



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 08, 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: April 24, 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 telecommunication 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. Rafael Ochoa 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 (16' x 20') in a Single-Family Residential District (R-1). The property is legally described as being Lots 3 and 4, Block 2, Thrasher Terrace Subdivision, Pharr, Hidalgo County, Texas. The property's physical address 716 West Elbert Road. **CUP#170422**
 5. R.E. Garcia and Associates, representing FE-MA Enterprises, Inc., Felix Chavez, Jr., Director and owner, 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 4.07 acres, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700 Block of East Ridge Road. **COZ#170423**

PLAT APPROVAL: **NONE.**

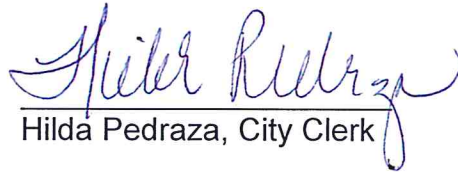
F. ANNOUNCEMENTS/OTHER BUSINESS:

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 4th day of May 2017, at 11:30 a.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. April 24, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 24, 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 Romeo Robles
 Tom Gruener Porfirio Rodriguez
 Rafael Munguia
 Andy Castro

ABSENT: Charlie Ramirez Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Development Services Director
 Heriberto Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 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 April 10, 2017.

There being no discussion, Rafael Munguia **moved** the minutes of April 10, 2017, be approved as submitted. Romeo Robles second the motion and when put to a vote, it polled as follows:

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

The motion carried unanimously to approve the minutes of April 10, 2017, as submitted.

PUBLIC COMMENTS:

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

An individual approached the podium and introduced himself as Kenneth C. Fletcher, living at 504 South Diplomat. He stated he was receiving a lot of noise from Trancasa and they had to pay a fine of \$500 for the noise. He stated that he went to the new location of where they were going to move and there has not been any construction done. Mr. Fletcher stated that he had been unable to get in contact with the previous city attorney, who had a home office. He stated he had brought it to the attention of staff about his complaint for the previous city attorney not having a Conditional Use Permit for a home office. He stated that he signed up for public hearing for Item E3. He stated that as a tax payer he would want the generation station to be walled in so that it is not heard or seen. He suggested to put the high power lines underneath the ground so that people would be able to get an apartment at the Jackson Road apartments. He stated that if the road was on the north side instead of the south it would not be going near his neighbor who lived on Jackson Road.

There being no one else wishing to speak, Danny Wylie closed the Public Comments and proceeded with the next item.

PUBLIC HEARING:

Heriberto Martinez, introduced himself as Planner II for the City of Pharr and advised Public Hearing Items one (1) through three (3) would remain tabled; however, there was a member of the audience that would like to speak for Item #3.

An individual approached the podium and introduced himself as Jose E. Degollado, living at 2314 North Jackson Road. He advised that he spoke at the previous meeting of April 10, 2017 in opposition of AEP doing a structural tower next to his property. He asked if there had been any progress on the decision for the project. He understood that it remained tabled and was advised that it would be on the agenda for the next Planning and Zoning meeting scheduled for May 08, 2017. He stated hopefully by then he could get an answer.

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

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

Tabled item. No action needed.

SONIA GARCIA
REP. CENTRO FAMILIAR CRISTIANO
IGLESIA DEL PUEBLO

LIFE-OF-THE-USE
CHURCH
CUP#170212

Tabled item. No action needed.

JOHN M. GARCIA
REP. AEP TEXAS, INC

SPECIAL USE PERMIT
STATIC VAR COMPENSATOR (SVC) STATION
SUP#170317

Tabled item. No action needed.

PLAT APPROVAL:

**HINOJOSA ENGINEERING, INC.
REP. PHARR-SAN JUAN-ALAMO I.S.D**

**SUB#170101
P.S.J.A I.S.D. BUCKNER
CAMPUS**

Heriberto Martinez, Planner II, proceeded to introduce the plat approval as follows:

Hinojosa Engineering, Inc., representing Pharr-San Juan- Alamo I.S.D., is requesting preliminary plat approval of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision. The property is legally described as being a 9.973 acre tract of land, more or less, being Lot 1, Block "A", Kelly-Pharr Subdivision, of lands in Porciones 66, 67, 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 1001 North Fir Street. The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (Small Lot) (R-1A) to the south, Single Family Residential District (Small Lot) (R-1A) and Single Family Residential District (R-1) to the east, and Single Family Residential District (Small Lot) (R-1A) and General Business District (C) to the west. The property is designated for public/semipublic use in the Land Use Plan. Property Proposed Use: Institutional use. Variances: None requested. Development Services recommends preliminary plat approval of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision subject to the following conditions:

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

1. Need additional 10' of R.O.W. on south side of East Cortez Avenue.
2. Need additional 7' of R.O.W. on east side of North Fir Street.
3. Provide 25' from centerline on north side for East Polk Avenue.
4. Pave 1/3 street R.O.W. and include street markings (crosswalks and stop bars).
5. Need street light detail (subdivision stage).

EASEMENTS:

1. Need to provide 15' Exclusive to City of Pharr easement around property.

**SIDEWALK:
ADA:**

1. 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during subdivision stage.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Proposed 2" water line inside of property will be private.
2. Need to show size of water line on East Polk Avenue.
3. Proposed 2" water service will go up to the property line only.
4. Requires a meter box to be installed before meter is installed.
5. Will be required to use polyethylene tubing for any proposed water service, no copper will be allowed.
6. Corporation valve and curb stop will be brass.
7. Will be required to loop at two water sources.
8. Follow City of Pharr construction standards manual.

SEWER:

1. Proposed sewer service cannot attach directly to manhole, will need to be between 10'-15' away from manhole.
2. No permanent structures over the sewer line.
3. Proposed sewer service(s) will go to property line only.
4. All proposed sewer line(s) inside of property will be private.
5. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need to correct drainage directive.
2. Detention will need to be on-site.
3. Will be required to meet with Engineering Department regarding the Regional Detention Center.

OTHER:

1. Provide square footage for plat.
2. Add plat note: "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES)."
3. Plat note #6, needs drainage figures.
4. State acreage in metes and bounds in the end clarify acreage, plat and metes and bounds do not match.
5. Provide space between plat note #6 and plat note #7.
6. Need S.W.P.P.P. with C.N.O.I. to be filed.
7. Need to label P.O.B. and indicate such on metes and bounds.
8. Must obtain Conditional Use Permit (C.U.P.) for institutional use prior to obtaining Certificate of Occupancy.
9. Traffic Impact Analysis will be required and recommendations shall be done on site.
10. Verify and match description for metes and bounds as well legal description for property, do not match.

Mr. Martinez advised that there was a representative in attendance.

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.

Porfirio Rodriguez asked staff if they were re-platting the school. Mr. Martinez affirmed and stated that more buildings were going to be added and it was proposed to become an Early Childhood and Alternative Center. Danny Wylie asked staff if the fire ladder truck entrance and exit had been addressed by the proper representative and approved. Roland Gomez, Assistant Director of Development Services, advised that everything had been approved according to city standards. Andy Castro asked staff if they could make sure that the departments do onsite/physical inspections.

There being no further discussion, Rafael Munguia moved to approve the preliminary plat approval for the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision. Tom Greuner second the motion and when put to a vote, it polled as follows:

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

ANNOUNCEMENTS/OTHER BUSINESS: NONE

ABSENTEE REPORT: Alexandra Esparza announced that Charlie Ramirez and Luis Madrigal were the absent members. Romeo Robles moved to excuse the absent members. Andy Castro second the motion and when put to a vote, the motion carried unanimously to excuse the absentees.

ADJOURNMENT: There being no further business, Romeo Robles 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 6:11 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, MAY 08, 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**

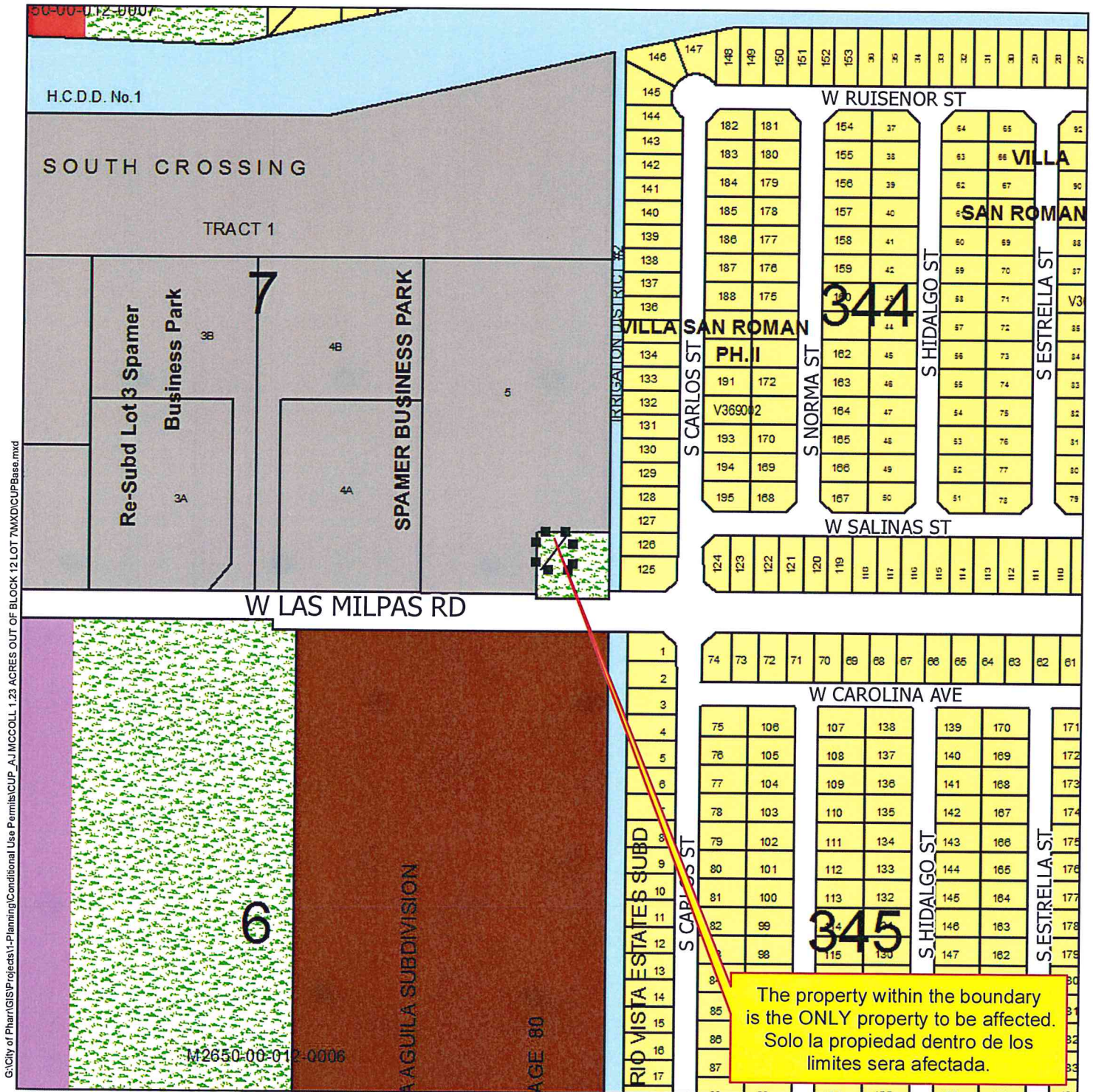
RECOMMENDATIONS:

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

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **May 15, 2017 at 5:00 pm.**

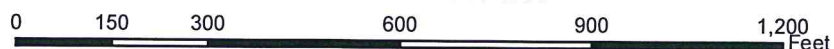
Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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

Proposed Conditional Use Permit
A.J. McColi 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



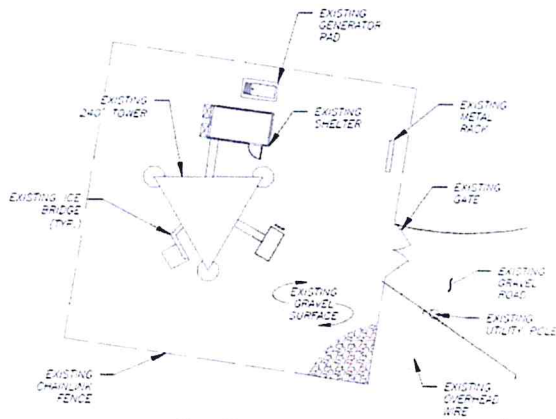
Date: 2/17/2017

NOTES

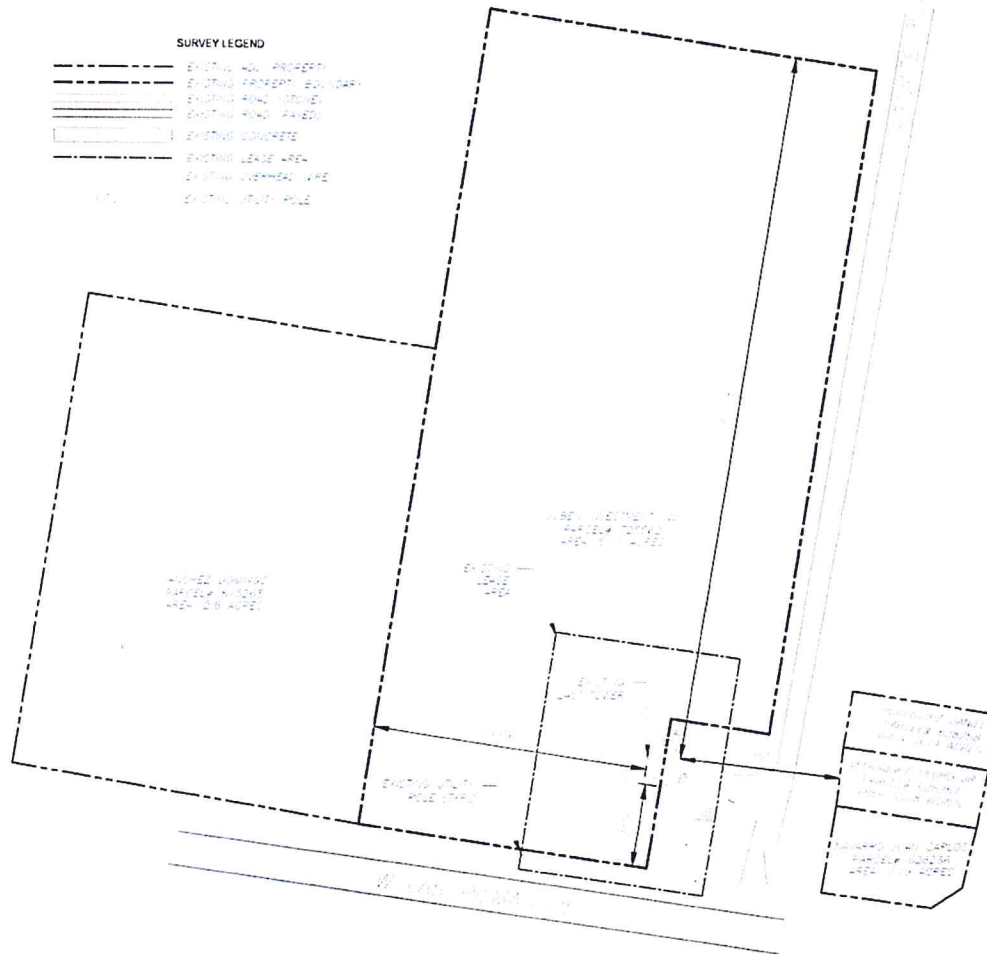
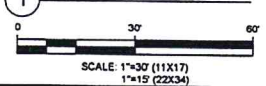
1. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
2. FIELD SURVEY DATE: 04/05/2013
3. BOUNDARY INFORMATION OBTAINED FROM: BRADLEY G. WELLS, PLS.

SURVEY LEGEND

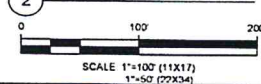
- EXISTING ADJ. PROPERTY
- EXISTING PROPERTY BOUNDARY
- EXISTING ROAD (PAVED)
- EXISTING ROAD (UNPAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE



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-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION IS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

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

ATC SITE NUMBER:

310046

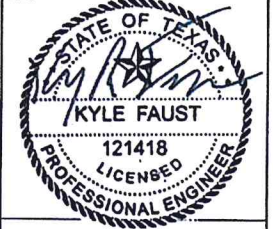
ATC SITE NAME:

HIDALGO TX

SITE ADDRESS:

1000 W. LAS MLPAS ROAD
PHARR, TX 78577

SEAL

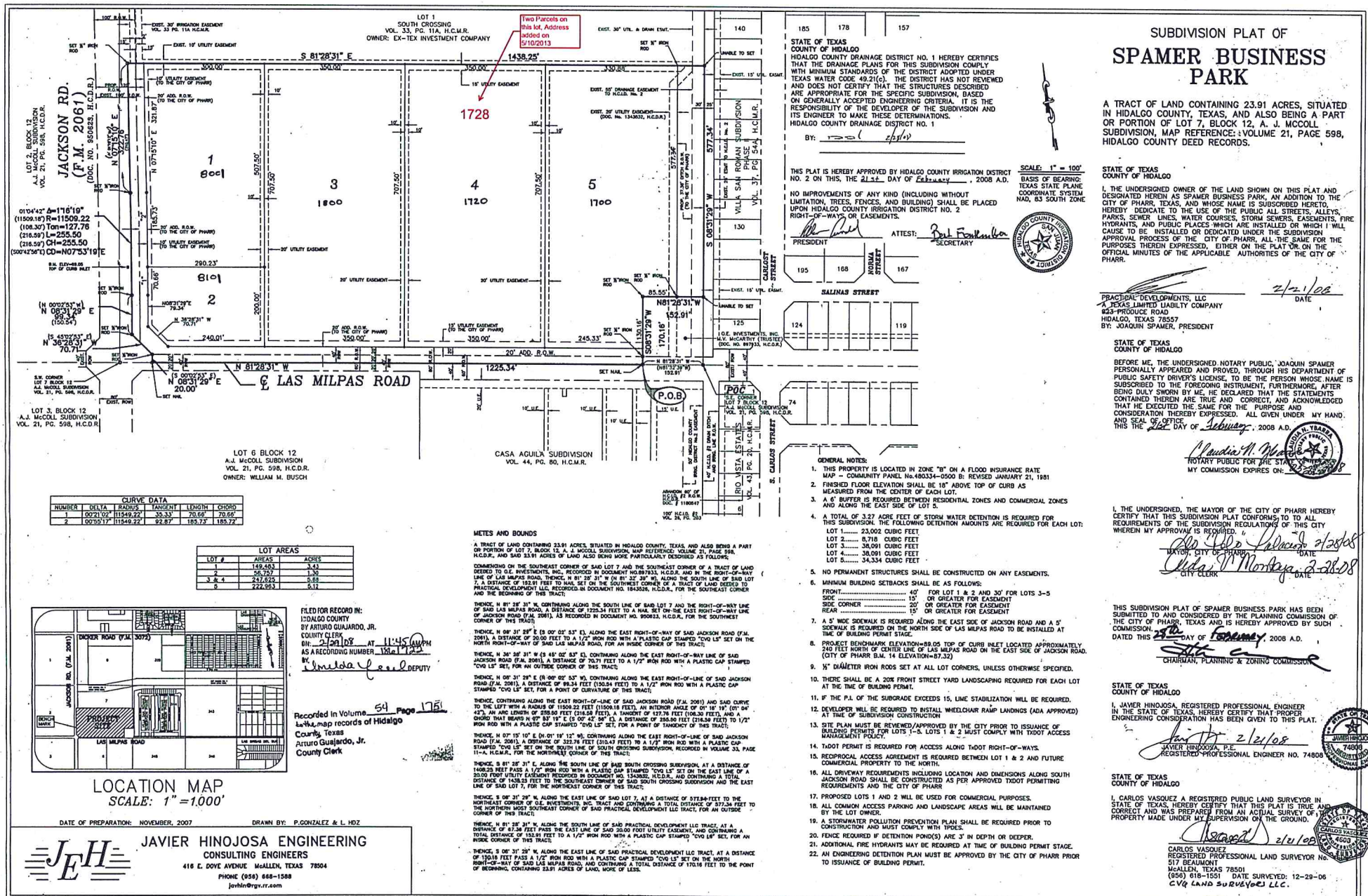


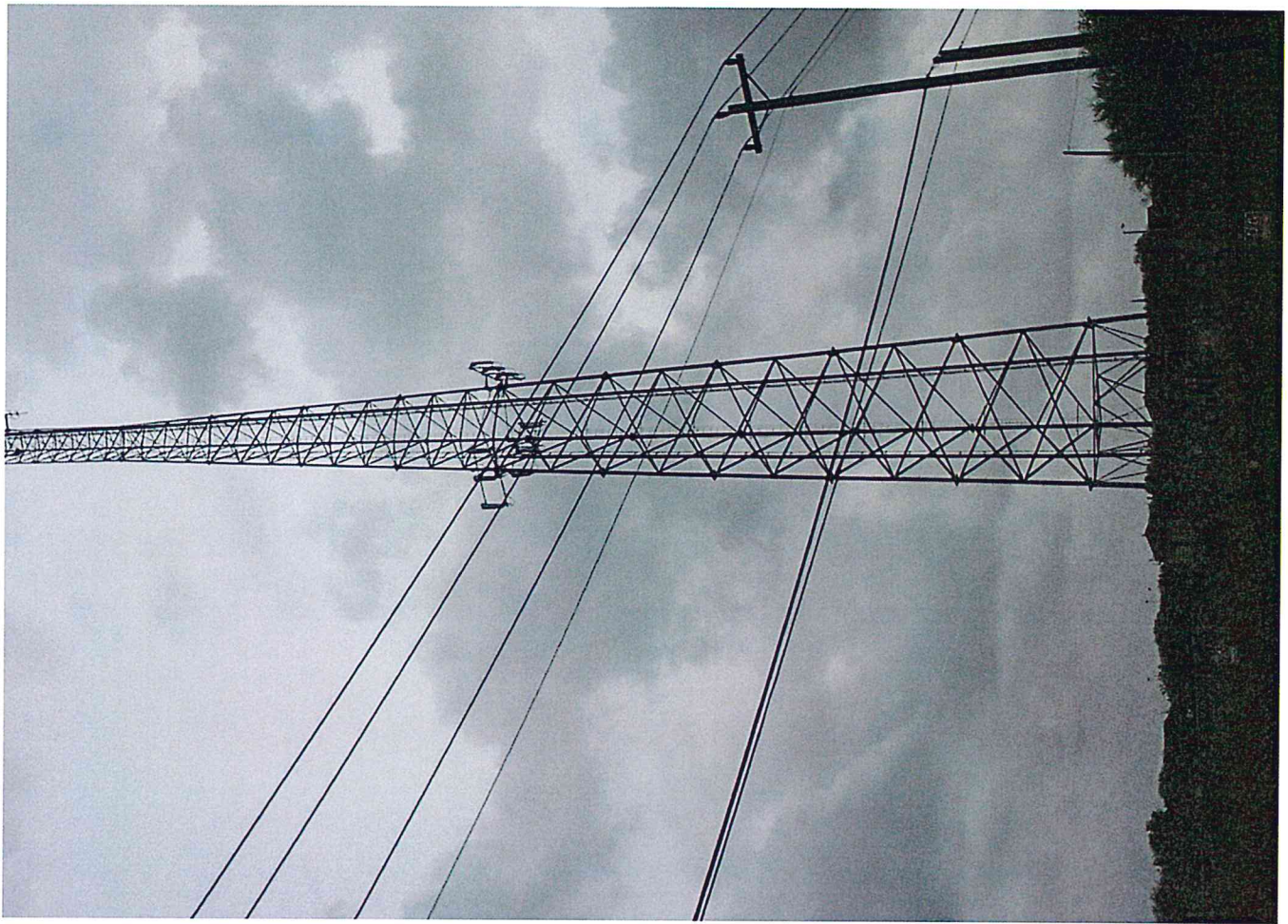
Jan 30 2017 10:47 AM cosign

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

SITE PLAN

SHEET NUMBER:	REVISION:
C-101	0





MEMORANDUM

DATE: MONDAY, MAY 08, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

NOTE: This item will go before the City Commission meeting of **May 15, 2017 at 5:00 p.m.**

Proposed Conditional Use Permit
Las Fuentes Lot 14
Sonia Garcia/ Ruben Lerma



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

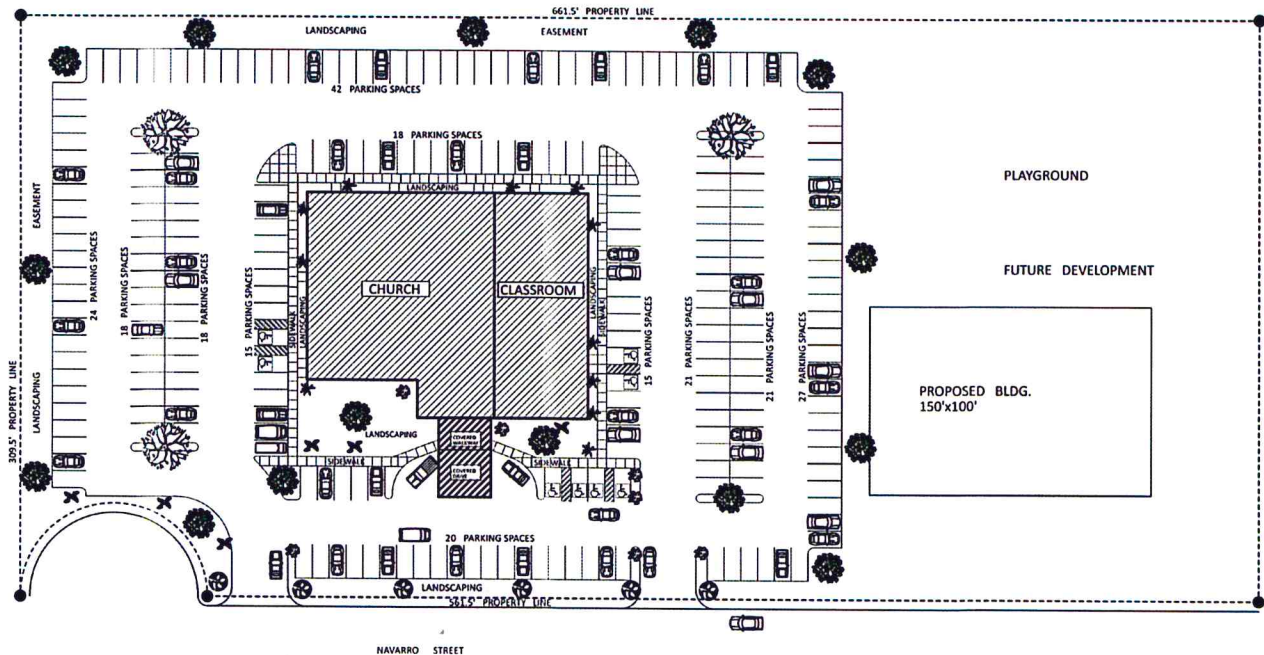
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 3/6/2017

51' N.C.L.D. NO. 2 DRAINAGE DITCH R.O.W.



SITE PLAN

SCALE: 1" = 50'-0"



254 PARKING SPACES

NAVARRO STREET

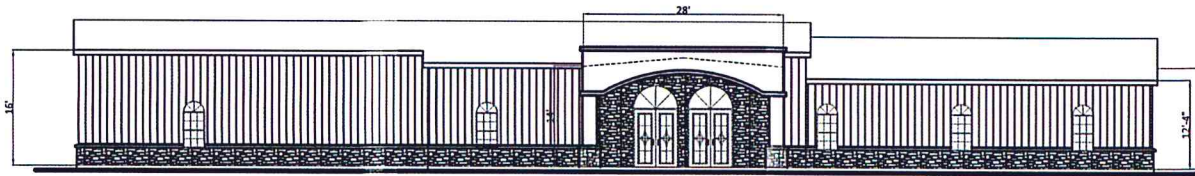
APPROVED
DRAWING 2/10/2017



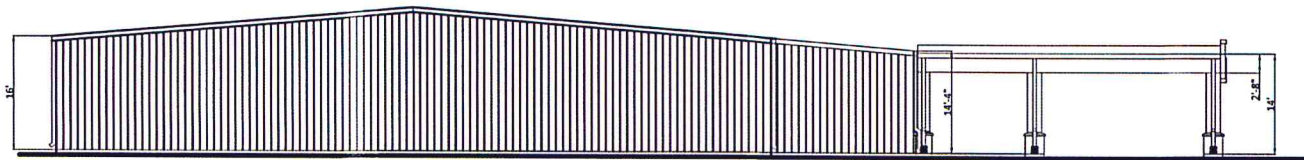
NEW FACILITIES FOR
CENTRO CHRISTIANO
FAMILIAR-DEL PUEBLO
PASTOR: RUBEN LERMA
PHARR
TEXAS

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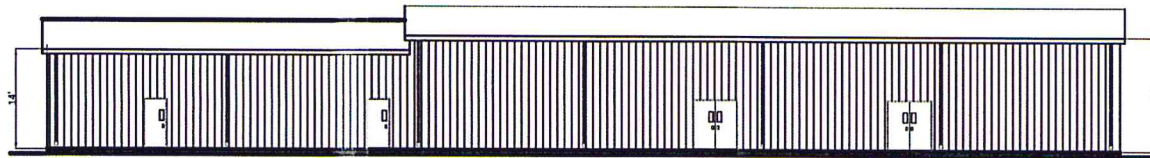
ARCHITECT:
**McMASTERS
AND ASSOCIATES INC.**
1101 VINE SUITE F
MCALLEN, TEXAS 78401-560-2195



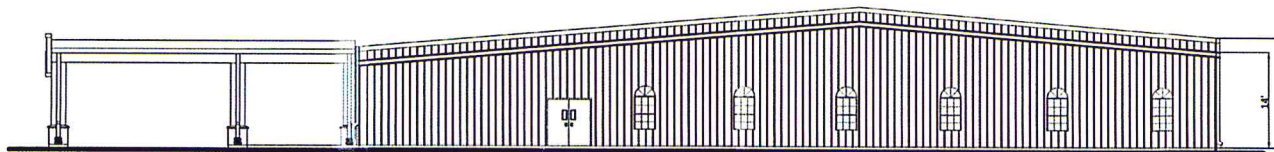
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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



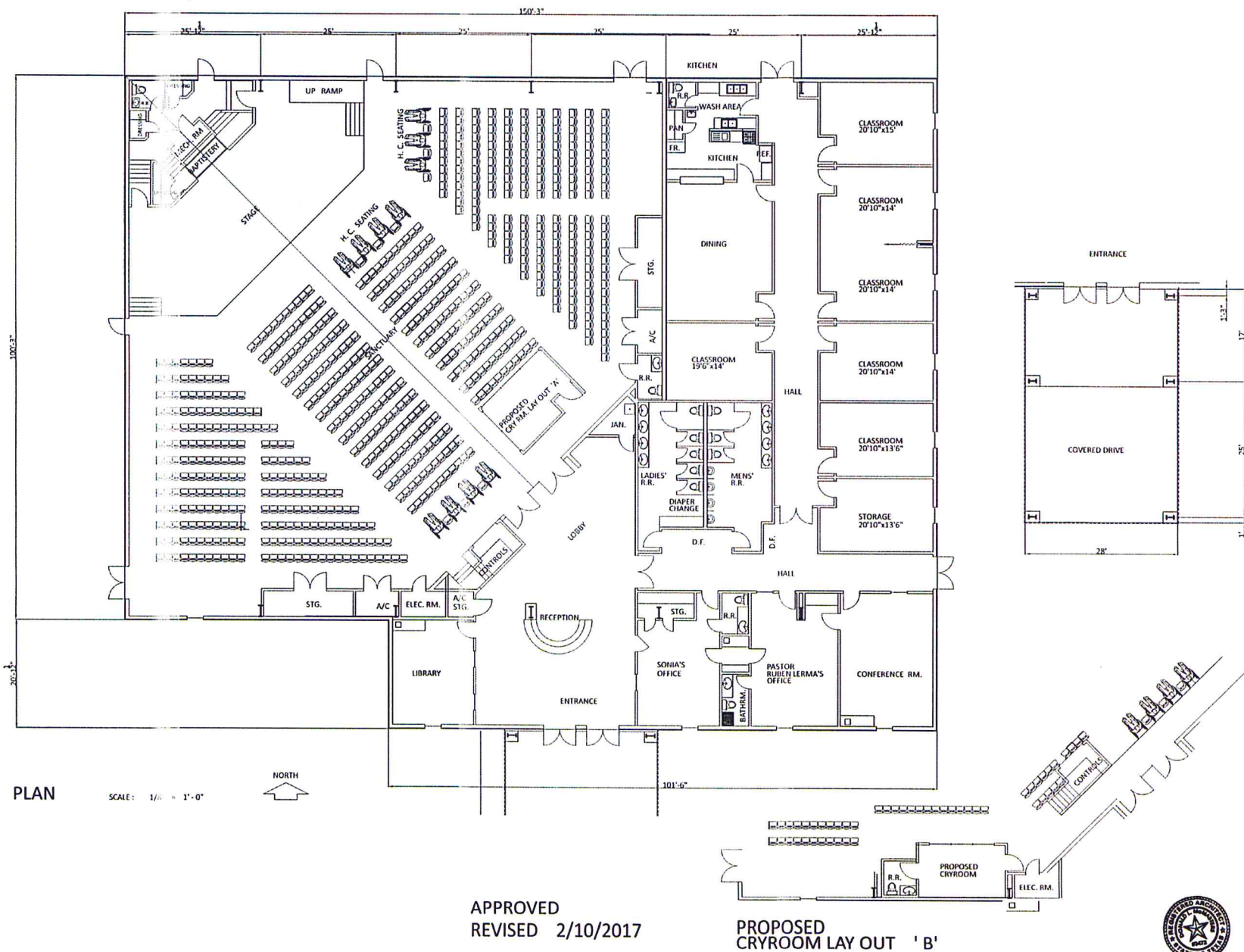
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AND ASSOCIATES INC.**
1101 VINE, SUITE F
HOUSTON, TEXAS (936) 560-2195

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

FLOOR PLAN

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



APPROVED
REVISED 2/10/2017

PROPOSED
CRY ROOM LAY OUT 'B'



ARCHITECT:
**McMASTERS
AND ASSOCIATES INC.**

1101 VINE - SUITE F
HOUSTON, TEXAS 77002
(866) 960-2155

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



MEMORANDUM

DATE: MONDAY, MAY 08, 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 three (3) telephone calls and two (2) individuals signed up to speak at the public hearing in opposition of the item.

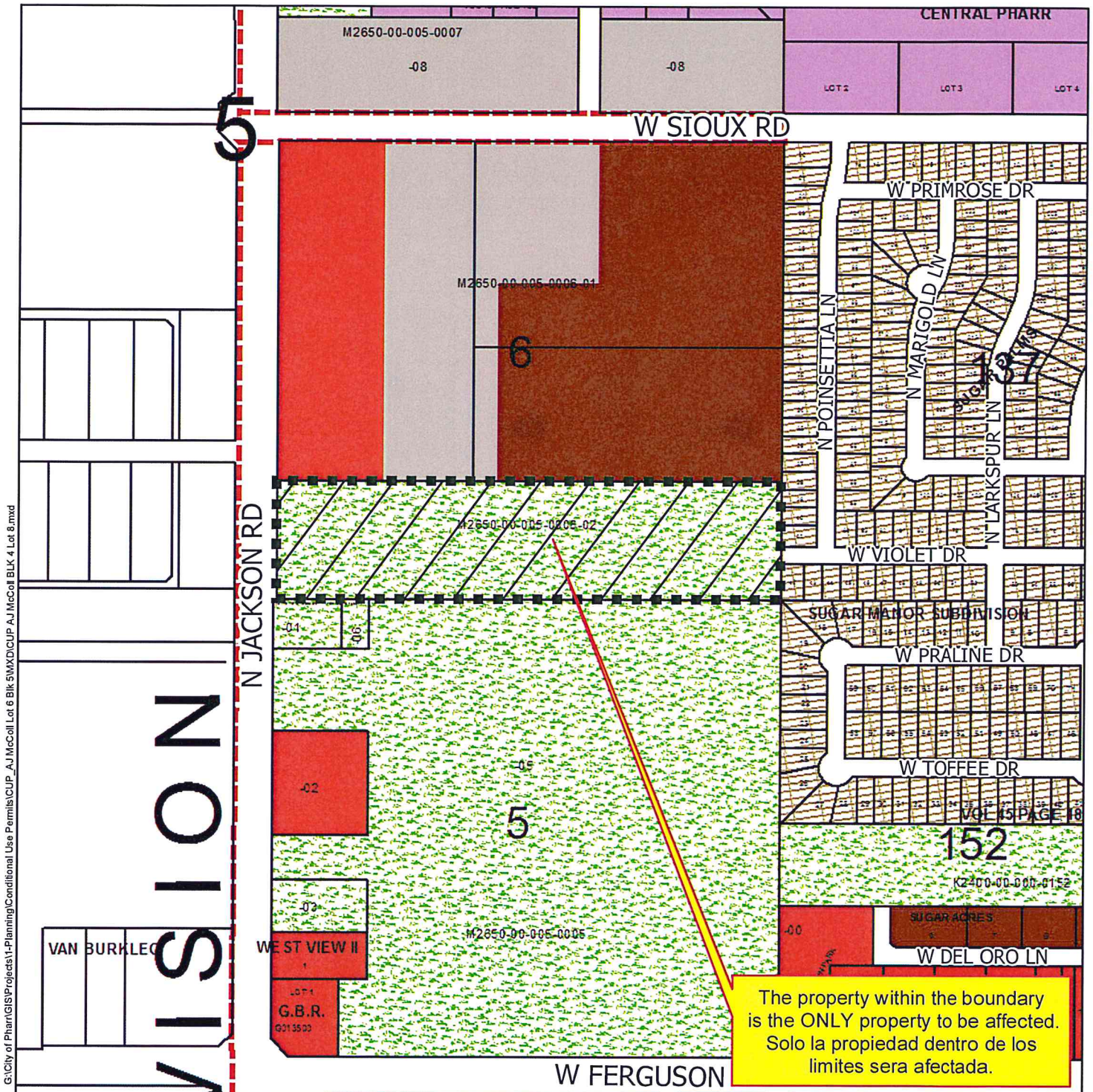
**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending **denial** of the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C); however, should the Planning and Zoning Commission approve the request the applicant and site shall be subject to the following conditions:

1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
4. The property will need to be subdivided before use;
5. The Electrical Station must comply with all setback and height requirements.
6. All sites shall be surrounded by a 100% solid buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
7. The following shall be considered as grounds for revocation of the Special Use Permit; and
 - Any change in use or change in extent of use, area or location;
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
 - Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **May 15, 2017 at 5:00 p.m.**

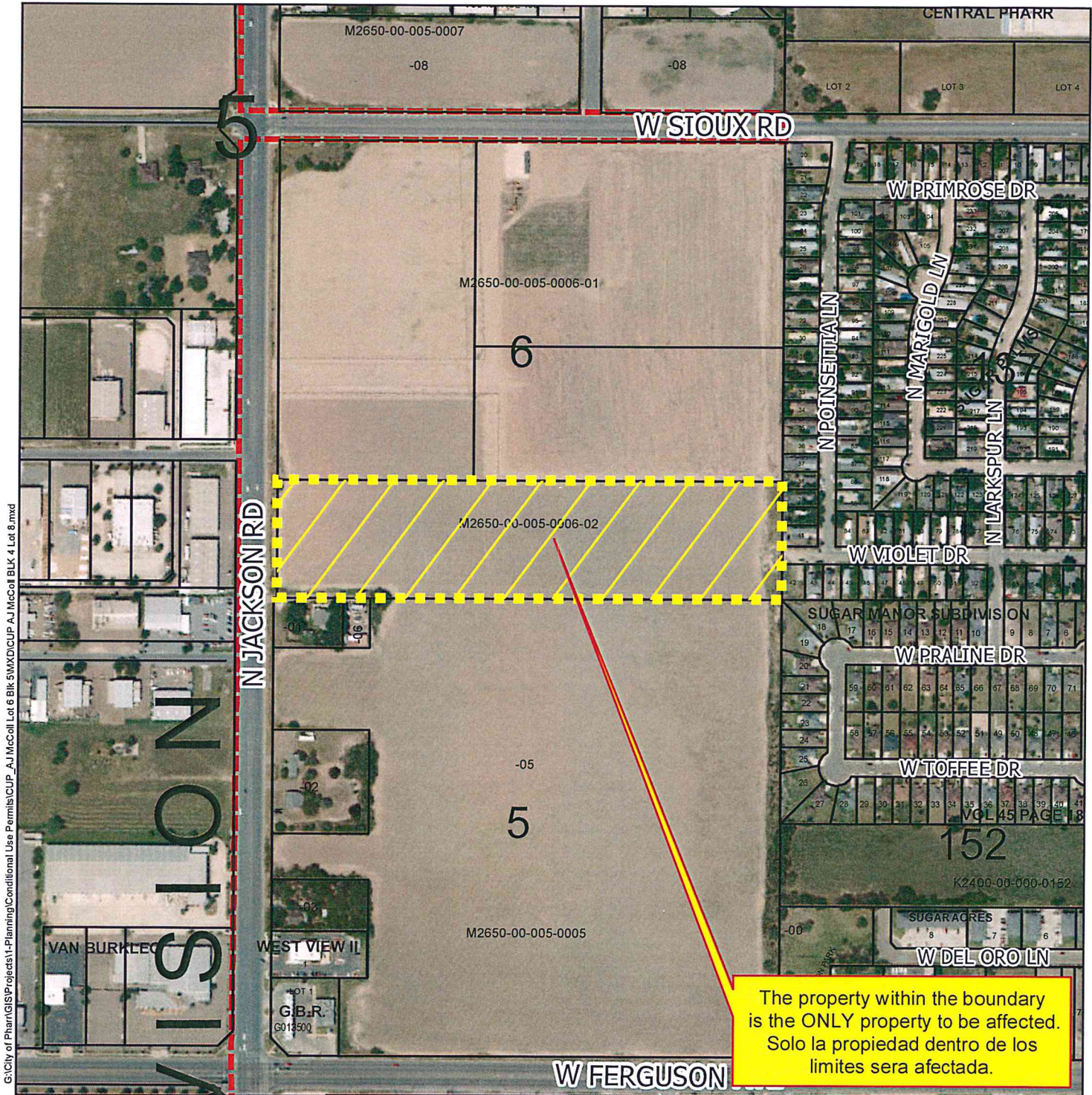


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- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo 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 Conditional Use Permit
 AJ McColl Subdivision Lot 6 Blk 5
 AEP Texas/Val Mor Services Corp.

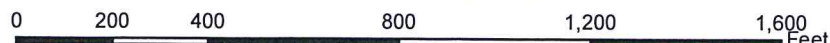


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- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo 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 = 400 feet



Date: 3/21/2017





MEMORANDUM

DATE: MONDAY, MAY 08, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE OF THE USE CONDITIONAL USE PERMIT – OVERSIZED STORAGE UNIT FILE NO. CUP#170422

GENERAL INFORMATION:

APPLICANT: Rafael Ochoa 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 (16' x 20') in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lots 3 and 4, Block 2, Thrasher Terrace Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address 716 West Elbert Road.

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 south, east and west and Agricultural and/or Open Space District (A-O) to the north. This area is generally designated for single-family residential use in the Land Use Plan.

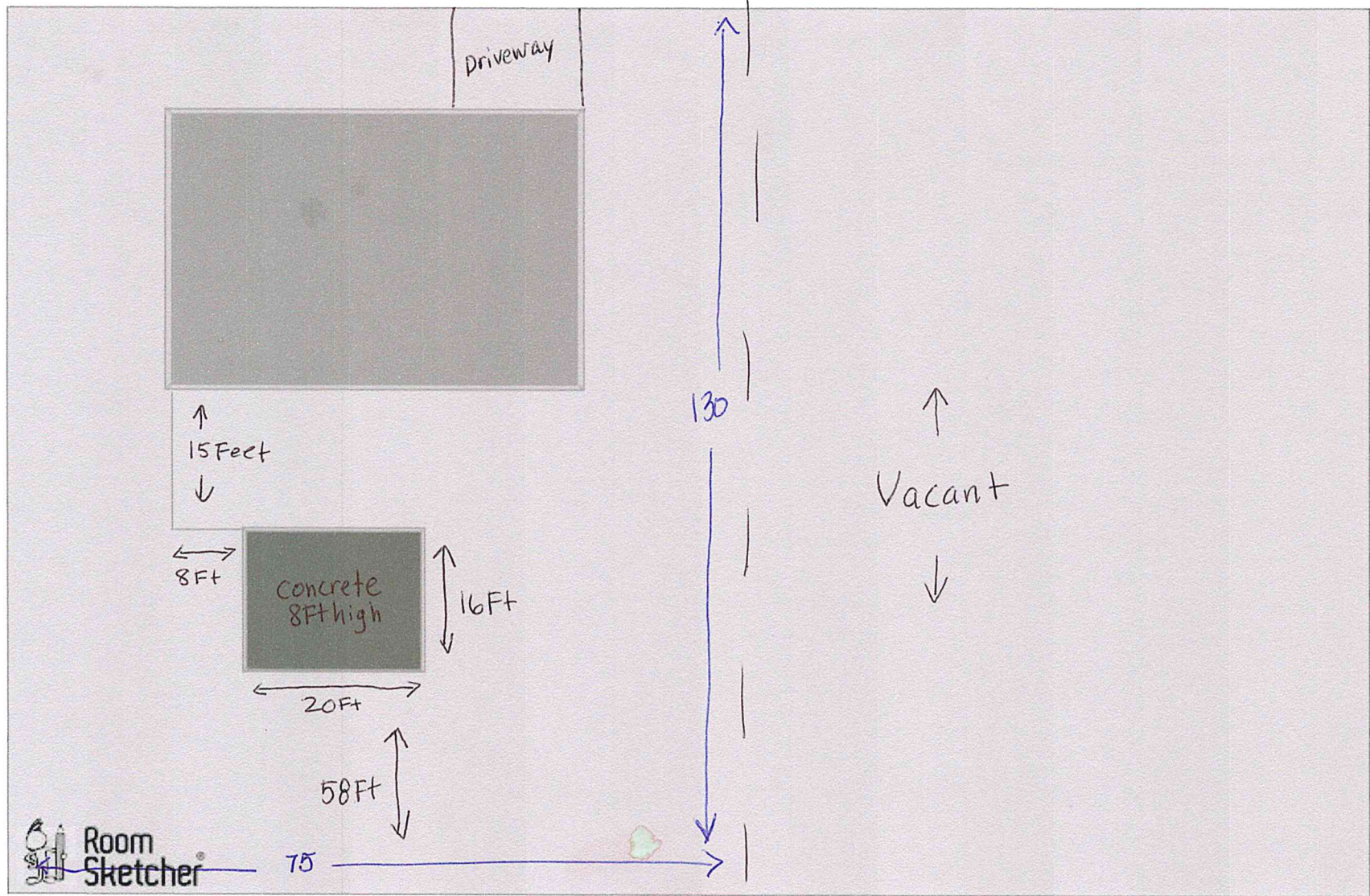
NOTIFICATION OF PUBLIC: Twenty-seven surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending approval of the Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (16' x 20') 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 **May 15, 2017** at **5:00 p.m.**

116 WEST 10TH STREET THRU TEXAS



Alley





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 08, 2017

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#170423

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 15, 2017

1. **Applicant:** R.E. Garcia and Associates, representing FE-MA Enterprises, Inc., Felix Chavez, Jr., Director and 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


Initials

5/5/17
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

5-4-17
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, MAY 08, 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 4.07 acres, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700 Block of East Ridge 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:

R.E. Garcia and Associates, representing FE-MA Enterprises, Inc., Felix Chavez, Jr., Director and 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 Ridge Road and is physically located within the 700 Block of East Ridge Road. The property is legally described as being 4.07 acres, more or less, out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which has a frontage of approximately 324 feet along East Ridge Road and has a depth of approximately 393.95 on the west side and 643.32 on the east side of the property. East Ridge 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 Single-Family Residential District (R-1) to the north and east, Residential Mobile-Home District (R-MH) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is generally designated for single family residential use in the Land Use Plan.

The property to the east was rezoned to Single-Family Residential District (R-1) on April 20, 2014. The properties to the north and south were rezoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. 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 a 7 lot single-family residential subdivision.

The Single-Family Residential District 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-one (31) 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 and comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 15, 2017** at **5:00 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

R.E. Garcia and Associates, representing FE-MA Enterprises, Inc., Felix Chavez, Jr., Director and owner.

APPLICANT

Being the 700 Block of East Ridge 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

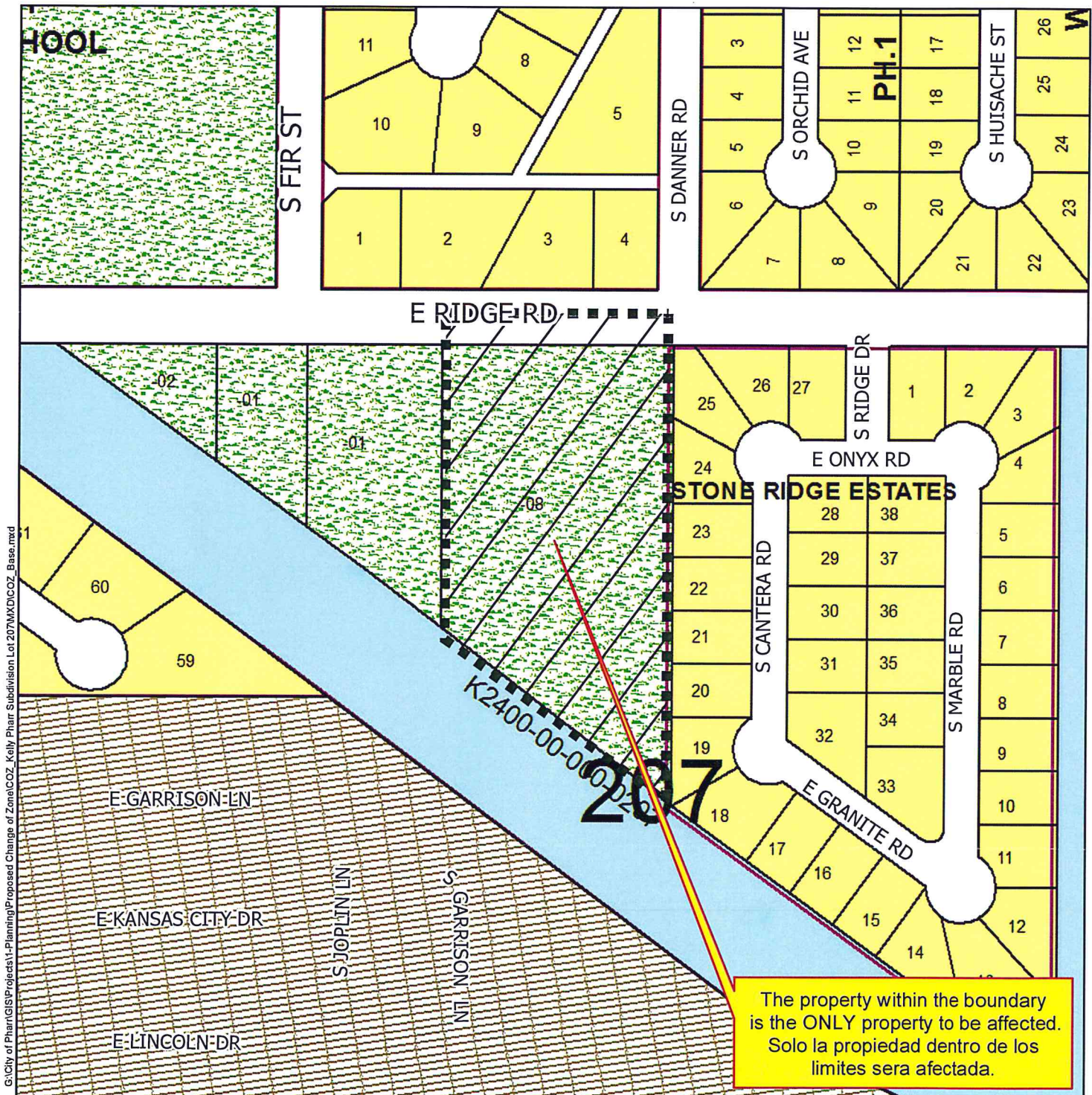
Della Robles

PREPARED BY

05.03.2017

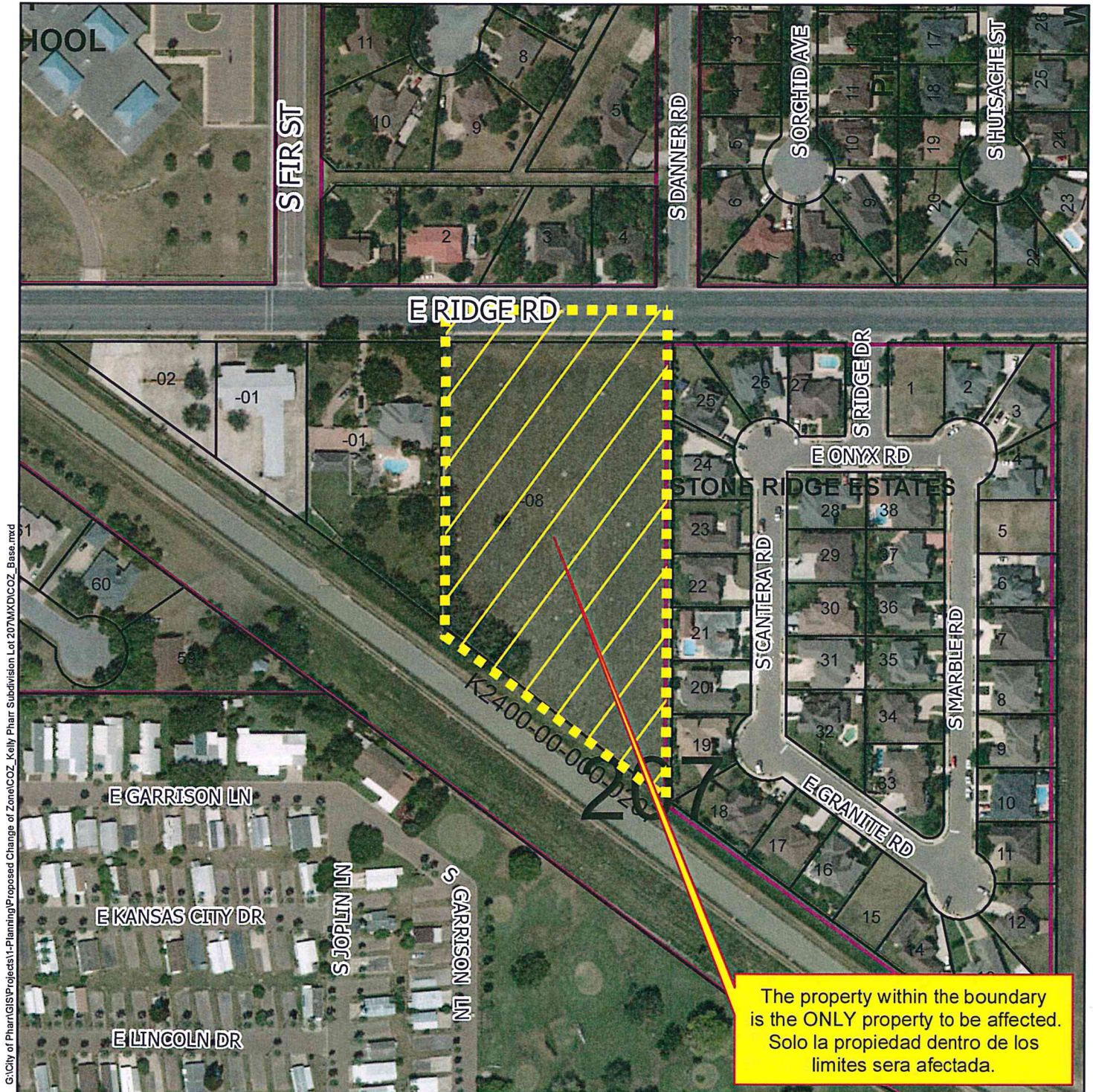
DATE

Proposed Change of Zone
4.07 Ac of Lot 207 Kelly-Pharr Subdivision
R.E. Garcia & Associates



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	



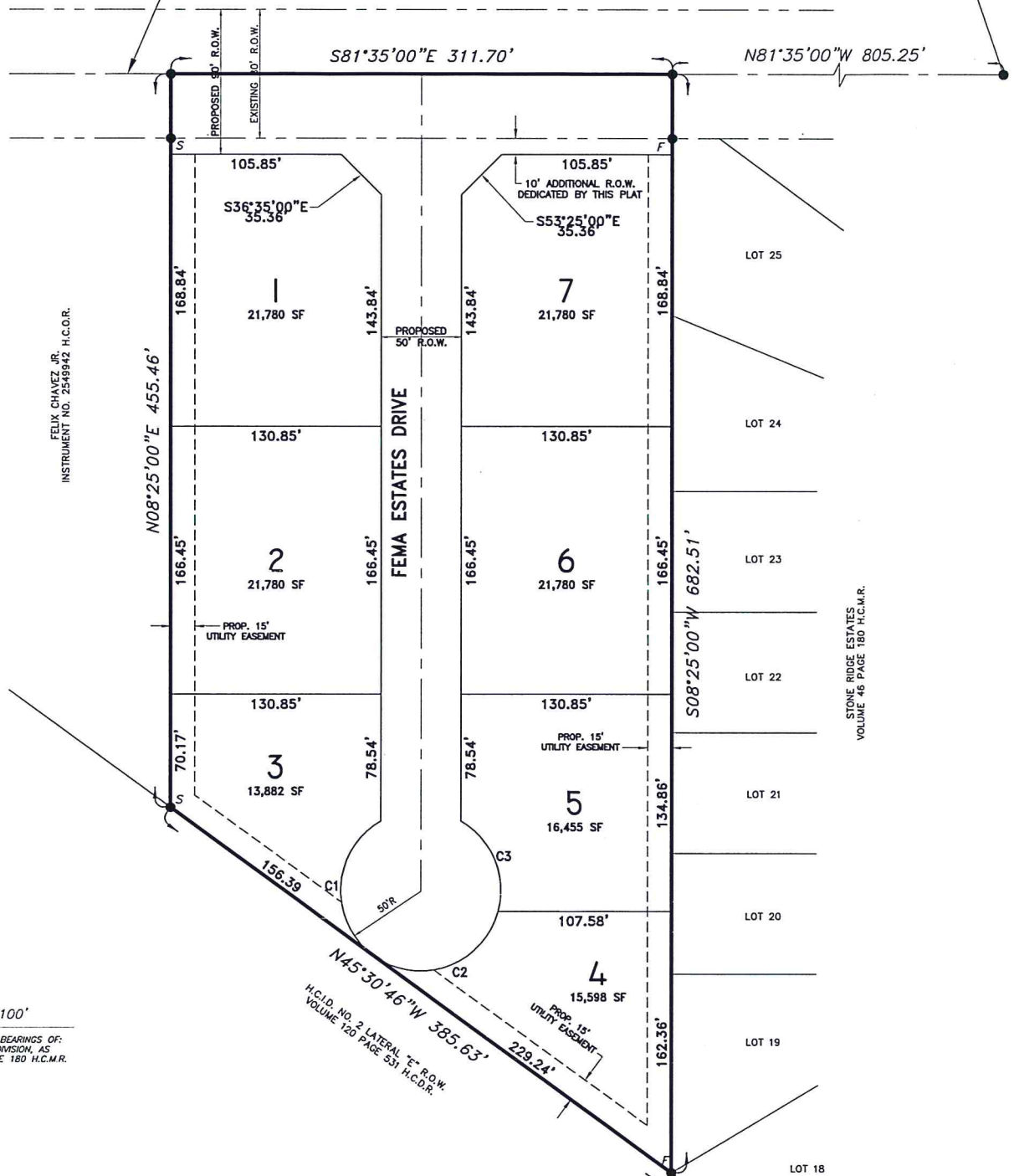


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Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial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



N.E. CORNER
LOT 207



SCALE: 1" = 100'

BEARINGS BASED ON RECORD BEARINGS OF:
STONE RIDGE ESTATES SUBDIVISION, AS
RECORDED IN VOLUME 46, PAGE 180 H.C.M.R.

