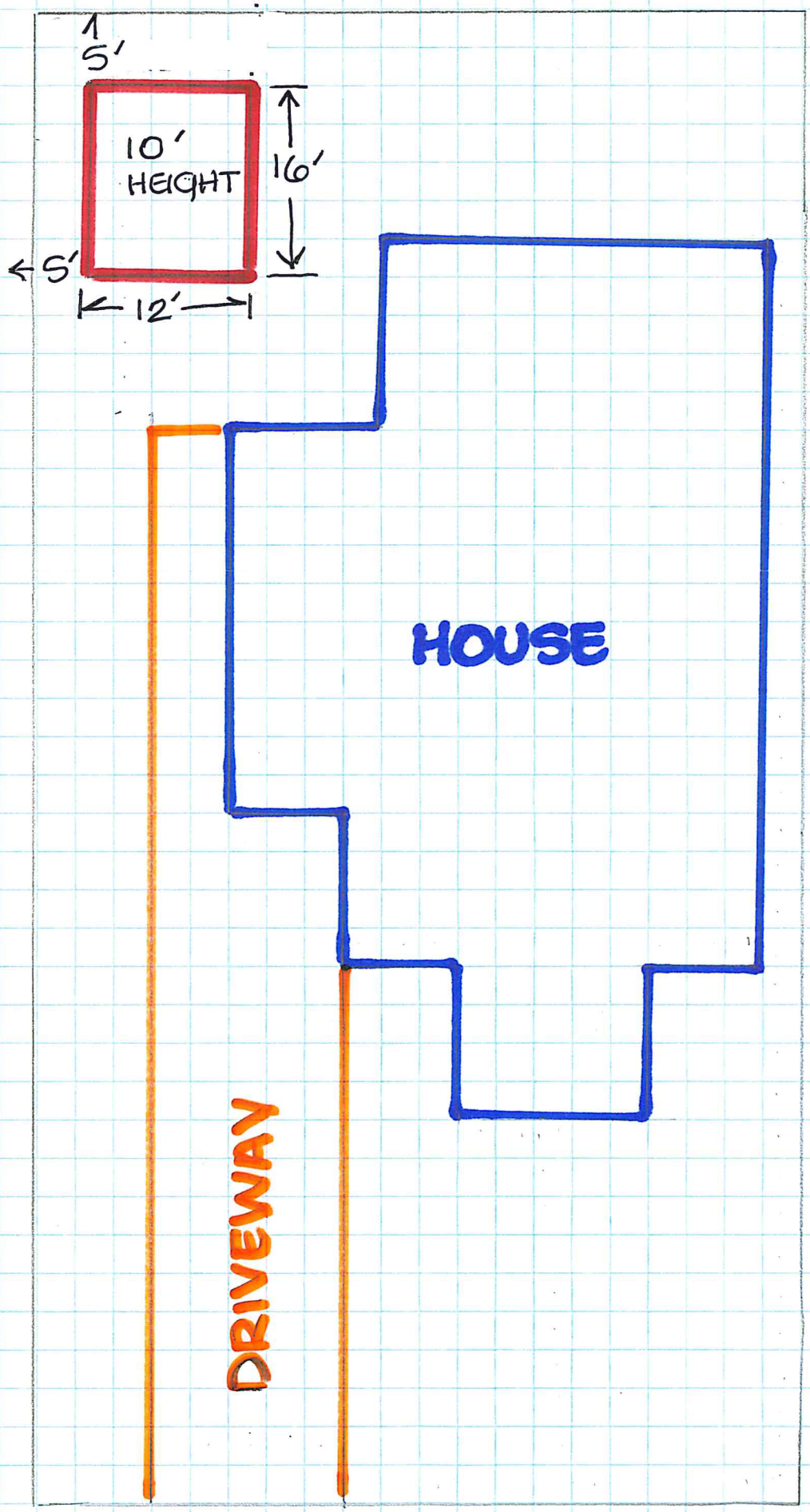

619 W. ALBATROSS