Pharr
Development Services
*Implementing your vision, improving your City*

**AGENDA**
**PLANNING & ZONING COMMISSION**
***City Commissioner's Room***
***118 S. Cage Blvd. June 26, 2017 – 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:** Danny Wylie, Chairman

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **APPROVAL OF MINUTES:**

   A) Approval of Minutes of June 12, 2017



REVIEWED ASST DIR. _____ DIRECTOR. _____

**4. 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.*

**5. 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) William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Las Milpas Road. CUP#170210 (TABLED)

B) John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road. SUP#17038 (TABLED)

C) Emma E. Guerra 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 (14' x 19') in a Single-Family Residential District (R-1). The property is legally described as being Lot 83, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7711 South Pecan Plantation Circle. CUP#170529 (TABLED)

D) Halff & Associates, Inc., representing South Texas College, a Political Subdivision / Shirley A. Reed, M.B.A., Ed. D. President, 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 a General Business District (C). The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Blvd., COZ#170634

PLATS:

1. MGE, representing the City of Pharr, is requesting final plat approval of the proposed Pharr Development and Research Center Subdivision. The property is legally described as being a tract of land containing 5.00 acres, also being a part or portion of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Dicker Road.

**6. ANNOUCEMENTS/OTHER BUSINESS:**

A) A workshop is scheduled for Planning Commissioners, elected officials and staff for Friday, August 18, 2017 from 9:00 a.m. to 4:00 p.m. Cost will be $65.00 - those interested in attending are requested to get with Janie Benedict for registration.

B) The City of Pharr's Independence Day Festival will be held on Saturday, July 1, 2017, at the Dr. Long Park located at 3700 North Raider Drive. Live music, food booths, family fun and fireworks will be available for family enjoyment from 6:00 p.m. to 10:00 p.m.

**7. ABSENTEE REPORT:**

**8. ADJOURNMENT:**

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 23rd day of June, 2017, at 12:00 Noon, 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. June 12, 2017 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 12, 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, Rafael Munguia, Charlie Ramirez, Tom Greuner, Romeo Robles, Andy Castro, Porfirio Rodriguez

**ABSENT:** Rafael Munguia

**OTHERS PRESENT:** See attached list

**STAFF PRESENT:**
Edward Wylie, Assistant City Manager
Melanie Cano, Director of Development Services
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 Marshall
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 May 22, 2017.

There being no discussion, Romeo Robles **moved** the minutes of May 22, 2017, be approved as submitted. Porfirio Rodriguez second the motion and when put to a vote, it

polled as follows:

| | |
|---|---|
| D. Wylie: Approved as submitted | C. Ramirez: Approved as submitted |
| T. Greuner: Approved as submitted | R. Robles: Approved as submitted |
| R. Munguia: Absent | L. Madrigal: Approved as submitted |
| A. Castro: Approved as submitted | P. Rodriguez: Approved as submitted |

The motion carried unanimously to approve the minutes of May 22, 2017, as submitted.

**PUBLIC COMMENTS:**

Danny Wylie asked if anyone had signed up for the Public Comments. Janie Benedict stated no one signed up to speak.

There being no one who signed up to speak, 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 were ten (10) items for recommendation.

**WILLIAM BEBB FRANCIS, III**
**Rep. AMERICAN TOWER ASSET SUB, LLC**

**LIFE-OF-THE-USE EXISTING TELECOMMUNICATION TOWER CUP#170210**

Della Robles, Planner I, advised the item will remain tabled and no action was needed.

**SONIA GARCIA**
**REP. CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO**

**LIFE-OF-THE-USE CHURCH CUP#170212**

Della Robles advised the item to be a tabled item and would require it be un-tabled. Tom Greuner **moved** Centro Familiar Cristiano Iglesia Del Pueblo be un-tabled. Andy Castro second the motion and when put to a vote it polled as follows:

| | |
|---|---|
| D. Wylie: Approved to un-table | C. Ramirez: Approved to un-table |
| T. Greuner: Approved to un-table | R. Robles: Approved to un-table |
| R. Munguia: Absent | L. Madrigal: Approved to un-table |
| A. Castro: Approved to un-table | P. Rodriguez: Approved to un-table |

Della Robles then read the item:

Sonia Garcia, representing Centro Familiar Cristiano Iglesia Del Pueblo, 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 all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 424 West Navarro Street. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Single-Family Residential District (R-1) and Two-Family Residential District (R-2), to the south and east the property is zoned Single-Family Residential District (R-1) and to the west the property is zoned Agricultural and/or Open Space District (A-O). This area is generally designated for single-family residential use in the Land Use Plan. Fifty (50) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls, one for information and one in opposition of the item and two (2) individuals signed up to speak at the public hearing in opposition of the item. Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in Single-Family Residential District (R-1) subject to the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
    - Any change in use or change in extent of use, area or location of the building being used.
    - 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.

ADDITIONAL COMMENTS:

The Traffic Impact Analysis submitted and presented by Guillermo A. Arratia, P.E., states that for a church generator with the existing conditions of 300 seats, no mitigation to the existing infrastructure is required at this time. However, if the number of occupants exceeds 300, the applicant must return to the Planning and Zoning Commission where they will be required to present mitigation measures for consideration.

This item will go before the City Commission meeting of June 19, 2017 at 4:00 p.m.

Della Robles announced that the applicant was present.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. There being no one wishing to speak, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Mr. Guillermo Arratia, P.E., approached the podium and introduced himself as the project engineer.

Luis Madrigal asked Mr. Arratia for the definition to 'Average Vehicle Trip End' stated in the Traffic Impact Analysis (TIA). Mr. Arratia provided an explanation and pointed out tables, graphs, formulas and other data used to arrive at the figures presented on the report.

Danny Wylie asked if the study was based on only 2 days and if this was acceptable. Mr. Arratia responded that the 2 days used were Friday night starting at 7:45 p.m. and Sunday by also using the peak hours of 7:00 AM – 9:00 AM and then 4:00PM – 6:00 PM.

Melanie Cano, Development Services Director, added that any special events to be held would require an outside events permit, that the 2-day span used included the day when services occur, and that the City sees this as sufficient.

Luis Madrigal questioned why Sunday would be used when it's less busy than a Saturday. Mr. Arratia pointed out that the study was based on the use of their manual. Mr. Madrigal still posed a concern on the average per hour used and asked if there was a better gauge to be used. Mr. Arratia pointed out to the 'Breakpoint' to review of 2027 being the 10-year span to be considered.

Tom Greuner asked if 2027 may be the time to mitigate the situation with the City being aware and to address it then. Melanie Cano affirmed this time to be when mitigation would take place or when the sitting capacity exceeds 300 seats.

Guillermo Arratia suggested at such time, if the need is there, a left-turn lane onto 281 could or would be considered. Melanie Cano stated if such would be required, the expense for such would be on the applicant.

Porfirio Rodriguez asked if this same type of conduct is required of other church applicants – where a traffic analysis is done. Melanie Cano advised each case is handled on a case-by-case basis and this case required the TIA being that the site is in a residential area.

There being no further discussion Romeo Robles **moved** to approve request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) subject to staff's recommendations. Charlie Ramirez second the motion and when

put to a vote, it polled as follows:

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

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) subject to staff's recommendations.

**JOHN M. GARCIA**
**REP. AEP TEXAS**

**SPECIAL USE PERMIT**
**ELECTRICAL SUBSTATION**
**SUP#170318**

Della Robles, Planner I, advised the item will remain tabled and no action was needed.

**ESPONJAS DEVELOPMENT, LTD**
**Rep. RONALD DEE BOLLMAN**

**COZ: A-O to R-1**
**COZ#170525**

Della Robles, Planner I introduced the fourth item as follows:

Esponjas Development, Ltd, representing Ronald Dee Bollman, Trustee of the Ronald Dee Bollman Trust, owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The subject site is located on the south side of East Owassa Road and is physically located within the 700 Block of East Owassa Road. The property is legally described as being 20 acres, more or less, out of the East ½ of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) track which has a frontage of 660 feet along East Owassa Road and a depth of 1,320 feet. East Owassa Road is a 100' minor arterial 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 Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Limited Industrial District (L-I) to the east and west, Agricultural and/or Open Space District (A-O) to the west, Single Family Residential District (R-1) to the south, and to the north is the city limits of Pharr. The property is generally designated for industrial use in the Land Use Plan. The subject property was annexed into the City of Pharr on August 20, 1991. The property directly to the east was rezoned to Limited Industrial District (L-I) on June 01, 2004. The property to the south was rezoned to Single Family Residential District (R-1) on January 17, 2006. A portion of the property to the west was rezoned to Limited Industrial District (L-I) on March 03, 2009. There have been no other zoning requests within the general vicinity of the subject property since that time. The owner of the property is requesting a change of zone to a Single Family Residential District (R-1) in order to develop the property into an 80 lot single family residential subdivision. The Single Family Residential District (R-1) is intended to be composed of single family dwellings together with public, denominational and private schools, churches and public

parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. Thirty-six (36) 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 Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide the property and comply with all City Ordinances and City Department requirements.

This item will go before the City Commission Meeting of June 19, 2017 at 4:00 p.m.

Della Robles advised the applicant / representative for the item was in the audience.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. There being no one wishing to speak, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Danny Wylie then questioned Staff about item No. 8 on the sign-off sheet in regards to a buffer being required and being marked 'no'. Melanie Cano, Development Services Director, advised such buffer would be required but would be addressed during the subdivision process.

There being no further discussion, Luis Madrigal **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) subject to staff's recommendations. Charlie Ramirez second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the request for a Conditional Use Permit to allow change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) subject to staff's recommendations.

**REYNALDO MATA RIOS** **COZ: R-1 TO A-O**
**COZ#170526**

Della Robles introduced the fifth item as follows:

Reynaldo Mata Rios, owner, is requesting a change of zone from Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential

Mobile-Home District (R-MH). The subject property is located on the west side of South Cage Boulevard towards the rear of the property and is physically located within the 2700 Block of South Cage Boulevard. The property is legally described as being 2.53 acres of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of approximately 170 feet and a depth of approximately 680 feet. South Cage Boulevard is a 120'-150' principal arterial, which runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property currently is zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and east and Single-Family Residential District (R-1) to the west. The property is generally designated for single-family use in the Land Use Plan. The property to the north, south and east were annexed on June 21, 1983. The property to the west was annexed on November 11, 1994 and on February 25, 1995 was zoned to Single-Family Residential District (R-1). 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 Residential Mobile-Home District (R-MH) in order to develop and place mobile homes on said property. On May 14, 2002, City Commission passed Ordinance No. O-2002-24, amending Section 1.18 of Ordinance No. O-82-13 Residential Mobile Home District (R-MH), prohibiting further creation of R-MH Districts within the City of Pharr. Nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff had one (1) walk-in come in for information only and one (1) person signed up to speak at the public hearing in opposition of the item. Development Services is recommending **denial** of the request to re-zone to Residential Mobile-Home District (R-MH) as per Ordinance O-2002-24, Section 1.18(A)(7), which reads: an R-MH district shall not be permitted in the City of Pharr, Texas, after the effective date of amendatory Ordinance No. O-2002-24. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

This item will go before the City Commission Meeting of June 19, 2017 at 4:00 p.m.

Della Robles advised the applicant / representative for the item was in the audience.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth.

A gentleman approached the podium and introduced himself as Marcelino Ritchie, who was against the item. He stated he has lived in the area since 1976 and although the address for the case indicates South Cage, it is South Canna that would be used. He added he does not want the property values to decrease, that the streets have been paved and are nice and would appreciate keeping them like that. There being no one else to come forth, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez stated that because he owns land within the area, he would remove himself from this item and stepped out of the meeting for this item.

Luis Madrigal asked if the applicant had been advised of the ordinance. Della Robles affirmed and stated she had called the applicant twice to advise him of this and to ask him if he would want to withdraw the application. The applicant advised to proceed with the request.

There being no further discussion, Luis Madrigal **moved** to deny the request for a change of zone from Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to a Residential Mobile-Home District (R-MH). Charlie Ramirez second the motion and when put to a vote it polled as follows:

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|---|---|
| D. Wylie: Deny the request | C. Ramirez: Deny the request |
| T. Greuner: Deny the request | R. Robles: Deny the request |
| R. Munguia: Absent | L. Madrigal: Deny the request |
| A. Castro: Deny the request | P. Rodriguez: Stepped out of the meeting due to conflict of interest |

Motion carried by majority vote to deny the request for a Conditional Use Permit to allow change of zone from Agricultural and/or Open Space District (A-O) to Single-Family to a Residential Mobile-Home District (R-MH).

Porfirio Rodriguez re-joined the meeting.

**EMMA E. GUERRA** **CUP: OVERSIZE STORAGE UNIT**
**CUP#170529**

Della Robles, Planner I, introduced the sixth item as follows:

Emma E. Guerra 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 (14' x 19') in a Single-Family Residential District (R-1). The property is legally described as being Lot 83, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7711 South Pecan Plantation Circle. 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, east and west. This area is generally designated for single-family residential use in the Land Use Plan. Fifty (50) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call and one (1) walk in for information only. Development Services is recommending to table the request for the Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1) subject to applicant submitting documents to the Building Official.

There being no discussion, Andy Castro **moved** to table this item. Tom Greuner second the motion and when put to a vote it polled as follows:

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|---|---|
| D. Wylie: Approved to table the item | C. Ramirez: Approved to table the item |
| T. Greuner: Approved to table the item | R. Robles: Approved to table the item |
| R. Munguia: Absent | L. Madrigal: Approved to table the item |
| A. Castro: Approved to table the item | P. Rodriguez: Approved to table the item |

Motion carried by unanimous vote to table this item.

**CHRISSY SANCHES**
**Rep. PHARR CENTER CHURCH**

**CUP-LOU: CHURCH**
**CUP#170530**

Della Robles, Planner I, introduced the seventh item and read as follows:

Chrissy Sanchez, representing Pharr Center Church, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). The property is legally described as being Lot 1, Trinity Worship Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address 4801 North IH 69C. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north and east, Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south and Agricultural and/or Open Space District (A-O) to the west. This area is generally designated for industrial use in the Land Use Plan. Fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
    - Any change in use or change in extent of use, area or location of the building being used.
    - 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.

This item will go before the City Commission meeting of June 19, 2017 at 4:00 p.m.

Della Robles also announced the representative for the church was present.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. A gentleman approached the podium and introduced himself as Ray Sanchez who is for the item. He stated the church has been there since 1994 and all they are asking is for the sign to be cut down by 10 feet – it is too high now. There being no one else to come forth, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Danny Wylie asked if this item has been presented for a name change and not for a sign permit. Melanie Cano, Development Services Director, stated the applicant had initially come to City Hall for a sign permit in which it was discovered there were new owners for the church which is how the item came about to be presented to the Planning and Zoning Commission.

There being no further discussion, Romeo Robles **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O) subject to staff's recommendations. Andy Castro second the motion and when put to a vote it polled as follows

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

Motion carried by unanimous vote to approve the request for a Life-of-the-Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O) subject to staff's recommendations.

**JORGE LUIS GARCIA**
**D/B/A JNC BEAUTY**

**CUP: BEAUTY SALON**
**CUP#170531**

Della Robles, Planner I, introduced the eighth item and read as follows:

Jorge Luis Garcia, dba JNC Beauty, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). The property is legally described as Lot 100, Raider Terrace Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1202 East Nell Pool Drive. 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, east and west. This area is generally designated for single-family residential use in the Land Use Plan. Fifty-two (52) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending **approval** of the Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The **home occupation** shall be limited to a certain area of the home;

2. Customers to be taken by appointment only with one customer at a time in the beauty salon;

3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;

4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;

5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;

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

7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;

8. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed ten percent (10%) of the total floor area; and

9. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:

    - Any change in use or change in extent of use, area or location of the dwelling being used.
    - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
    - Failure to pay the annual renewal fee of $50.00 shall result in the assessment of an additional five dollars ($5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.

- Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

The residential addition was constructed prior to Mr. Garcia purchasing the property on January 24, 2012. Mr. Garcia has since applied for a building permit to ensure compliance of all building codes and the provisions of this ordinance. City Staff will not require the removal of the door, but will enforce and conduct inspections to assure the use of the primary entrance in order to comply with the limitations of a home occupation

Della Robles announced the applicant for the item being in the audience.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. There being no one to come forth, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Andy Castro asked staff if the Fire Department is sent for inspections. Melanie Cano, Development Services Director, affirmed such to be so.

Danny Wylie asked if the applicant is aware that the customers must go through the main entrance of the home. Della Robles affirmed applicant knows of this.

Luis Madrigal questioned Condition No. 8 being the use of 10% of the total square footage of the home and is applicant forced to abide to it. Della Robles advised this clause should be taken out and explained that whereas daycare home occupations do require the 10% square footage rule, such is not required in this case.

There being no further discussion, Porfirio Rodriguez **moved** to approve the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to staff's recommendations. 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 |
| R. Munguia: Absent | L. Madrigal: Approve |
| A. Castro: Approve | P. Rodriguez: Approve |

Motion carried unanimously to approve the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to staff's recommendations.

*(Commissioner Andy Castro excused himself advising Chairman he would have to leave due to a prior scheduled appointment and left at 6:45 p.m.)*

**SAMES, INC.** **COZ: A-O AND C TO C**
**Rep. RAMON GUAJARDO** **COZ#170532**

Della Robles, Planner I, introduced the ninth item and read as follows:

SAMES, Inc., representing Ramon Guajardo, Jr., owner, is requesting a change of zone from Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C). The subject property is located on the north side of East Ferguson Avenue and is physically located within the 400 Block of East Ferguson Avenue. The property is legally described as being a 0.61 acre tract of land, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of approximately 65 feet along East Ferguson Avenue and has a depth of approximately 670 feet. East Ferguson Avenue 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 currently is zoned Agricultural and/or Open Space District (A-O) with a portion being zoned General Business District (C). The surrounding properties are zoned Heavy Commercial District (HC) to the east and south, Agricultural and/or Open Space District (A-O) to the north and Agricultural and/or Open Space District (A-O) and General Business District (C) to the west. The property is generally designated for commercial and single-family residential use in the Land Use Plan. On March 30, 1982, Lot 147, Kelly-Pharr Tract was zoned to Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1), when the city adopted the current zoning ordinance we use today. Later, on July 26, 1983, the S250' of Lot 147, to include portion of the proposed request was rezoned to General Business District (C). The property to the east was rezoned to Heavy Commercial District (H-C) on January 08, 1985. The properties directly to the south were rezoned to Heavy Commercial District (H-C) on February 20, 1990 and February 15, 2000. 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 General Business District (C) in order to construct a commercial building on said property. This property is also in the process of subdividing, which will bring the entire property into compliance. The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. Twelve (12) 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 and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

This item will go before the City Commission Meeting of June 19, 2017 at 4:00 p.m.

Della Robles advised the applicant or representative was not present for the item.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. There being no one to come forth, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez asked if a buffer would be required since the check list was marked 'no'. Della Robles responded that a buffer would be required. Melanie Cano, Development Services Director, added that the surrounding properties are zoned commercial and a buffer would not be required in such case, unless the Commission was to request such.

There being no further discussion **Charlie Ramirez** moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C) subject to staff's recommendations. Luis Madrigal 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 |
| R. Munguia: Absent | L. Madrigal: Approve |
| A. Castro: Had left the Meeting | P. Rodriguez: Approve |

Motion carried by unanimous vote to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C) subject to staff's recommendations.

**VICTOR PEREZ**
**DIRECTOR OF PHARR ECONOMIC DEVELOPMENT CORPORATION, Rep. PHARR ECONOMIC DEVELOPMENT CORP., II**

**COZ: R-1 TO C**
**COZ#170533**

Della Robles, Planner I, introduced the tenth item and read as follows:

Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II, is requesting a change of zone from Single-Family Residential District (R-1) to General Business District (C). The subject property is located on the south side of West Business 83 and is physically located within the 1300 Block of West Business 83. The property is legally described as being the south 250 feet out of Lot 2, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of approximately 1.40 acres out of Lot 2 with approximately 245 feet in width and approximately 250 feet in depth. West Business 83 is a 120'-150' principal arterial, which runs east and west within a posted limit of 55 miles per hour or less 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 General Business District (C) to the north, south, east and west. The property is generally designated for commercial use in the Land Use Plan. On March 30, 1982, the N600' out of Lot 177, Kelly-Pharr Tract was zoned to General Business District (C), when the city adopted the current zoning ordinance we use today. The property to the north, south, east and west was rezoned to General Business District (C) on September 18, 2012. 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 General Business District (C) in order to construct a commercial building in the future and/or sale the said property. The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. One (1) letter was mailed out to the surrounding property owner(s) 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 and has adequate ingress and egress. If approved, applicant must subdivide, if applicable, and comply with all City Ordinances and City Department requirements.

This item will go before the City Commission Meeting of June 19, 2017 at 4:00 p.m.

Danny Wylie advised that this item required a public hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. There being no one to come forth, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez questioned if it was legal for the Executive Director of EDC to request from the Planning and Zoning Commission the request for the change of zone – him being the owner. Melanie Cano, Development Services Director, stated Mr. Victor Perez has the authority. Edward Wylie, Assistant City Manager, asked Mr. Rodriguez if there was a specific concern for this questioning. Mr. Rodriguez stated it being because what EDC does, what the money is used for. Tom Greuner pointed out that the certain tract of land being presented is only to be re-zoned so it is like the rest of the tract and that basically this case is to 'clean it up'.

There being no other discussion, Tom Greuner **moved** to approve the request for a change of zone from Single-Family Residential District (R-1) to General Business District (C) subject to staff's recommendations. 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 |
| R. Munguia: Absent | L. Madrigal: Approve |
| A. Castro: Had left the meeting | P. Rodriguez: Nay, Not to approve |

By majority vote the motion carried to approve the request for a change of zone from Single-Family Residential District (R-1) to General Business District (C) subject to staff's recommendations.

**PLAT APPROVAL:**

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised he had two plat approvals for recommendation.

**MELDEN & HUNT, INC.**
**Rep. TOMAS CORONA**

**DELTA SUBDIVISION**
**SUB#170205**

Heriberto Martinez, Planner II, introduced the first plat approval as follows:

Melden & Hunt Inc., representing Tomas Corona, Owner, is requesting final plat approval of the proposed Delta Subdivision. The property is legally described as being a re-subdivision of 3.688 acres out of Lot 166, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.: The property is located within the 600 Block of West IH-2. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, Single Family Residential District (R-1) and General Business District (C) to the east, Agricultural and/or Open Space District (A-O) to the south and Heavy Commercial District (H-C) to the west. The property is designated for commercial use in the Land Use Plan. Property proposed use is for Enterprise Car Rental location. Variances, none being requested. Development Services recommends final plat approval of the proposed Delta Subdivision subject to the following conditions:

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

1. Need additional 10' of R.O.W. on north side of W. Polk Ave.
2. Remove and relocate poles within R.O.W.
3. Driveway to W. Polk will be to city standards.
4. Driveway to frontage will require TxDot permit if work is to be performed on it.
5. No street cuts without permits from public works department.

**EASEMENTS:**

1. No detention allowed within easements, any easement showing that is not to City of Pharr, will require authorization.

**SIDEWALK: ADA:**

1. Add note: 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase.

**FIRE PROTECTION:**

1. See attach comments.

**WATER:**

1. Need to show waterline 6-inch going north and south on east side of property.
2. Need to replace 6-inch ac waterline with an 8-inch on the eastside of property and place a 12-inch waterline in front of property.
3. AC line to be abandon in place.
4. Need to show existing waterlines.
5. Need to show where the water service is going to be.
6. Need to show all details for water.
7. Provide a valve at every 400', need 3.
8. Comply with construction comments.
9. Follow City of Pharr construction standards manual.

**SEWER:**

1. Need to show where the sewer service connection will be.
2. No permanent structures over the sewer line.
3. Need to show details of sewer service connections.
4. Follow City of Pharr construction standards manual.
5. Project engineer to reapply for new easement with H.C.I.D. #2 (sewer crossing irrigation line).

**DRAINAGE:**

1. Need to correct drainage directive.
2. Need to approve drainage report.
3. Detention will need to be on-site.

**OTHER:**

1. Need to show 30' irrigation easement on plat layout.
2. Irrigation pipe to be replaced as per H.C.I.D.#2 standards. (prior to building parking lot on top of the irrigation line developer shall take plans to H.C.I.D.#2)
3. Provide lot information on the east side of property.
4. Add date to plat layout when it was prepared.
5. Delete plat note #7.
6. Need S.W.P.P.P. with C.N.O.I. filed.
7. Bearings on curve table and metes & bounds need to match verify.
8. Owner shall comply with staff construction comments.

This item will go before the City Commission meeting of June 19, 2017, at 4:00 p.m.

Heriberto Martinez advised that the Project Engineer was present.

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, Tom Greuner **moved** to approve the final plat approval of the proposed Delta Subdivision. Luis Madrigal second the motion and when put to a vote it polled as followed:

| | |
|---|---|
| D. Wylie: Approve | C. Ramirez: Approve |
| T. Greuner: Approve | R. Robles: Approve |
| R. Munguia: Absent | L. Madrigal: Approve |
| A. Castro: Had left the meeting | P. Rodriguez: Approve |

Motion carried by unanimously to approve the request for final plat approval of the proposed Delta Subdivision subject to staff's recommendations.

**MELDEN & HUNT INC.,**
**Rep. LARRY SCHNEIER**

**PHARR TERMINAL SUNDIVISION**
**SUB#170207**

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

Melden & Hunt Inc., representing Larry Schneier, Governing person for Pharr Terminal, LLC, is requesting preliminary and final plat approval of the proposed Pharr Terminal Subdivision. The property is legally described as being a re-subdivision of 4.852 acres out of Lot 100, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Nolana Loop. The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and west, Agricultural and/or Open Space District (A-O) to the east and Heavy Commercial District (H-C) to the south. The property is designated for industrial use in the Land Use Plan. Property proposed use – existing truck business. Variances – non being requested. Development Services recommends preliminary and final plat approval of the proposed Pharr Terminal Subdivision subject to the following conditions;

| | |
|---|---|
| **STREETS, PAVING AND R.O.W.:** | 1. No open cuts allowed on E. Nolana Loop (must bore with casing).<br>2. Need TxDot UIR drainage permit. |
| **EASEMENTS:** | 1. Show all existing easements on plat and label them. |
| **SIDEWALK: ADA:** | 1. In compliance. |
| **FIRE PROTECTION:** | 1. See attach comments. |
| **WATER:** | 1. Water belongs to N.A.W.S.C. |

**SEWER:**

1. Need 15' easement exclusive to the City of Pharr.
2. Need a UIR for excavating along TxDot R.O.W.
3. Need to show sewer service connection details.
4. Need to be 6" SDR26 sewer service.
5. Sewer service to be to property line only.
6. Follow City of Pharr construction standards manual.

**DRAINAGE:**

1. Need approved drainage report.
2. Need drainage directive to be followed.
3. Drainage report needs corrections, tables calculating proposed "c" values show an acreage of 19.513, show property location on topography map provided and show revised location in the flood insurance rate map.
4. Drainage plan will be reviewed at building permit stage.

**OTHER:**

1. Need to address any comments from N.A.W.S.C.
2. Revise property location on flood insurance rate map. Property is shown to be only in the flood panel number: 480347 0005 C.
3. Remove "or elevation 115.25 whichever is higher" from note #2.

This item will go before the City Commission meeting of June 19, 2017, at 4:00 p.m.

Heriberto Martinez advised the applicant / representative of the item was present.

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 asked how the site would be accessed. Heriberto Martinez stated the property to the south has a recorded 30 ft. access easement on the west side and another access on the southwest corner of the subdivision, being used by Rush Company as well. Heriberto Martinez advised a representative of the Fire Department was present and questions need to be directed to him about this site.

There being no further discussion, Tom Greuner **moved** to approve the request for preliminary and final plat approval of the proposed Pharr Terminal Subdivision subject to staff's recommendations. Luis Madrigal second the motion and when put to a vote it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Absent
A. Castro: Had left the meeting
C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried unanimously to approve the request for preliminary and final plat approval of the proposed Pharr Terminal Subdivision subject to staff's recommendations.

**ANNOUNCEMENTS/OTHER BUSINESS: NONE.**

**ABSENTEE REPORT:** Janie Benedict announced that Rafael Munguia was the absent member. By unanimous consent the commission excused the absent member.

**ADJOURNMENT:** There being no further business, by unanimous consent, the Planning and Zoning Commission adjourned the meeting at 7:03 p.m.

_____
Danny Wylie, Chairman

ATTEST:

_____
Tom Greuner, Secretary

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, JUNE 26, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TELECOMMUNICATION EQUIPMENT
FILE NO. **CUP#170210** (AMERICAN TOWER ASSET SUB, LLC)

**GENERAL INFORMATION:**

**APPLICANT:** William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O).

**LEGAL DESCRIPTION:** The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is physically located within the 1600 Block of West Las Milpas Road.

**ZONING:** The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and west is zoned Limited Industrial District (L-I), Single-Family Residential District (R-1) to the east and High Density Multi-Family Residential District (R-4) to the south. This area is generally designated for single-family residential use in the Land Use Plan.

**NOTIFICATION OF PUBLIC:** Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:** Development Services is recommending to **table** the request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

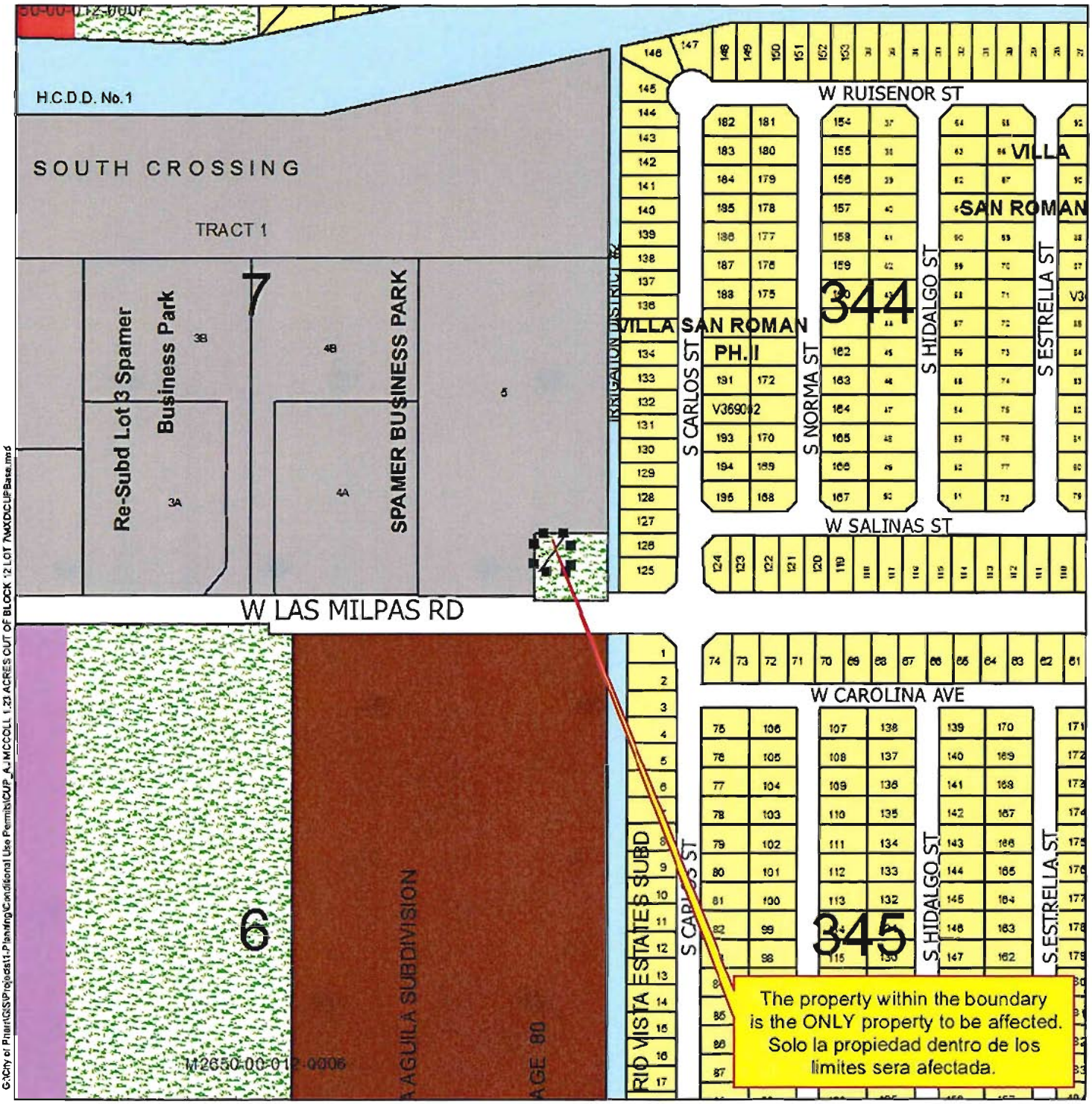
1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
    - Any change in use or change in extent of use, area or location being used.
    - 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 **July 03, 2017** at **4:00 p.m.**

Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ MCCOLL 1.23 ACRES OUT OF BLOCK 12 LOT 7\MXD\CUPBase.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.
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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N
W E
S

City of Pharr, Texas
Engineering Department
956 702.5355

Date: 2/17/2017

Proposed Conditional Use Permit
A J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC

Pharr
All-America City
2006

Pharr Engineering

G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ MCCOLL 1.23 ACRES OUT OF BLOCK 12 LOT 7.MXD\CUPBase.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.
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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N
W E
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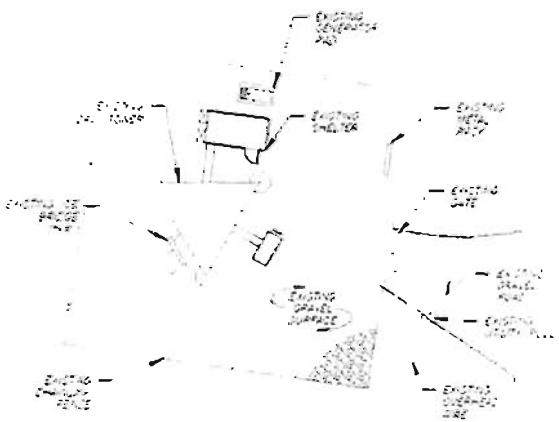
City of Pharr, Texas
Engineering Department
956.702.5355

Date: 2/17/2017

NOTES

1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 04/05/2013
3. BOUNDARY INFORMATION OBTAINED FROM BRADLEY D. WELLS, PLS

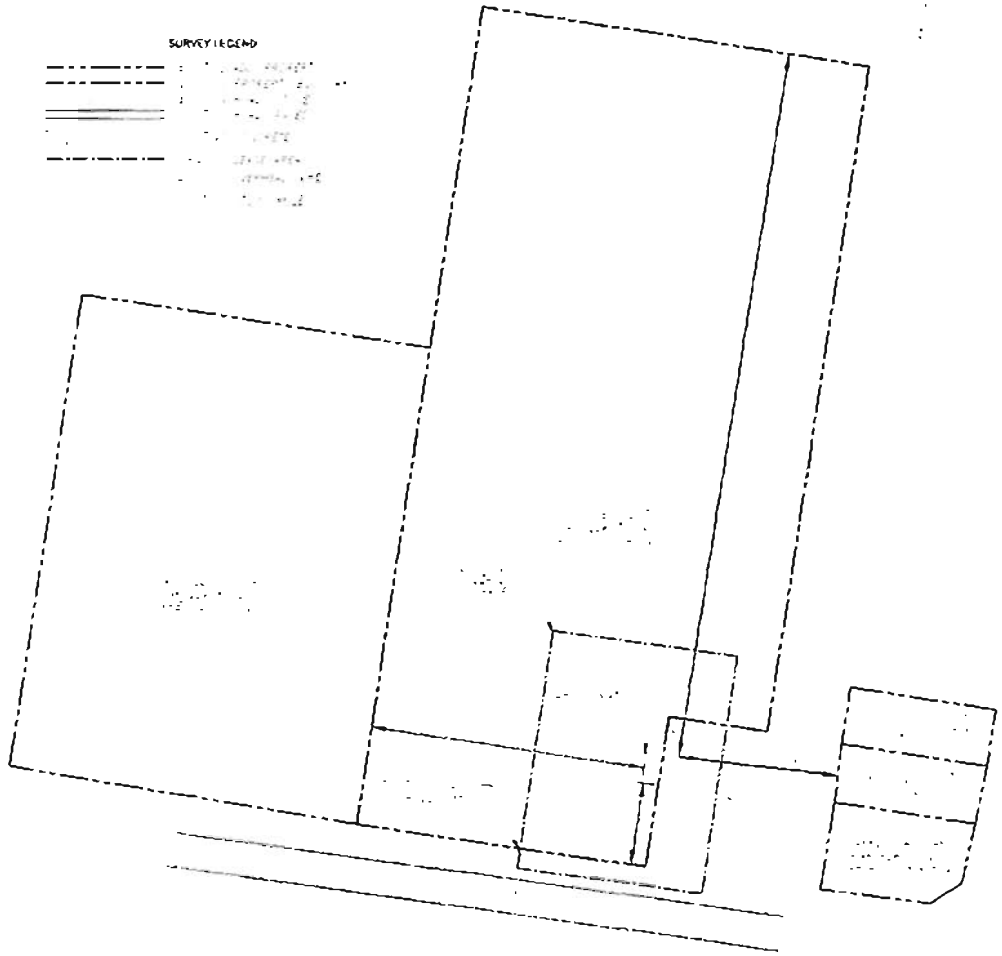
SURVEY LEGEND



1 DETAILED SITE PLAN

0 30 60

SCALE: 1"=30' (11X17)
1"=60' (22X34)



2 OVERALL SITE PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=200' (22X34)


AMERICAN TOWER
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-12274



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED AND USE OR DISCLOSURE OTHERWISE WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN TOWER IS FOR THE SPECIFIED PURPOSE IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS AS WELL AS THE PROPERTY RIGHTS IN THE IDEAS AND DESIGNS EMBODIED THEREIN OR FOR THE PROJECT IS RESERVED WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED HAS BEEN OR NOT. THE PROJECT IS COMPLETED. VISITORS TO THE SITE MUST COMPLY WITH ALL SAFETY REGULATIONS AND NOTIFY AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THESE DRAWINGS IS SUPERSEDED BY THE LATEST REVISION ON FILE WITH AMERICAN TOWER.

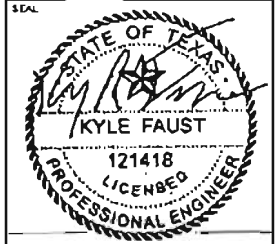

| REV | DESCRIPTION | BY | DATE |
|---|---|---|---|
| A | FOR PERMITTING | JM | 01/27/17 |

ATC SITE NUMBER:
310046

ATC SITE NAME
HIDALGO TX

SITE ADDRESS
1000 W LAS MILPAS ROAD
PHARR, TX 78577

SEAL




Jan 30 2017 10:47 AM cosign

| | |
|---|---|
| DRAWN BY | JM |
| APPROVED BY | KRF |
| DATE DRAWN | 01/27/17 |
| ATC JOB NO | 12032902 |

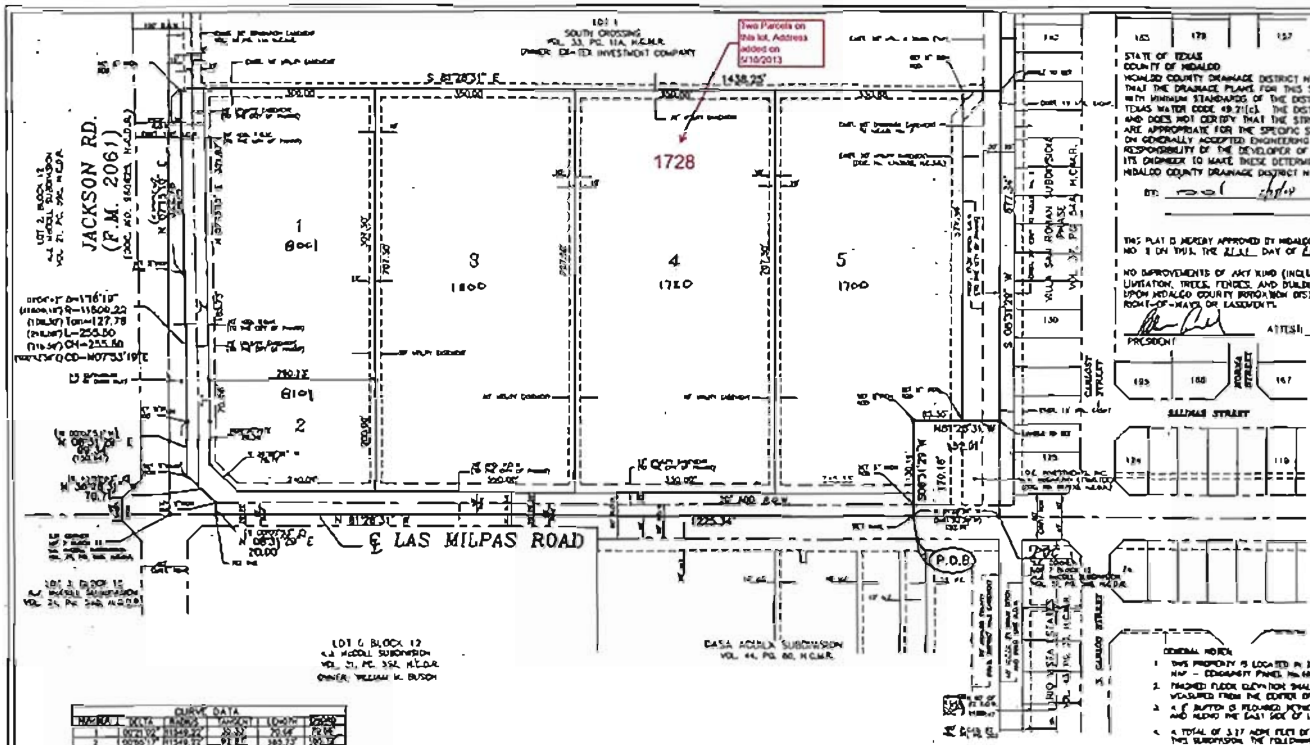
SITE PLAN

| SHEET NUMBER | REVISION |
|---|---|
| C-101 | 0 |

# SUBDIVISION PLAT OF

# SPAMER BUSINESS PARK

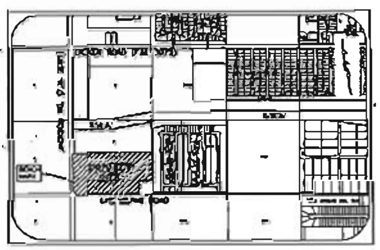
A TRACT OF LAND CONTAINING 23.91 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 7, BLOCK 12, A. J. MCCOLL SUBDIVISION, MAP REFERENCE: VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.




LOT 6, BLOCK 12
A.J. MCCOLL SUBDIVISION
VOL. 21, PG. 352, H.C.D.R.
OWNER: WILLIAM K. BUSCH

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| NUMBER | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| 1 | 00°21'02" | 11549.22' | 35.33' | 70.66' | 70.66' |
| 2 | 00°50'17" | 11549.22' | 91.88' | 183.73' | [illegible] |

| LOT AREAS | | |
|---|---|---|
| LOT # | AREAS | ACRES |
| 1 | 118,465 | 2.41 |
| 2 | 56,757 | 1.30 |
| 3 & 4 | 317,825 | [illegible] |
| 5 | 222,995 | 5.12 |



LOCATION MAP
SCALE: 1" = 1000'

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 2/28/08 AT 11:45 AM
AS A DOCUMENT NUMBER 1861122
BY: [signature] COUNTY

Recorded in Volume 54 Page 178L
of the map records of Hidalgo County, Texas
Arturo Guajardo, Jr.
County Clerk

DATE OF PREPARATION: NOVEMBER, 2007
DRAWN BY: P. GONZALEZ & L. RUIZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 686-1588

## METES AND BOUNDS

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

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

BY: [signature] 2/2/08

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 21st DAY OF February, 2008 A.D.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDING) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

[signature] PRESIDENT    ATTEST: [signature] SECRETARY

SCALE: 1" = 100'
BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP – COMMUNITY PANEL No. 480334-0300 B, REVISED JANUARY 21, 1981
2. FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
3. A 6' BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONES AND COMMERCIAL ZONES AND ALONG THE EAST SIDE OF LOT 5.
4. A TOTAL OF 3.17 ACRE FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE FOLLOWING DETENTION AMOUNTS ARE REQUIRED FOR EACH LOT.
   LOT 1 ___ 23,009 CUBIC FEET
   LOT 2 ___ 8,718 CUBIC FEET
   LOT 3 ___ 36,081 CUBIC FEET
   LOT 4 ___ 36,081 CUBIC FEET
   LOT 5 ___ 34,334 CUBIC FEET
5. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
6. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS,
   FRONT ___ 40' FOR LOT 1 & 2 AND 50' FOR LOTS 3–5
   SIDE ___ 15' OR GREATER FOR EASEMENT
   SIDE CORNER ___ 20' OR GREATER FOR EASEMENT
   REAR ___ 15' OR GREATER FOR EASEMENT
7. A 5' WIDE SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF JACKSON ROAD AND A 5' SIDEWALK IS REQUIRED ON THE NORTH SIDE OF LAS MILPAS ROAD TO BE INSTALLED AT TIME OF BUILDING PERMIT STAGE.
8. PROJECT BENCHMARK ELEVATION=[illegible] TOP OF CURB INLET LOCATED APPROXIMATELY [illegible] FEET NORTH OF CENTER LINE OF LAS MILPAS ROAD ON THE EAST SIDE OF JACKSON ROAD. (CITY OF PHARR B.M. 14 ELEVATION=[illegible])
9. ½" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
10. THERE SHALL BE A 10% FRONT STREET YARD LANDSCAPING REQUIRED FOR EACH LOT AT THE TIME OF BUILDING PERMIT.
11. IF THE P.I. OF THE SUBGRADE EXCEEDS 15, LIME STABILIZATION WILL BE REQUIRED.
12. DEVELOPER WILL BE REQUIRED TO INSTALL WHEELCHAIR RAMP LANDINGS (ADA APPROVED) AT TIME OF SUBDIVISION CONSTRUCTION.
13. SITE PLANS MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 1–5. LOTS 1 & 2 MUST COMPLY WITH TXDOT ACCESS MANAGEMENT POLICY.
14. TXDOT PERMIT IS REQUIRED FOR ACCESS ALONG TXDOT RIGHT-OF-WAYS.
15. RECIPROCAL ACCESS AGREEMENT IS REQUIRED BETWEEN LOT 1 & 2 AND FUTURE COMMERCIAL PROPERTY TO THE NORTH.
16. ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG SOUTH JACKSON ROAD SHALL BE CONSTRUCTED AS PER APPROVED TXDOT PERMITTING REQUIREMENTS AND THE CITY OF PHARR.
17. PROPOSED LOTS 1 AND 2 WILL BE USED FOR COMMERCIAL PURPOSES.
18. ALL COMMON ACCESS PARKING AND LANDSCAPE AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
19. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES.
20. FENCE REQUIRED IF DETENTION POND(S) ARE 3' IN DEPTH OR DEEPER.
21. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT TIME OF BUILDING PERMIT STAGE.
22. AN ENGINEERING DETENTION PLAN MUST BE APPROVED BY THE CITY OF PHARR PRIOR TO ISSUANCE OF BUILDING PERMIT.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SPAMER BUSINESS PARK, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

[signature] 2/21/08
DATE

PRACTICE DEVELOPMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
[illegible] PRODUCE ROAD
HIDALGO, TEXAS 78557
BY: JOAQUIN SPAMER, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOAQUIN SPAMER PERSONALLY APPEARED AND PROVED THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21st DAY OF February, 2008 A.D.

[signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: [illegible]

I, THE UNDERSIGNED, THE 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.

[signature] 2/26/08
MAYOR, CITY OF PHARR    DATE

[signature] 2-28-08
CITY CLERK    DATE

THIS SUBDIVISION PLAT OF SPAMER BUSINESS PARK WAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF PHARR, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 27th DAY OF February, 2008 A.D.

[signature]
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[signature] 2/21/08
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[signature] 2/4/08
CARLOS VASQUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. [illegible]
517 BEAUMONT
MCALLEN, TEXAS 78501
(956) 618-1551 DATE SURVEYED: 12-29-06
CVQ LAND SURVEYORS L.L.C.

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, JUNE 26, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LIFE-OF-THE-USE SPECIAL USE PERMIT TO ALLOW AN ELECTRICAL SUBSTATION
FILE NO. **SUP#170318**

**GENERAL INFORMATION:**

**APPLICANT:** John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).

**LEGAL DESCRIPTION:** The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is physically located within the 2400 Block of North Jackson Road.

**ZONING:** The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4), to the south the property is zoned Agricultural and/or Open Space District (A-O), the property to the east is zoned Residential Mobile Home District (R-MH) and city limits lie to the west. This area is generally designated for single-family and multi-family residential use and commercial use in the Land Use Plan.

**NOTIFICATION OF PUBLIC:** Forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls in opposition of the item, two (2) individuals signed up to speak at the public hearing in opposition of the item and the Pharr Housing Finance Corporation which owns one of the affected properties also opposes the item.

**DEVELOPMENT SERVICES RECOMMENDATIONS:** Development Services is recommending **denial** of the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C); however, should the Planning and Zoning Commission approve the request the applicant and site shall be 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 applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
4. The property will need to be subdivided before use;
5. The Electrical Station must comply with all setback and height requirements.
6. All sites shall be surrounded by a 100% solid buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
7. The following shall be considered as grounds for revocation of the Special Use Permit; and
    - 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; and
    - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

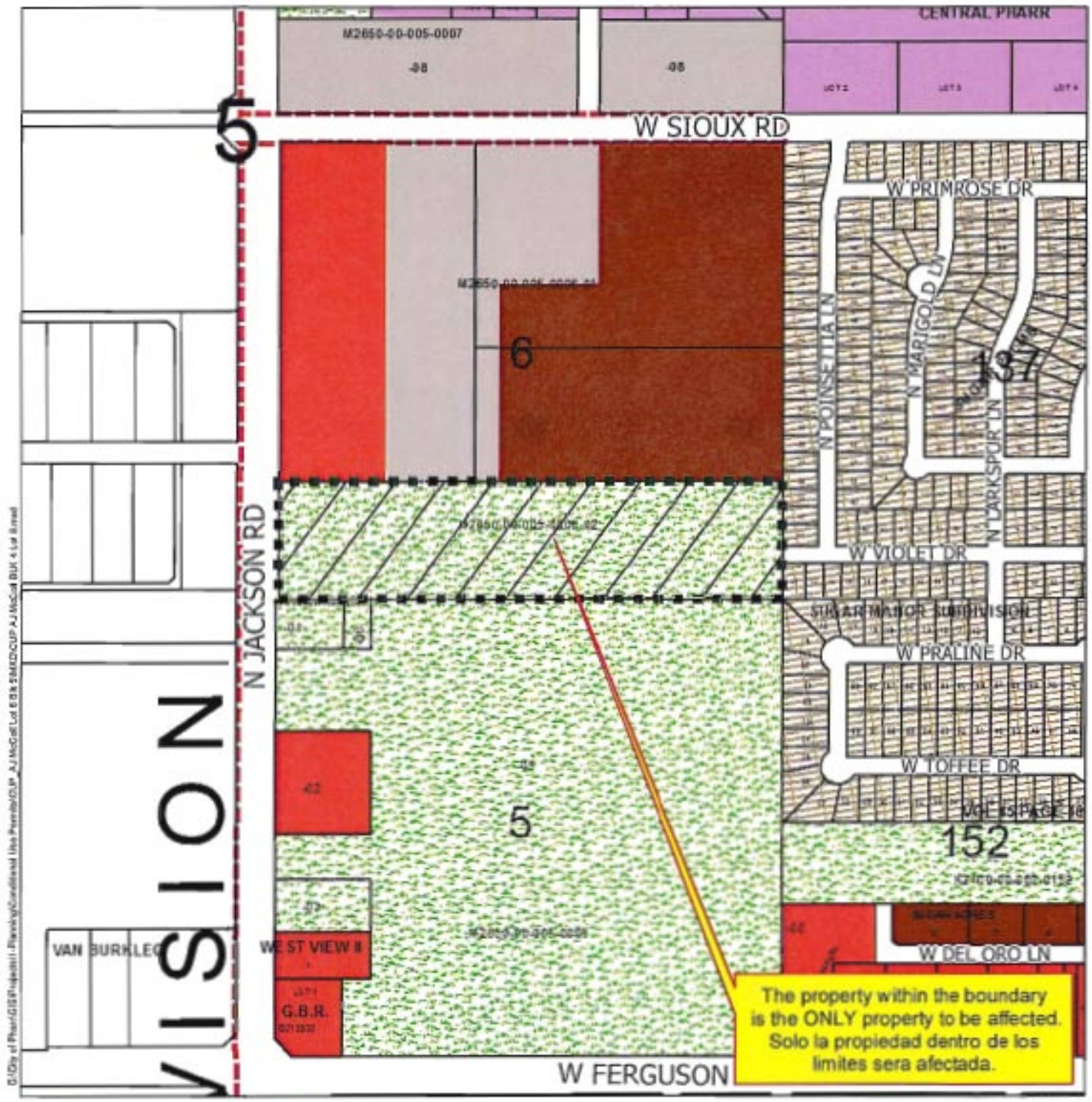
**NOTE:** This item will go before the City Commission meeting of **July 03, 2017** at **4:00 p.m**.

P:\Admin\CUPs\SUP\SUP_J. GARCIA rep AEP TEXAS CENTRAL COMPANY_ELECTRICAL SUBSTATION_2017

Proposed Conditional Use Permit
AJ McColl Subdivision Lot 6 Blk 5
AEP Texas/Val Mor Services Corp.

Pharr
2005

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

Scale: 1 inch = 400 feet

0 200 400 800 1,200 1,600 Feet

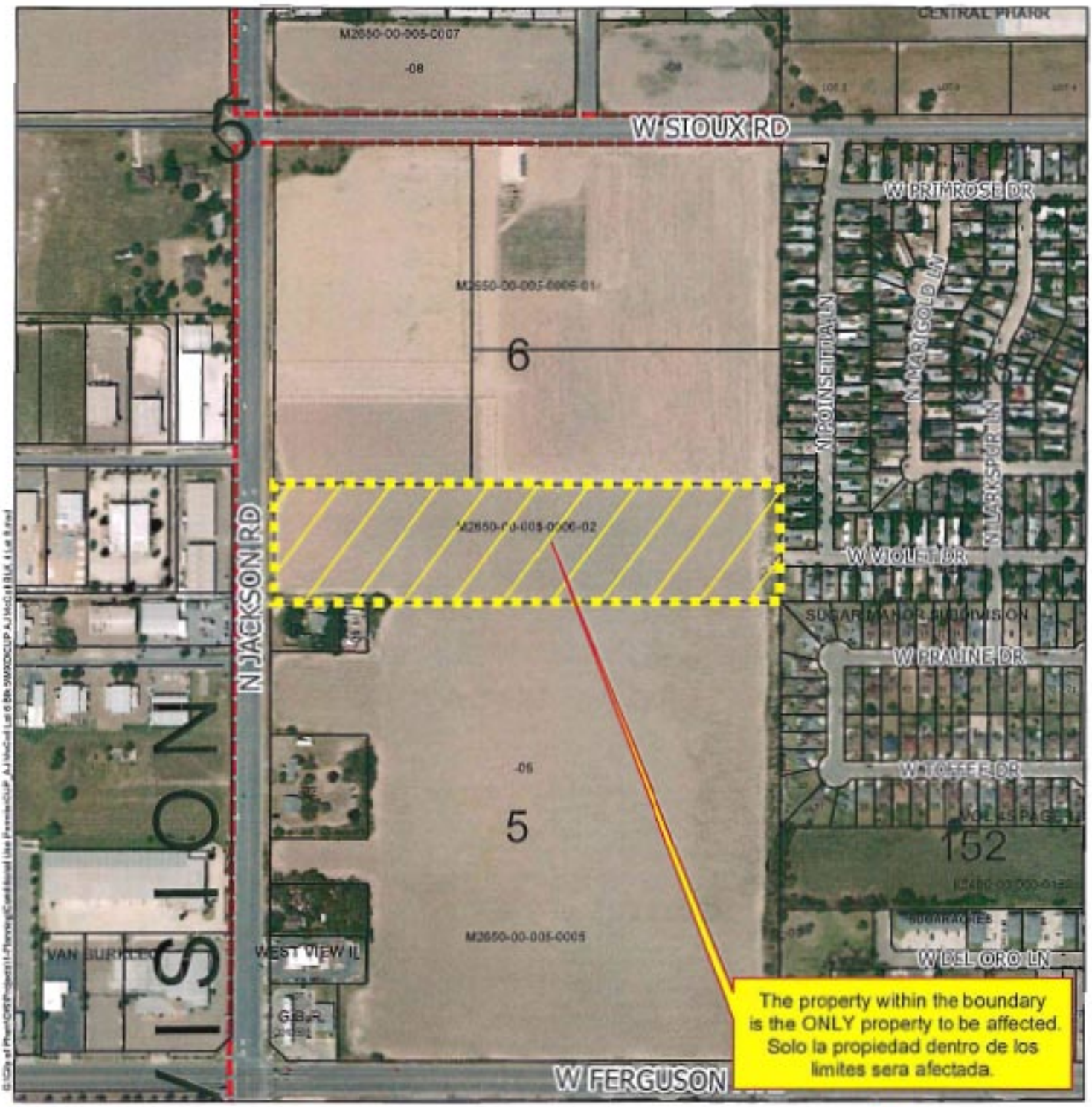
N
W E
S

Date: 3/21/2017

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Conditional Use Permit
AJ McColl Subdivision Lot 6 Blk 5
AEP Texas/Val Mor Services Corp.

Pharr Engineering




Agricultural Open Space
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Rail Road R.O.W.
Government Owned
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Drainage Easement
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Heavy Industrial
Limited Industrial
Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

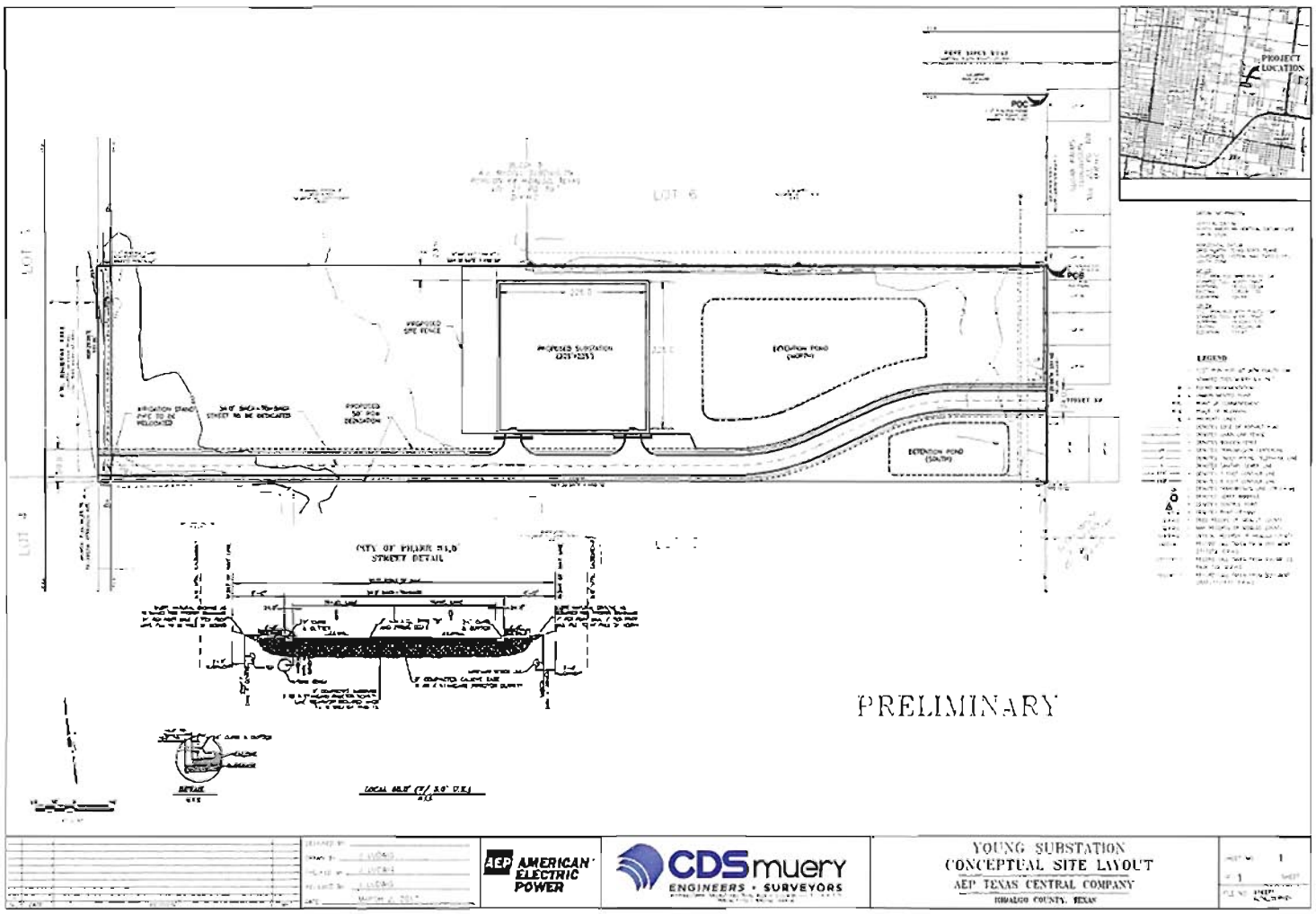
Scale: 1 inch = 400 feet

0 200 400 800 1,200 1,600 Feet

N W E S

Date: 3/21/2017

City of Pharr, Texas
Engineering Department
956.702.5355




AEP AMERICAN ELECTRIC POWER

CDSmuery ENGINEERS + SURVEYORS

YOUNG SUBSTATION
CONCEPTUAL SITE LAYOUT
AEP TEXAS CENTRAL COMPANY
HIDALGO COUNTY, TEXAS

Cell # 648-6122

REC'D 3:54 pm
CC

APR 06 2017

CITY OF PHARR ADMINISTRATION
PHARR, TEXAS

CITY OF PHARR REGISTRATION FORM

**PUBLIC HEARING**

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Joe E. Degollado

ADDRESS: 2314 North Jackson Rd. CITY: Pharr STATE: Texas

ZIP CODE: 78577 PHONE NO: (A/C) 956-682-8602

EMAIL: _____ ORGANIZATION (IF ANY): None

Public Hearing Agenda Item #: SUP 1703 18 For: _____ Against ✓

Board/Committee: P. and Z. Commission Meeting Date: April 4-10th 2017

How will or has the proposed action affect you?
Impaired value of property and Quality of Life, looking at Electrical Tower High Lines and Safety Issues.

**ACKNOWLEDGMENT**

*By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.*

Joe E. Degollado
SIGNATURE

April 4-6-2017
DATE

**Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.**

✓ Confirmed SPO

**JCJJI, Ltd**
**P. O Box 1986**
**McAllen, Texas 78505**

April 5, 2017

City of Pharr
Planning and Zoning Department
118 South Cage
Pharr, Texas 78577

Hand Delivered to City Clerk's office

Re: **Opposition to the Special Use permit SUP#170318**

Dear City Commissioners,

Since we are unable to attend the hearing in person scheduled for April 10, 2017 at 6:00 p.m., at the City Commissioners Room to voice our objections, please let this letter serve and to be made of record as our *formal opposition* and *request for denial* of the request made by AEP Texas, Inc., to the City of Pharr for a Life-of-the-Use Special Use Permit to allow an Electrical Substation on the South one-half (1/2) of the South one-half (1/2) Of Lot 6, Block 5 A.J. McColl Subdivision, Pharr, Hidalgo County, Texas, which immediately adjoins our property to the South.

Please refer to SUP#170318 (see enclosed map and Legal Notice).

Should you have any questions or need additional information do not hesitate to contact me regarding this matter.

Sincerely,

Isabel C. Igoa

C: file

REC'D
CC

APR 06 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 08 2017

BY:

JCJJIltrCityofPharrAEP

Pharr
Development Services

Pharr
All-America City
2006

# MEMORANDUM

**DATE:** MONDAY, JUNE 26, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LIFE-OF-THE-USE CONDITIONAL USE PERMIT - OVERSIZED STORAGE UNIT FILE NO. **CUP#170529**

**GENERAL INFORMATION:**

**APPLICANT:** Emma E. Guerra 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 (14' x 19') in a Single-Family Residential District (R-1).

**LEGAL DESCRIPTION:** The property is legally described as being Lot 83, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 7711 South Pecan Plantation Circle.

**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, east and west. This area is generally designated for single-family residential use in the Land Use Plan.

**NOTIFICATION OF PUBLIC:** Fifty (50) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls and one (1) walk in 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 an Oversized Storage Unit (14' x 19') 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 storage unit shall not have a separate electrical service;
3. No living amenities shall be installed in the unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant shall obtain a building permit;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
    - Any change in use or change in extent of use, area or location.
    - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
    - 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.

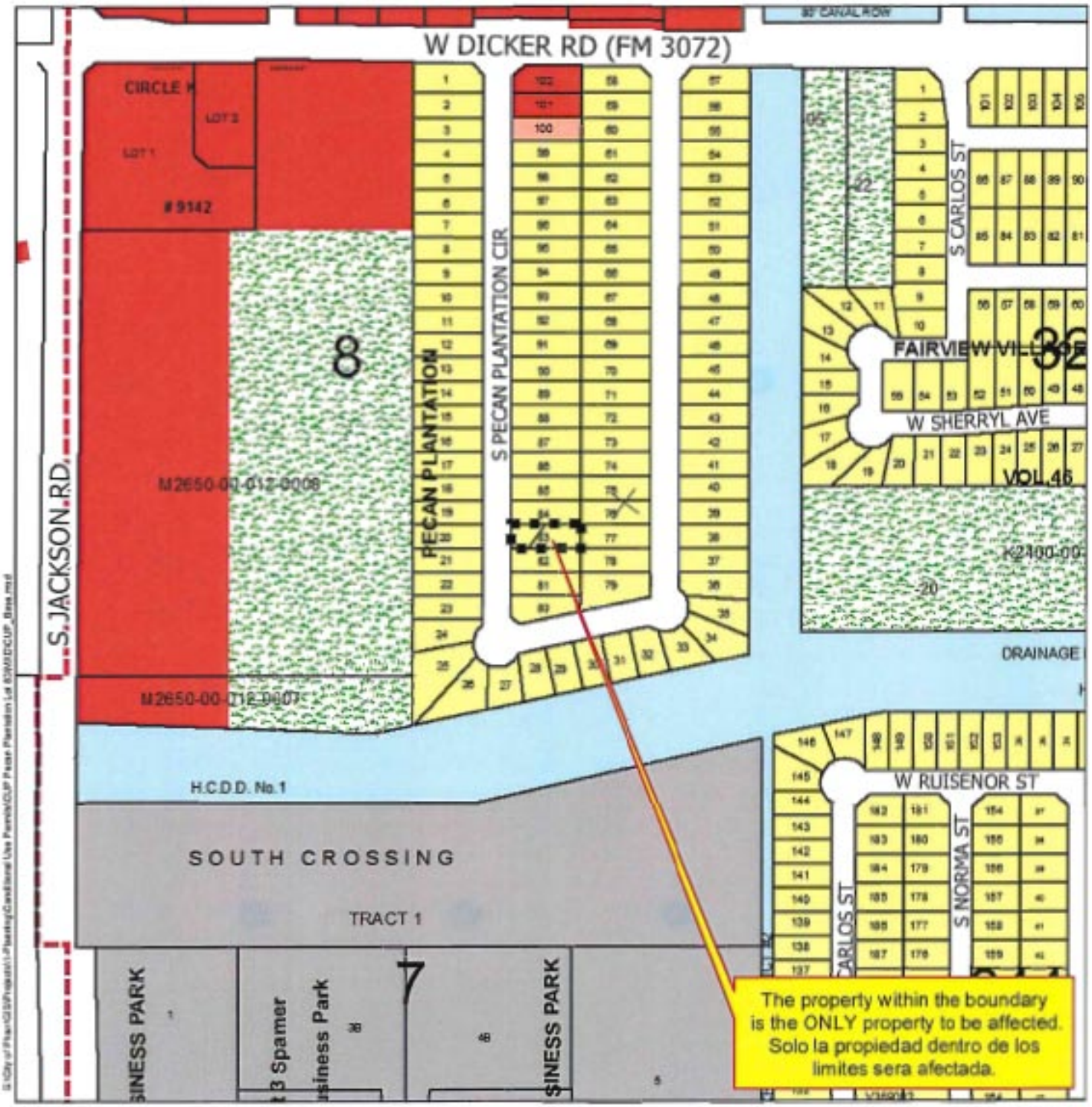
ADDITIONAL COMMENTS:

On May 09, 2017, Ms. Guerra submitted plans to the city for an after the fact outside storage unit. Application was placed on pending by the Building Official until a Life-of-the-Use Conditional Use Permit for an Oversized Storage Unit was applied for and a windstorm report was obtained for the project since the building was taller than 10 feet. On, June 16, 2017, staff contacted Ms. Guerra who stated that she would modify the building down to the approved 10 feet to comply with the building code standards. Ms. Guerra submitted revised plans on June 22, 2017 to the Permits Division which were approved by the Building Official with the condition that Ms. Guerra apply for and obtain a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit.

**NOTE:** This item will go before the City Commission meeting of **July 03, 2017** at **4:00 p.m.**

Proposed Conditional Use Permit
Pecan Plantation Lot 83
Emma E Guerra

Pharr Engineering




Agricultural Open Space
Single Family
Single Family Small Lot
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Rail Road R.O.W.
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Drainage Easement
Heavy Commercial
Heavy Industrial
Limited Industrial
Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

City of Pharr, Texas
Engineering Department
956.702.6366

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

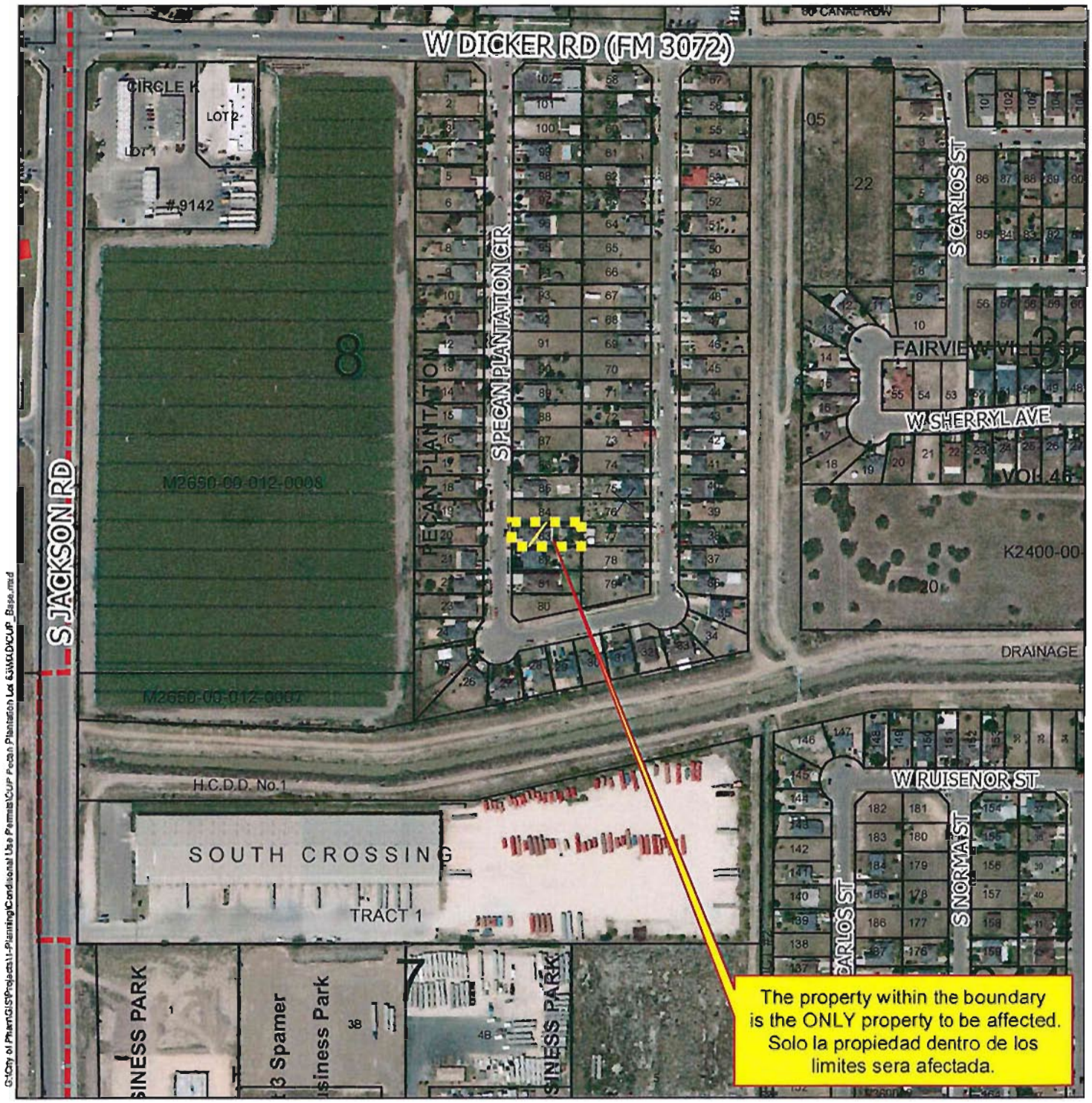
N E S W

Date: 5/19/2017

Proposed Conditional Use Permit
Pecan Plantation Lot 83
Emma E Guerra

Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP Pecan Plantation Lot 83\MXD\CUP_Base.mxd

Agricultural Open Space
Single Family
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Hidalgo ISD
Valley View ISD
Planned Unit Development

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N
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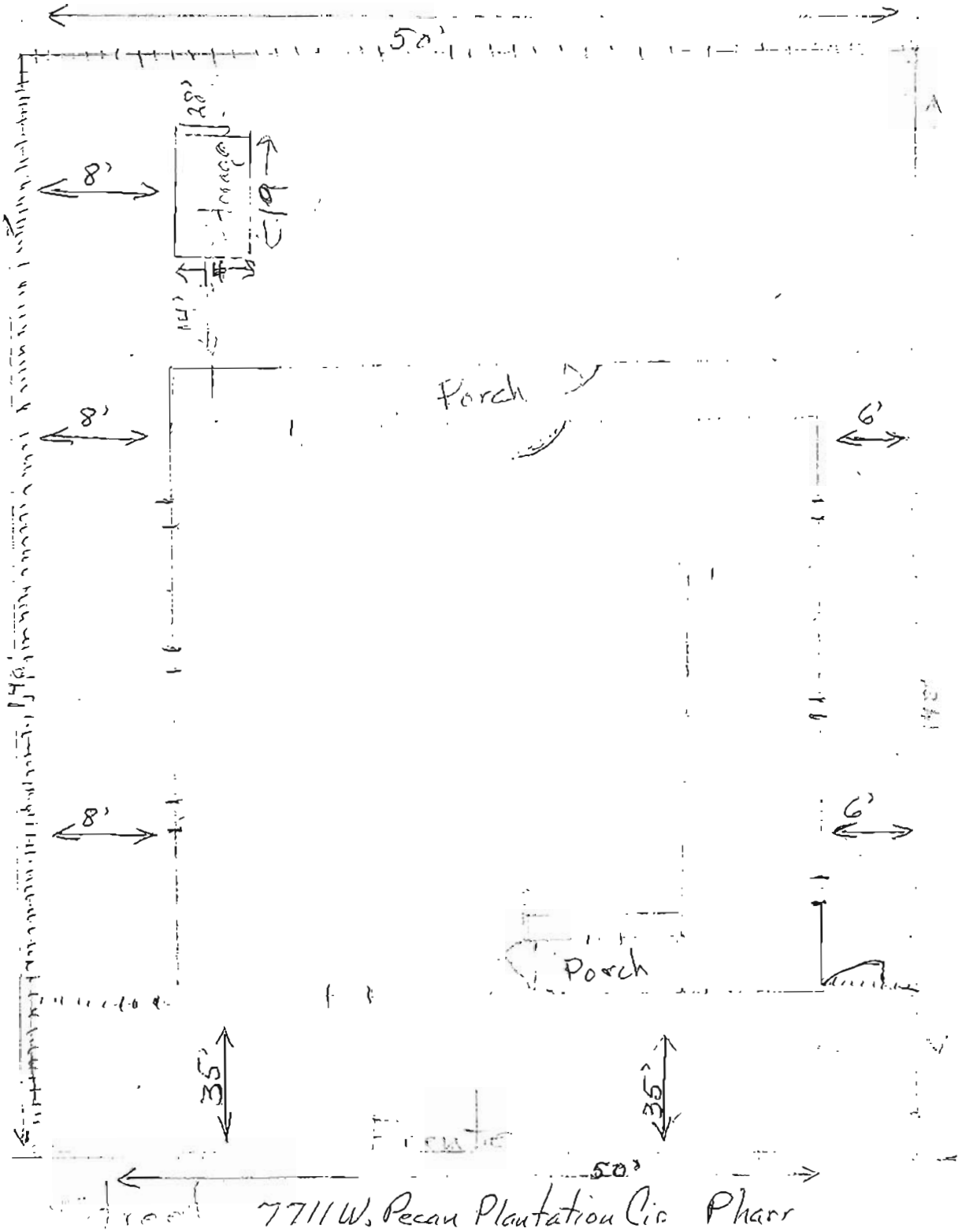
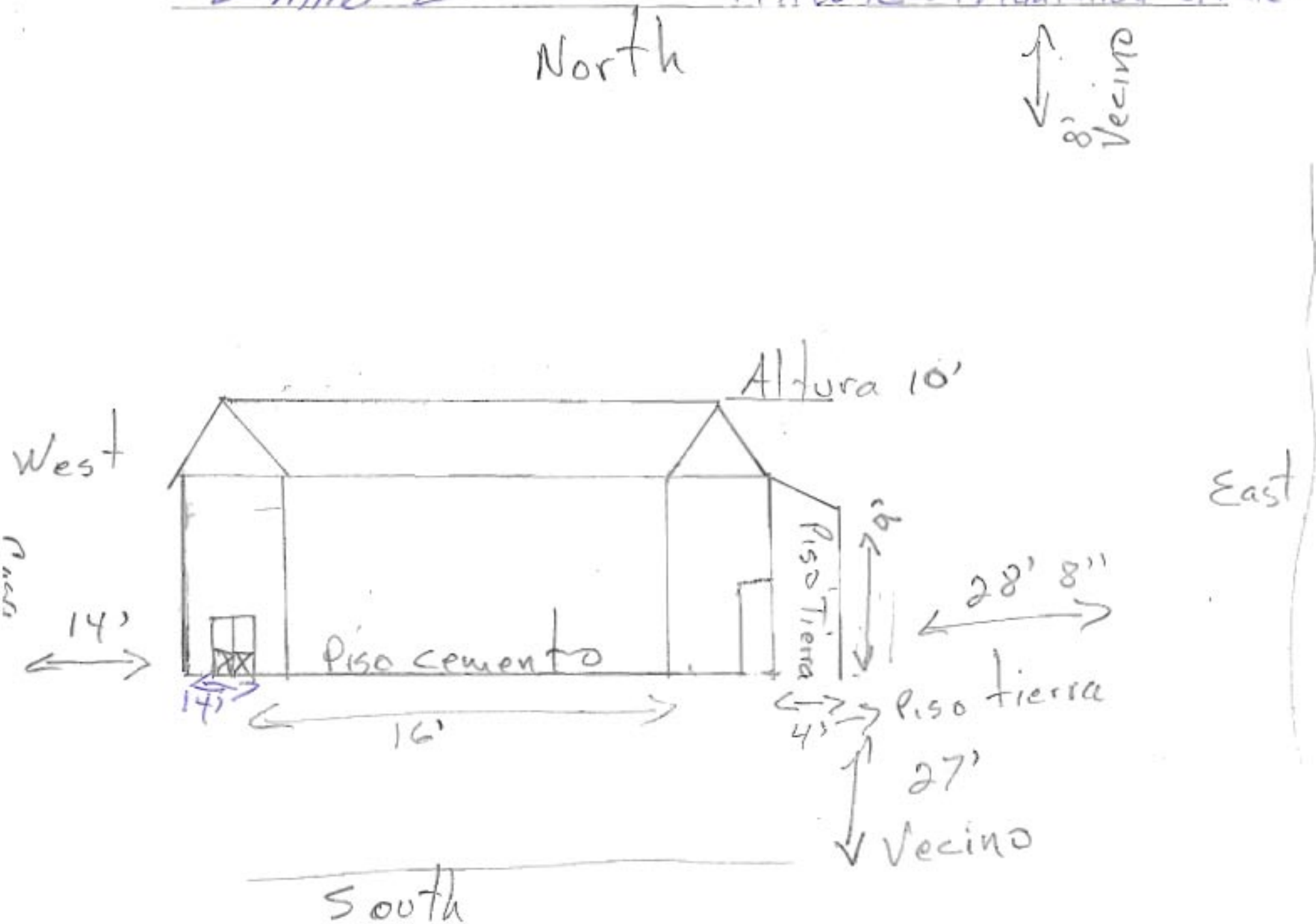
City of Pharr, Texas
Engineering Department
956 702.5355

Date: 5/19/2017




7711 W. Pecan Plantation Cir Pharr

Emma E. Guerra 7711 W. Pecan Plantation Circle



Pharr
Development Services
*Implementing your vision, improving your City*

# STANDARDIZED RECOMMENDATION FORM

**MEETING DATE:** June 26, 2017

**ROUTE TO BOARD:**

☐ CITY COMMISSION — **AGENDA ITEM:** COZ:#170634

☒ PLANNING & ZONING COMMISSION — **DATE SUBMITTED:** June 05, 2017

1. **Applicant:** Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. President.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).

3. **Nature / Intent of Request:** In order to subdivide the property and use for intuitional use.

4. **Routing to Staff:**

| | Initials | Date | | |
|---|---|---|---|---|
| A. Melanie Cano, Director | | 6/21/17 | ☒ Approval | ☐ Denial |
| B. Planning Staff Recommendations | | 6-20-17 | ☒ 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, JUNE 26, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: **Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Boulevard.**

## 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.

**DESCRIPTION OF PROPERTY:**

Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. President, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The subject site is located on the East side of South Cage Boulevard and is physically located within the 3900 Block of South Cage Boulevard. The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of four (4) tracts of land with the frontage of approximately 1,050 feet along South Cage Boulevard and has a depth of approximately 3,910 feet. South Cage Boulevard is a 120'-150' principal arterial, which runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property currently is zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and west, General Business District (C) to the west, Planned Unit Development to the north and City of Pharr limits lie to the south and east of the property. The property is generally designated for single-family residential use, commercial use and public/semi-public use in the Land Use Plan.

The property to the north was annexed in the city September 14, 1982 and was rezoned to Planned Unit Development (PUD) on December 21, 1982. The properties to the west were rezoned to General Business District (C) on November 01, 2007 and November 19, 2002. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to General Business District (C) in order to subdivide the property and to use for intuitional use.

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

Twenty-four (24) 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 and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

**NOTE**: This item will go before the City Commission Meeting of **July 03, 2017** 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\KELLY-PHARR/K-P OF PORCIONES 69 & 70 LOTS 255,258,259&260_HALFF ASSOC. STC_2017

Pharr
Development Services

# REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

| | |
|---|---|
| I. Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. | Agricultural and/or Open Space District (A-O) |
| APPLICANT | CURRENT ZONE |
| Being the 3900 Block of South Cage Boulevard | General Business District (C) |
| ADDRESS | 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 | |

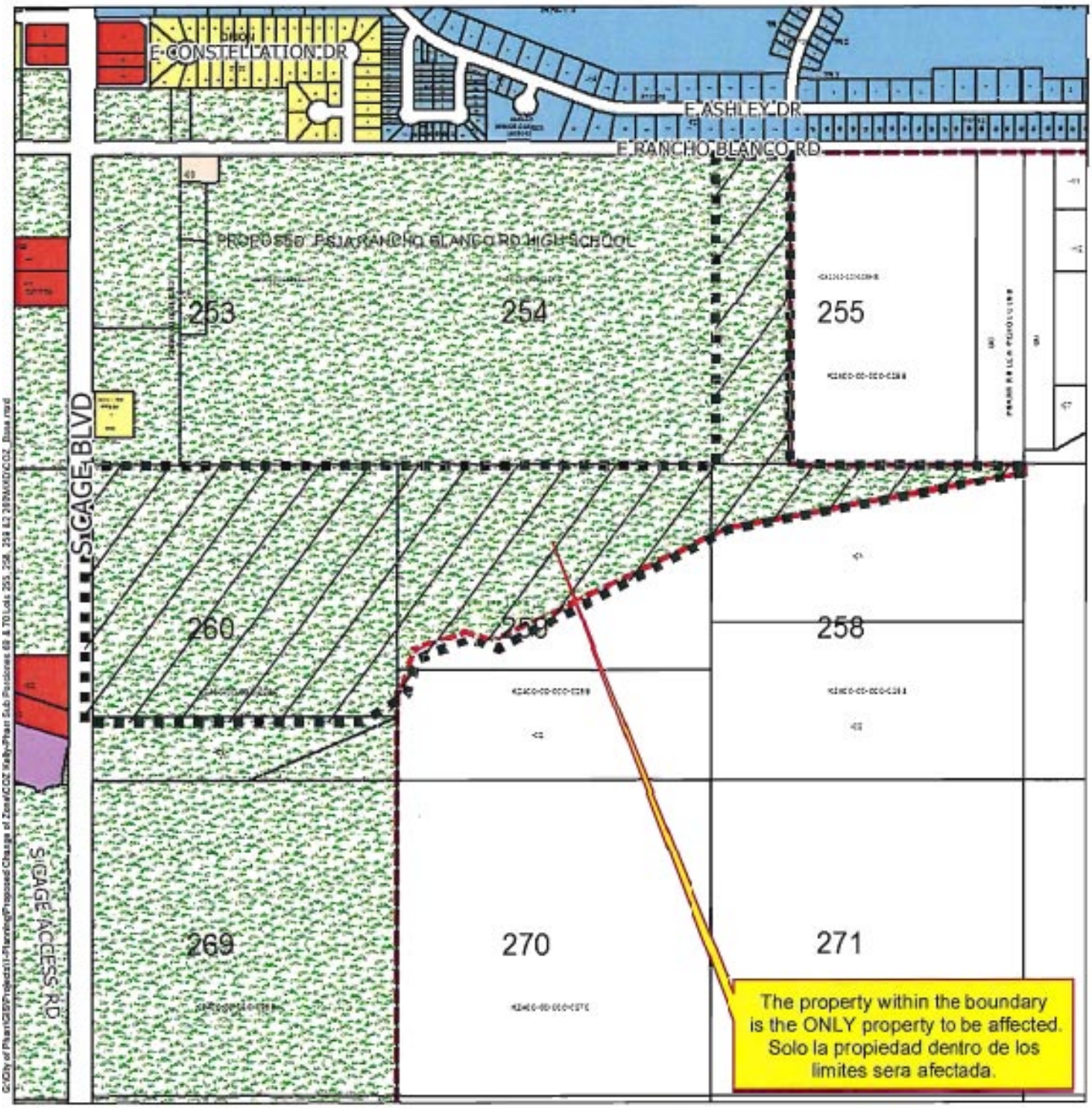
STAFF RECOMMENDATIONS: Approval

| | |
|---|---|
| Della Robles | 06.20.2017 |
| PREPARED BY | DATE |

Proposed Change of Zone
Kelly-Pharr Subdivision of Porciones 69 & 70 Lots
255, 258, 259 & 260
Miles Bullion/South Texas College

Pharr
2006

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 600 feet

0 300 600 1,200 1,800 2,400 Feet

N
W E
S

Date: 6/8/2017

Proposed Change of Zone
Kelly-Pharr Subdivision of Porciones 69 & 70 Lots
255, 258, 259 & 260
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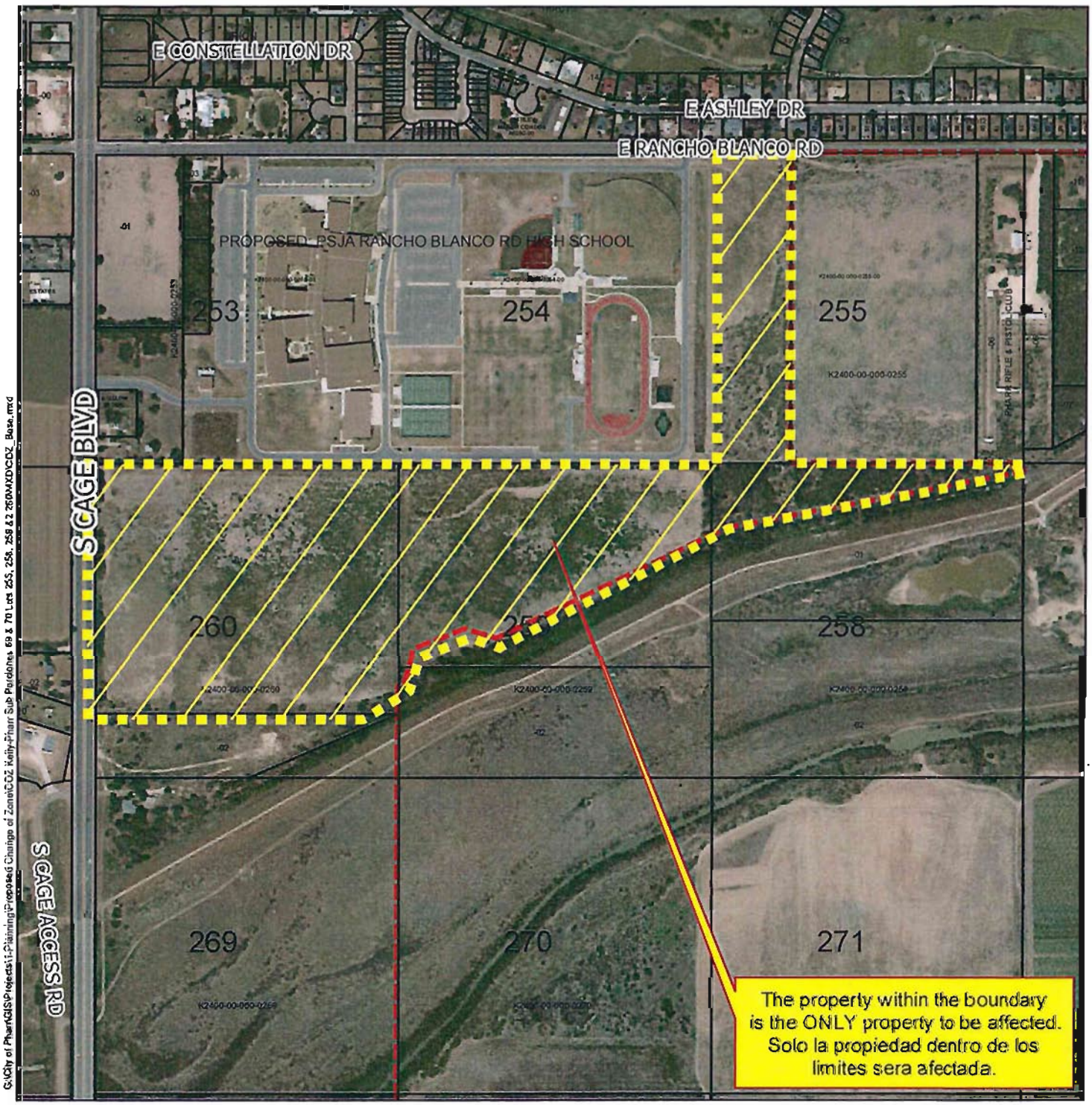
Pharr
All-America City
2006

Pharr Engineering




G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ Kelly-Pharr Sub Porciones 69 & 70 Lots 255, 258, 259 & 260\MXD\COZ_Base.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.
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 600 feet

0 300 600 1,200 1,800 2,400 Feet

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W E
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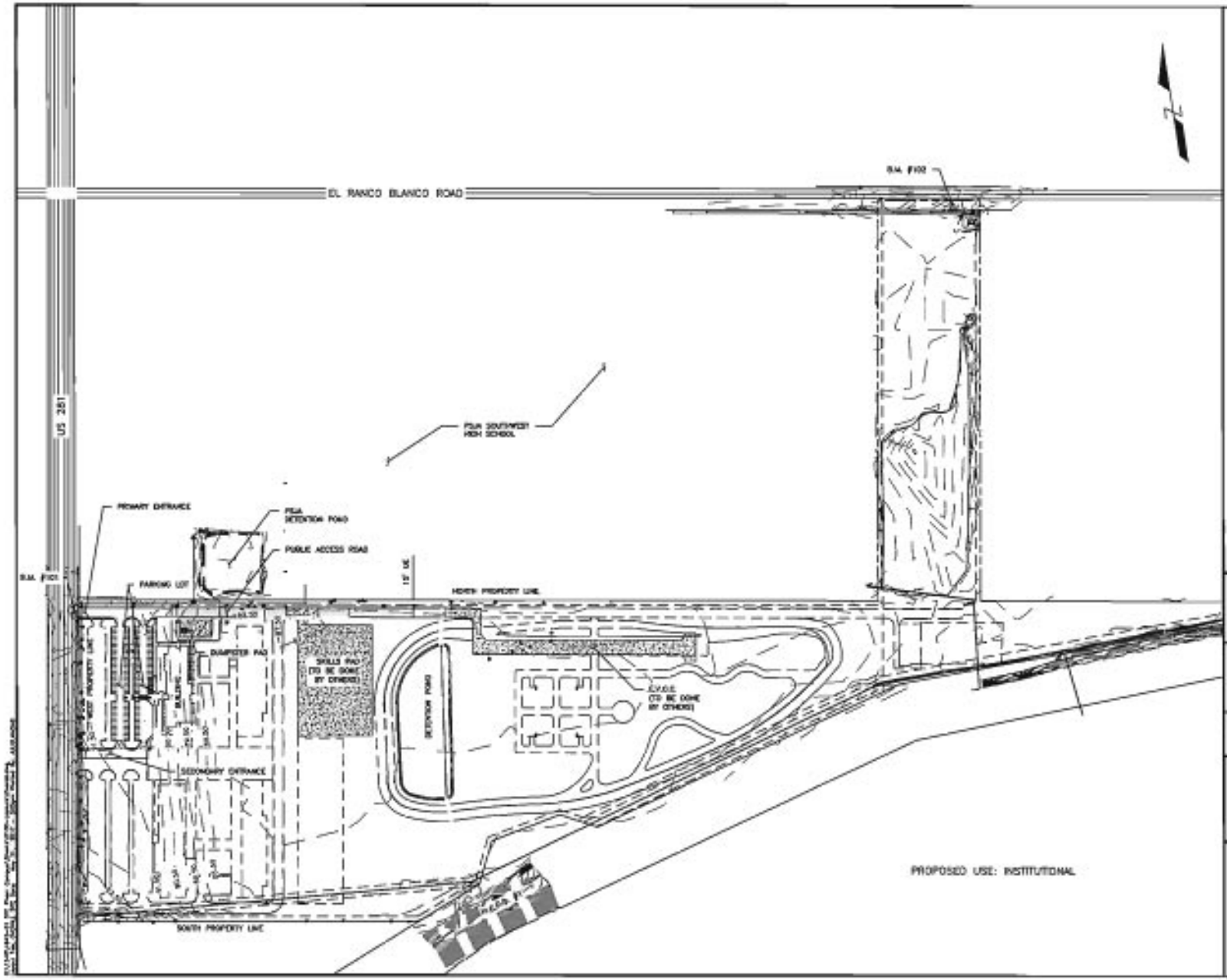
Date: 6/8/2017




SOUTH TEXAS COLLEGE

**DANNENBAUM**

ENGINEERING COMPANY-McALLEN, LLC

1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3077

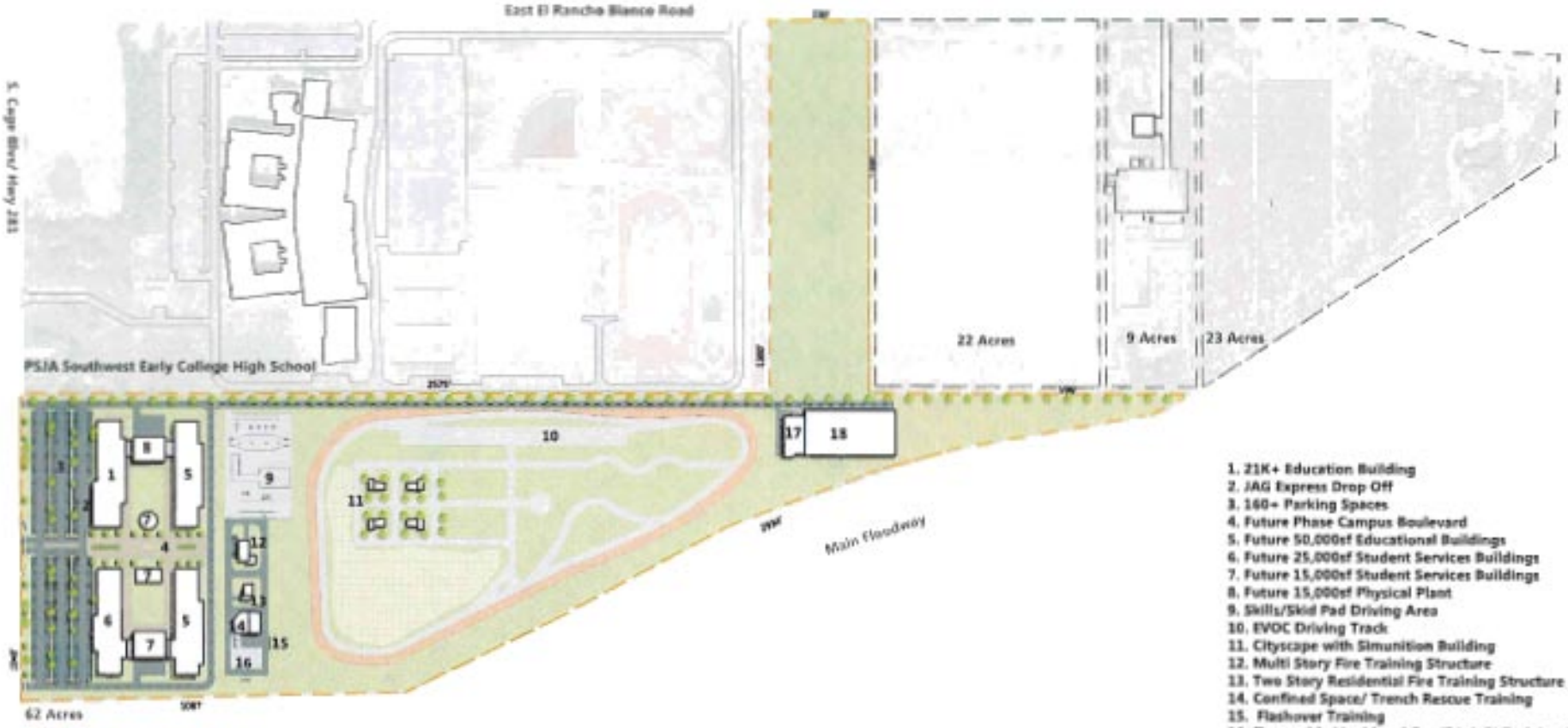
SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
PHASE I

# PROJECT LAYOUT & BENCHMARK LOCATION

Scale: 1"=150' SHEET 1 OF 1

DESIGN REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR DESIGN REVIEW
BY RAYMUNDO ALVAREZ, P.E. No. 111815
AND IS NOT INTENDED FOR PLANNING OR CONSTRUCTION PURPOSES.

| | |
|---|---|
| Project No.: | 4845-01 |
| Designed By: | JJR |
| Drawn By: | JJR |
| Checked By: | R.D. |
| Sheet No.: | 3 |




**20 Year Master Plan**

N

**South Texas College**
**Regional Center for Public Safety Excellence**
**01/31/2017**

PBK

# MEMORANDUM

**DATE:** MONDAY, JUNE 26, 2017

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** PHARR DEVELOPMENT AND RESEARCH CENTER SUBDIVISION
FILE NO. SUB#151127

**GENERAL INFORMATION:**

**APPLICANT:** MGE, representing City of Pharr, is requesting final plat approval of the proposed Pharr Development and Research Center Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a tract of land containing 5.00 acres, also being a part or portion of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 900 Block of West Dicker Road.

**ZONING:** The property is currently zoned Agricultural and/or Open-Space District (A-O). The adjacent zones are Agricultural and/or Open-Space District (A-O) to the North and West, Single-Family Residential District (R-1) to the South, and Limited Industrial District (L-I) to the East. The property is designated for commercial and public/semi public use in the Land Use Plan.

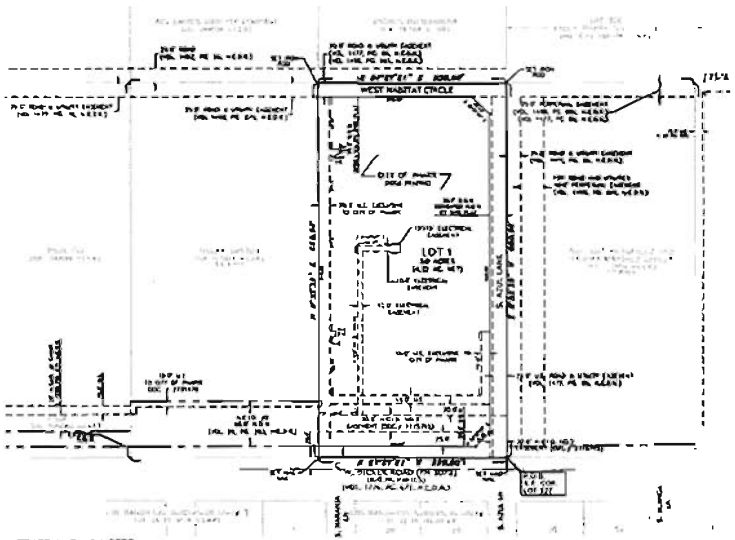
**PROPERTY PROPOSED USE:** Development and Research Center.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends final plat approval of the proposed Pharr Development and Research Center Subdivision subject to the following conditions:

| | | |
|---|---|---|
| **STREETS, PAVING AND R.O.W.:** | 1) | In compliance. |
| **EASEMENTS:** | 1) | In compliance. |
| **SIDEWALK: ADA:** | 1) | In compliance. |
| **FIRE PROTECTION:** | 1) | In compliance. |
| **WATER:** | 1) | In compliance. |
| **SEWER:** | 1) | In compliance. |
| **DRAINAGE:** | 1) | In compliance. |
| **OTHER:** | 1) | In compliance. |

**This item will go before City Commission on July 03, 2017 at 4:00 p.m.**




## GENERAL PLAT NOTES:

1. IMPROVEMENT OF ALL PLAT HEREIN AND ROADWAYS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS DRAWN TO
2. BEARING BASIS IS NAD TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.
3. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE B" WHICH ARE "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD".
   FIRM COMMUNITY PANEL NO.: 480334 0005 B
   MAP REVISED: JANUARY 2, 1980
4. CITY OF PHARR BENCHMARK #16 (CITY = RELIEF COORDINATES) = A TBOTBAR STK ( ) (BURIED-LID), APPROXIMATELY 34 FEET SOUTH OF THE SOUTH ROADWAY BACK OF CURB AND APPROXIMATELY 180 FEET OF THE WEST PROPERTY LINE OF 2.00 ACRES, LOT 327, KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 133-134, H.C.M.R., TEXAS
5. DRAINAGE RETENTION AREA TO BE MAINTAINED BY THE CITY OF PHARR ORDINANCE.
6. MINIMUM FINISH FLOOR ELEVATION 18" ABOVE TOP OF CURB AT CENTER OF LOT
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY, THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT WILL ESTIMATED THAT A VOLUME OF APPROXIMATELY (0.73333) CUBIC FEET AND A VOLUME OF APPROXIMATELY (.24) ACRE FEET WILL BE REQUIRED FOR THIS SITE. THIS IS AN ESTIMATE ONLY AND BE FINALLY ANALYZED AND MEET HEREIN DIFFERENT REQUIREMENTS AND BUILDING FOOTAGE SHALL BE ADJUSTED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT
8. DETENTION/RETENTION POND TO BE FENCED 6' 3' OR DEEPER AND TO BE MAINTAINED BY OWNER.
9. SWEEP/RAMP RAMPS & LANDINGS PER A.D.A. REQUIREMENTS ARE TO BE CONSTRUCTED AT SUBDIVISION CONSTRUCTION & 5' SIDEWALK WILL BE REQUIRED ALONG THE NORTH SIDE OF W. DRAKER ROAD AT BUILDING PERMIT.
10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE
11. EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT T.P.D.E.S. GUIDELINES.
12. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
13. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
14. FIRE SPRINKLER PROTECTION SHALL BE INSTALLED BY A LICENSE FIRE PROTECTION COMPANY.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PHARR DEVELOPMENT & RESEARCH CENTER SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY DEDICATE SUCH PROPERTY AND DRAINAGE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED

AUTHORIZED REPRESENTATIVE
CITY OF PHARR
P.O. BOX 1729, PHARR, TX 78577

NOTARY PUBLIC'S CERTIFICATION
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED WRITER IN SAID AUTHORITY, ON THIS DAY PERSONALLY APPEARED CITY OF PHARR 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2017.

NOTARY PUBLIC

| NO. | SHEET | REVISION | DATE | APPROVED |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |

PRINCIPAL CONTACTS

| | NAME | ADDRESS | CITY, STATE & ZIP CODE | PHONE | FAX |
|---|---|---|---|---|---|
| OWNER: | CITY OF PHARR | 118 S. CAGE BLVD. | PHARR, TEXAS 78577 | (956) 402-4000 | |
| ENGINEER: | M GARCIA ENGINEERING, P.E. | 4900 MCALLEN, SUITE 103 | MCALLEN, TEXAS 78504 | (956) 971-0218 | (956) 971-0411 |
| SURVEYOR: | MARK MONTALVO | 900 E. MCKINNEY RD. SUITE 12 | MISSION, TX 78572 | (956) 412-2439 | (956) 580-7118 |

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED, RAYMUNDO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES CONCERNING SURVEY.

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. _____

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL CORNER MONUMENTS AS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES CONCERNING SURVEYS.

REGISTERED PROFESSIONAL LAND SURVEYOR
No. _____

SCALE: 1"=100'

APPROVED BY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT. HOWEVER HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE DISTRICT ARE NOT RESPONSIBLE AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESIGNED 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

_____ DATE _____
DRAINAGE MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HIDALGO COUNTY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY HEREON MY APPROVAL IS RECEIVED

_____ DATE _____ ATTEST: CITY CLERK _____ DATE _____

APPROVED AND AUTHORIZED FOR RECORDING BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 20___, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

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

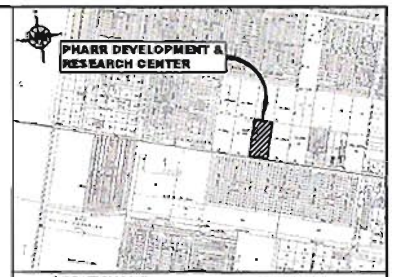
NO IMPROVEMENTS OF ANY KIND INCLUDING, WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS.

_____ PRESIDENT

ATTEST: _____ SECRETARY

# PLAT
# OF
# PHARR DEVELOPMENT & RESEARCH CENTER SUBDIVISION

A 2.00 ACRE TRACT OF LAND OUT OF LOT 327, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS




LOCATION MAP SCALE: 1"=1,000'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
1900 MCALLEN, SUITE 103
MCALLEN, TEXAS 78504
DATE PREPARED: NOVEMBER 11, 2013
DATE SURVEYED: SEPTEMBER 13, 2013 PROJECT NO. 13-213

DESCRIPTION OF PLAT OF
PHARR DEVELOPMENT & RESEARCH CENTER
A 2.00 ACRE TRACT OF LAND, ALSO KNOWN AS PART OF LOT 327, KELLY-PHARR SUBDIVISION RECORDED IN HIDALGO COUNTY, TEXAS, AND CONVEYED TO THE CITY OF PHARR IN INSTRUMENT RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PLAT SHEET 1 OF 1

NOTES & DEFINITIONS

BEING A 2.00 ACRE TRACT OF LAND SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 327, KELLY-PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 2.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL AND SHINER SET IN A 24" WOOD POST FOR THE NORTHWEST CORNER OF SAID LOT 327, KELLY-PHARR SUBDIVISION, AND BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO JOSE LUIS HERNANDEZ AND WIFE ROSALVA MARTINEZ BY DEED AS RECORDED IN DOCUMENT NO. 1908998 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE WITH THE SOUTH LINE OF SAID LOT 327, KELLY-PHARR SUBDIVISION, N 89°59'59" E, A DISTANCE OF 330.00 FEET TO A NAIL AND SET FOR THE SOUTHEAST CORNER OF THE CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 1908998 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING S.R. 3073 (BENTSEN ROAD), N 00°00'01" E, AT A DISTANCE OF 20.00 FEET PASSING A 1/2" IRON ROD FOUND IN THE EXISTING NORTH ROW OF SAID LINE OF S.R. 3073 (BENTSEN ROAD), CONTINUING A TOTAL DISTANCE OF 264.00 FEET TO A 5/8" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE 4.2 LIMITED LIABILITY COMPANY TRACT OF LAND, AS DESCRIBED IN DOCUMENT NO. 2418018, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE S 89°59'59" E, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID NORTHWEST AND CENTER TRACT OF LAND, FOR THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE WEST LINE OF SAID NORTHWEST AND CENTER TRACT OF LAND, S 00°00'01" W, AT A DISTANCE OF 244.00 FEET PASSING A 5/8" IRON PIN FOUND IN THE EXISTING NORTH ROW OF SAID LINE OF S.R. 3073 (BENTSEN ROAD), CONTINUING A TOTAL DISTANCE OF 264.00 FEET TO POINT OF BEGINNING AND BEING A 2.00 ACRE TRACT OF LAND

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983

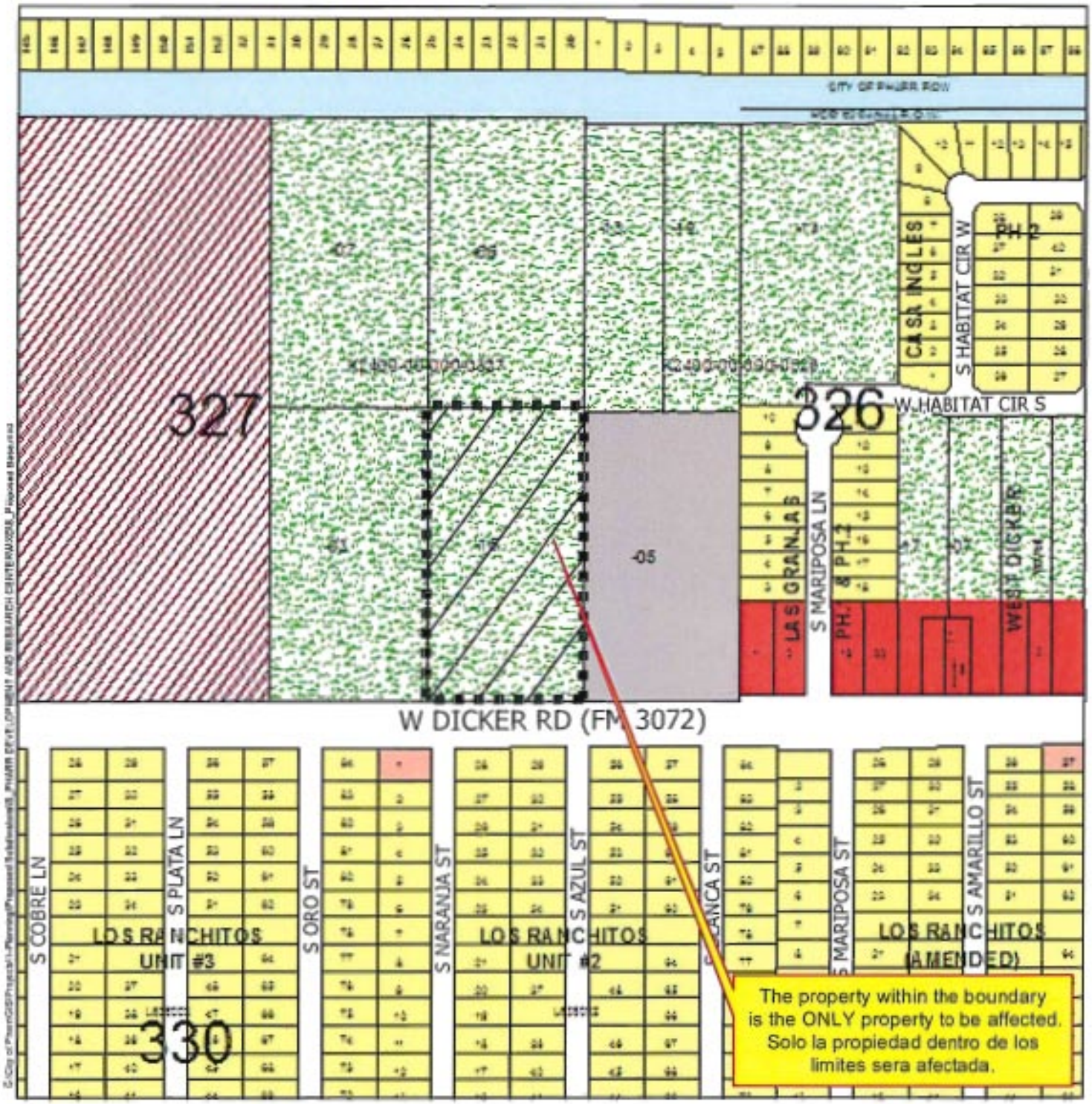
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
IN VOLUME _____ PAGE _____
OF THE RECORDS OF HIDALGO, TEXAS
BY: _____ DEPUTY

PRELIMINARY REVIEW

M GARCIA ENGINEERING LLC
CIVIL ENGINEERING

Proposed Subdivision
PHARR DEVELOPMENT AND RESEARCH CENTER
M GARCIA ENGINEERING, LLC




Agricultural Open Space
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PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet
0 150 300 600 900 1,200 Feet

Date: 11/24/2015

Proposed Subdivision
PHARR DEVELOPMENT AND RESEARCH CENTER
M GARCIA ENGINEERING, LLC

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\$_PHARR DEVELOPMENT AND RESEARCH CENTER\MXD\S_Proposed Base.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.
- 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

Scale: 1 inch = 300 feet

0 150 300 600 900 1,200 Feet

N E S W

Date: 11/24/2015

City of Pharr, Texas
Engineering Department
956.702 5355