



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. August 28, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 28, 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 Luis Madrigal
 Rafael Munguia Porfirio Rodriguez
 Tom Greuner Charlie Ramirez

ABSENT: Romeo Robles Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Deputy City Manager
 Roland Gomez, Assistant Director of Development Services
 Cristina Garcia, Senior Planner
 Heriberto Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Janie Benedict, Administrative Assistant
 Felipe Pedraza, Assistant Fire Marshal
 Omar Anzaldua, Jr., City Engineer

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 August 14, 2017.

Danny Wylie pointed out a correction was needed on Page 11 of 12 towards the bottom at the Absentee Report Section being Andy Castro to second the motion. There being no further discussion, Tom Greuner **moved** to approve the minutes of August 14, 2017, with correction. Rafael Munguia second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Absent
L. Madrigal: Approve
P. Rodriguez: Approve

The motion carried unanimously to approve the minutes of August 14, 2017, with correction.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Janie Benedict stated K.C. Fletcher had signed up to speak.

Danny Wylie called forth the individual to approach the podium. A gentleman approached the podium and introduced himself as Kenneth C. Fletcher who still resides at 504 S. Diplomat and stated:

- He and his neighbors have decided to change their area on the record of the map to Skyview Village but the particular little row of townhomes that are privately owned are receiving light and noise from Costco and re-naming it Colonia de Costco and maybe that will help get better police service and fire department to cut down on the noise.
- Has signed up for public hearing and since it is a 'plat thing' not even open to public hearing so he must bring it up in public comments. He produced a map of where the Idea school is going to go and pointed to an outline of trees called a 'primary force'. "It's vacant land and the trees blow seeds all over and these trees are growing there being an ideal habitat for wildlife. But, leaving them there and maybe make a little path, clear the brush and the debris...there's a person that is in that trailer park to the east that approached him to ask how to approach city hall. They'd like to get the ditch cleaned up and maybe cut the grass so it doesn't catch on fire". He continued to say "if Idea were to have an inter-local with the city to keep those trees, would have a new neighborhood park and is already grown and if the agreement is worked correctly Idea staff maintenance would keep it maintained or use volunteers from the neighborhood. Any green space if it is within a quarter of a mile of where you reside, it increases the value of your property. But since there are a lot of problems, maybe there's going to be a border wall cutting off Santa Ana, any tree that's planted, which has been suggested to the homeowners association off Sugar Road, should require at least one native tree per yard and each grows the berries and the berries feed the birds, each bird brings in an international eco tourist, and now it is up to \$500 million dollars a year and \$35 million...they did a study in Alamo ..\$35 million, the heads would be in the beds in Pharr if we get on with this".
- Has signed up at public hearing and is denied and wants to briefly say "please don't let what's happened to our neighborhood on Item 5A – there's an individual, I've spoken to him and he's elderly and the homeowner there and he would like to

make sure that there is a 100% opaque wall, 8 feet tall, so he can't see the cars that are being worked on". Mr. Fletcher continued to state that this is already on the ordinance but these things have to be repeated and asked if the Commission could formalize it and make it where the parking lights are shining in on the property and don't cross the property line – being a big ongoing problem with Costco and his neighborhood.

- Thanked the Planning and Zoning Commission for allowing him to speak.

There being no one else who signed up, Danny Wylie closed the Public Comments and proceeded with the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and advised there was one (1) item for recommendation and proceeded to introduce the first item as follows:

IDEN I. TREVINO
Rep.: ROGELIO A. PRUNEDA, OWNER

COZ: R-1 TO C
COZ#170841

Iden I. Treviño, P.E., representing Rogelio A. Pruneda, owner, is requesting a change of zone from Single-Family Residential District (R-1) to a General Business District (C). The subject property is located on the north side of West Dicker Road, west of South Cage Boulevard and is physically located on 124 West Dicker Road. The property is legally described as being a 0.45 acre tract of land, more or less, out of the south 264.0 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject property currently consists of one (1) track which has a frontage of approximately 75.0 feet along West Dicker Road and has a depth of approximately 264.0 feet. West Dicker Road is a 120'–150' principal arterial, which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Single-Family Residential District (R-1). The surrounding properties are zoned Single-Family Residential District (R-1) to the south and west, Agricultural & Open Space District (A-O) to the north, and General Business District (C) to the east. The property is generally designated for commercial use in the Land Use Plan. The property was originally annexed on December 16, 1986 as part of the extension of the city limit boundaries to the City of Pharr. The property to the east was rezoned to General Business District (C) on September 06, 2011. There has been no other zoning request within the general vicinity of the subject property since that time. The owner is currently in the subdivision process of said property. The request for a change of zone to General Business District (C) is in order to construct an auto mechanic shop. Fourteen (14) 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 General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

This item will go before the City Commission Meeting of September 05, 2017 at 4:00 p.m.

Della Robles advised the Engineer is not in the audience.

Danny Wylie advised that this item required a public hearing and asked if anyone had signed up to speak. Janie Benedict advised K.C. Fletcher had signed up. Danny Wylie advised due to not residing near the vicinity, Kenneth C. Fletcher does not qualify to speak.

Danny Wylie then opened up the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez stated that these type of businesses deal with the disposal of oil and coolants, etc., and asked staff if the City looks into these in regards to EPA (Environmental Protection Agency). Della Robles advised they must be in compliance with TCEQ (Texas Commission on Environmental Quality).

Danny Wylie inquired about the parking location, the site plan attached to the packet, and if work on any vehicles was allowed outside. Della Robles stated that the parking is located in the front of the building, the site plan submitted is preliminary, and when ready for building permit it will need to fully comply with city ordinances and requirements. Also that the city ordinance states that all work will need to take place in an enclosed area.

There being no further discussion, Luis Madrigal **moved** to approve the request for a change of zone from Single-Family Residential District (R-1) to a General Business District (C). Rafael Munguia second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Absent
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from Single-Family Residential District (R-1) to a General Business District (C).

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised four (4) plats submitted for recommendation. He proceeded to introduce the first item as follows:

B.I.G. Engineering, representing Aannabelle Palomo, is requesting final plat approval of the proposed APRL Subdivision. The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North IH 69C. The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and west, General Business District (C) and Limited Industrial District (L-I) to the east and Single Family Residential District (R-1) and Limited Industrial District (L-I) to the south. The property is designated for commercial and industrial use in the Land Use Plan. The property proposed use is for R.G.V. Careers Institute. No variances are being requested. Development Services recommends final plat approval of the proposed APRL Subdivision subject to the following conditions:

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

1. Need 5' additional for R.O.W. on W. Minnesota Rd. for a total of 80'.
2. Pave 1/3 of street R.O.W. on W. Minnesota Rd and pave 70' proposed R.O.W.
3. Provide a 30'x30' corner clip for the 70' street R.O.W.
4. The existing private drive/street is encroaching into the 70' R.O.W. verify.
5. Provide a street lighting plan layout.

EASEMENTS:

1. All easements shall read "15' Exclusive easement to City of Pharr" for water and sewer.
2. Utilities to be "Exclusive to City of Pharr".
3. Show all existing easements.

**SIDEWALK:
ADA:**

1. Note #4, wheelchair ramps and landings per ADA requirements to be constructed at subdivision construction stage.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. AC waterline in front of property and on side of the property on W. Minnesota Rd. need to be replaced with PVC. AC line can be left in place.
2. Need 12-inch water line valve close to the 90 degree bends.
3. PVC needs to be DR18.
4. Connection needs to be wet tap.
5. All bends will have megalock.
6. Connections will be wet tap with the proper valves, stainless steel tap sleeves etc.
7. Follow City of Pharr construction standards manual.

SEWER:

1. Need a sewer stub out show sewer service stub out.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Plat note #11, add figures incomplete detention directive.
2. Need to approve the drainage report and correct the street name.

OTHER:

1. Provide date of surveyed on plat.
2. Shall apply for a C.U.P for an institutional use.
3. Need to label all monuments.
4. Add "Danny Wylie" to Chairman, for Planning & Zoning.
5. Add plat note: Owner's to maintain R.O.W and perimeter of subdivision.
6. Add plat note: Owner's to maintain detention/retention areas.
7. Need S.W.P.P.P. with C.N.O.I. filed.
8. On location map show true north.
9. APRL Subdivision will be recorded with a letter of credit.

This item will go before the City Commission Meeting of September 05, 2017 at 4:00 p.m.

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

Danny Wylie asked what the R.G.V. Careers Institute is going to be. Other commissioners indicated it to be a trade school, a medical school, LVNs, RNs, basically a medical complex.

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

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Absent
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for final plat approval of the proposed APRL Subdivision.

MELDEN & HUNT, INC.
Rep. MANUEL MENDEZ,
PRESIDENT OF M AND R COMMODITIES

IDEA NORTH PHARR SUBDIVISION
SUB#161231

Heriberto Martinez, Planner II, introduced the second plat as follows:

Melden & Hunt, Inc., representing Manuel Mendez, President of M and R Commodities, Inc. a Texas Corporation, is requesting final plat approval of the proposed Idea North Pharr Subdivision. The property is legally described as being a resubdivision of 22.073 acres out of Lots 79 and 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Owassa Road. The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are City limits to the north, Agricultural and/or Open Space District (A-O) and Single Family Residential District (R-1) to the south, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the west and Mobile Home District (R-MH) and City limits to the east. The property is designated for industrial use in the Land Use Plan. Property proposed use – Idea school campus. No variances are being requested. Development Services recommends final plat approval of the proposed Idea North Pharr Subdivision subject to the following conditions:

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

1. Gates to be 40' away from R.O.W.
2. Driveway approach to be to city standards.
3. Remove and relocate any utilities from right of way.
4. Pave 1/3 street R.O.W. and include street markings with regulatory signs.
5. No street cuts on E. Owassa Rd. allowed, need to bore (if applicable).
6. Will need street light layout details (at building permit stage).
7. No "left Turn" signs at school entrances. (recommended)
8. Streets and driveways to be paved and designed to city standards.
9. Thoroughfare plan shows 70' street on east side and south.
10. Copies of permit approval for crossing R.O.W. or easements will need to be turned in to City.

- EASEMENTS:**
1. All public utilities shall read "15' Exclusive easement to City of Pharr".(for City of Pharr utilities)
 2. Easement in front of Lots 15 & 16 of Steel Horse Industrial Park, label as recorded in plat "Exclusive to N.A.W.S.C.".
 3. Show all existing easements.
- SIDEWALK:**
1. In compliance.
- ADA:**
- FIRE PROTECTION:**
1. See attach comments.
- WATER:**
1. Water belongs to North Alamo Water Supply Corporation (N.A.W.S.C).
 2. City of Pharr will not sign any agreements for N.A.W.S.C.
- SEWER:**
1. Pipe needs to be SDR26.
 2. May not be able to connect to the Woodcrest Subdivision sewer line.
 3. Details need to be printed again.
 4. Rehab the well and two (2) new pumps for the lift station.
 5. Follow City of Pharr construction standards manual.
- DRAINAGE:**
1. Need approved drainage report (detention not retention) and match drainage directive figures on plan notes.
 2. Plat note #4, needs figures need to compete drainage directive.
 3. Drainage plan to include internal street runoff collection and be all onsite detention.
 4. If discharging to ditch on east, must provide ultimate outfall for entire ditch. Only 1 outfall permitted.
 5. Regrade bar ditch.
 6. Suggest relocating detention pond from "AH" flood zone.
 7. Perimeter fence will be needed around detention areas 3 ft. or deeper. (provide as a plat note)
- OTHER:**
1. Need S.W.P.P.P. with C.N.O.I. filed.
 2. Include retention after detention for plat note#10.
 3. For general note #1, remove "mostly in" and "partially in".
 4. Community panel number and map revised date are incorrect in general note #1.
 5. On location map correct city limit line.
 6. Update the subdivision on Steel Horse Industrial Park and on metes and bounds.
 7. Verify acreage on lot and metes and bounds.

8. Extra dimensions on East Owassa Road verify.
9. Call outs to be legible.
10. Plat note #4, provide figures.
11. Project engineer to sign plat.
12. Shall follow T.I.A. recommendations and City staff.
13. Idea North Pharr Subdivision will be recorded with a letter of credit.

This item will go before the City Commission Meeting of September 05, 2017 at 4:00 p.m.

Heriberto Martinez stated the project engineer being in the audience.

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.

Danny Wylie asked if the school falls into a Heavy Commercial District. However, Heriberto Martinez stated this was previously zoned commercial for a different use; however schools may go under any zone since they are exempt.

Danny Wylie then asked about the trees on the east side next to the subdivision property and who owns the property. Heriberto Martinez stated this to be a drainage ditch owned by City of Pharr. Danny Wylie then pointed out that with all these trees growing there – does the City of Pharr maintain this? Heriberto Martinez indicated not being too sure who maintains them. Danny Wylie then asked if the trees are to be preserved. Heriberto Martinez stated there is to be a tree survey and landscaping layout that will need to be submitted. Danny Wylie then asked if Owassa Road is going to a two-lane road or a one-lane road and if a traffic study is to be done. Heriberto Martinez stated the project engineer would elaborate on this.

A member of the audience approached the podium and introduced herself as Kelly Vela with Melden & Hunt. She provided the following:

“We actually have a traffic study that was already completed. There are multiple recommendations that were done. One of them is a deceleration into the campus. As part of the construction that will happen with Phase I, construction of the school that is going to be the first round, we will be widening another 33 feet onto the existing roadway that is already there and then striping that...right now it will be striped to allow one lane to continuously keep going east and then another lane coming into the campus. Then later on when the second entrance for the campus is built for Phase II that will serve as a ‘decel’ lane to get into that driveway and it will also serve to change the on-site traffic pattern. Right this minute, actual construction that will happen for Phase I is only going to be the parking and the drives on the west and the west half of the building. Then as they start bringing in more students Phase II construction

will begin which will be the east side. Street widening will be re-stripped to better coordinate with the second driveway. But right this minute you're going to get another 33 feet immediately as we start construction. Ultimately it will be two entrances. One entrance now for Phase I and the second entrance for Phase II off of Owassa."

Danny Wylie asked if each of the entrances were going to have a turning lane to the right and a turning lane to the left. Kelly Vela stated:

"The City has an ordinance that does not allow left turn movements out of the school. The ordinance requires right-in and right-out. There are recommendations for future considerations as it takes the schools 5 years to actually get to full population. The city's been developing around there so there are some recommendations that as we get further down the road to that 4th and 5th year, and more discussions can be done. The city may actually want to consider allowing some left-turn movements with some specific traffic discussions in place between Fire and Police and just for the purpose of 281 which is the main road; and it is to the left. But, everything this minute is planned for right-in and right-out because of the city's ordinance for schools, which I think it was last year that it was passed."

Luis Madrigal pointed out that Item No. 7 (Streets, Paving and R.O.W.) says it is recommended while Ms. Vela is saying it is a new ordinance – that it is not a recommendation but a requirement.

Porfirio Rodriguez commented that he has noticed that at all schools can get dangerous when kids are being picked up because of the traffic lines – there is too much traffic on the sides waiting to pick up the children. Maybe this can be addressed. Ms. Vela responded:

"I was looking for the number and I don't have it for Phase I. Ultimately as part of the overall traffic study, of course they're looking at full build-out for the campus – and for full build-out the rules would be required based on our student population would be 2200 linear feet on site at queuing so you have that much room available on site for people to come in and stack up – the idea is get them in / get them out of your road. The overall site plan, once construction is done, has actually 3400 linear feet so we have more than enough, especially if we get to the point of the 5th year of full population of getting everybody in and getting them moving. At that point, once we've got both sides built they actually split their traffic up a little bit. That way they've got younger ages, like K – 6th, they usually come in on one side and they have Jr. High and High School on the other so that's another way that they can get them in and move them and get them out. Usually, like I think today is the first day of school for a lot

of places, there's kind of some extra craziness going on, but then once everybody figures out what the pattern is it goes along more smoothly. And that is one thing that the school is very good about, especially with the City, for newer construction coming in, they are making sure they have that extra lane available to move them around which, of course, kind of a newer thing for everyone."

Charlie Ramirez asked if the school will be having all grades levels. Ms. Vela affirmed this and also adding that ultimately it will be 'K through 12th' with kindergarten level through 6th grade being brought in first and then the following year those students will move up to allow a new group to come in. – introducing a new kinder through 6th until they build all the way up.

Edward Wylie, Deputy City Manager, advised the Commission, to clarify the drainage ditch pointed out earlier between this development and the mobile home park – it is a private drainage swale, It came along with the park, it is not public and is not maintained but is the outfall for the mobile home park. There was no outfall there so it is a detention swale to the park. Danny Wylie stated that then consequently the trees won't be touched and asked who is going to see about being maintained. Edward Wylie stated it is not part of this development and the city is not maintaining it – it is private. Ms. Vela added that there will be some work in there because it will have to be crossed for sewer.

Tom Greuner questioned Ms. Vela if there are any plans for putting retaining ponds. Ms. Vela explained they will have their own on-site detention on the south side to be connecting with a bleeder line into the city's system. The detention would be relocated on the southwest corner of the property and not next to the trees.

There being no further discussion, Luis Madrigal moved to approve the final plat of the proposed Idea North Pharr Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as followed:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Absent
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried unanimously to approve the final plat of the proposed Idea North Pharr Subdivision.

MELDEN & HUNT, INC.
Rep. DOUGLASS MOYERS, OWNER

CARMAX AUTO SUPERSTORE SUBDIVISION
SUB#170717

Heriberto Martinez, Planner II, introduced the third plat as follows:

Melden & Hunt, Inc., representing Douglass Moyers, owner, is requesting preliminary plat approval of the proposed Carmax Auto Superstore Subdivision. The property is legally

described as being a re-subdivision of 10.605 acres of land out of Lots 17 and 18, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Interstate 2. The property is currently zoned General Business District (C). The adjacent zones are Single-Family Residential District (R-1) to the north, General Business District (C) to the south and west, Heavy Commercial District (H-C) to the south and city limits to the east. The property is designated for commercial use in the Land Use Plan. The property's proposed use is for a car lot dealership. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Carmax Auto Superstore Subdivision subject to the following conditions;

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

1. Need to show Interstate 2 remove "U.S. Expressway 83".
2. Provide street lighting layout.
3. Provide documentation of H.C.I.D. No. 2 easement. Plans for Juniper Street punch out are still under research to reach the best solution of the city.

EASEMENTS:

1. Remove the 25' landscape easement not part of plat requirements.
2. Need to match easement with water line layout, verify.
3. Easements shall be 15' Exclusive to City of Pharr.
4. All utilities should be inside easements.
5. Provide documentation for H.C.I.D. No. 2 easement.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Recommendation for a proposed 8" W.L. to connect 12" W.L. to 6" W.L. in the rear of the property.
2. Replace 4" A/C W.L. to a 6" C900 DR18 in rear portion of the property.
3. Gate valves to fire hydrants must be on main line tee.
4. Fire hydrant W.L. must be 6" C900 DR18.
5. Tee's need to be 12" x 6" with all accessories.
6. 12" gate valves, to be moved to the east side of the tee's.
7. Need to show all water connection details.
8. Need to use 2 – 45° elbows instead of a 90° elbow for 12" W.L.
9. Need to connect all existing water services to new water line installation.
10. 4" Water line to be abandoned in place.
11. Any entrance will require casing to extend 5' to each end.

12. All casing on 12" will need to be 24".
13. Will need crossing permits for Irrigation District.
14. Need to show water meter location and details.
15. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Need to show sewer service connection.
2. Pending comment after sewer system evaluation.
3. Need to show details for all sewer connections.
4. C.O. needs to be replaced to a M/H on NE part of the property.
5. Need to replace existing M/H.
6. Sewer service to be connected to replaced M/H.
7. Sewer service to property line only.
8. Proposed sewer line in property will remain private.
9. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Plat note #4, estimate area proposed for detention storage is whole lot, please revise and adjust.
Drainage report needs approval from H.C.D.D. No.1.

OTHER:

1. Irrigation line should be located and shown on utility layout in order to check if H.C.I.D. No. 2 easement may be relocated (shifted).
2. If the line is in service it's not going to be abandon & shall be presented to the H.C.I.D. No. 2 board.
3. On metes & bounds need to fix N. Veterans ("I Rd.").
4. Verify setback on plat notes.
5. Label net or gross where acres is labeled.
6. Remove plat note# 15 & 9.
7. Plat note # 11, reword as per fire department see attach comments.
8. LAMAR sign is going to be removed as per project manager, Fred Perez.
9. Plat note #5, provide full northing & easting.
10. Plat note #10, add and R.O.W. at the end.
11. Provide three (3) hard copies of SW3P, proof that CNOI was filed with TCEQ, and large construction site notice. All document must have accurate information and be complete. Comments made by storm water inspectors shall be addressed before subdivision is approved.

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.

Luis Madrigal referenced to the waterline connections on the north and south side of the property and asked if there is currently anything on the east side of the property. Heriberto Martinez affirmed there to be an existing 12-inch line except that it is not within an easement. It will need to be included within an easement. Luis Madrigal then re-affirmed that the only waterline that is going to be added is on the west site and Heriberto Martinez affirmed this but added that they will also be adding along the south side so that it may loop. Luis Madrigal asked if there is an existing water line on the west side and Heriberto Martinez stated there is no water line now – it is going to be added.

Danny Wylie pointed out that Item 8 of 'Other' indicates Lamar sign is going to be removed. Heriberto Martinez affirmed this to be so as per the project engineer.

Charlie Ramirez asked about the street on the west side – is that street going to be finished to go into the neighborhood in the back. Heriberto Martinez stated this is still under review as it will address an irrigation district easement.

There being no further discussion, Luis Madrigal **moved** to approve the preliminary plat approval of the proposed Carmax Auto Superstore Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as followed:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Absent
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried unanimously to approve the preliminary plat of the proposed Carmax Auto Superstore Subdivision.

**B.I.G. ENGINEERING
Rep. ADOLFO CAMPERO
AND ADALBERTO CAMPERO**

**PHARR LOGISTICS CENTER PHASE I
A.K.A. CAMPERO SUBDIVISION PHASE I
SUB#151229**

Heriberto Martinez, Planner II, introduced the third plat as follows:

B.I.G. Engineering, representing Adolfo Campero and Adalberto Campero, is requesting final plat approval of the proposed Pharr Logistics Center Phase I (A.K.A. Campero Subdivision Phase I). The property is legally described as being a 16.7 acre gross, 14.58 acre net, tract of land, being part or portion of Lot 358 and Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 700 and 1200 Block of West Anaya Road. The property is currently zoned Agricultural and/or Open-Space District (A-O). The adjacent zones are Limited Industrial District (L-I) to the east and south, Agricultural and/or Open-Space District (A-O) to the west and north and Single-Family Residential District (R-1) to the north. The property is designated for industrial use in the Land Use Plan. Property's proposed use – warehouses. No variances are being requested. Development Services recommends final plat approval of the

proposed Pharr Logistics Center Phase I (A.K.A. Campero Subdivision Phase I) subject to the following conditions:

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

1. Provide street lighting layout with dimension.

EASEMENTS:

1. Need to provide offsite easement.
2. All easements for sewer, water and fire hydrants need to be exclusive to City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. See attach comments.

SEWER:

1. See attach comments.

DRAINAGE:

1. Drainage needs to be on an as per Lot basis for plat note 9.

OTHER:

1. NOTE: Additional requirements may apply for issuance of building permits and will be addressed once building plans have been formally submitted to Building Safety Division. Applicant must proceed in obtaining any necessary building permits after subdivision has been recorded.
2. Verify the metes and bounds.
3. Recording with a letter of credit.
4. A change of zone must be submitted.

This item will go before the City Commission Meeting of September 05, 2017, 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.

There being no discussion Luis Madrigal **moved** to approve the request for final plat approval of the proposed Pharr Logistics Center Phase I (A.K.A. Campero Subdivision Phase I). Charlie Ramirez second the motion and when put to a vote it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Approve
A. Castro: Absent

C. Ramirez: Approve
R. Robles: Absent
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried unanimously to approve the preliminary plat of the proposed Pharr Logistics Center Phase I (A.K.A. Campero Subdivision Phase I).

ANNOUNCEMENTS/OTHER BUSINESS: There were no announcements or other business.

ABSENTEE REPORT: Janie Benedict announced that Romeo Robles and Andy Castro were the absent members. Charlie Ramirez moved the absent members be excused. Rafael Munguia second the motion and when put to a vote it polled as follows:

D. Wylie: Excuse
T. Greuner: Excuse
R. Munguia: Excuse
A. Castro: Absent

C. Ramirez: Excuse
R. Robles: Absent
L. Madrigal: Excuse
P. Rodriguez: Excuse

Motion carried by unanimous vote to excuse the absent members.

ADJOURNMENT: There being no further business by unanimous consent meeting adjourned at 6:34 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary