



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 12, 2017 – 6:00 p.m.

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

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: May 22, 2017
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

- E. PUBLIC HEARING: (Ordinance No. O-2015-28) A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.
1. 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)**
 2. 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. **CUP#170212 (TABLED)**
 3. 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#170318 (TABLED)**
 4. Esponjas Development, Ltd, representing Ronald Dee Bollman, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 20 acres, more or less, out of the East ½ of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700 Block of East Owassa Road. **COZ#170525**



5. Reynaldo Mata Rios has filed with the Planning and Zoning Commission a request for a change of zone from a Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH). The property is legally described as being 2.53 acres of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2700 Block of South Cage Boulevard. **COZ#170526**
6. 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**
7. 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. **CUP#170530**
8. 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 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. **CUP#170531**
9. SAMES, Inc., representing Ramon Guajardo, Jr., has filed with the Planning and Zoning Commission a request for a change of zone from an Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C). The property is legally described as being a 1.00 acre tract of land, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400 Block of East Ferguson Avenue. **COZ#170532**
10. Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being the South 250' out of Lot 2, Pharr Citrus Orchard Co., Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of West Business 83. **COZ#170533**

PLAT APPROVAL:

1. Melden & Hunt Inc., representing Tomas Corona, 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 East IH-2. **SUB#170205**
2. Melden & Hunt Inc., representing Larry Schneier, 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. **SUB#170207**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of June 2017, at 4:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. May 22, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 22, 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
Porfirio Rodriguez

Romeo Robles
Andy Castro

ABSENT: Tom Greuner Luis Madrigal Charlie Ramirez

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Roland Gomez, Assistant Director of Development Services
Cristina Garcia, Senior Planner
Heriberto Martinez, Planner II
Della Robles, Planner I
Alvaro De Leon, Building Inspector
Felipe Pedraza, Assistant Fire Marshall
Alexandra Esparza, Secretary

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 08, 2017.

There being no discussion, Andy Castro **moved** the minutes of May 08, 2017, be approved as submitted. Rafael Munguia second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved as submitted
T. Greuner: Absent
R. Munguia: Approved as submitted
A. Castro: Approved as submitted

C. Ramirez: Absent
R. Robles: Approved as submitted
L. Madrigal: Absent
P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of May 08, 2017, as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the public comments. Alexandra Esparza advised there was one individual signed up to speak.

A gentleman approached the podium and introduced himself as Jose Degollado, living at 2314 North Jackson Road. He stated he wanted to know the progress of the AEP Electrical Substation going to be built near his home. He stated that he had been present at the past meetings and no action have been taken. Roland Gomez, Assistant Director of Development Services, advised that the item was going to remain tabled as per the applicant's request. Mr. Degollado asked to be contacted by staff if the item was going to be heard for the next meeting.

There being no one else 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 four 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, Planner I, advised the item will remain tabled and no action was needed.

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.

SABOR DE LA FRONTERA RESTAURANTE, LLC

CUP-ABC
CUP#170424

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

Sabor de la Frontera Restaurante, LLC has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Cantu-Guerra Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 405 North Veterans Boulevard. The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and west, Single-Family Residential District (R-1) and

Single-Family Residential Small-Lot (R-1A) to the south and City Limits to the east. The area is generally designated for commercial use in the Land Use Plan. Code Compliance, Fire Marshal, Police Chief and Development Services recommend approval. Thirty-four (34) 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 Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Della Robles advised that this item will go before the City Commission meeting of June 05, 2017, at 5:00 p.m. and the applicant was not in attendance.

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 signed up to speak, Danny Wylie closed the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez asked staff that if to the west was an adult daycare and to the north was a car wash. Della Robles advised it was near a car wash and drive thru. Mr. Rodriguez asked what the hours of operation were. Della Robles advised that they were not asking for a late hours permit. Roland Gomez, Assistant Director of Development Services, advised that the hours for the sale of alcohol was until 12 midnight. He advised that the applicant was not asking for late hours, which would push the time until 2 a.m. Edward Wylie, Assistant City Manager, advised that the late hours permit was automatically included with the permit when they applied with TABC.

There being no further discussion, Romeo Robles moved to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Andy Castro second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

PLAT APPROVAL:

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

ROLANDO CRUZ
REP. JORGE SALAZAR

JADE SUBDIVISION
SUB#160615

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

Rolando Cruz, representing Jorge Salazar, is requesting final plat approval of the proposed Jade Subdivision. The property is legally described as being a 2.046 acres of land being a re-plat of all of Lot 34, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1100 Block of West Eisenhower Street. The property is currently zoned Medium Density Multi-Family Residential District (R-3). The adjacent zones are Medium Density Multi-Family Residential District (R-3) and Single Family Residential District (R-1) to the north and south, General Business District (C) and Single-Family Residential District (R-1) to the east and Single-Family Residential District (R-1) to the west. The property is designated for multi-family residential use in the Land Use Plan. Property proposed use: multifamily apartments. Variances: none requested. Development Services recommends final plat approval of the proposed Jade 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.

Heriberto Martinez advised that this item will go before the City Commission meeting of June 05, 2017, at 5:00 p.m.

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

There being no discussion, Rafael Munguia **moved** to approve the request for final plat approval of the proposed Jade Subdivision. Andy Castro second the motion and when put to a vote it polled as followed:

D. Wylie: Approved

T. Greuner: Absent

R. Munguia: Approved

A. Castro: Approved

C. Ramirez: Absent

R. Robles: Approved

L. Madrigal: Absent

P. Rodriguez: Approved

**JAVIER HINOJOSA ENGINEERING
REP. RAUL MUNOZ, JR., RMJ INVESTMENTS**

**NOLANA COMMERCE SUNDIVISION
SUB#170206**

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

Javier Hinojosa Engineering, representing Raul Muñoz, Jr., RMJ Investments, is requesting preliminary plat approval of the proposed Nolana Commerce Subdivision. The property is legally described as being a 4.73 acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of IH 69. The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south and east and Agricultural Open Space District (A-O) to the west. The property is designated for commercial use in the land use plan. Property proposed use: owner is undecided. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Nolana Commerce Subdivision subject to the following conditions:

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

1. Need to provide U.I.R. to excavate along the IH 69 frontage.
2. Excavation permits to be obtained from TxDot for any improvements along the frontage.

EASEMENTS:

1. Need to show all existing easements on property and adjacent to property.

**SIDEWALK:
ADA:**

1. Add to plat note: a 5-Ft. sidewalk with ADA compliant pedestrian ramps along IH69 to be constructed at building permit stage.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Need a UIR permit request for water line fronting IH 69.
2. Need to show valves for hydrants and valves locations.
3. All MJ's require (mega locks).
4. Need to install 12-inch gate valve approximately 300 feet apart.
5. Need to extend 12-inch water line to 8-inch water line on the northwest corner of property and loop to Prince Sameer subdivision.
6. Need to extend 12-inch water line to south west corner of property and install flush out.
7. Proposed 2-inch water line inside property will be private.
8. Need to upgrade the 8-inch water line to 12-inch water line PVC (if current line is AC).
9. Need concrete collars to all valves boxes 30"x30"x6" with wire mesh.
10. Required meter box to be installed before meter is installed.
11. Proposed water service use polyethylene tubing.
12. Corporation valve and curb stop will be brass.
13. Need to provide details on services.
14. Shall have a 9-feet separation for water and sewer.
15. Follow City of Pharr construction standards manual.

SEWER:

1. Proposed sewer service(s) will go to property line only (6-inch PVC).
2. All proposed sewer lines inside property will be private.
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need to match acreage on plat and drainage report.
2. Drainage report must show (25-year developed – 10-year undeveloped) and show the same acreage as the plat. Please revise and resubmit with HCDD No. 1 approval.

OTHER:

1. Correct U.S. Expressway 281 to IH 69.
2. Remove (150') on metes & bounds paragraph #5.
3. Provide tree survey for property, if no trees on site provide letter stating no tree are on-site.
4. Update metes & bounds (U.S. Expressway 281 to IH 69).
5. Provide engineers seal on plat.
6. Need to match correct acreage from warranty deed on plat verify.
7. On sheet 1 of 1 notes 8 and 9, need to update information.
8. Provide three copies of the SWPPP.

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.

Rafael Munguia asked staff what the proposed use was. Mr. Martinez advised that the owner was undecided. Porfirio Rodriguez advised staff that once the owner decided what type of development would go on the property, to make sure that it would be appropriate for the land use. Mr. Martinez advised that it was part of the subdivision process to make sure it was appropriate for the land use.

ANNOUNCEMENTS/OTHER BUSINESS: NONE.**ABSENTEE REPORT:**

Alexandra Esparza announced that Tom Greuner, Charlie Ramirez and Luis Madrigal were the absent members. Andy Castro moved to excuse the absent members. Romeo Robles second the motion and when put to a vote, the motion carried by unanimous consent.

Commissioner Charlie Ramirez arrived at 6:13 p.m. and took his place with the Commission.

ADJOURNMENT:

There being no further business, Porfirio Rodriguez moved that the meeting be adjourned. Andy Castro second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 6:14 p.m.

Danny Wylie, Chairman

ATTEST:

Romeo Robles, Member

Audience Attendance Sheet



DATE **MAY 22, 2017**

MEETING: **P&Z MEETING**

NAME: PRINT	ADDRESS:	PHONE NO.	-AGENDA- ITEM NUMBER
Jose Degollado	2314 NO. JACKSON	682-8602	sup #170318

MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

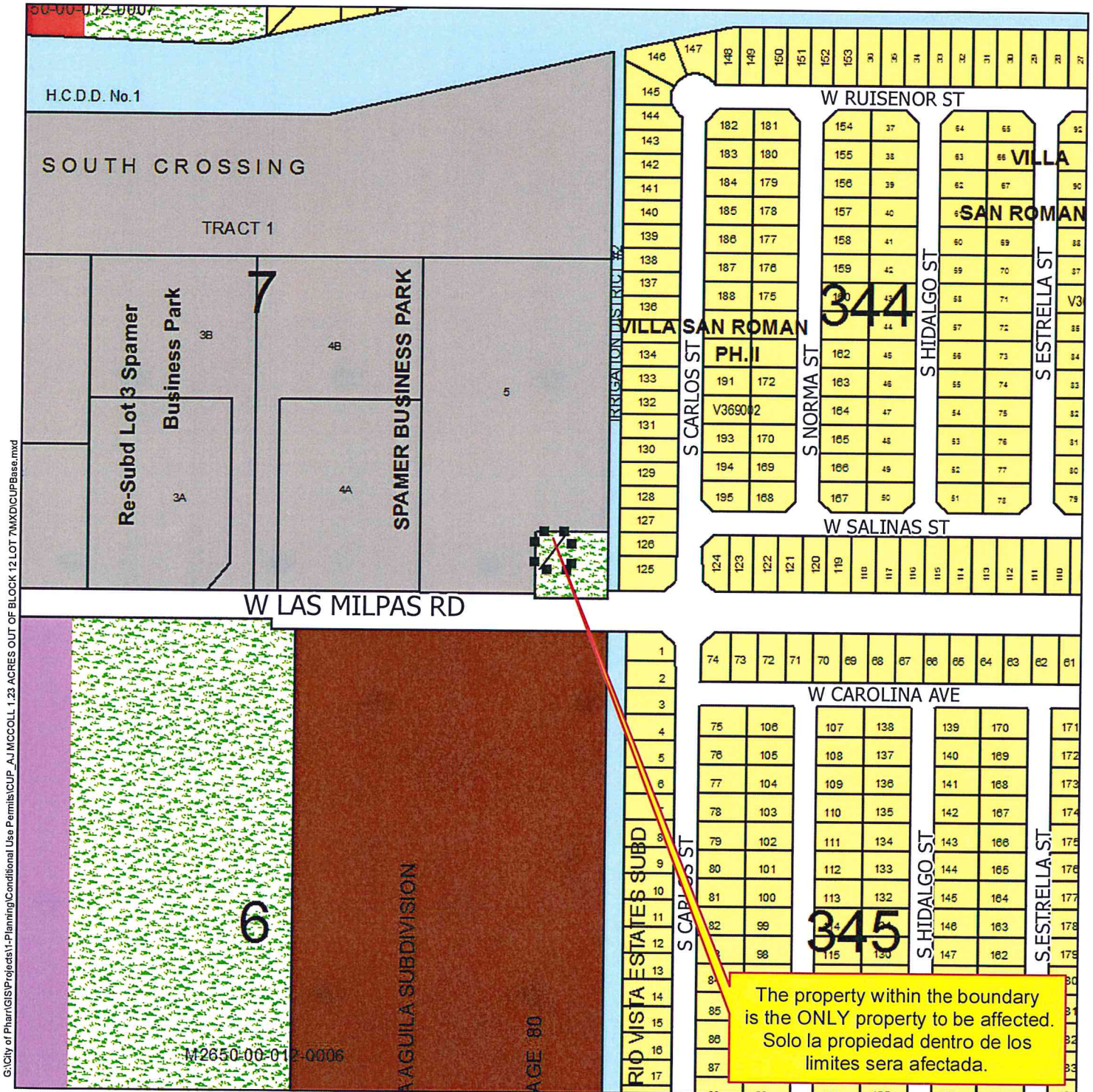
**DEVELOPMENT
SERVICES**

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.

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



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

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 2/17/2017

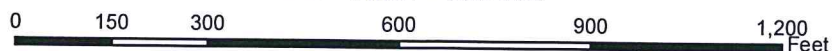
Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



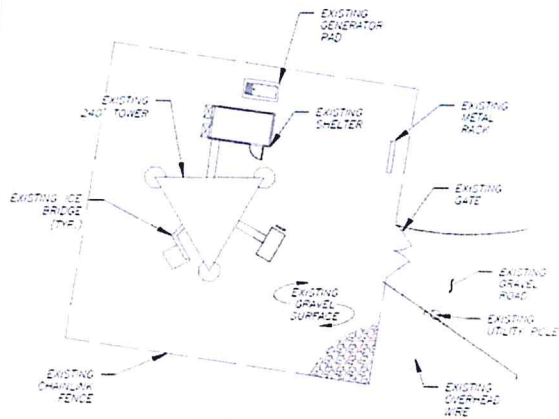
Date: 2/17/2017

NOTES

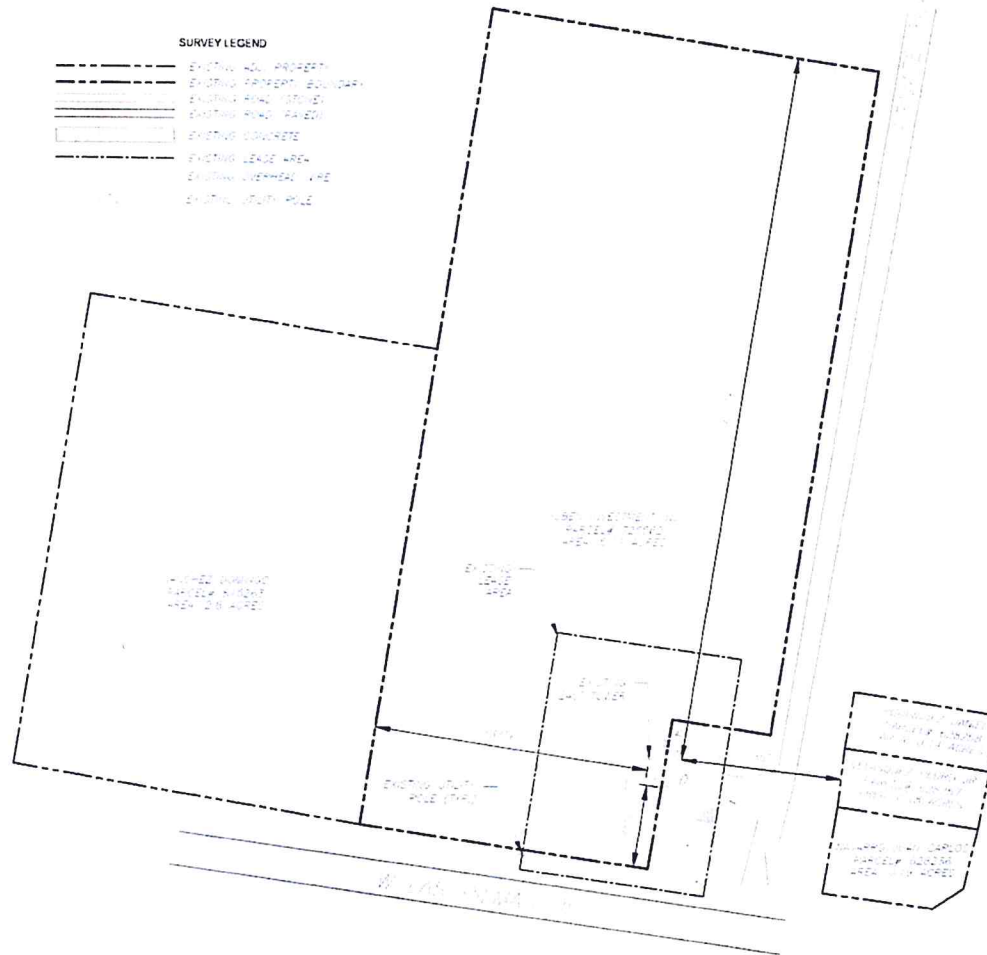
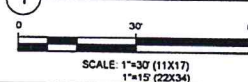
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
- FIELD SURVEY DATE: 04/05/2013
- BOUNDARY INFORMATION OBTAINED FROM: BRADLEY G. WELLS, PLS.

SURVEY LEGEND

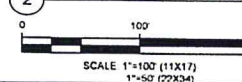
- EXISTING HO. PROPERTY
- EXISTING PROPERTY BOUNDARY
- EXISTING ROAD (TYPED)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE



1 DETAILED SITE PLAN



2 OVERALL SITE PLAN



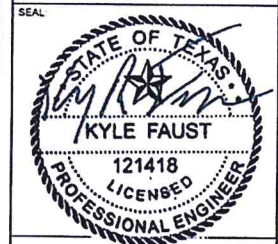
AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27615
 PHONE: (919) 468-0112
 COA: F-8274

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REV	DESCRIPTION	BY	DATE
0	FOR PERMITTING	JN	01/27/17
1			
2			
3			
4			

ATC SITE NUMBER:
310046
 ATC SITE NAME:
HIDALGO TX

SITE ADDRESS:
 1000 W. LAS MILPAS ROAD
 PHARR, TX 78577

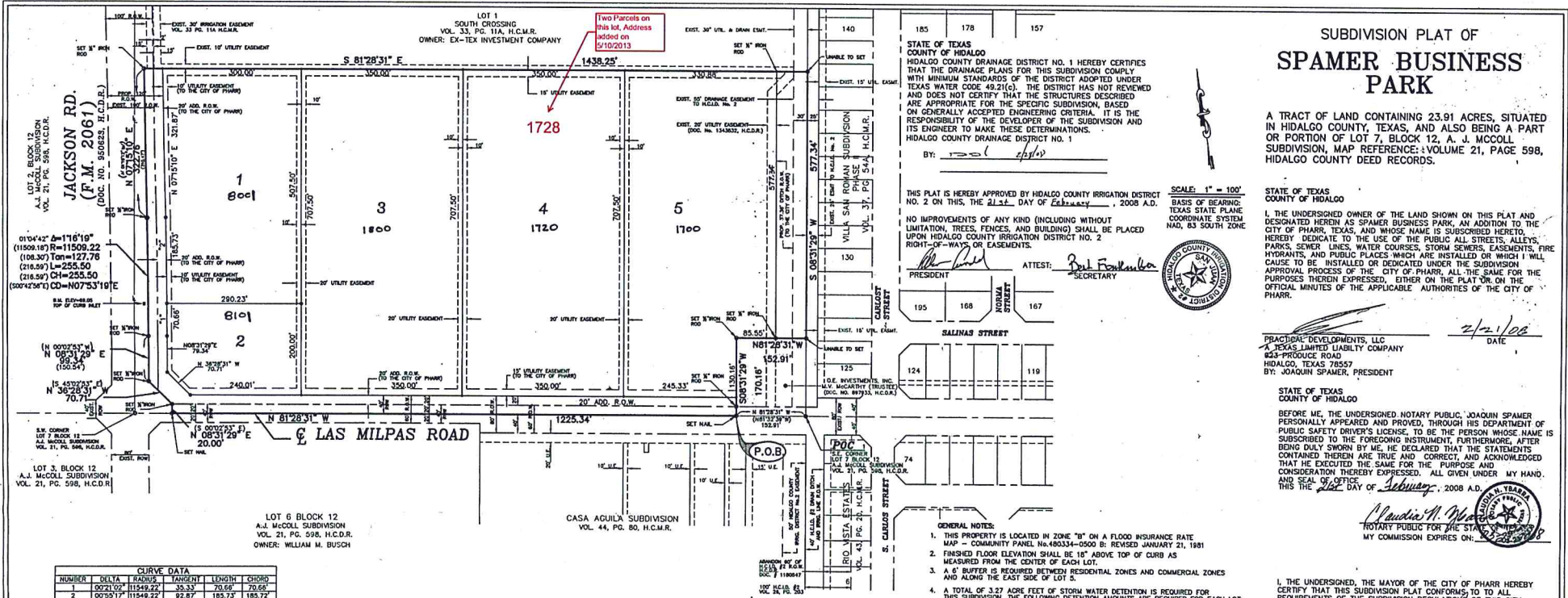


Jan 30 2017 10:47 AM cosign

DRAWN BY:	JN
APPROVED BY:	KRF
DATE DRAWN:	01/27/17
ATC JOB NO:	12032902

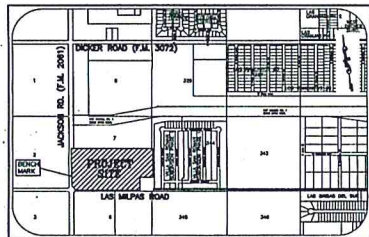
SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0



CURVE DATA					
NUMBER	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	00°21'02"	11549.22'	35.33'	70.66'	70.66'
2	00°35'17"	11549.22'	82.87'	185.73'	185.72'

LOT AREAS		
LOT #	AREAS	ACRES
1	149,483	3.43
2	56,757	1.30
3 & 4	247,825	5.69
5	222,963	5.12



FILED FOR RECORD IN:
 11: DALGO COUNTY
 BY ARTURO GUAJARDO, JR.
 COUNTY CLERK
 DN: 2/29/08 AT 11:45 AM PM
 AS A RECORDING NUMBER 1881725
 BY: Imelda I. e. l. DEPUTY

Recorded in Volume 54 P
to the map records of Hidalgo
County, Texas
Arturo Guajardo, Jr.
County Clerk

LOCATION MAP
SCALE: 1" = 1,000'

DATE OF PREPARATION: NOVEMBER, 2007

DRAWN BY: P.GONZALEZ & L. HDZ

$$\equiv J_E H \equiv$$

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.tx.com

METES AND BOUNDS

A TRACT OF LAND CONTAINING 22.91 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OF PORTION OF LOT 7, BLOCK 12, A 1902-1 SUBDIVISION, MAP REFERENCED VOL. 458, PAGE 558, H.C.D.R., AND SAID 22.91 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHEAST CORNER OF SAID LOT 7 AND THE SOUTHEAST CORNER OF A TRACT OF LAND DECEDED TO JOE. INVESTMENTS, INC., RECORDED IN DOCUMENT NO. 184-57333, H.C.D.R., AND IN THE RIGHT-OF-WAY LINE OF LAS UPIAS ROAD, THENCE, N 81° 28' 31" W (N 81° 32' 30" W) ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 100 FEET TO NAIL SET ON THE SOUTHWEST CORNER OF A TRACT OF LAND DECEDED TO PRACTICAL DEVELOPMENT LIMITED, RECORDED IN DOCUMENT NO. 184-55528, H.C.D.R., FOR THE SOUTHEAST CORNER AND THE BEGINNING OF THIS TRACT;

THENCE, N 81° 28' 31" W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7 AND THE RIGHT-OF-WAY LINE OF SAID LAS VEGAS ROAD, A DISTANCE OF 1225.34 FEET TO A NAIL SET ON THE EAST RIGHT-OF-WAY LINE OF JACKSON ROAD (F.M. 2081), AS RECORDED IN DOCUMENT NO. 950623, H.C.D.R., FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 36° 28' 31" W (S 45° 02' 53" E), CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID JACKSON ROAD (F.M. 2081), A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CIVIL LS" SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE EAST RIGHT-OF-WAY OF SAID JACKSON ROAD (F.M. 2081) AND SAID CURVE TO THE LEFT WITH A RADIUS OF 11509.22 FEET (11509.18 FEET), AN INTERIOR ANGLE OF $01^{\circ} 16' 19"$ ($01^{\circ} 16' 42"$), AN ARC LENGTH OF 235.50 FEET (216.55 FEET), A TANGENT OF 127.76 FEET (108.30 FEET), AND A

THENCE, N 07° 15' 10" E (N-01° 18' 12" W), CONTINUING ALONG THE EAST RIGHT-OF-WAY OF SAID JACKSON ROAD (F.W. 2081), A DISTANCE OF 322.78 FEET (314.47 FEET) TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQZ LS" SET ON THE SOUTHERN LINE OF SOUTH CROSSING SUBDIVISION, RECORDED IN VOLUME 33, PAGE 100 OF THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON.

11-A, H.C.M.R. for the NORTHWEST CORNER of this TRACT:

THENCE, 3.81' 28' 31" E, ALONG THE SOUTH LINE of SAID SOUTH CROSSING SUBDIVISION, AT A DISTANCE of 1468.25 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET ON THE EAST LINE of A 20' WIDE EASEMENT, 1468.25 FEET SOUTH OF THE SOUTHEAST CORNER of SAID SOUTH CROSSING SUBDIVISION, AT A DISTANCE of 1438.25 FEET to the SOUTHEAST CORNER of SAID SOUTH CROSSING SUBDIVISION and the EAST LINE of SAID LOT 7, for the NORTHEAST CORNER of this TRACT.

THENCE, S 08° 31' 29" W, ALONG THE EAST LINE OF SAID LOT 7, AT A DISTANCE OF 572.34 FEET TO THE NORTHEAST CORNER OF D.E. INVESTMENTS, INC. TRACT AND CONTINUING A TOTAL DISTANCE OF 572.34 FEET TO THE NORTHERN MOST SOUTHERN CORNER OF SAID PRACTICAL DEVELOPMENT LLC TRACT, FOR AN OUTSIDE CORNER OF THIS TRACT;

THEENCE, S 05° 31' 29" W, ALONG THE EAST LINE OF SAID PRACTICAL DEVELOPMENT LLC TRACT, AT A DISTANCE OF 150.18 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 18" SET ON THE NORTH INSIDE CORNER OF THIS TRACT.

POINT-OF-BE- BEGINNING, CONTAINING 23.91 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

2. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PLAN, No. 460334-0500-B BY REVISED JANUARY 21, 1981 DATED JANUARY 21, 1981. THE PROPERTY IS LOCATED IN THE 10' 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 LOT LINES.
4. A TOTAL OF 32.37 ACRES FEET OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE FOLLOWING DETENTION AMOUNTS ARE REQUIRED FOR EACH LOT:

LOT 1.....	23,502 CUBIC FEET
LOT 2.....	6,718 CUBIC FEET
LOT 3.....	38,091 CUBIC FEET
LOT 4.....	38,091 CUBIC FEET
LOT 5.....	34,354 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 30' FOR LOTS 3-5
SIDE.....	15'	OR GREATER FOR EASEMENT
SIDE CORNER.....	15'	OR GREATER FOR EASEMENT
REAR.....	15'	OR GREATER FOR EASEMENT
7. A 5' SIDE WALKWAY IS REQUIRED ALONG THE EAST SIDE OF JACKSON ROAD AND A 5' SIDE WALKWAY IS REQUIRED ON THE NORTH SIDE OF LAS MUÑAS ROAD TO BE INSTALLED AT TIME OF BUILDING PERMIT STAGE.
8. PROJECT BENCHMARK ELEVATION=88.05 TOP OF CURB IN LOT LOCATED APPROXIMATELY 1/2 MILE NORTH OF JACKSON ROAD ON THE EAST SIDE OF JACKSON ROAD (CITY OF PHARR BLVD. 14 ELEVATION=67.32)
9. 10" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
10. THERE SHALL BE A 20% FRONT STREET YARD LANDSCAPING REQUIRED FOR EACH LOT AT THE TIME OF BUILDING PERMIT STAGE.
11. IF THE P.I. OF THE SUBURGE EXCEEDS 15%, LINE STABILIZATION WILL BE REQUIRED.
12. DEVELOPER WILL BE REQUIRED TO INSTALL WHEELCHAIR RAMP LANDINGS (ADA COMPLIANCE) AT TIME OF SUBDIVISION CONSTRUCTION
13. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF BUILDING PERMIT. LOTS 1-5 & LOTS 1 & 2 MUST COMPLY WITH TOOT ACCESS MANAGEMENT POLICY.
14. TADOT PERMIT IS REQUIRED FOR ACCESS ALONG TADOT RIGHT-OF-WAYS.
15. RECIPROCAL ACCESS AGREEMENT IS REQUIRED BETWEEN LOT 1 & 2 AND FUTURE COMMERCIAL ZONES TO THE NORTH.
16. ALL HIGHWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG COMMERCIAL JACKSON ROAD SHALL BE CONSTRUCTED AS PER APPROVED TADOT PERMITTING REQUIREMENTS AND ALL LOCAL ORDINANCES.
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 OWNER.
19. A STORMWATER DETENTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH PERMIT.
20. FENCE REQUIRED IF DETENTION POND(S) ARE 3' IN DEPTH OR DEEPER.
21. ADDITIONAL FENCE 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.

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.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREON AS SPAMER BUSINESS PARK, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHICH IS SUBSIDIARIED HEREON, 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 BENEFIT OF THE CITY OF PHARR, TEXAS. WITNESSED, UNDER THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

~~PRACTICAL DEVELOPMENTS, LLC
A TEXAS LIMITED LIABILITY COMPANY
823 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
SUSCRIBED 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 THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND
AND SEAL OF OFFICE
THIS 1st DAY OF February, 2008 A.D.

Claudia N. Ybarra
 NOTARY PUBLIC FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON: 03-28-2008

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.

Alfred Salcedo 2/28/11
MAYOR, CITY OF PHARR, DATE
Clida P. Montoya 2-28-11
CITY CLERK, DATE

THIS SUBDIVISION PLAN OF SPAMER BUSINESS PARK HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF
THE CITY OF PHARR, TEXAS AND IS HEREBY APPROVED BY SUCH
COMMISSION.
DATED THIS 28th DAY OF February, 2008 A.D.
Stith C.
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

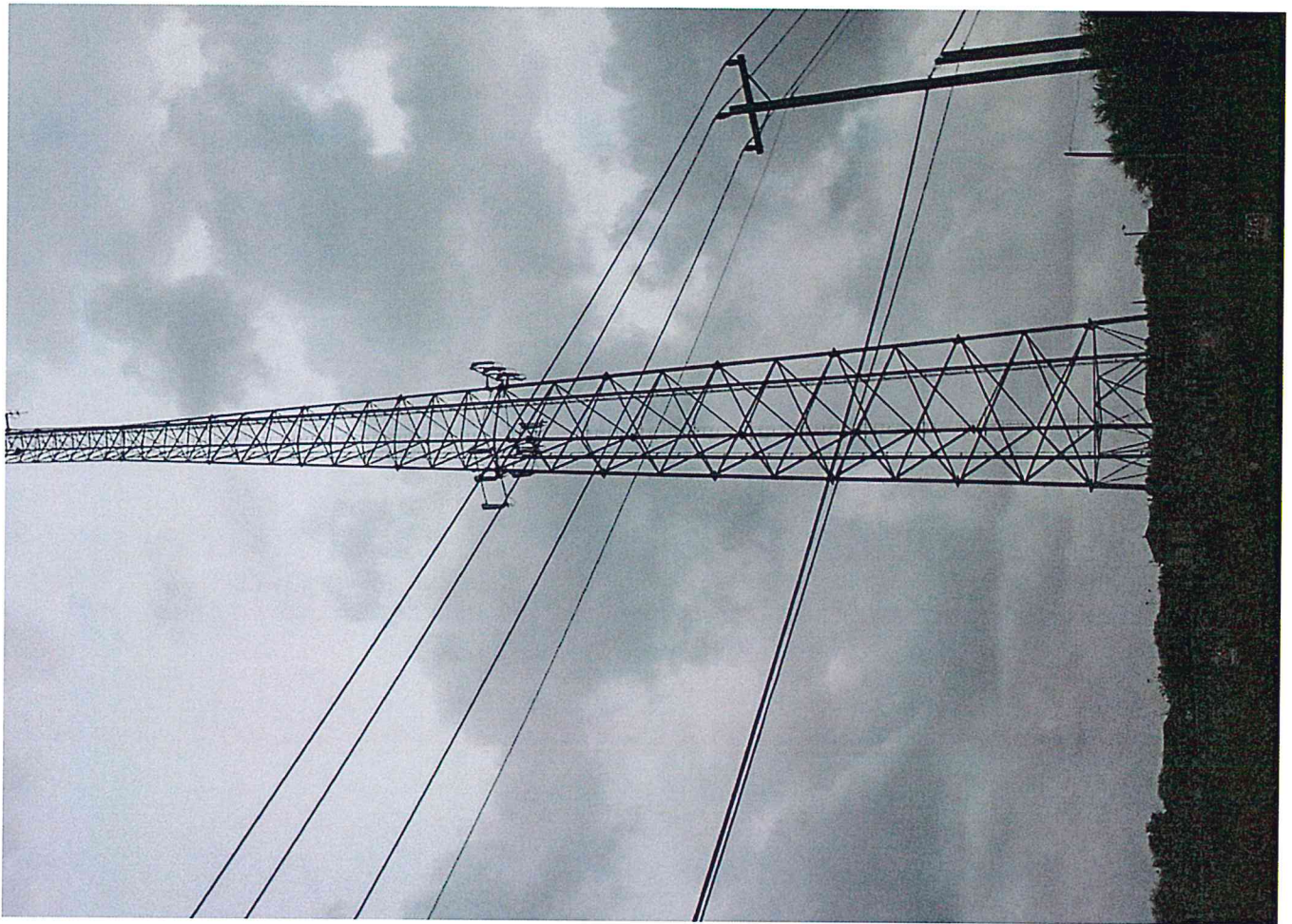
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER
ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Javier Hinojosa 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 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.

CARLOS VASQUEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR No.
 517 BEAUMONT
 McALLEN, TEXAS 78501
 (956) 618-1551 DATE SURVEYED: 12-29-06
 CVQ LAND SURVEYORS LLC.



MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH –
FILE NO. **CUP#170212** (CENTRO FAMILIAR CRISTIANO IGLESIA DEL
PUEBLO)

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 424 West Navarro Street.

ZONING: 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.

NOTIFICATION OF PUBLIC: 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**

RECOMMENDATIONS:

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.

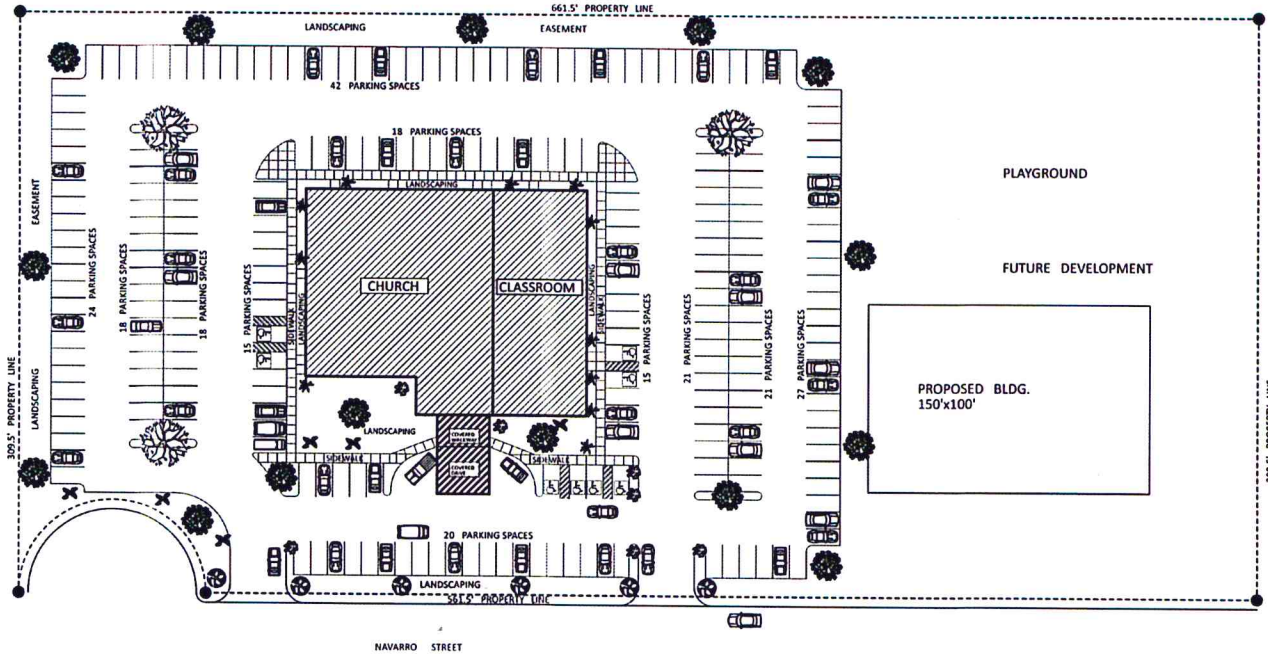
ADDITIONAL COMMENTS:

The Traffic Impact Analysis submitted and presented by Guillermo A. Arratia, P.E., states that for a church with the existing conditions of 300 seats, no mitigation to the existing infrastructure is required at this time. Development Services is recommending approval with the added condition that 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.

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



51" H.C.L.D. NO. 2 DRAINAGE DITCH R.O.W.



SITE PLAN

SCALE: 1" = 50'-0"



254 PARKING SPACES

NAVARRO STREET

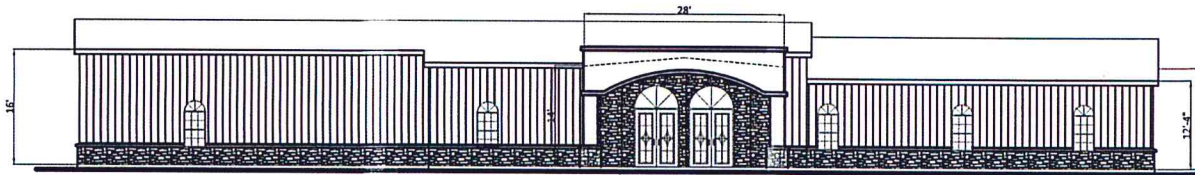
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DRAWING 2/10/2017



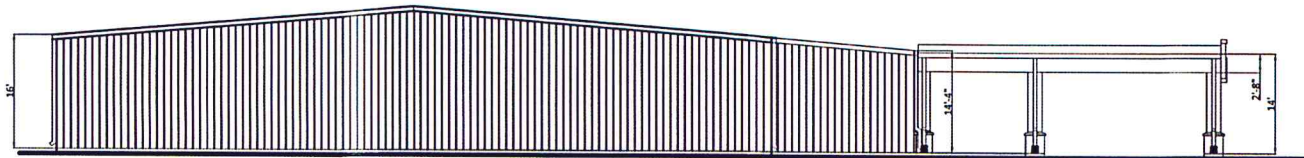
ARCHITECT:
**McMASTERS
AND ASSOCIATES INC.**
1500 N. GULF SHORE, SUITE 100
MCALLEN, TEXAS 78501 560-3195

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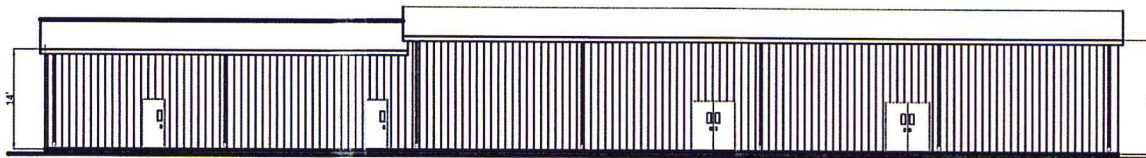
NEW FACILITIES FOR
**CENTRO CRISTIANO
FAMILIAR-DEL PUEBLO**
PASTOR: RUBEN LERMA
PHARR TEXAS



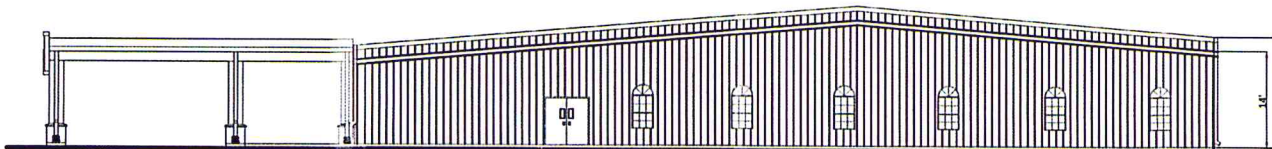
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"



NORTH ELEVATION SCALE: 1/8" = 1'-0"



EAST ELEVATION SCALE: 1/8" = 1'-0"

APPROVED
REVISED 2/10/2017



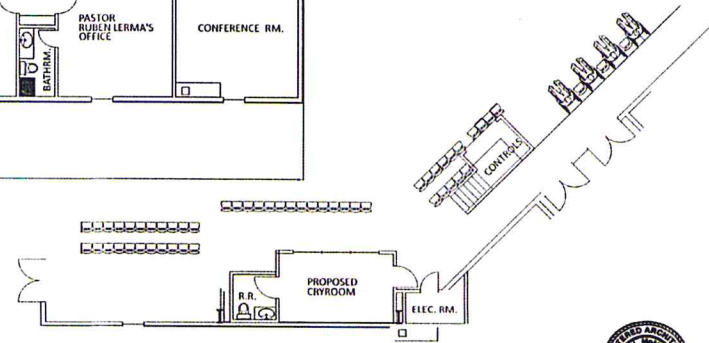
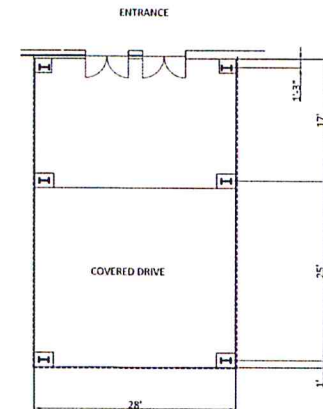
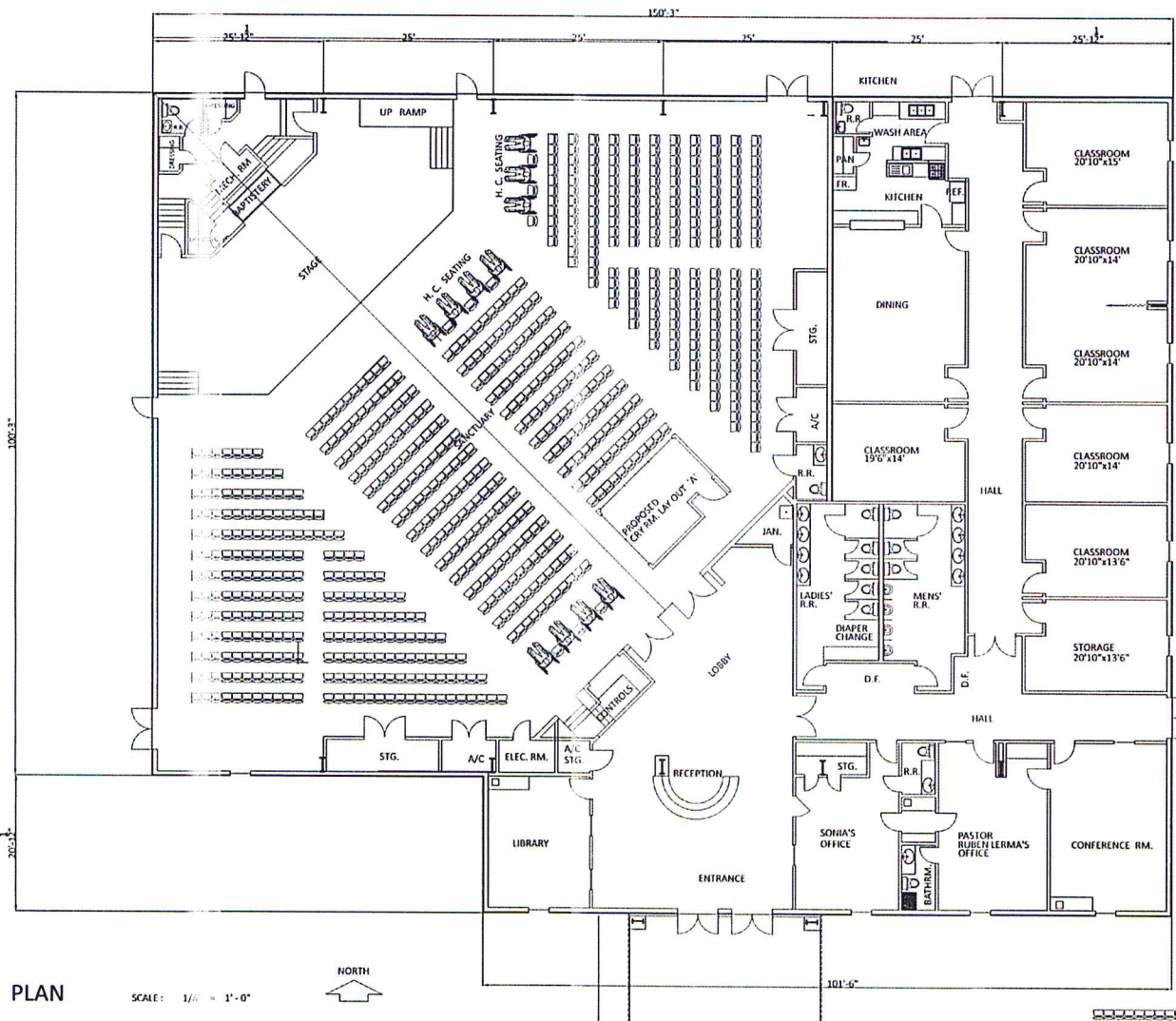
ARCHITECT:
**McMASTERS
AND ASSOCIATES INC.**
1101 VINE, SUITE F
MCALLEN, TEXAS (956) 560-2195

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NEW FACILITIES FOR
CENTRO FAMILIAR
CHRISTIANO DEL PUEBLO
PASTOR: RUBEN LERMA
PHASE 1
TEXAS

FLOOR PLAN

SCALE: 1/8" = 1'-0"



APPROVED
REVISED 2/10/2017

PROPOSED
CYPRESS ROOM LAY OUT ' B'



ARCHITECT:
**McMAISTERS
AND ASSOCIATES INC.**
1101 VINE, SUITE F
HOUSTON, TEXAS 77002
(936) 560-2155

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AND ASSOCIATES. ANY VIOLATION OF THIS AGREEMENT
WILL BE SUBJECT TO PENALTY BY LAW.

NEW FACILITIES FOR
**CENTRO FAMILIAR
CHRISTIANO DEL PUEBLO**
PASTOR: RUBEN LERMA
TEXAS



REC'D

CC

MAR 09 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXASREGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Elvia G. manriquez, Jose Luis manriquezDOMICILIO: 421 West Siesta st CIUDAD: Pharr ESTADO: TexasCODIGO POSTAL: 78577 NO. DE TELEFONO 956-781-6470EMAIL: _____ ORGANIZACION (SI APLICA): no

Numero en la Agenda de la Audiencia Pública: _____

A favor: _____ En contra: ☒

Comité/Comisión: _____ Fecha de la Junta: _____

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Aquí cuando se nos vendió Vía Clarito nos dijeron que aquí
no era para rentar ni cualquier negocio no era para usar.
ya nosotros si nos ~~había~~ afectado porque lo está por un lado atrás
solos digos que no por favor.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

José Luis manriquez y Elvia manriquez
FIRMA

03-03-17-
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

2 E.2

Centro Familiar Cristiano
424 W. Navarro St.

REC'D
CC

1:23 pm

MAR 20 2017

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Margarita Pinales

DOMICILIO: 419 Navarro St. CIUDAD: Pharr ESTADO: Tx.

CODIGO POSTAL: 78577 NO. DE TELEFONO (956) 8002276

EMAIL: _____ ORGANIZACION (SI APLICA): _____

Numero en la Agenda de la Audiencia Pública: _____
A favor: _____ En contra: ☒

Comité/Comisión: Planning and Zoning Fecha de la Junta: 3-27-2017

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Yo Margarita Pinales no estoy de acuerdo porque sea mucho
movimiento mucha entrada de autos mucho ruido.
Va a quedar frente a mi casa.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

Margarita Pinales
FIRMA

3-20-2017
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia pública programada.

LEVEL ONE TRAFFIC IMPACT ANALYSIS (TIA) REPORT

CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO

Lot 14, Las Fuentes Subdivision, according to the Map Recorded in volume 26, page 138,
Map Records, Hidalgo County, Texas..



Guillermo A. Arratia, P.E.
5/11/17

Prepared by:
GUILLERMO A. A RRATIA, P.E.
NAIN ENGINEERING, LLC
526 N. 5TH STREET, DONNA, TEXAS, 78537
Firm No. F-9050

May 2017

May 09, 2017

Pastor Ruben Lerma
8420 S. Cage Blvd.
Pharr, Texas. 78577

Re: Level One Traffic Impact Analysis
Centro Familiar Cristiano Iglesia del Pueblo

Dear Mr. Lerma

NAIN ENGINEERING, LLC has prepared this Level One Traffic Impact Analysis (TIA) as per the request of the city of Pharr for the above mentioned proposed development.

PROJECT DESCRIPTION

Lot 14, LAS FUENTES SUBDIVISION, according to the map recorded in volume 26, page 138, Map Records, Hidalgo County, Texas. The proposed development is located at 424 W. Navarro street. The proposed development will be for a Church Building.

SITE AND SURROUNDING LAND USES

The study area for the proposed development includes the area within a one-fourth mile radius from the site boundaries. The area facing directly north and east are a residential use area, the area facing west and south are undeveloped.

ROADWAYS

This property is located at west end of W. Navarro street with a cul-de-sac and is a low speed local street, the only exit is US 281, located 2,500 feet east. U S 281 is an Arterial with arterial with five lanes and shoulders, with a Flashing Beacon at this intersection.

ESTIMATED TRIP GENERATION

The 8th Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the weekday and Sunday for the generators using land use CHURCH (ITE Code:560). The Trip rates and projections are shown below in Table 1, respectively.

Table 1. ITE Trip Rates

ITE CODE	Trips		% entering	/ % exiting
CHURCH 560	weekday	Sunday		
EXISTING	300 seats	300 seats	50%/51%	51%/49%
PROPOSED	700 seats	700 seats	50%/50%	51%/49%

ITE CODE	Trips		% entering	/ % exiting
CHURCH 560	weekday	sunday	weekday	sunday
EXISTING	185	165	92.5/92.5	84.15/80.85
PROPOSED	430	435	215/215	221.85/213.15

STUDY RESULTS

This traffic study is for a CHURCH generator. The trip generation estimate was based on the a weekday and Sunday for the generator.

EXISTING CONDITION 300 SEATS

Weekday – Fridays service is from 7:45 pm – 10:00pm

The total contribution to the adjacent roadways is 92.5 entering and 92.5 exiting. This does not required mitigations to the existing infrastructure at this time.

Sunday – service is from 11:45 pm – 2:00pm

The total contribution to the adjacent roadways is 84.15 entering and 80.65 exiting. This does not required mitigations to the existing infrastructure at this time.

PROPOSED CONDITION 700 SEATS

Weekday – Fridays service is from 7:45 pm – 10:00pm projection to 2027

The total contribution to the adjacent roadways is 215 entering and 215 exiting. This will required mitigations to the existing infrastructure at that time.

Sunday – service is from 7:45 pm – 10:00pm projection to 2027

The total contribution to the adjacent roadways is 221.85 entering and 213.15 exiting. This will required mitigations to the existing infrastructure at that time.

The only access is from W. Navarro street, the only exit is US 281, a 5 lanes with shoulders with a Flashing Beacon at this intersection, and is located 2500 feet east of this development which, this distance will serve as storage.

ATTACHEMENTS

1. Trip Generation Report
2. Land Uses – ITE 8th Edition
3. Subdivision Plat
4. Exhibit 1: Vicinity Map
5. Exhibit 2: Surrounding Land Uses
6. Exhibit 3: Trip Distribution

This report has been prepared to address the City of Pharr Level One TIA requirements. Please feel free to contact myself for any questions related to this report.

Tank you.

 5/11/17
Guillermo A. Arratia. P.E.



TRIP GENERATION REPORT
FOR
CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO
(EXISTING CONDITION-300 SEATS)

Lot 14, Las Fuentes Subdivision, Recorded in volume 26, page 138, MapRecords, Hidalgo County, Texas.

This property is located at 424 W. Navarro street, 2500 feet west of US 281 and is located within the City limits of Pharr.

Presently, this property is vacant and the expected use is for CHURCH BUILDING

This report is based on Trip Generation, 8th Edition Book.

CHURCH (560)

1. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1053)

On a: Weekday

Directional Distribution: 50 % Entering, 50% Exiting

Equation T = not given

T=185

$$T_{\text{enter}} = 185 (0.50) = 92.5 \text{ trip/hour}$$

$$T_{\text{exit}} = 185 (0.50) = 92.5 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1057)

On a: Sunday, Peak Hour of Generator.

Directional Distribution: 51% Entering, 49% Exiting

Equation T = not given

T= 165

$$T_{\text{enter}} = 165 (0.51) = 84.15 \text{ trip/hour}$$

$$T_{\text{exit}} = 165 (0.49) = 80.86 \text{ trip/hour}$$



Guillermo A. Arratia, P.E.
5/11/17

Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Weekday

(EXISTIN CONDITION - 300 SEATS)

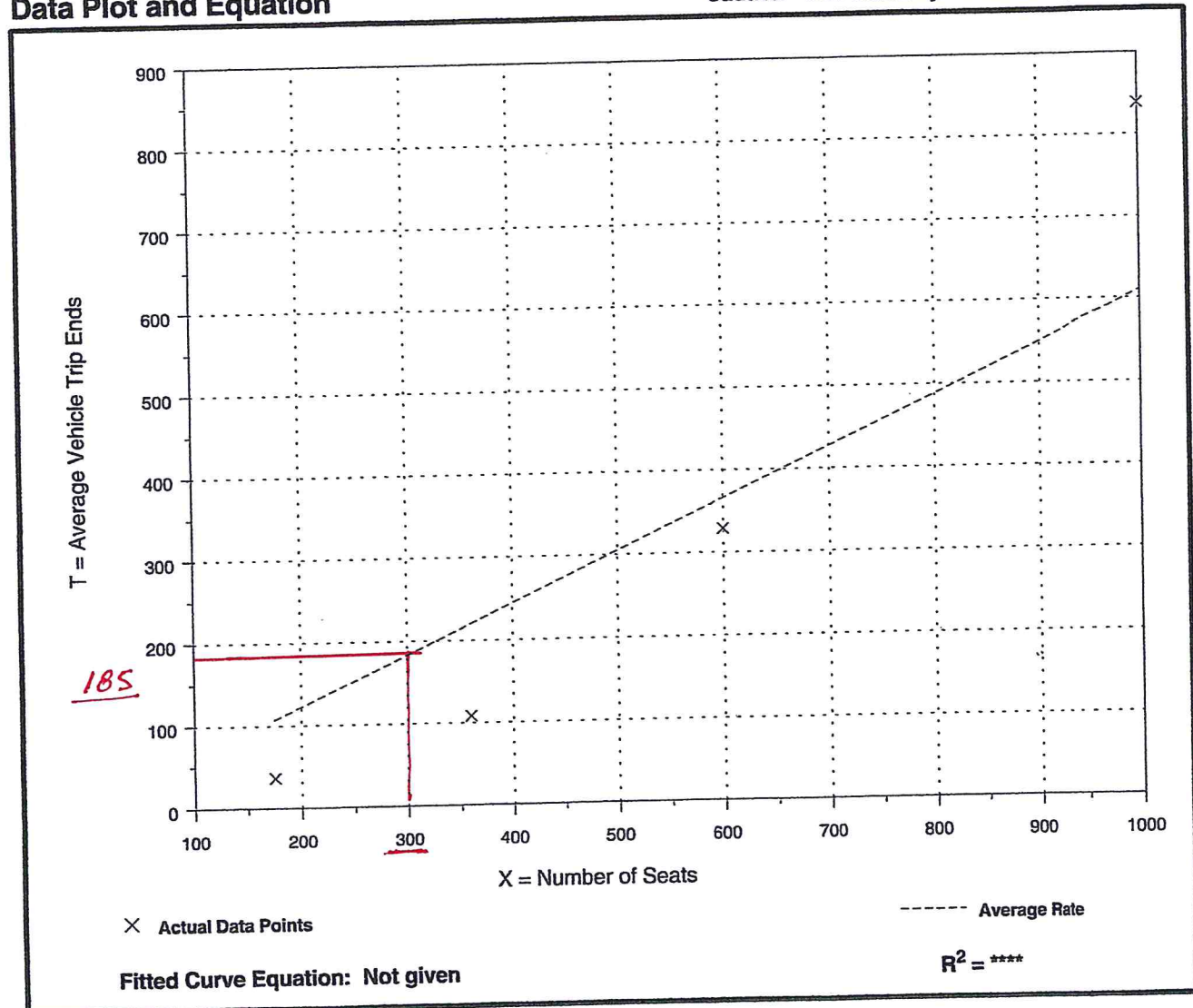
Number of Studies: 4
Average Number of Seats: 534
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 0.84	0.82

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Sunday,
Peak Hour of Generator

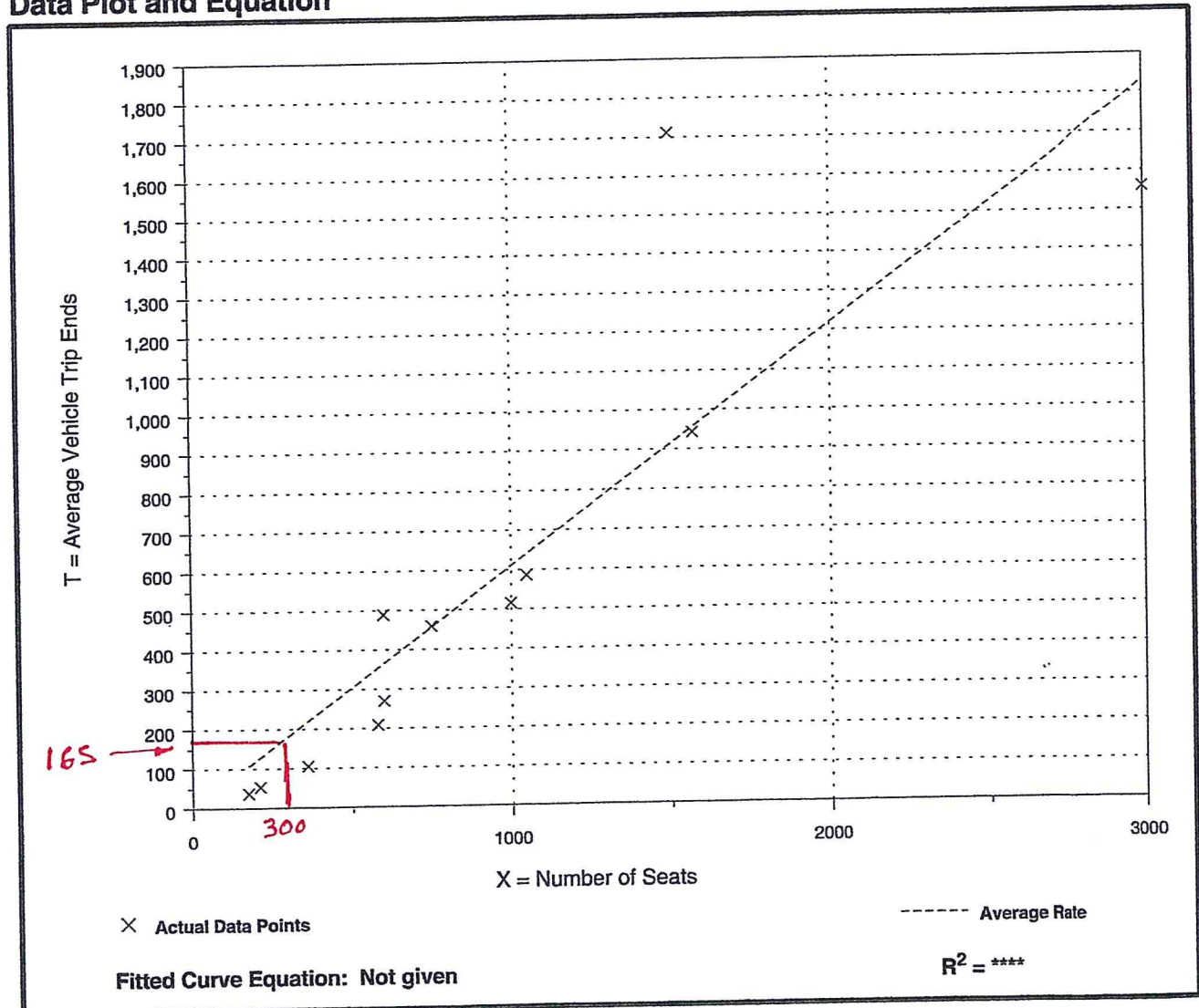
(EXISTING CONDITION - 300 SEATS)

Number of Studies: 12
Average Number of Seats: 950
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 1.14	0.81

Data Plot and Equation



TRIP GENERATION REPORT
FOR
CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO
(PROPOSED CONDITION-700 SEATS for 2027)

Lot 14, Las Fuentes Subdivision, Recorded in volume 26, page 138, MapRecords, Hidalgo County, Texas.

This property is located at 424 W. Navarro street, 2500 feet west of US 281 and is located within the City limits of Pharr.

Presently, this property is vacant and the expected use is for CHURCH BUILDING

This report is based on Trip Generation, 8th Edition Book.

CHURCH (560)

1. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1053)

On a: Weekday

Directional Distribution: 50 % Entering, 50% Exiting

Equation T = not given

T=430

$$T_{\text{enter}} = 430 (0.50) = 215 \text{ trip/hour}$$

$$T_{\text{exit}} = 430 (0.50) = 215 \text{ trip/hour}$$

2. AVERAGE VEHICLE TRIP ENDS VS : SEATS

(Trip generation, 8th Edition page 1057)

On a: Sunday, Peak Hour of Generator.

Directional Distribution: 51% Entering, 49% Exiting

Equation T = not given

T= 435

$$T_{\text{enter}} = 435 (0.51) = 221.85 \text{ trip/hour}$$

$$T_{\text{exit}} = 435 (0.49) = 213.15 \text{ trip/hour}$$



Guillermo Arratia, P.E.
5/11/17

Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Weekday

(PROPOSED CONDITION: 700 SEATS for 2027 yr)

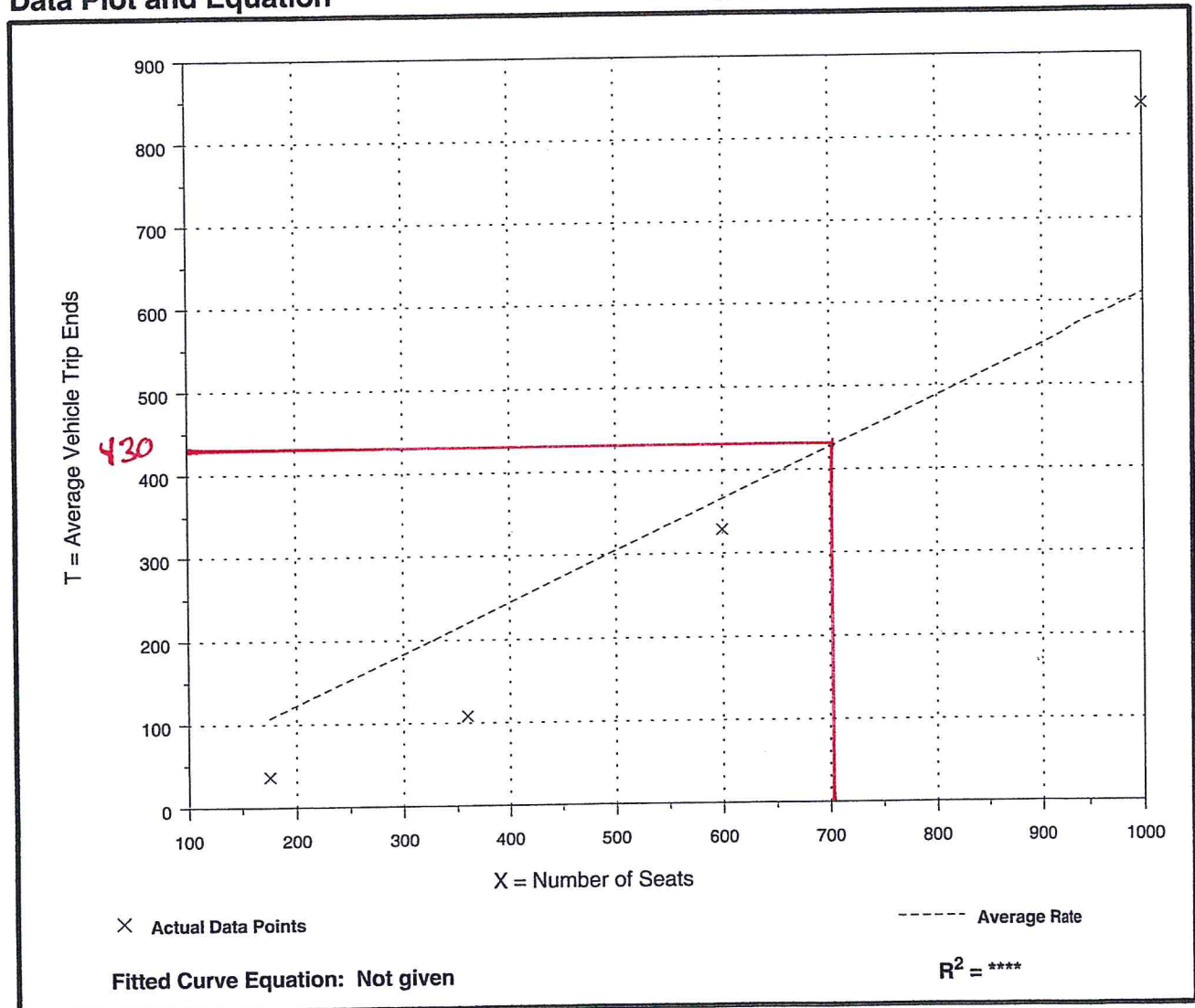
Number of Studies: 4
Average Number of Seats: 534
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 0.84	0.82

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Church (560)

Average Vehicle Trip Ends vs: Seats
On a: Sunday,
Peak Hour of Generator

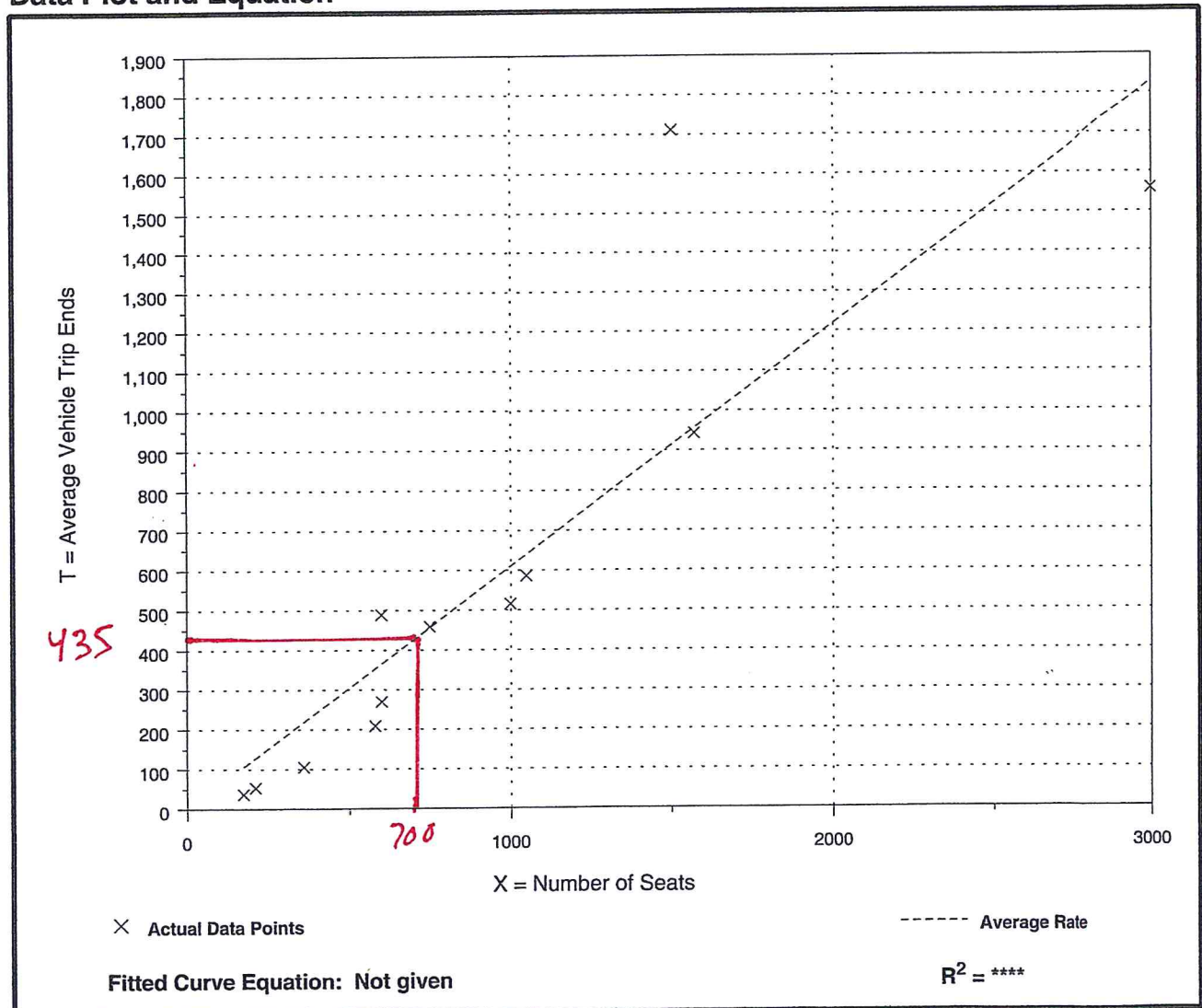
(PROPOSED CONDITION: 700 SEATS for 2027 yr)

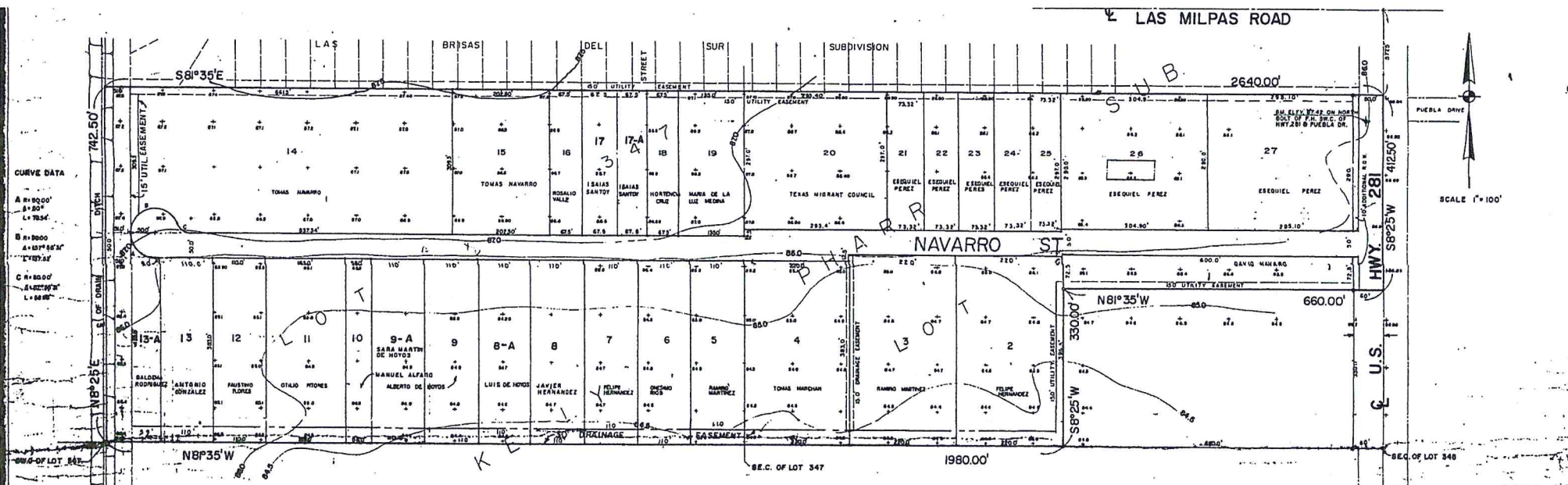
Number of Studies: 12
Average Number of Seats: 950
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Seat

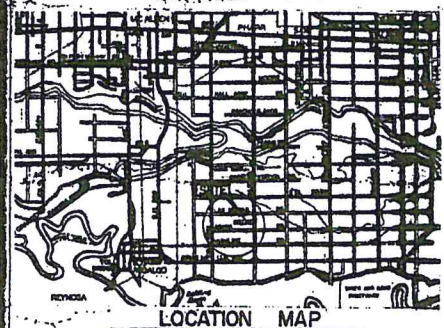
Average Rate	Range of Rates	Standard Deviation
0.61	0.21 - 1.14	0.81

Data Plot and Equation





LAS FUENTES



A 60.00 ACRES TRACT OF LAND OUT OF THE SOUTH 24.00 FEET OF LOTS 347 AND 348, KELLY PHARR SUBDIVISION AS RECORDED IN VOLUME 6, PAGE 27, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF LOT 348, SAID POINT BEING 5 1/2' S. 1/4' E. A DISTANCE OF 547.00 FEET FROM THE NORTHEAST CORNER OF LOT 348, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, WITH AND ALONG THE EAST LINE OF LOT 348, S 1/2' E. 1/4' E. A DISTANCE OF 412.50 FEET TO A CORNER MEASURE;
THENCE, PARALLEL TO THE SOUTH LINE OF LOT 348, S 1/2' E. 1/4' E. A DISTANCE OF 80.0 FEET TO A SET 3/4\"

NOTE:
MINIMUM FLOOR ELEV.
18' ABOVE C STREET

FILED
APPROVED FOR RECORDING
COMMISSIONER'S OFFICE
This day 3/16/90 at City of Pharr, P.C.
WILLIAM T. KELLY, Jr., CLERK
HIDALGO COUNTY, TEXAS
By *[Signature]* Deputy

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED
- KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREON EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 1990.

DATE _____ NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF
PHARR, TEXAS, THIS 3/16 DAY OF 1990, BY THE PLANNING
AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS
[Signature]
CITY CLERK

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS
SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE SUBDIVISION
REGULATIONS OF THE CITY.

DATE 3/16/90 *[Signature]*
FIDELIO R. BARRERA, MAYOR
ATTEST: *[Signature]*
CITY CLERK

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, SUBJECT TO THE CONDITION THAT THE SUBDIVISION
WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL
PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND
MAINTAINED AT THE EXPENSE OF THE OWNERS AND CONSISTING OF PIPELINES, VALVES, CHECK
GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY. DATED THIS _____ DAY OF
1990.

BY: *[Signature]*
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
ATTEST: *[Signature]*
SECRETARY

I, NOE GARZA, P.E., A (REGISTERED PROFESSIONAL ENGINEER/REGISTERED PUBLIC SURVEYOR),
DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE
SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED ON THE GROUND AND SUBDIVIDED
UNDER MY DIRECTION.

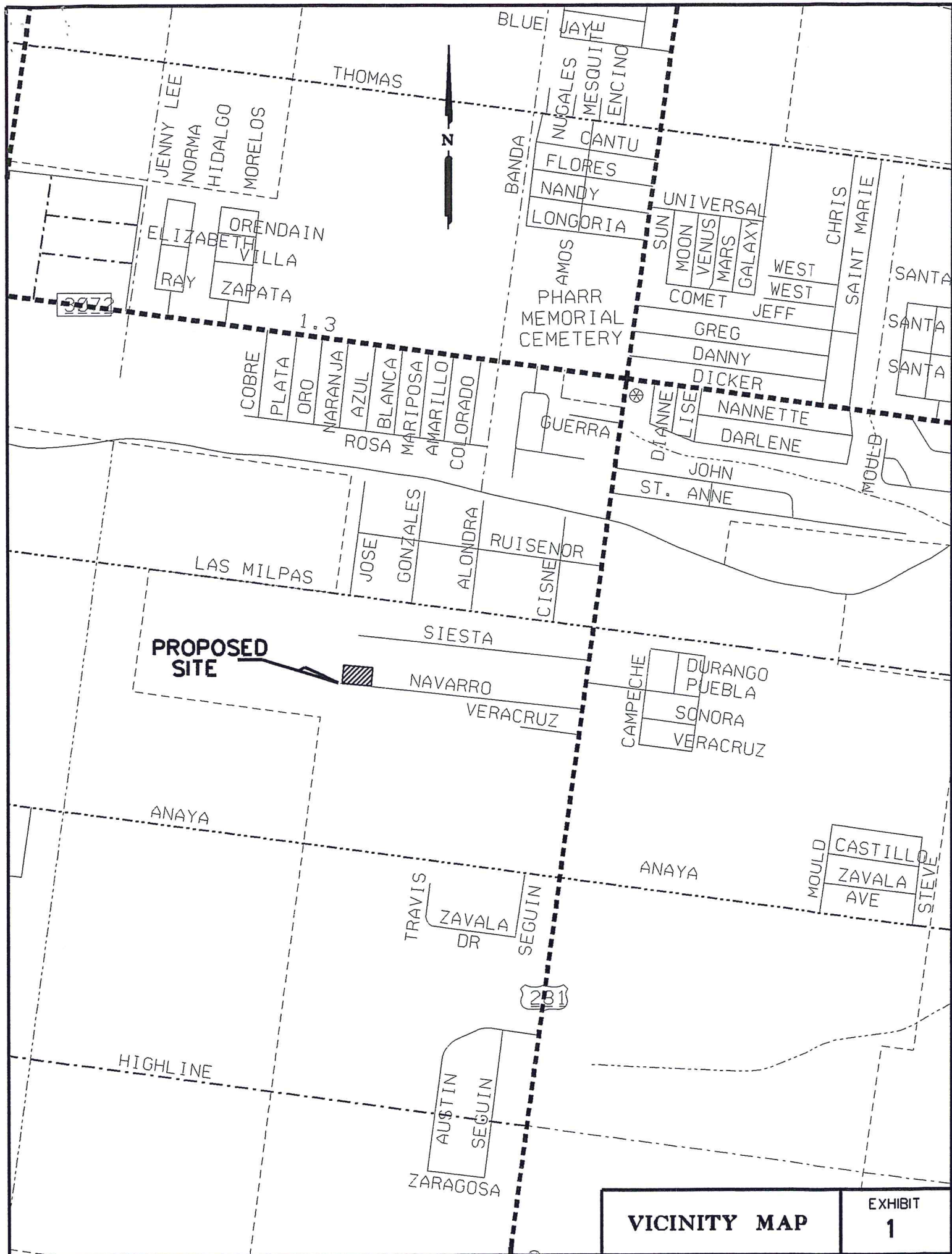
NOE GARZA, P.E.
REGISTERED PROFESSIONAL ENGINEER #30486
REGISTERED PUBLIC SURVEYOR #2659

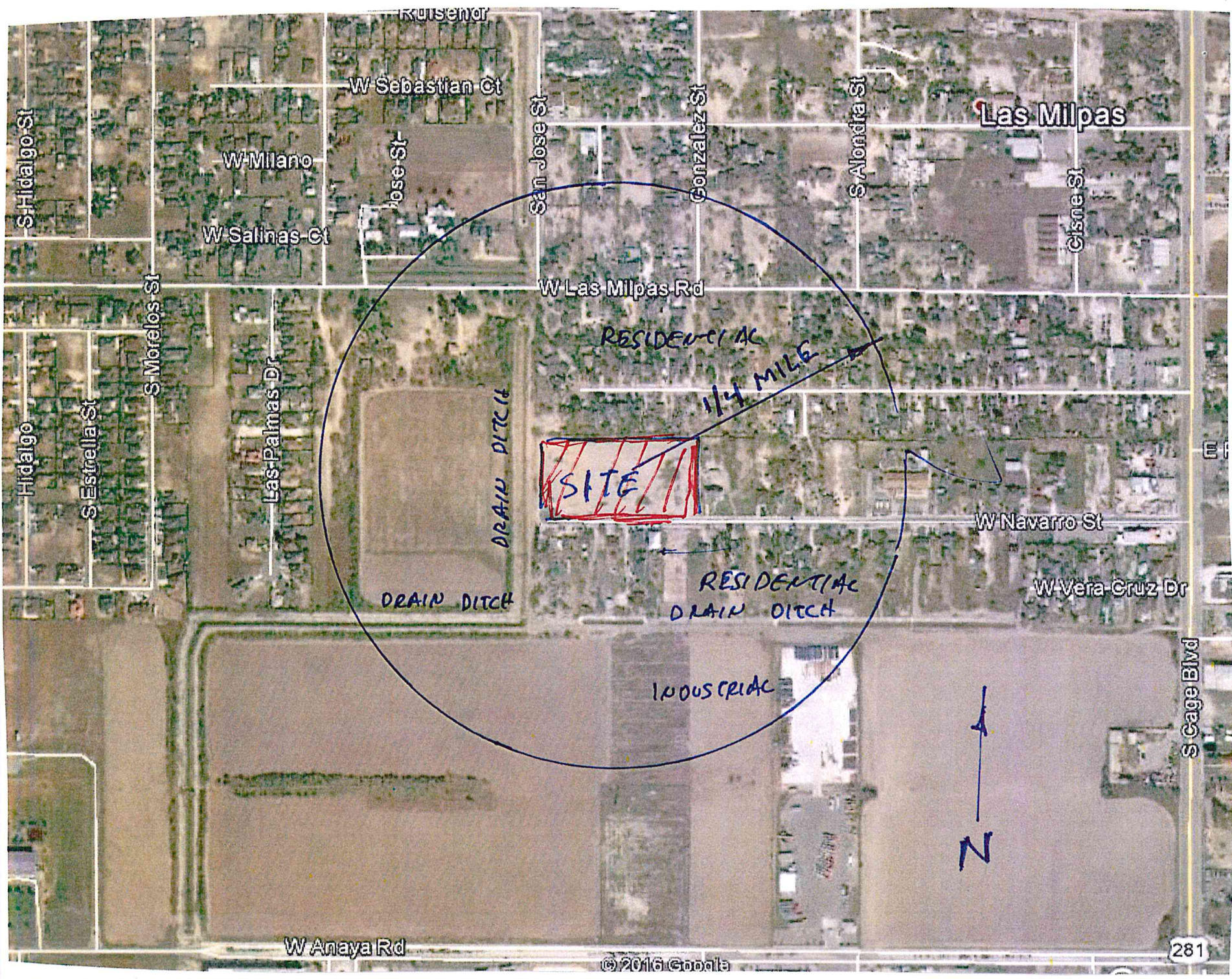


STATE OF TEXAS
COUNTY OF HIDALGO:
WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED
HEREIN, HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS
AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DAVID NAVARRO
ROSALIO VALLE & SOCORRO VALLE
ISAIAS SANTOY & ENEDINA SANTOY
TOMAS NAVARRO
HORTENCIA CRUZ
CELIA ARREDONDO
LEOPOLDO CABALLERO & ISABEL CABALLERO
TEXAS MIGNANT CONCIL JAIME MUNOS
FAUSTINO FLORES & HELINDA FLORES
OTILIO PITONES & CRECENCIANA PITONES
MANUEL ALFARO & OLGA L. ALFARO
ALBERTO DE HOYOS & MARIA T. DE HOYOS
JAVIER HERNANDEZ & CLARISSEL GARCIA HERNANDEZ

ONESIMO RIOS
TOMAS MARCHAN & MARTHA ALICIA MARCHAN
RAMIRO MARTINEZ & ELVA MARTINEZ
FELIPE HERNANDEZ & GLORIA HERNANDEZ
EZEQUIEL PEREZ
ANTONIO GONZALEZ & IRENE GONZALEZ
MARIA DE LA LUZ MEDINA
ISAIAS SANTOY
EZEQUIEL PEREZ







MEMORANDUM

DATE: MONDAY, JUNE 12, 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.

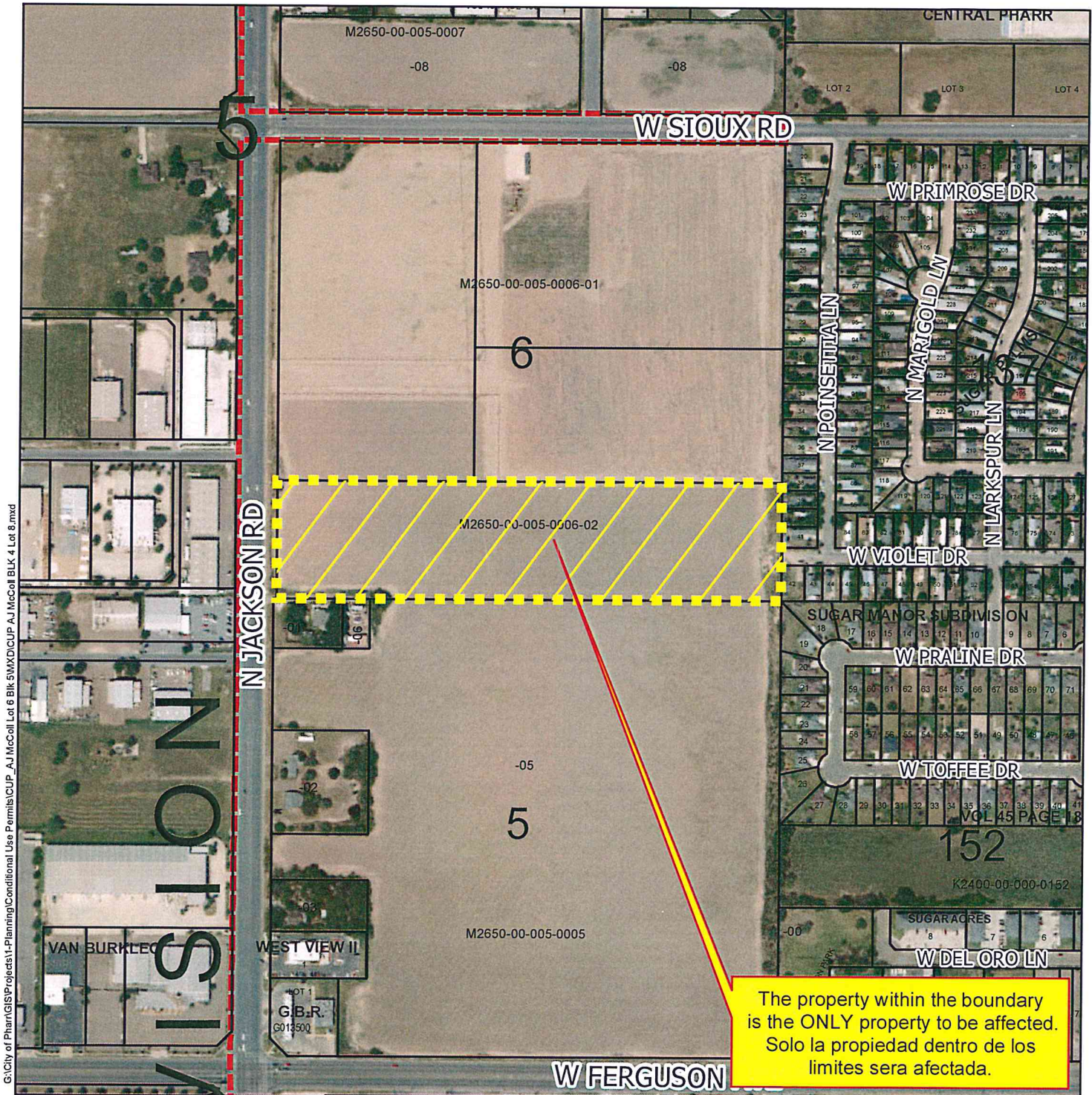
NOTIFICATION OF PUBLIC: Forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received (3) telephone calls and two (2) individuals signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending to **table** the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C) however, should 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% opaque 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.



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







cert #
648-6122

E4. SUP#170318 Electrical Substation

REC'D 3:54 pm
CC

CITY OF PHARR REGISTRATION FORM

APR 06 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

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
2314 NORTH JACKSON RD.
ADDRESS: _____ 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 For: _____ Against ☒
18

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.



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 12, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#170525

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 02, 2017

1. Applicant:

Esponjas Development, Ltd, representing Ronald Dee Bollman, Trustee of the Ronald Dee Bollman Trust, owner.

2. Requested Action:

Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

3. Nature / Intent of Request:

In order to subdivide property for single-family residential usage.

4. Routing to Staff:

A. Melanie Cano, Director

[Signature]
Initials

6/9/17
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

6-8-17
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being 20 acres, more or less, out of the East ½ of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700 Block of East Owassa Road.

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:

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.

NOTE: This item will go before the City Commission Meeting of **June 19, 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 HALF OF LOT 78_ESPONJAS DEVELOPMENT LTD_AO TO R1



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Esponjas Development, Ltd, representing Ronald Dee Bollman, Trustee of the Ronald Dee Bollman Trust, owner

APPLICANT

Being the 700 Block of East Owassa Road

ADDRESS

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

Single-Family Residential District (R-1)

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:

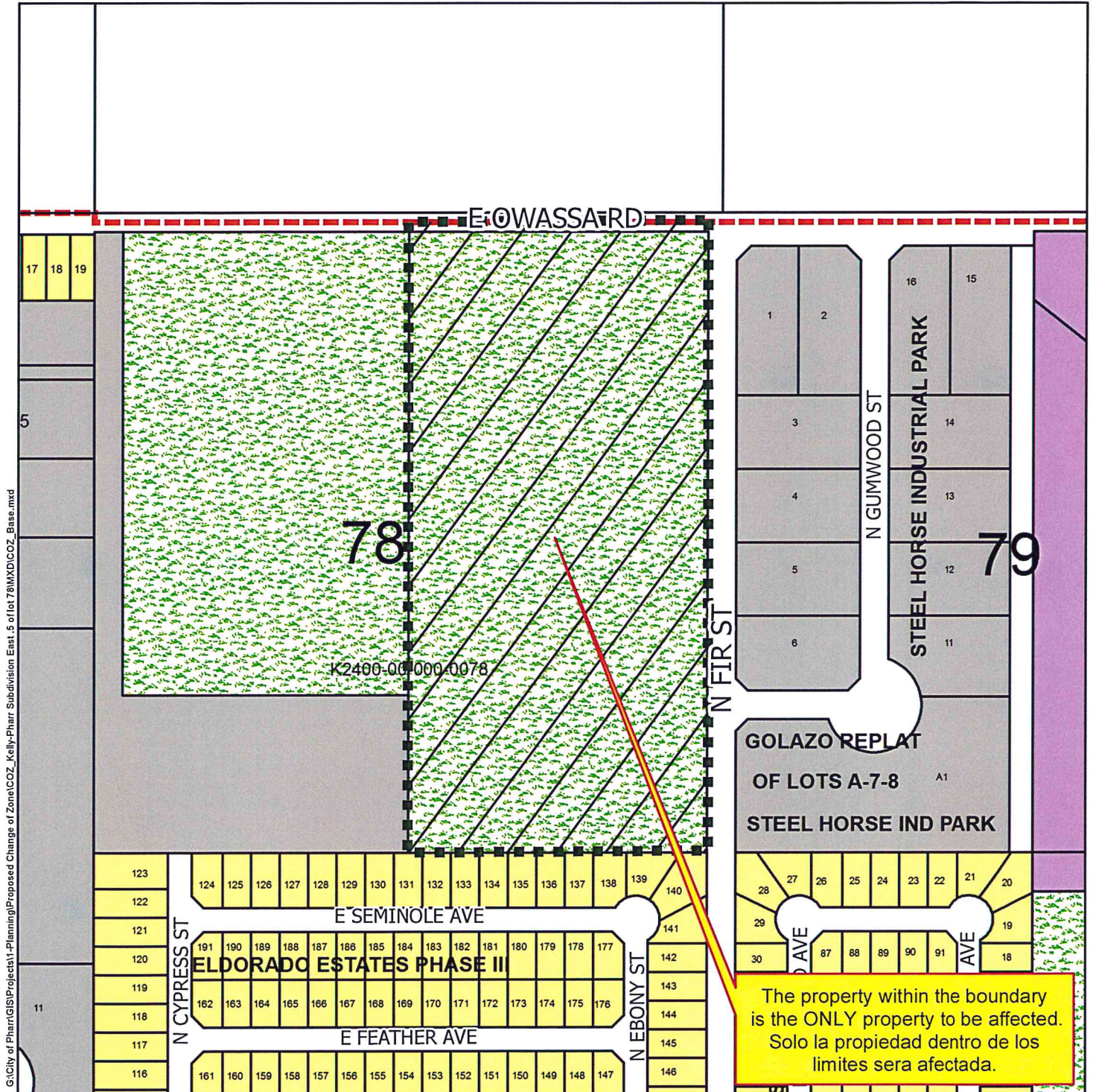
Approval

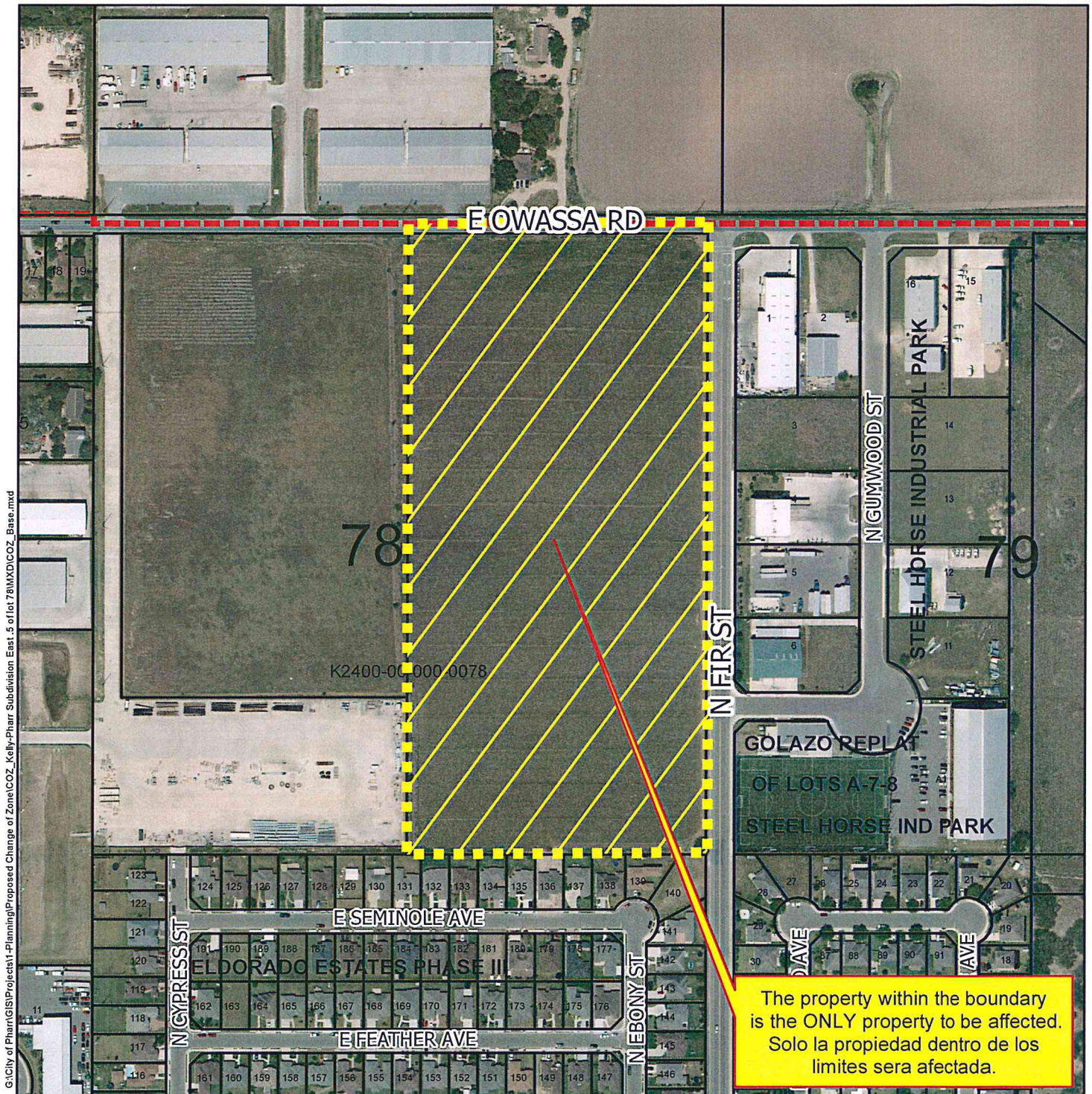
Della Robles

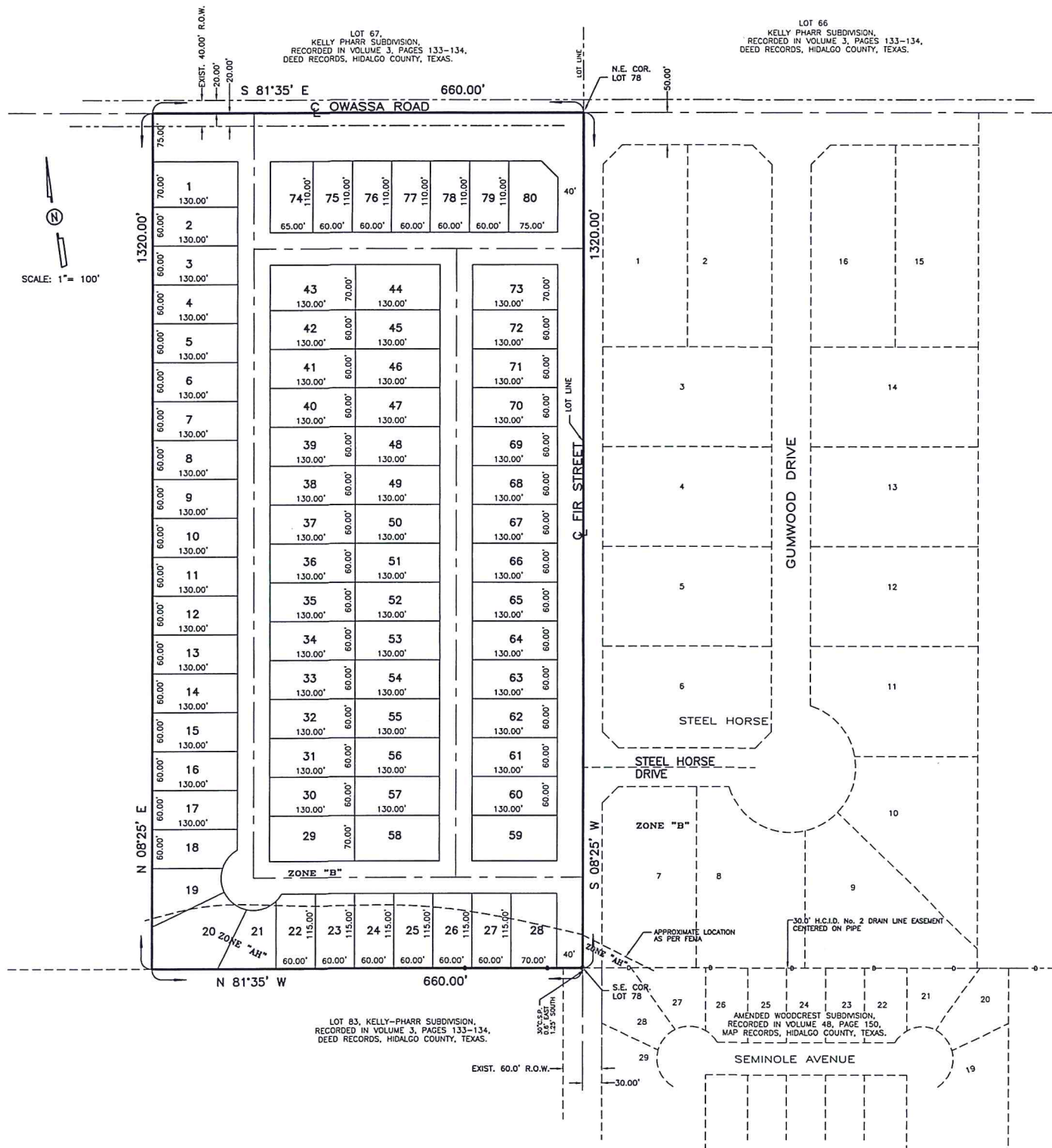
PREPARED BY

06.08.2017

DATE











STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 12, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#170526
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: May 02, 2017

1. **Applicant:** Reynaldo Mata Rios, owner.
2. **Requested Action:** Re-zoning request from a Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH).
3. **Nature / Intent of Request:** In order to develop and place mobile homes on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

[Signature]
Initials

6/9/17
Date

☐ Approval ☒ Denial

B. **Planning Staff
Recommendations**

[Signature]
Initials

6-8-17
Date

☐ Approval ☒ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential Mobile-Home District (R-MH): Being 2.53 acres of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2700 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:

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.

NOTE: This item will go before the City Commission Meeting of **June 19, 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.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Reynaldo Mata Rios, owner

APPLICANT

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

Being the 2700 Block of South Cage Boulevard

ADDRESS

Residential Mobile-Home District (R-MH)

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:

Denial

Della Robles

PREPARED BY

06.08.2017

DATE

ORDINANCE NO. 2002-24

AN ORDINANCE AMENDING SECTION 1.18 OF ORDINANCE NO. 82-13 R-MH MOBILE HOME DISTRICT; PROHIBITING FURTHER CREATION OF R-MH MOBILE HOME DISTRICTS; PERMITTING SINGLE-FAMILY, SITE-BUILT HOMES IN EXISTING R-MH MOBILE HOME DISTRICTS IF PERMITTED BY DEED RESTRICTIONS; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THAT:

Section 1: That Ordinance No. 82-13 which establishes comprehensive zoning regulations for the City of Pharr, Texas known as the "Zoning Ordinance of Pharr, Texas" shall hereby be amended as follows:

Section 2: Section 1.18 entitled R-MH mobile home district, shall be amended by adding paragraph 7 to subsection A. *Purpose*, to read as follows

7. An R-MH district shall not be permitted in the City of Pharr, Texas after the effective date of this amendatory ordinance.

Section 3: Section 1.18 entitled R-MH mobile home district, shall be amended by adding paragraph 8 to subsection A. *Purpose*, to read as follows

8. Notwithstanding any other provision in this section, mobile homes shall not be permitted in an R-MH zoning district or any other zoning district after the effective date of this amendatory ordinance, except to replace an existing mobile home in an existing R-MH zoning district.

Section 4: Section 1.18 entitled R-MH mobile home district, shall be amended by amending paragraph 1 to subsection B. *Permitted uses*, to read as follows

1. One mobile home or vehicle per lot, whether residential or recreational; or one site-built, single-family home per lot, provided that single-family, site-built homes are permitted under any applicable deed restrictions that are in full force and effect at the time of adoption of this amendatory ordinance. Site-built, single-family homes shall meet all restrictions of the (R-1) single-family residential district.

Section 5: Section 1.18 entitled R-MH mobile home district, SUBDIVISIONS shall be amended by amending paragraph 1 to subsection A. *Permitted uses*, to read as follows

1. One mobile home per lot, and accessory uses; or one single-family, site-built home per lot, provided that single-family, site-built homes are permitted under any applicable deed restrictions that are in full force and effect at the time of adoption of this amendatory ordinance. Site-built, single-family homes shall meet all restrictions of the (R-1) single-family residential district.

Section 6: Repealing Clause

In the event of irreconcilable conflict between any clause or provision of this ordinance and the clause or provision of any other ordinance, the clause or provision of later adoption shall be deemed to repeal the clause or provision of earlier adoption.

Section 7: Severability Clause

The invalidity of any section, clause, sentence or provision of said code of this ordinance shall not affect the validity of any other part hereof.

Section 8: Penalty

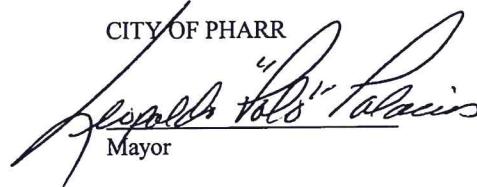
Anyone who violates this ordinance shall upon conviction thereof be fined not to exceed two hundred and no/100 (\$200.00) dollars. Each day that the violation continues to exist is a separate offense.

Section 8: Publication, Effective Date

This ordinance shall be published after its passage and approval and shall take effect and be in force from and after ten (10) days following such publication in the official newspaper.

PASSED AND APPROVED ON FIRST READING BY THE CITY
COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 14TH day of MAY
 , 2002 A.D.

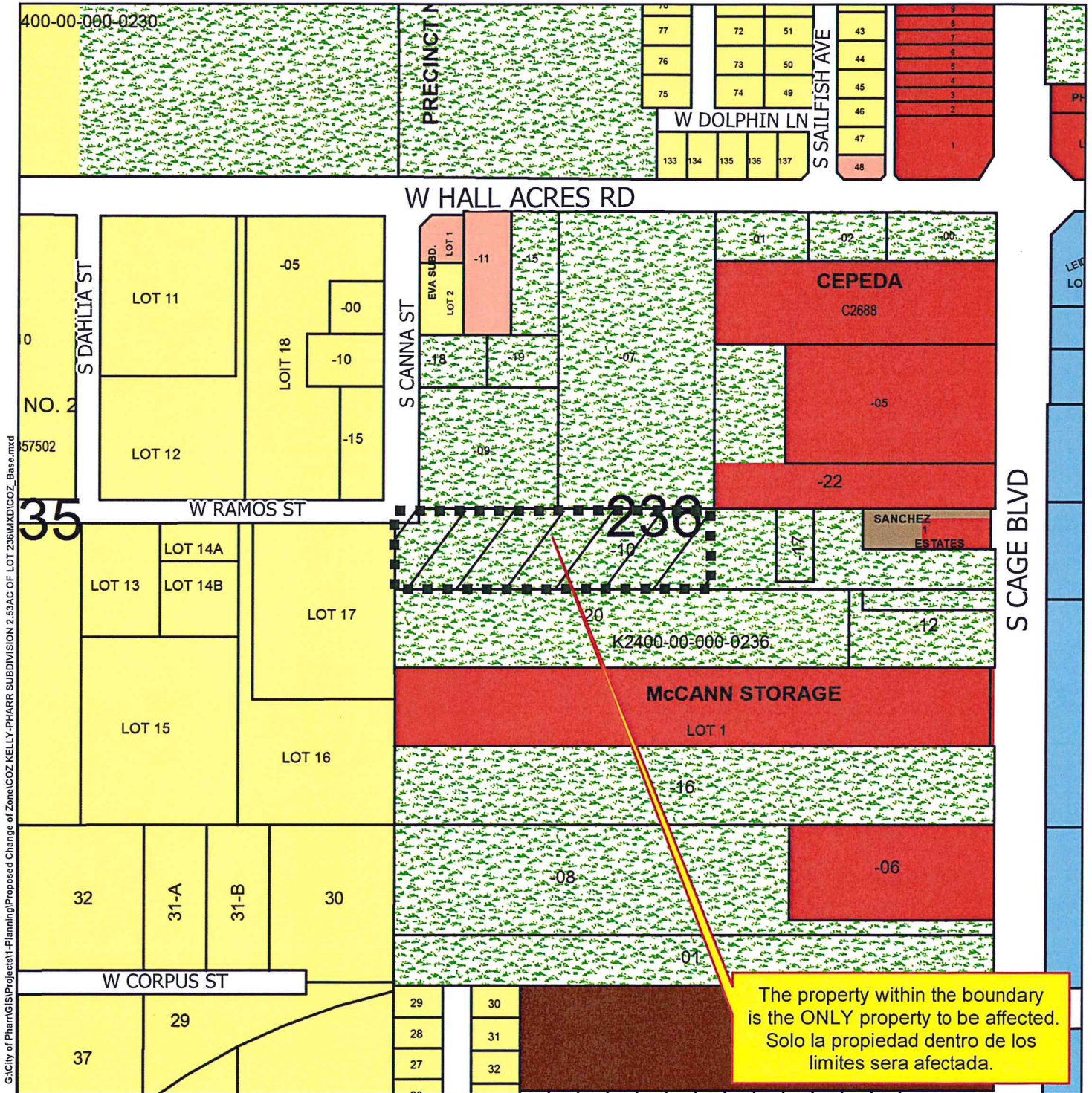
CITY OF PHARR


Mayor

ATTEST:


Mary Munoz, City Clerk

a:R-MH-Ord-Amd.PHR



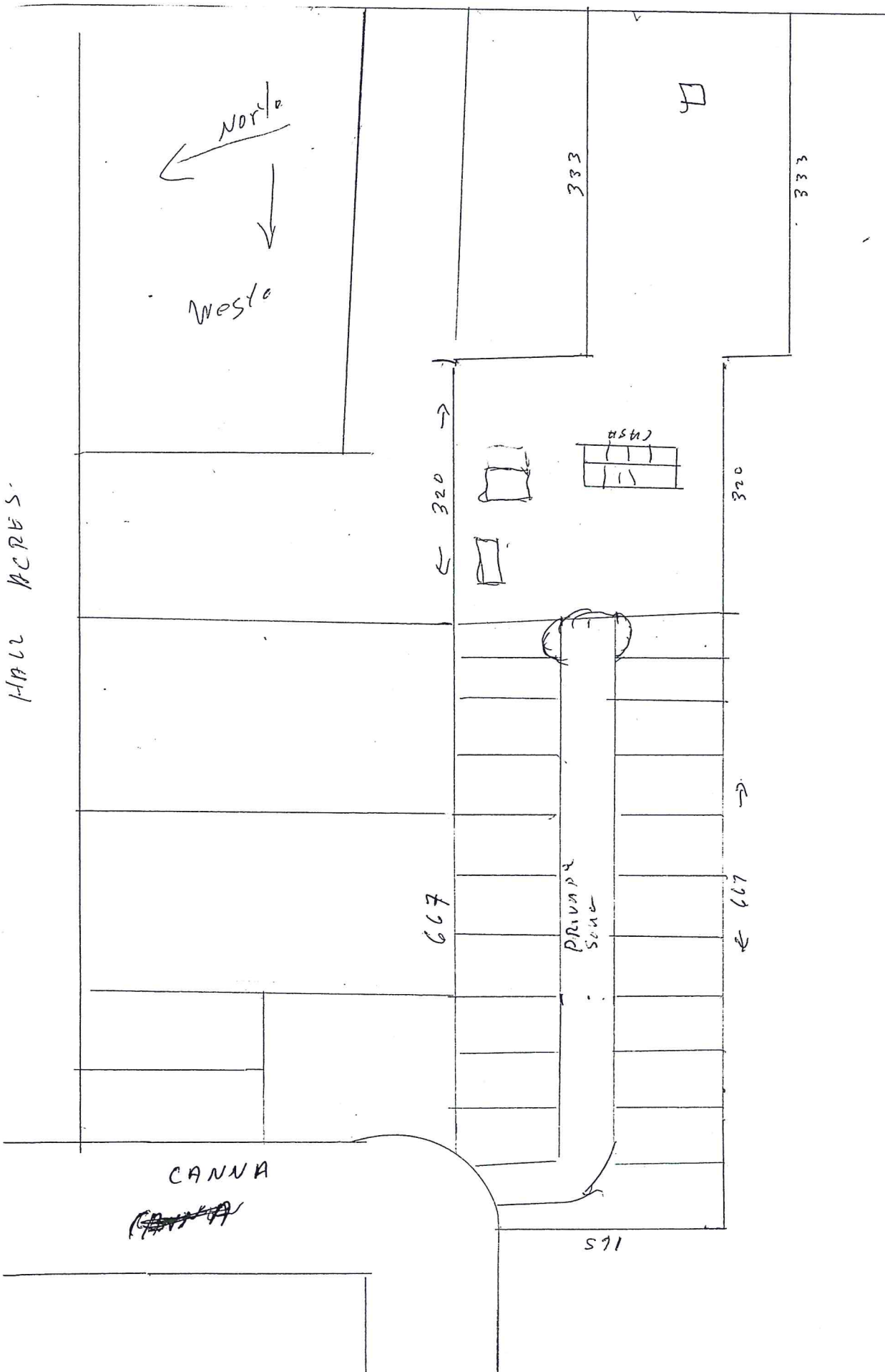
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business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



Proposed Change of Zone
Kelly-Pharr Subdivision 2.53Ac of Lot 236
Reynaldo Mata Rios



9943







RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 08 2017

CITY OF PHARR REGISTRATION FORM

BY: AE

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: Marcelino Richie

ADDRESS: 401 W. Ramos CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) 956-467-9881

EMAIL: _____ ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: COZ #170526 For: Against X

Board/Committee: _____ Meeting Date: 6/12/17

How will or has the proposed action affect you?

This action would depreciate the value of my home and surrounding homes, increase traffic, crime may rise, and the quality of daily life will be affected. This area has an out of city environment (country life) with city amenities. This trailer park would significantly change that way of life.

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.

Marcelino Richie
SIGNATURE

6-8-17
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.

MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (14' X 19') – 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.

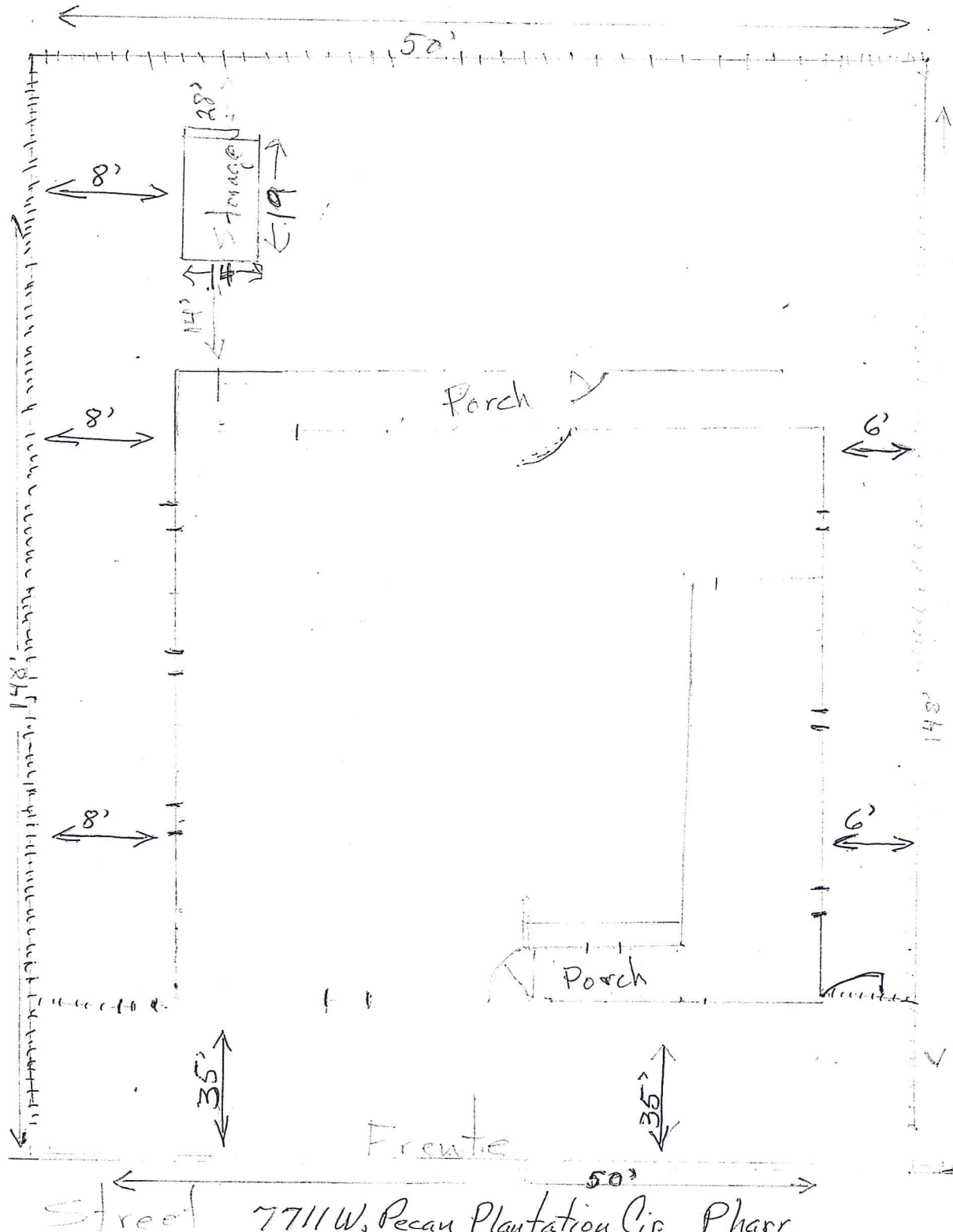
ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan.

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 one (1) telephone call and one (1) walk in for information only.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending **approval** of 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 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.

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



7711 W. Pecan Plantation Cir Pharr



MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH — FILE NO. CUP#170530 (PHARR CENTER CHURCH)

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Trinity Worship Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address 4801 North IH 69C.

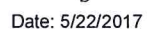
ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north and east, Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south and Agricultural and/or Open Space District (A-O) to the west. This area is generally designated for industrial use in the Land Use Plan.

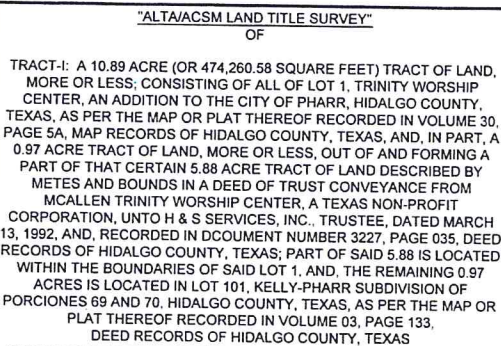
NOTIFICATION OF PUBLIC: Fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: 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 permit shall be 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.

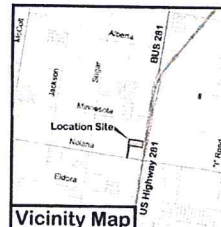
NOTE: This item will go before the City Commission meeting of **June 19, 2017 at 4:00 p.m.**



[illegible]

MEASURING A 10.98 ACRES (OR 24.2638 SQUARE MILES) TRACT OF LAND, MORE OR FEWER, CONSISTING OF ALL OF LOT 1, THIRTY-NINTH AND FORTY-SECOND, AN ADDITION TO THE CITY OF HENRIETTA COUNTY, TEXAS, AS THE SQUARE OF A TRACT OF LAND, ACQUIRED BY HENRIETTA, 50, PAGE 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 8

1. DISTANCE, NORTH 81 DEGREES 59 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 5, SAME, BEING THE NORTH LINE OF LOT 5 AND SAID 8.86 ACRE TRACT, AT A DISTANCE OF 240.6 FEET FROM THE NORTH-EAST CORNER OF SAID 8.86 ACRE TRACT, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 10.0 FEET TO THE SOUTH-EAST CORNER OF SAID 8.86 ACRE TRACT, LOCATED ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE SOUTH OGDEN HIGHWAY (ROUTE U.S. EXPRESSWAY 261) FOR THE NORTHEAST CORNER OF SAID LOT 5.
2. DISTANCE, SOUTH 10 DEGREES 19 MINUTES EAST, 44 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 5, SAME, BEING THE WEST RIGHT-OF-WAY LINE OF THE SOUTH OGDEN HIGHWAY (ROUTE U.S. EXPRESSWAY 261), AT A DISTANCE OF 433.7 FEET TO A 10" DIAMETER HORN ROD FOUND ON THE SOUTH-EAST CORNER OF SAID LOT 5, SAME BEING THE NORTHEAST CORNER OF LOT 5, WENT ENTERING THE WEST RIGHT-OF-WAY LINE OF THE SOUTH OGDEN HIGHWAY (ROUTE U.S. EXPRESSWAY 261) FROM THE PLAT THEREOF RECORDED IN VOLUME 81, PAGE 07, MAP RECORDS OF THE HIGHLAND COUNTY, TEXAS, FOR AN OUTSIDE EASTERN CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT.
3. DISTANCE, NORTH 81 DEGREES 59 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF LOT 5 OF SAID TRINITY CHURCH CEMETERY AND THE NORTH LINE OF SAID HORN ROD FOUND ON AN INSIDE CORNER OF SAID 8.86 ACRE TRACT FOR AN INSIDE CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT, AT A DISTANCE OF 912.39 FEET WALL TO A 10" DIAMETER HORN ROD FOUND ON AN INSIDE CORNER OF SAID 8.86 ACRE TRACT FOR AN INSIDE CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT.
4. DISTANCE, SOUTH 81 DEGREES 59 MINUTES WEST, COINCIDENT WITH THE MOST SOUTHERN AND EASTERN LINE OF SAID LOT 5, SAME, BEING THE WEST RIGHT-OF-WAY LINE OF THE SOUTH OGDEN HIGHWAY (ROUTE U.S. EXPRESSWAY 261), AT A DISTANCE OF 408.33 FEET TO A 10" DIAMETER HORN ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE OGDEN AVENUE, AT A DISTANCE OF 816.64 FEET WALL TO A 10" DIAMETER HORN ROD FOUND ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT 5, SAME BEING THE CENTER OF THE OGDEN AVENUE FOR THE SOUTHWEST CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT.
5. DISTANCE, NORTH 81 DEGREES 59 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 5.86 ACRE TRACT (NAME BEING THE SOUTH LINE OF SAID LOT 5), AT A DISTANCE OF 912.39 FEET WALL TO THE SOUTH-EAST CORNER OF SAID 8.86 ACRE TRACT LOCATED IN THE CENTER OF SAID OGDEN AVENUE FOR THE SOUTHWEST CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT.
6. DISTANCE, NORTH 80 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.86 ACRE TRACT AND BEING ALONG THE LINE, PARALLEL TO RIGHT-OF-WAY LINE OF THE WEST LINE OF SAID LOT 5, AT A DISTANCE OF 275.4 FEET PASS A 10" DIAMETER HORN ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE SOUTH OGDEN HIGHWAY (ROUTE U.S. EXPRESSWAY 261) FOR AN INSIDE CORNER OF SAID 5.86 ACRE TRACT FOR AN INSIDE CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT.
7. DISTANCE, NORTH 81 DEGREES 59 MINUTES WEST, COINCIDENT WITH A SOUTHERN LINE OF SAID 5.86 ACRE TRACT, AT A DISTANCE OF 300 FEET TO AN 10" DIAMETER HORN ROD FOUND ON INTERSECTION WITH THE WEST LINE OF SAID LOT 303 FOR AN OUTSIDE WESTERN CORNER OF THIS 5.4-HECTARE DESCRIBED TRACT.
8. DISTANCE, NORTH 0 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID 5.86 ACRE TRACT (NAME BEING THE WEST LINE OF SAID LOT 5), AT A DISTANCE OF 275.4 FEET PASS A 10" DIAMETER HORN ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 5 OF TRINITY CHURCH CEMETERY, AT A DISTANCE OF 660.65 FEET WALL TO THE POINT OF BEGINNING.

[illegible]







MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (BEAUTY SALON) FILE NO. CUP#170531 (JNC BEAUTY)
--

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as Lot 100, Raider Terrace Phase 2 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1202 East Nell Pool Drive.

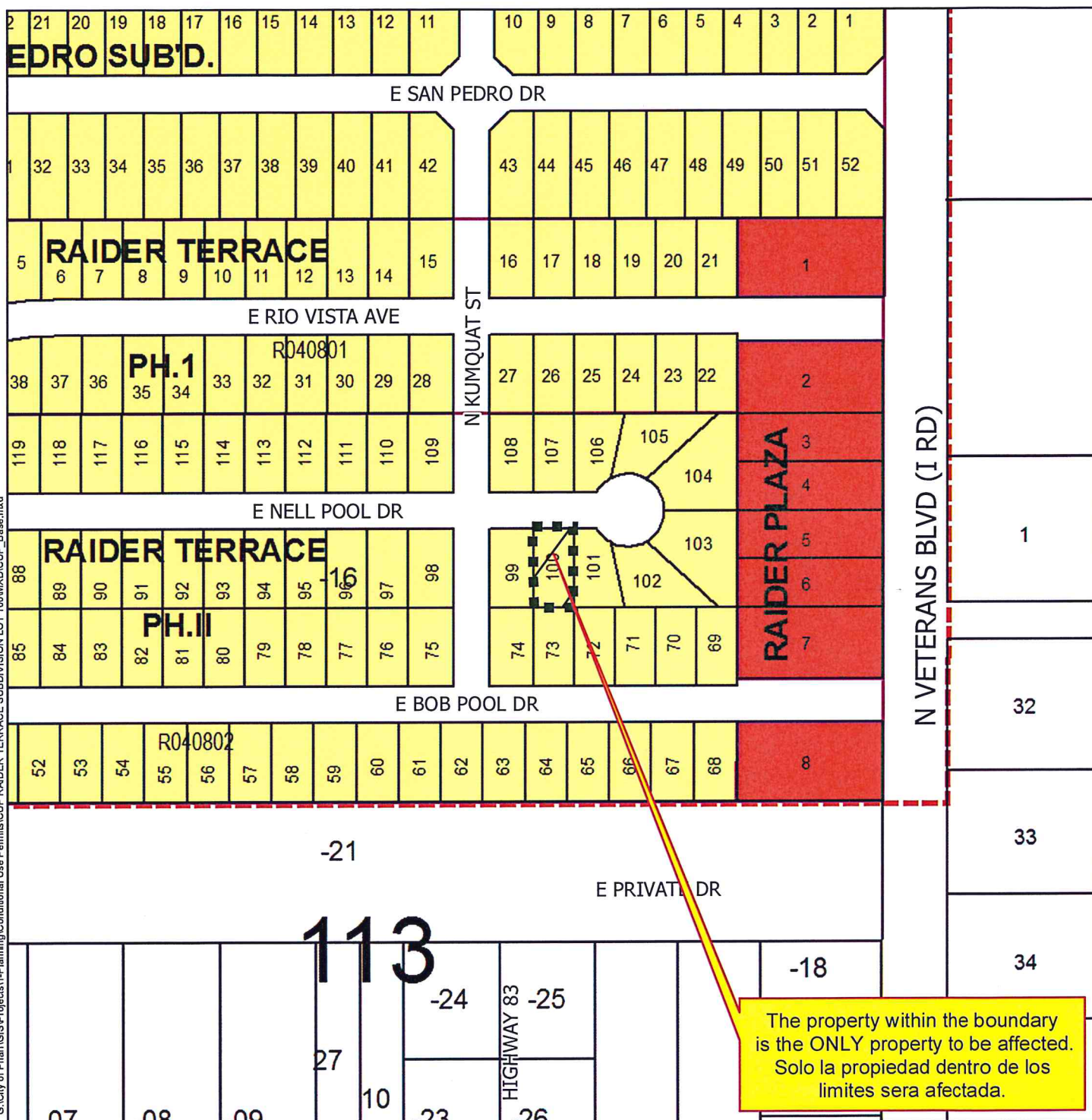
ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fifty-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 RECOMMENDATIONS: 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:

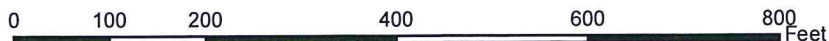
1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the beauty salon;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her 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.

NOTE: 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.



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

Scale: 1 inch = 200 feet



Date: 5/24/2017

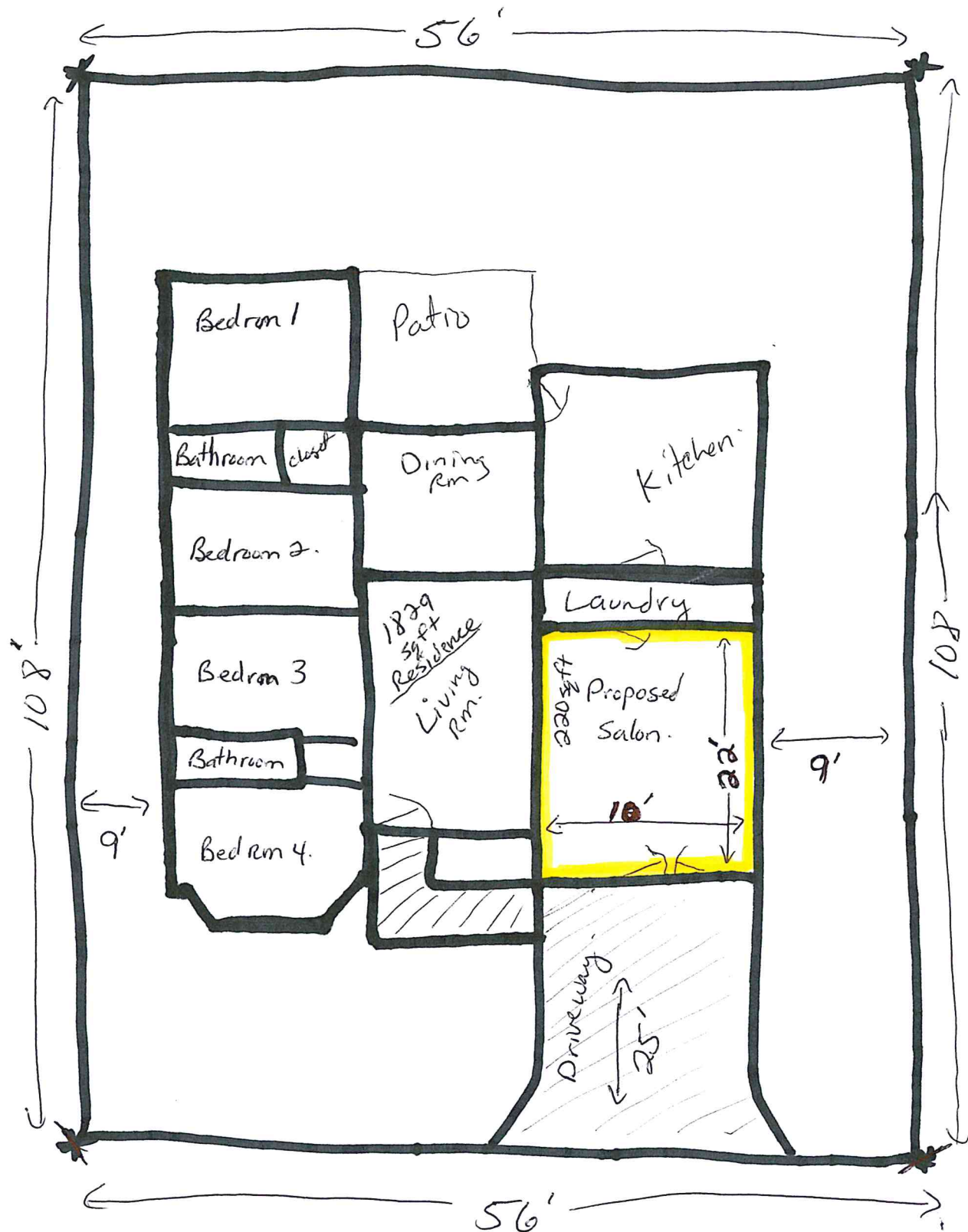


The property within the boundary
is the **ONLY** property to be affected.
Solo la propiedad dentro de los
limites sera afectada.



Jorge L. Garcia.

1202 E Nell Pool Dr
Pharr TX 78577



Nell Pool Dr.





Implementing your vision, improving your City

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 12, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#170532

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 02, 2017

1. **Applicant:** SAMES, Inc., representing Ramon Guajardo, Jr., owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C).
3. **Nature / Intent of Request:** In order to construct a commercial building on said property.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials


Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials


Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From an Agricultural and/or Open Space District (A-O) and General Business District (C) to General Business District (C): Being a 1.00 acre tract of land, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400 Block of East Ferguson Avenue.

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:

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 1.00 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.

NOTE: This item will go before the City Commission Meeting of **June 19, 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.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

SAMES, Inc., representing Ramon Guajardo, Jr., owner

APPLICANT

Being the 400 Block of East Ferguson Avenue

ADDRESS

Agricultural and/or Open Space District (A-O) and General Business District (C)

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

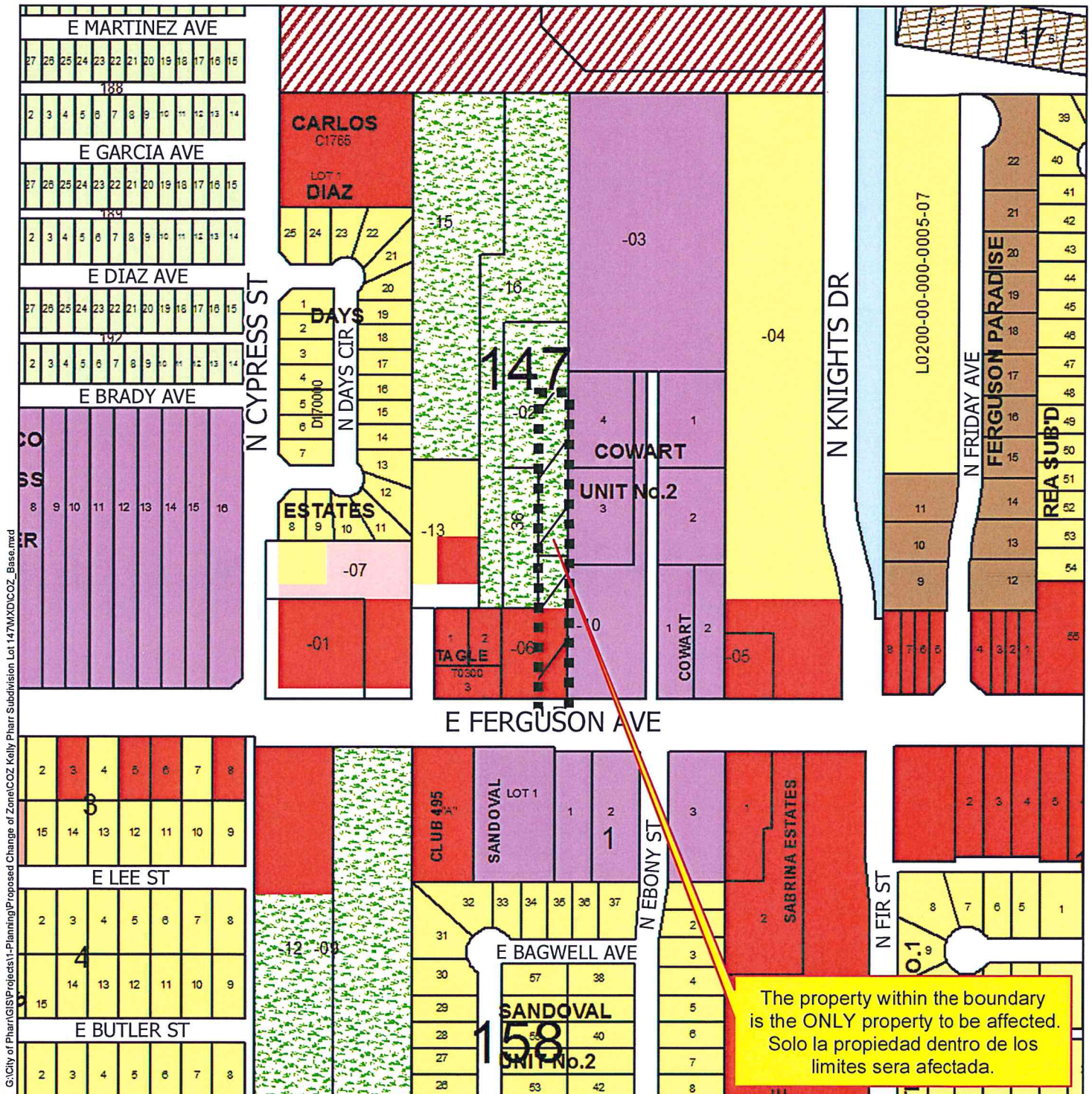
Approval

Della Robles

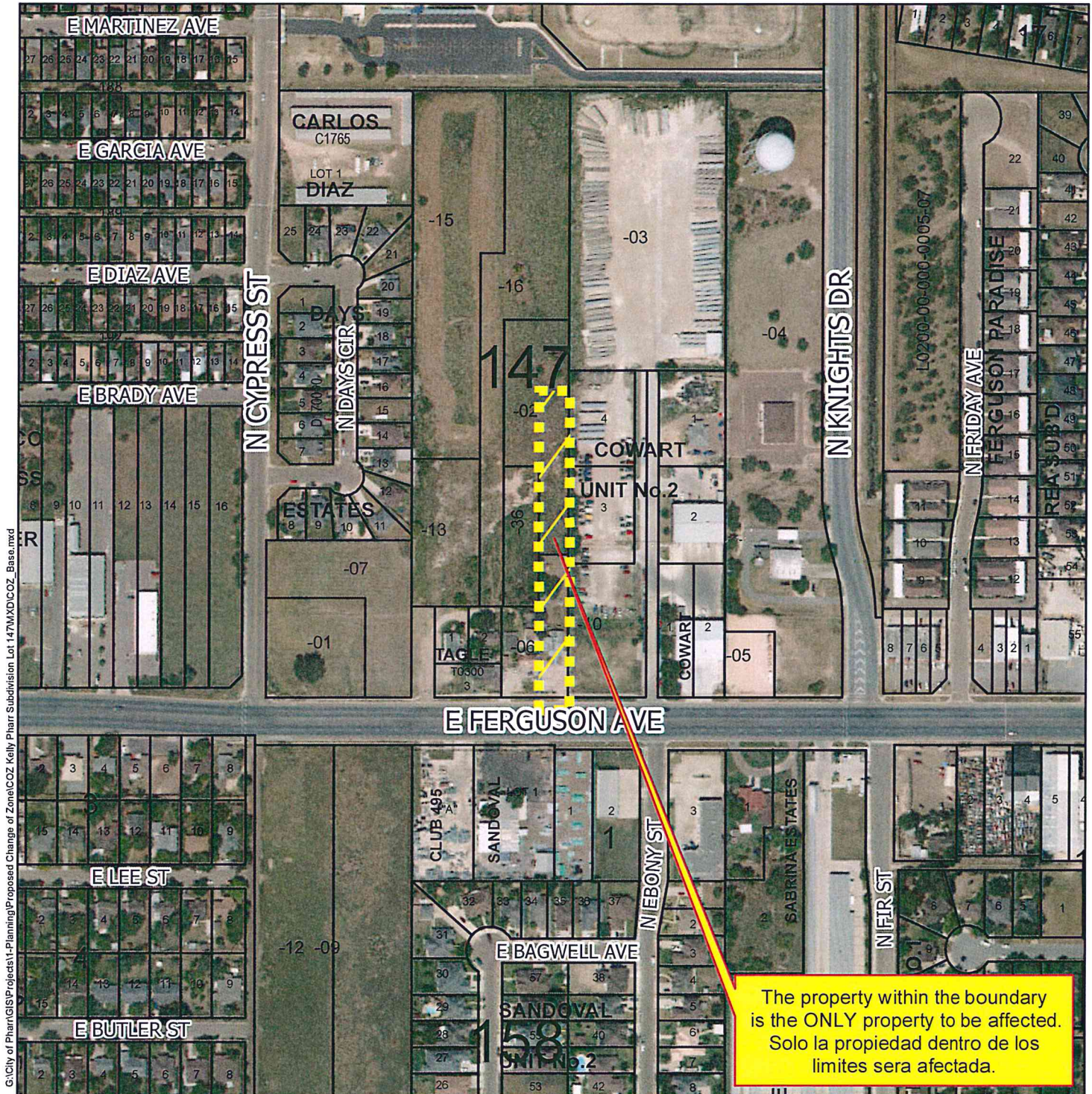
PREPARED BY

06.08.2017

DATE



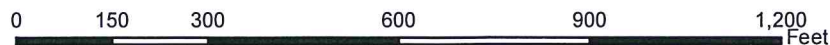
Proposed Change of Zone
 Kelly-Pharr Subdivision Lot 147
 SAMES, INC/ Ramon Guajardo Jr.



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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 300 feet



Date: 5/24/2017





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 12, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#170533

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 22, 2017

1. Applicant:

Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II.

2. Requested Action:

Re-zoning request from Single-Family Residential District (R-1) to General Business District (C).

3. Nature / Intent of Request:

In order to be able to construct a commercial building in the future and/or the sale of said property.

4. Routing to Staff:

A. Melanie Cano, Director

[Signature]
Initials

6/9/17
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

6-9-17
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JUNE 12, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C): Being the South 250' out of Lot 2, Pharr Citrus Orchard Co., Pharr, Hidalgo County, Texas. The property is physically located within the 1300 Block of West Business 83.

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:

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.

NOTE: This item will go before the City Commission Meeting of **June 19, 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\PHARR CITRUS\PHARR CITRUS ORCHARD_S 250 OUT OF LOT 2_R-1 TO C_PEDC II_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Victor Perez, Executive Director of Pharr Economic Development Corporation, representing Pharr Economic Development Corporation II

APPLICANT

Being the 1300 Block of West Business 83

ADDRESS

Single-Family Residential District (R-1)

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

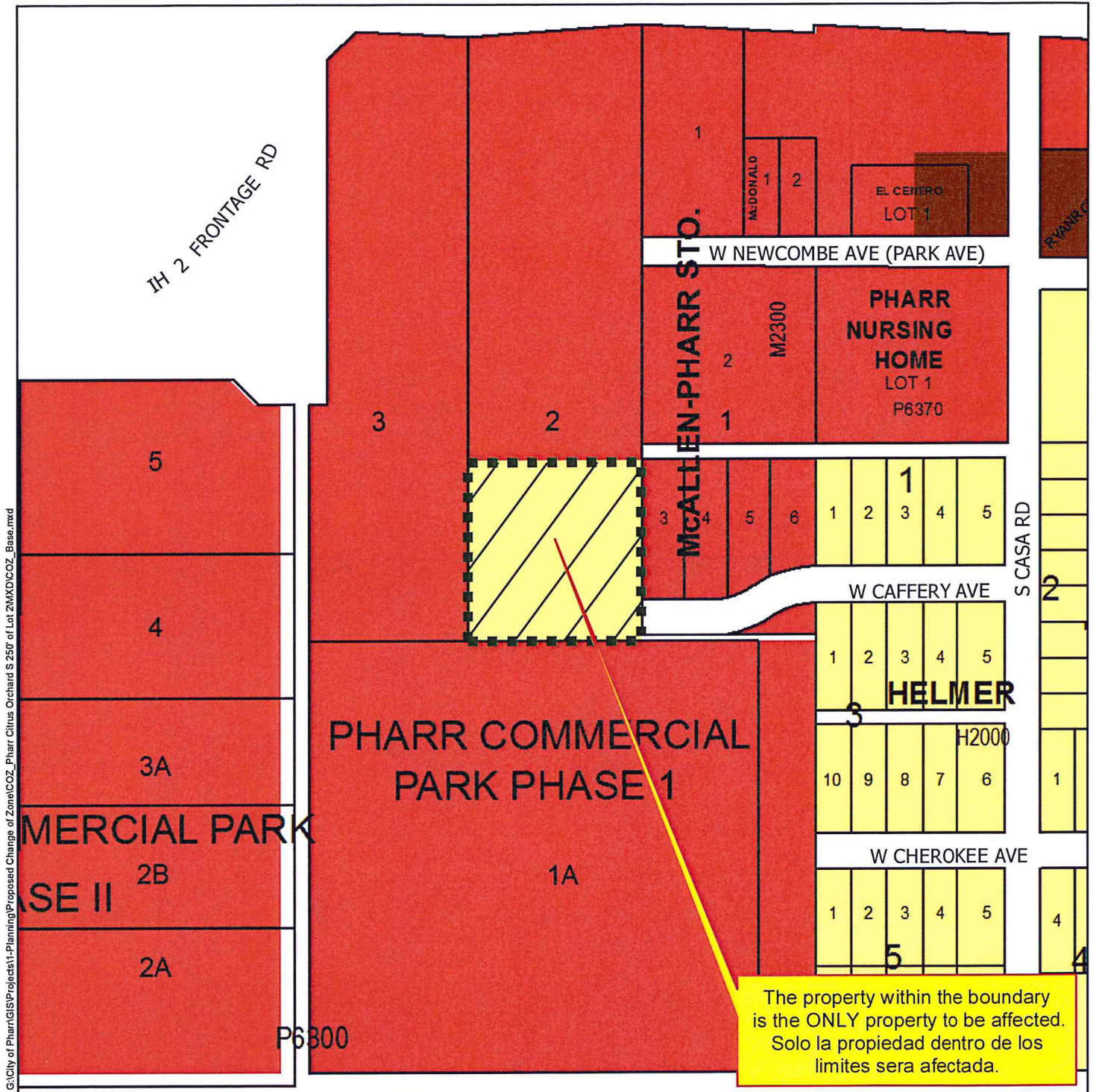
Approval

Della Robles

PREPARED BY

06.08.2017

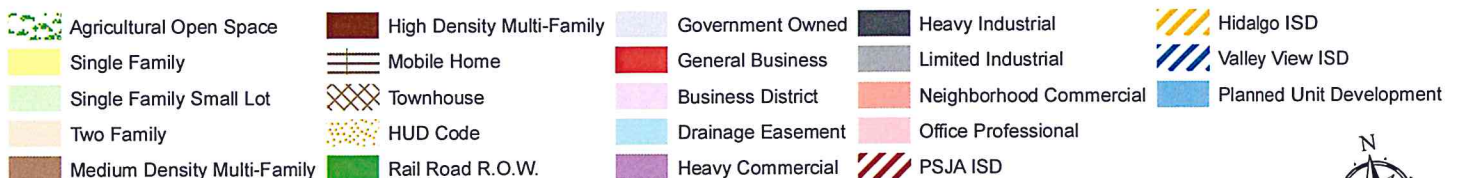
DATE



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

Scale: 1 inch = 200 feet









MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: DELTA SUBDIVISION
FILE NO. **SUB#170205**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Tomas Corona, Owner, is requesting final plat approval of the proposed Delta Subdivision.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 600 Block of East IH-2.

ZONING: 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: Enterprise car rental location.

VARIANCES: None requested.

RECOMMENDATIONS: 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 City Commission on June 19, 2017 at 4:00 p.m.

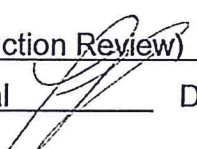


Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



PDF submittal

Subdivision: Delta Subdivision (Staff Pre-Construction Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: June 2, 2017

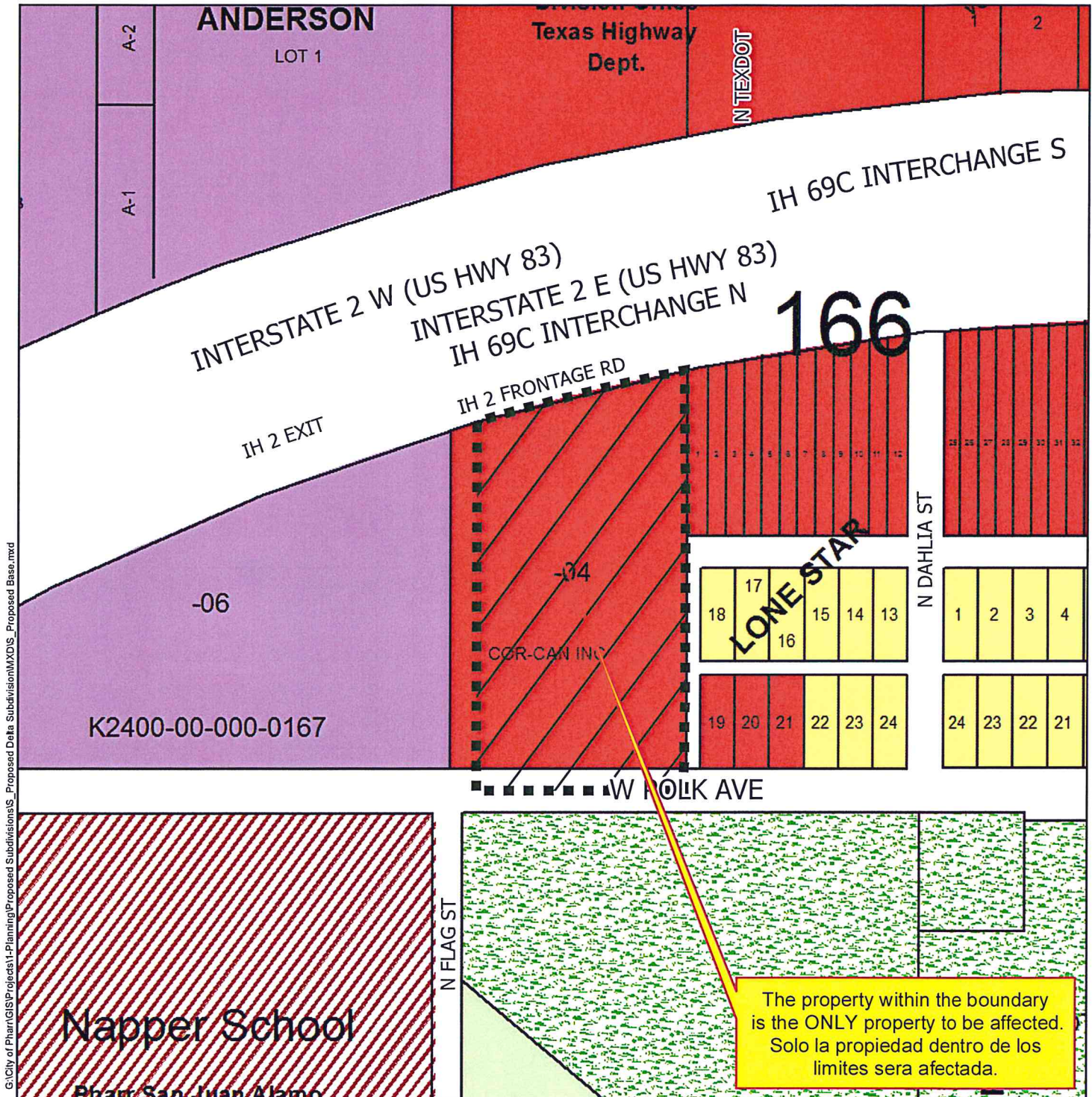
1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

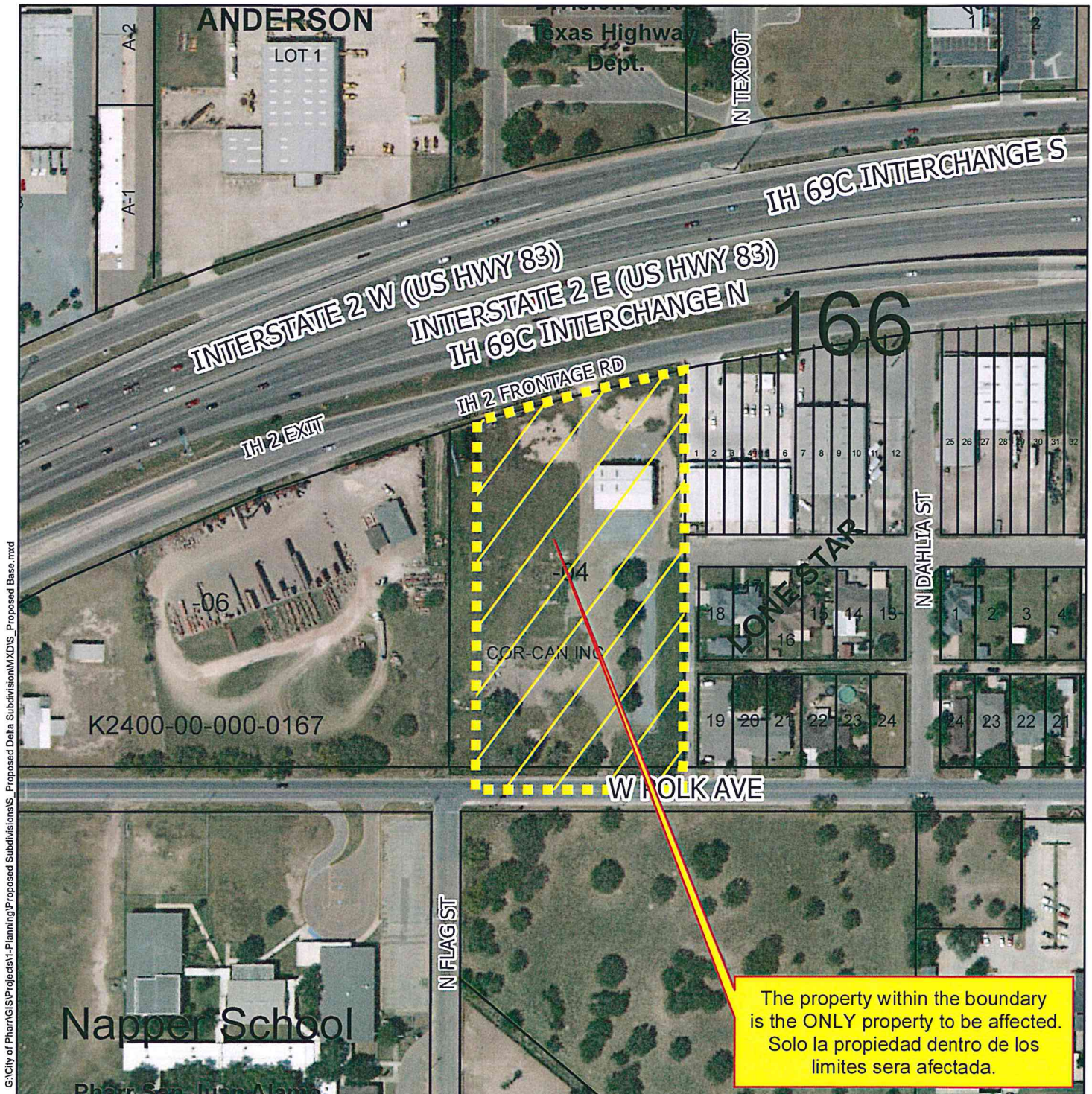
☒ City of Pharr standards Manual requires for all waterlines with fire hydrants to be looped at two approved water sources.

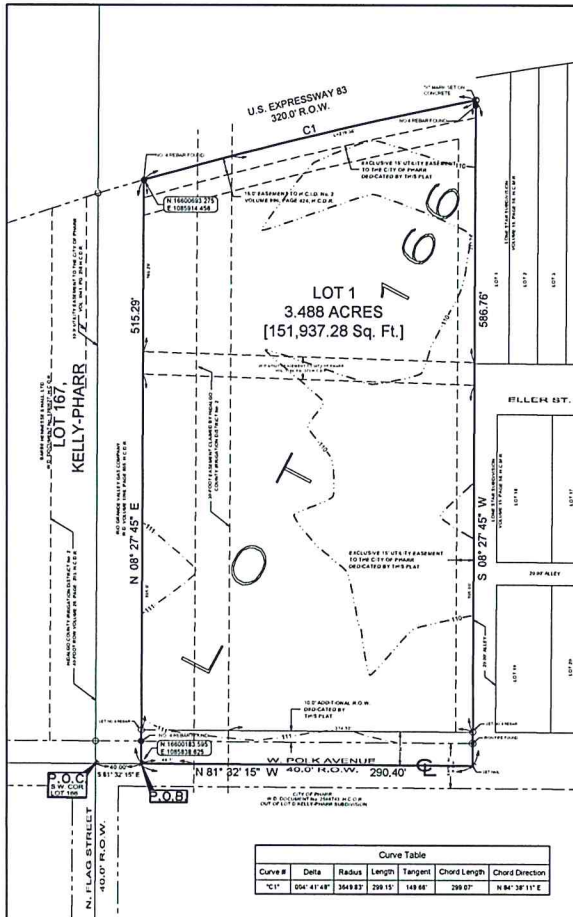
☒ The proposed waterlines shall be DR-18 or better as per public utility department.

☒ Fire hydrant shall have a 3 foot clearance radius, with a 15 foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.



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





DELTA SUBDIVISION

BEING A RESUBDIVISION OF 3.688 ACRES
OUT OF LOT 166, KELLY-PHARR SUBDIVISION
RECORDED IN VOLUME 3, PAGES 133-134, H.C.D.R.
AN ADDITION TO THE CITY OF PHARR,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING A RESUBDIVISION OF 3.688 ACRES (140,828.634 SQUARE FEET) OUT OF LOT 166, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 3.688 ACRES, BEING THE SAME TRACT OF LAND CONVEYED TO COR-CAN, INC. BY VITAC, INC. A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 816334, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.688 ACRES (140,828.634 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A P.N. MARK SET ON THE SOUTHWEST CORNER OF SAID LOT 166 AND THE SOUTHEAST CORNER OF LOT 187, OF SAID KELLY-PHARR SUBDIVISION;

THENCE, S 81° 37' 15" E ALONG THE SOUTH LINE OF SAID LOT 166, A DISTANCE OF 40.00 FEET TO A P.N. SET (NORTHING: 1800833.585, EASTING: 1085814.893) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 27' 45" E AT A DISTANCE OF 29.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF W. POLK AVENUE, CONTINUING A TOTAL DISTANCE OF 515.29 FEET TO A NO. 4 REBAR FOUND (NORTHING: 1800893.373, EASTING: 1085814.893) ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83 AND A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 94° 41' 48", A RADIUS OF 3,848.83 FEET, AN ARC LENGTH OF 299.19 FEET, A TANGENT OF 148.84 FEET, AND A CHORD THAT BEARS IN 84° 38' 11" E DISTANCE OF 299.07 FEET, TO AN "X" MARK SET ON CONCRETE ON THE WEST LINE OF LONE STAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15, PAGE 5A, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 27' 45" W ALONG THE WEST LINE OF SAID LONE STAR SUBDIVISION, AT A DISTANCE OF 348.78 FEET PASS AN IRON PIPE FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF W. POLK AVENUE, CONTINUING A TOTAL DISTANCE OF 366.78 FEET TO A P.N. MARK SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 81° 37' 15" E ALONG THE SOUTH LINE OF SAID LOT 166 AND WITHIN THE RIGHT-OF-WAY OF W. POLK AVENUE, A DISTANCE OF 290.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.688 ACRES (140,828.634 SQUARE FEET) OF LAND OF WHICH 0.134 OF ONE ACRE (5,808.000 SQUARE FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF W. POLK AVENUE, AND 0.07 OF ONE ACRE (3,048.000 SQUARE FEET) LIES WITHIN THE PROPOSED RIGHT-OF-WAY OF W. POLK AVENUE LEAVING A NET OF 3.488 ACRES (151,937.28 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "B"
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTINUING FLOODING AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

FLOOD, COMMUNITY PANEL NUMBER: 480347-0005 C
MAP REVISED: OCTOBER 18, 1982.

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.

3. MINIMUM BLDG. SETBACKS ARE AS FOLLOWS:
AS PER CITY OF PHARR ORDINANCE

4. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

THE RUNOFF STORAGE REQUIRED FOR THIS SUBDIVISION IS 8,002 C.F.
OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 8,002 C.F. (8,002 ACRES FEET) WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.

NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

5. BENCH MARK: CITY OF PHARR'S BENCH MARK: BM #48 LOCATED CLOSE TO SOUTHEAST INTERSECTION OF W. POLK AVE AND S. CASE BOULEVARD.
NORTHING=10299775.003
EASTING=1088211.177 ELEVATION=108.81

6. NO BUILDING ALLOWED UNDER ANY EASEMENT GRANTED BY THIS PLAT.

7. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

8. OWNERS TO MAINTAIN DETENTION/RETENTION AREA.

9. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

10. ENFORCEMENT OF ALL PLAT NOTES AND DESIGNATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

11. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE EXPLANATION SYSTEM (TPDES).

12. DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRE PERIMETER FENCE.

13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

14. A 3' SIDEWALK WITH ADA COMPLIANT RAMP AND LANDINGS WILL BE REQUIRED ALONG POLK AVE AND U.S. EXPRESSWAY 83 FRONTAGE AT BUILDING PERMIT.

15. ALL FIRE PROTECTION SHALL BE INSTALLED BY A LICENSE FIRE PROTECTION COMPANY.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE DELTA SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHERE NAME IS SUBSCRIBED HEREIN, DOES HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED.

TOMAS CORONA, PRESIDENT
COR-CAN, INC.
615 W. EXPRESSWAY 83
PHARR, TX 78927

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS CORONA, PRESIDENT OF COR-CAN, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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

APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY VITAC, CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

FRED L. KURTH, P.E.
DATE PREPARED: 01-17-2019
ENGINEERING JOB NO. 18092.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF DELTA SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1/21/2018 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 08-18-2018
1-1510, PAGE 39
SURVEYING JOB NO. 18702.08



APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES 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

ANA E. SEGA, P.E., C.F.M.
GENERAL MANAGER

DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS _____ 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

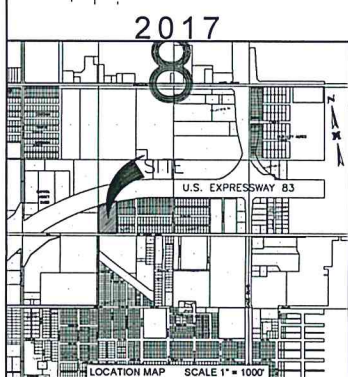


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ HOURS

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

BY _____ DEPUTY



2017

LEGEND

- FOUND IN REBAR
- FOUND PIPE
- SET "X" MARK ON CONCRETE
- SET "H" REBAR WITH PLASTIC
- STAMPED REBAR (NOT SET)
- SETBACK
- R.O.W. - RIGHT OF WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- SW COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.U.P. - SQUARE FEET
- COM. - COMMUNITY DEED
- VOL. - VOLUME
- P.O. - PAGE
- H.L.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- C - CENTERLINE

DRAWN BY: _____ DATE: _____

SURVEYED CHECKED: _____ DATE: _____

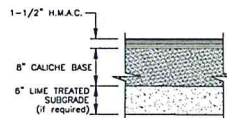
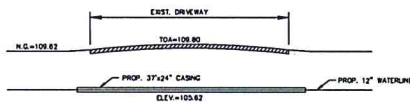
FINAL CHECK: _____ DATE: _____

MELDON & HUNT, INC. TEXAS REGISTRATION F-1432

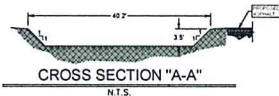
MELDON & HUNT, INC.

115 W. HARTSHORN
EDWING, TX 78944
PH: (781) 381-0880
FAX: (781) 381-1828
ESTABLISHED 1947

227 N. E.M. 3167
800 PHC ON TX 9089
PH: (781) 381-0880
FAX: (781) 381-1828
ESTABLISHED 1947

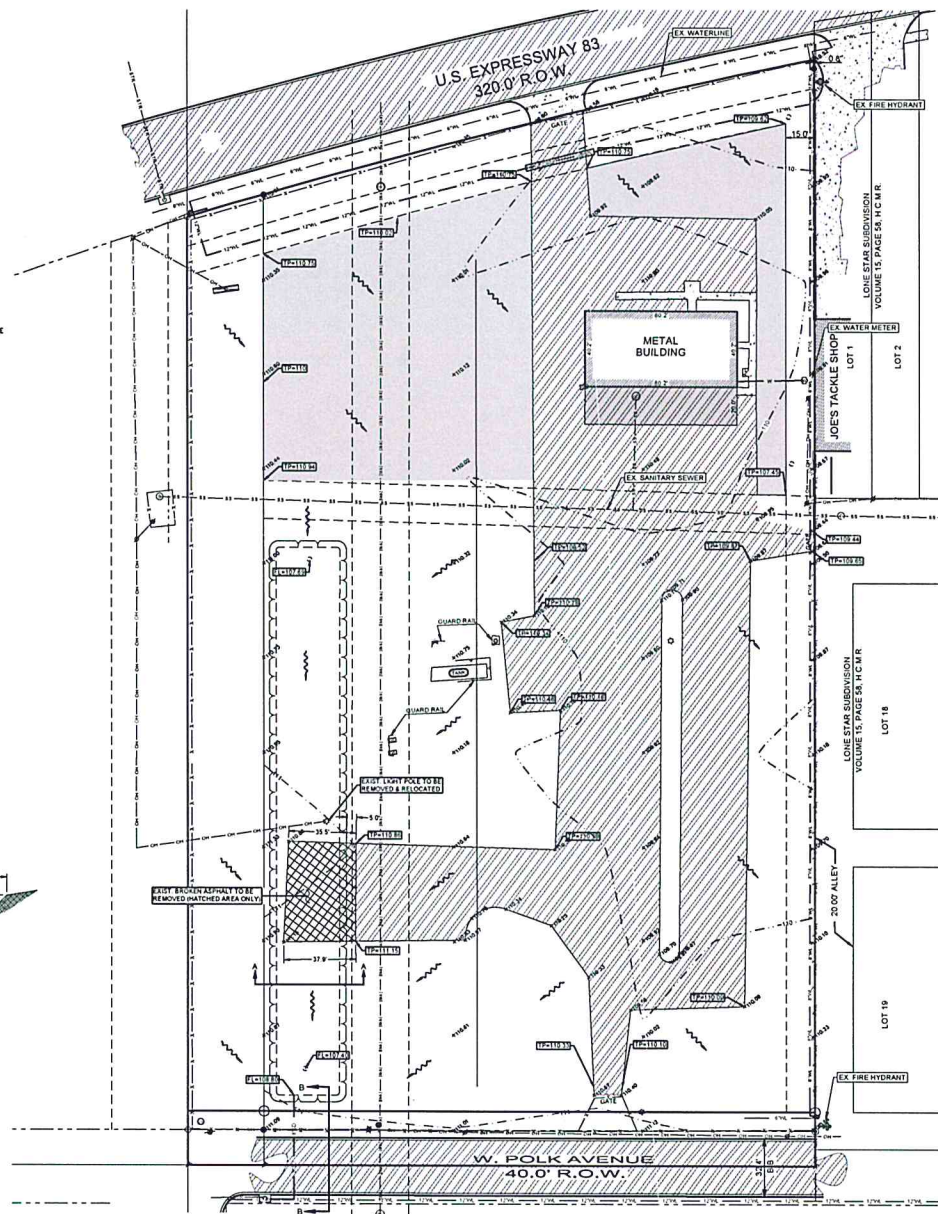


ASPHALT PAVEMENT SECTION
N.T.S.



CROSS SECTION "B-B"
N.T.S.

NOTE:
DETENTION REQUIRED: 36,572 C.F.T.
DETENTION PROVIDED: 37,835 C.F.T.



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET "X" MARK ON CONCRETE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - POWER POLE
 - SERVICE POLE
 - LIGHT POLE
 - POWER POLE WITH LIGHT
 - BULBORD SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - MANHOLE
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - TYPE "A" INLET
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - GAS VALVE
 - GAS VENT
 - GAS SERVICE
 - GAS SIGN
 - FUEL TANK
 - AIR CONDITION UNIT
 - 8" METAL POST
 - GATE POST
 - OVERHEAD POWER LINE
 - SANITARY SEWER LINE
 - BARBED WIRE FENCE
 - STORM DRAIN
 - SANITARY SEWER LINE
 - WATER LINE
 - IRRIGATION LINE
 - STORM LINE
 - IRRIGATION STAND PIPE (30')

JOB No 16092.00	
BY DATE	REVISION MELDEN & HUNT, INC. CORPORATE OFFICE 1000 W. 11TH ST., SUITE 100 FAR, TEXAS 76010-4400 TEL: (817) 440-1100 FAX: (817) 440-1101 WWW.MELDENANDHUNT.COM
DESIGN PROJECT ENG. P.E. 1-1000 P.E. NO. 38	DATE 1-10-04
1-1000 P.E. NO. 38	2-1000 P.E. NO. 38
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435-1000 P.E. NO. 38	436-1000 P.E. NO. 38</



MEMORANDUM

DATE: MONDAY, JUNE 12, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR TERMINAL SUBDIVISION FILE NO. SUB#170207
--

GENERAL INFORMATION:

APPLICANT: 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.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 300 Block of East Nolana Loop.

ZONING: 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: Truck business

VARIANCES: None requested.

RECOMMENDATIONS: 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).
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 City Commission on June 19, 2017 at 4:00 p.m.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Pharr Terminal Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: May 30, 2017

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ Need to follow city standard manual and the above comments.

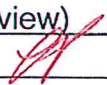
☒ Add note to read as follow: "Fire sprinkler underground lines (FDC and Fire Line) shall be installed by a Texas licensed fire protection company with a minimum RME-U License."

☒ Fire hydrant shall have a 3 foot clearance radius, with a 15 foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.

☒ Need to identify existing water lines.

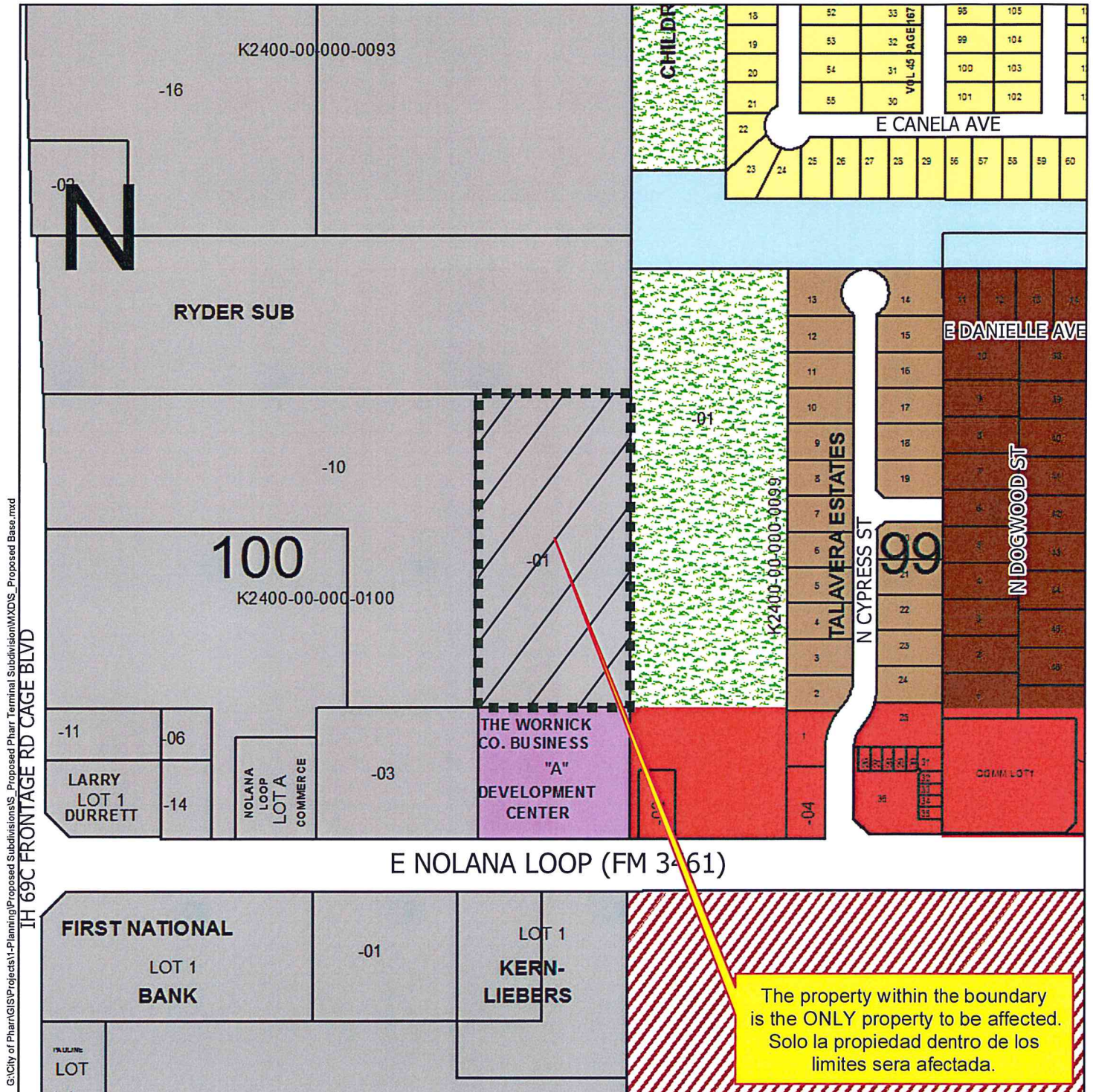
☒ Need to provide clear access around the fire hydrant located near the main entrance.

Subdivision: Pharr Terminal Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: May 30, 2017

☒ Need to increase turn radius near entrance along E. Nolana.

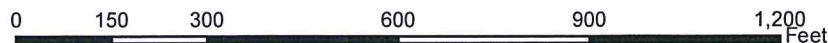
☒ Access road width shall be a minimum of 26 feet wide.

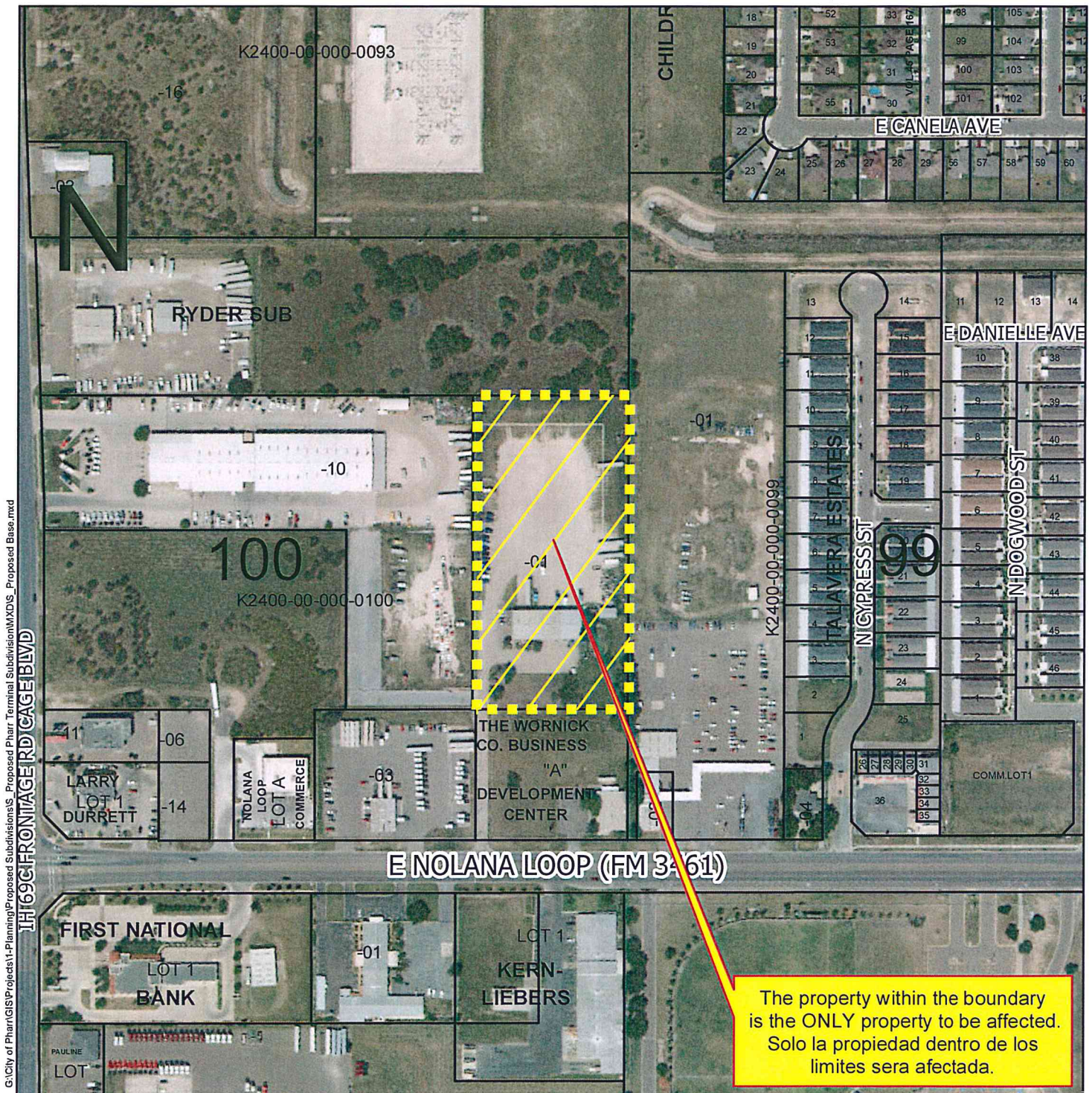


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

Scale: 1 inch = 300 feet





MAP OF PHARR TERMINAL SUBDIVISION

A RESUBDIVISION OF 4.852 ACRES
CONSISTING OF 4.852 ACRES OUT OF LOT 100, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGE 133, H.C.D.A.
CITY OF PHARR, HIDALGO COUNTY, TX

METES AND BOUNDS

A RESUBDIVISION OF 4.852 ACRES SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, CONSISTING OF 4.852 ACRES BEING A PART OF PORTION OUT OF LOT 100, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133, H.C.D.A. THE METES AND BOUNDS OF SAID 4.852 ACRES ARE ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" MARK SET ON CONCRETE, NORTHING: 1881033.258, EASTING: 1080988.1478, ON THE SOUTHWEST CORNER OF SAID LOT "A", THENCE IN 89° 28' 38" E ALONG THE WEST LINE OF SAID LOT "A" A DISTANCE OF 270.00' TO A NO. 4 REBAR SET AND THE POINT OF BEGINNING OF THIS SAID TRACT;

1. THENCE IN 50° 28' 38" E ALONG THE WEST LINE OF SAID LOT "A" AT A DISTANCE OF 860.00 FEET TO A NO. 4 REBAR SET (NORTHING: 1881033.257, EASTING: 1081088.808) FOR THE NORTHEAST CORNER OF THIS TRACT;

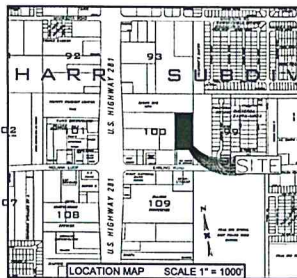
2. THENCE S 81° 32' 38" E ALONG THE SOUTH LINE OF PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 78, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 330.25 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID HYDRA SUBDIVISION, THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE S 89° 28' 38" W A DISTANCE OF 860.00 FEET TO A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID LOT "A" FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE IN 89° 28' 38" W ALONG THE NORTH LINE OF SAID LOT "A" A DISTANCE OF 330.25 FEET TO A NO. 4 REBAR SET TO THE POINT OF BEGINNING AND CONTAINING 4.852 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

- FLOOD ZONE DESIGNATION, ZONE "B"
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AN AVERAGE DEPTH LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY FLOODWAYS FROM THE BACK FLOOD.
- FLOOD: COMMUNITY PANEL NUMBER 48347 0005 C
MAP REVISED: OCTOBER 15, 1982
FLOOD: COMMUNITY PANEL NUMBER 48354 0025 C
MAP REVISED: NOVEMBER 15, 1982
- MINIMUM PERMISSIBLE FLOOD FLOOD ELEVATION IS 16' ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT
- MINIMUM BLOOD SETBACKS
AS PER CITY OF PHARR ORDINANCE
- REACH MARK: CITY OF PHARR'S REACH MARK, BM 594
LOCATED CLOSE TO SOUTHEAST INTERSECTION OF NOLANA LOOP AND U.S. 81
NORTHING=1881032.28
EASTING=1080988.1478
ELEVATION=102.82
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- CONSTRUCTION WILL COMPLY WITH P.A.C. REQUIREMENTS AND LATER STORM WATER POLLUTION PREVENTION PLANS.
- STORMWATER REQUIRED ALONG NORTH SIDE OF NOLANA LOOP (PAVING ROAD) TRICK WILL HAVE A DRAINAGE CHANNEL RAMP AND LANDINGS
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNERS TO MAINTAIN DETENTION AREA.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLANNING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- DETENTION AREA THAT ARE 1 FEET OR DEEPER SHALL REQUIRE PERMANENT FENCE.
- OWNERS TO MAINTAIN R.O.W. AND FORMER OF SUBDIVISION.
- FIRE SPRINKLER UNDERGROUND LINES (FDC AND FIRE LINE) SHALL BE INSTALLED BY A TEXAS LICENSED FIRE PROTECTION COMPANY WITH A MINIMUM P.A.C. LICENSE.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.735 ACRES AND A VOLUME OF APPROXIMATELY 24,000 C.F. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THE COMMERCIAL DEVELOPMENT.
- SAFETY SERVICE TO BE DETERMINED & INSTALLED DURING BUILDING PERMIT STAGE.



RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS AND TRANSFEREES HEREAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED, IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOODS AND VALUABLE CONSIDERATION PAID BY SAID GRANTOR TO SAID GRANTEE, HEREBY GRANT, WARRANT, CONFIRM, GUARANTEE, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, WARRANT, CONFIRM, GUARANTEE AND TRANSFER TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ROADS AND EGRESS OVER GRANTED ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DEDICATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINES IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERNALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT IF THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE 49 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, AND HOWEVER LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE
DAY OF _____, 2017.

(GRANTEE'S SIGNATURE)
ACKNOWLEDGMENT
THE STATE OF MISSOURI
COUNTY OF ST. CHARLES

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LARRY SCHNEIDER, 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, STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §48.11 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
DALE E. BERRY, P.E., C.F.M.
GENERAL MANAGER

DATE: _____
DATE: _____

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

APPROVED THIS _____ DAY OF _____, 2017.

LARRY WYLLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMOROSO HERNANDEZ
MAYOR, CITY OF PHARR

CITY CLERK

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUARDINO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
IN FRONT OF ME, _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

STATE OF MISSOURI
COUNTY OF ST. CHARLES

LARRY SCHNEIDER, GOVERNING PERSON
PHARR TERMINAL, LLC
A MISSOURI LIMITED LIABILITY COMPANY
13201 LAKEFRONT DRIVE, STE. 200
CITY CENTER, ST. CHARLES COUNTY, MO 64044

STATE OF MISSOURI
COUNTY OF ST. CHARLES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LARRY SCHNEIDER, PROVED TO BE THROUGH HIS MISSOURI DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY EXAMINED, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED 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, STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR TERMINAL SUBDIVISION, BEING PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/20/17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTZ, R.P.L.S. #4750
DATE SURVEYED: 08/10/17
1101R PAGE: 01-04
SURVEYING JOB NO. 16780-08

DATE: _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS THE _____ DAY OF _____, 2017.

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 SECRETARY

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUARDINO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
IN FRONT OF ME, _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR TERMINAL SUBDIVISION, BEING PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/20/17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

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PRESIDENT SECRETARY

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUARDINO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
IN FRONT OF ME, _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR TERMINAL SUBDIVISION, BEING PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/20/17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTZ, R.P.L.S. #4750
DATE SURVEYED: 08/10/17
1101R PAGE: 01-04
SURVEYING JOB NO. 16780-08

DATE: _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS THE _____ DAY OF _____, 2017.

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 SECRETARY

FILED FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUARDINO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
IN FRONT OF ME, _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

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COUNTY OF HIDALGO

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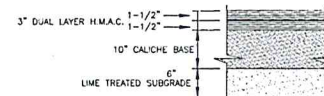
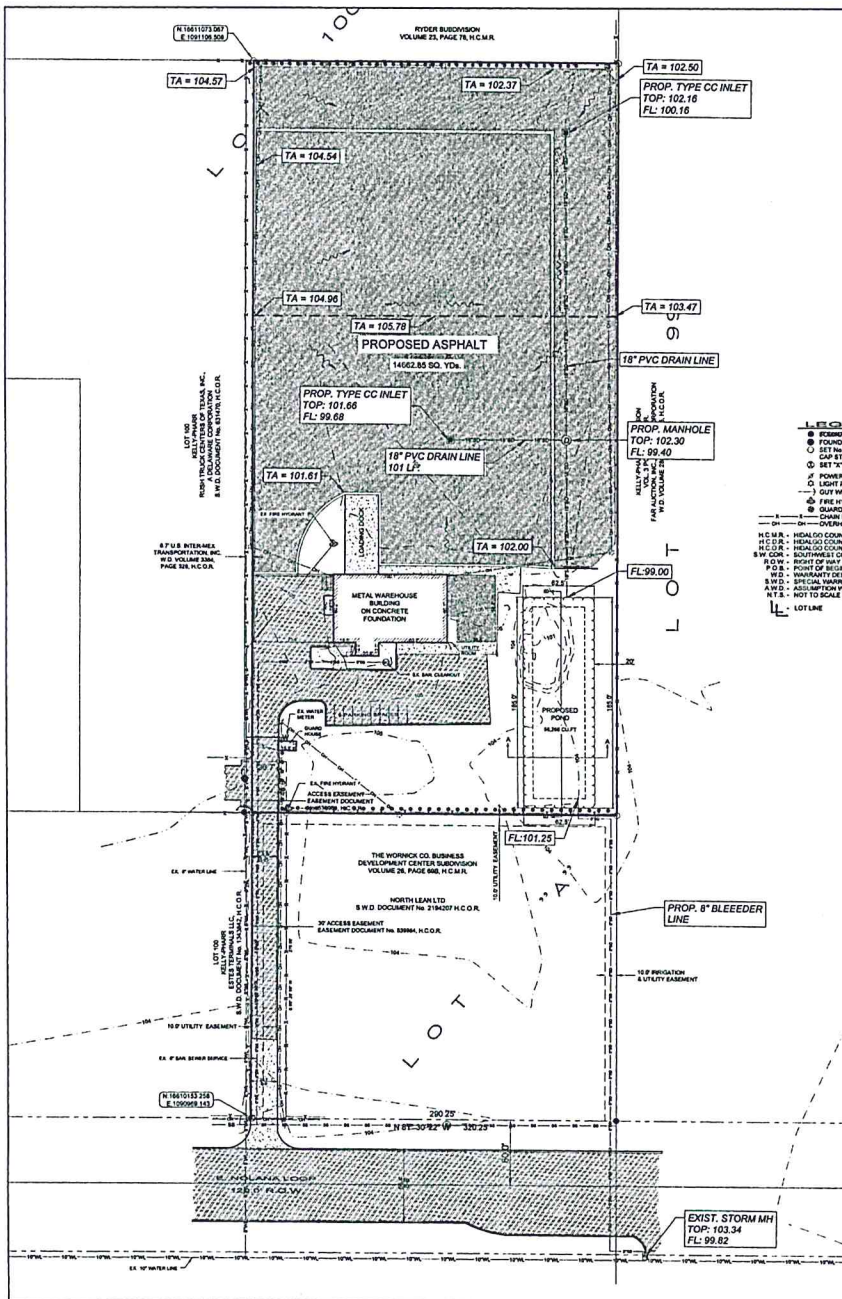
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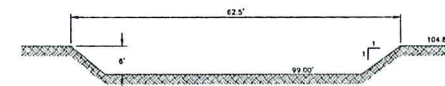
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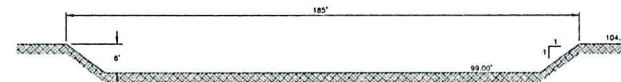


ASPHALT PAVEMENT SECTION
N.T.S.

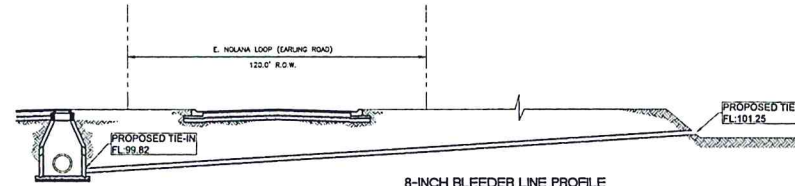
DETENTION REQUIRED= 54,933 C.F.
DETENTION PROVIDED= 56,266 C.F.



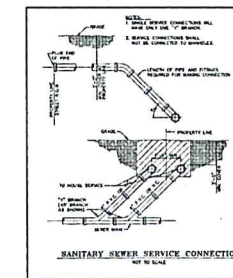
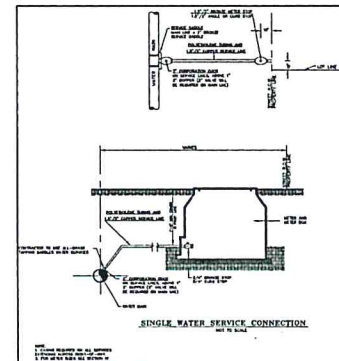
SECTION AA
N.T.S.



SECTION BB
N.T.S.



8-INCH BLEEDER LINE PROFILE
N.T.S.



- LEGEND**
- 6\"/>

JOB No. 17029.00	
DATE	11/11/2011
DESIGNER	MELDEN & HEINT, INC.
CHECKED	MELDEN & HEINT, INC.
PROJECT NO.	17029.00
RELEASE DATE	11/11/2011
SCALE	1" = 50'
PHARR TERMINAL CITY OF PHARR	
UTILITY PLAN & DRAINAGE PLAN	
© Copyright 2011 Melden & Heint, Inc. File Name: 17029.00 PLAT SHEET 1 OF 1	