



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. February 27, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 27, 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
Tom Gruener
Rafael Munguia
Andy Castro
Charlie Ramirez
Romeo Robles
Luis Madrigal
Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Melanie Cano, Director of Development Services
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 February 13, 2017.

Luis Madrigal advised that there was a minor correction on page 17 of 27.

There being no further discussion, Luis Madrigal moved the minutes of February 13, 2017, be approved with corrections. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: approved with corrections	C. Ramirez: approved with corrections
T. Greuner: approved with corrections	R. Robles: approved with corrections
R. Munguia: approved with corrections	L. Madrigal: approved with corrections
A. Castro: approved with corrections	P. Rodriguez: approved with corrections

The motion carried unanimously to approve the minutes of February 13, 2017, with corrections.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there were several individuals that had signed up to speak and called forth the first individual.

A gentleman introduced himself as Kenneth C. Fletcher residing at 504 South Diplomat. He stated he wished there was sound control for Costco. He stated that he was for the home occupation and for that reason he would like to speak at the Public Hearing for him being a taxpayer he would expect for someone to go out there and look for problems. He stated that he was being illegally denied the request to speak at the Public Hearing and he would like in writing from the city attorney. He agrees with staff for the recommendation for denial on R-2. Dr. Fletcher stated that was speaking with the applicant for the cell tower and reminding him of the ordinance for native plants. He stated that for Paradise Bar and Grill he believes that there were daycares nearby.

Alexandra Esparza called forth the second individual signed up for public Comments.

A gentleman introduced himself as Cristiano Garcia, III living at 3700 Silver. He spoke about the Transcasa property on El Dora and Utility that creates problems during storms due to the property not being paved. He stated that he has video of the property. It was not good for the mother that has very bad allergies. He stated that there has been rumors of the road being paved but nothing has happened. He also stated about the noises late at night.

Alexandra Esparza called forth the last individual signed up for Public Comments.

A gentleman introduced himself as Manuel Pescador, Jr. 3705 Crown Point Lane. He stated that he was neighbors with Mr. Garcia. Mr. Pescador stated that he does Occupational Safety and Health which involves exposure to dust from limestone and silica. He stated silica is known to cause cancer. Mr. Pescador emailed Code Enforcement literature from the disease control about a year ago. He stated that he lives 5 blocks away from the property Mr. Garcia had addressed and that OSHA had put out a law about workers exposed to limestone, caliche and silica. He stated that Mr. Garcia and his spouse had been exposed for years. He stated that there needs to be a more proactive code enforcement for the citizens and not only for the paycheck.

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 stated she had four public hearing items for recommendation and proceeded to introduce the first item.

VINCENT GERARD & ASSOCIATES
Rep. VERIZON WIRELES

LIFE-OF-THE-USE
TELECOMMUNICATION TOWER
CUP#170106

Vincent Gerard & Associates, representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C). The property is legally described as Lot 6, 3100 Sugar Subdivision, Pharr, Hidalgo County, Texas. The property is located at 802 Mozelle Avenue. The property is currently zoned Heavy Commercial District (H-C). The property to the north is zoned Agricultural and/or Open Space District (A-O) and the property to the south, west and east is zoned Heavy Commercial District (H-C). The property is zoned for industrial use in the Land Use Plan. 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 the legal notice. Development Services is recommending approval of the Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C) 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 telecommunications tower must 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.

Della Robles advised that this item will go before the City Commission meeting of March 06, 2017, at 5:00 p.m. and the applicant was in attendance.

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

Della Robles advised that the applicant had a power point for their recommendation. Luis Madrigal called forth applicant. Vincent Huebinger with Vincent Gerard and Associates representing Verizon Wireless. Luis Madrigal asked what was being planned to be used regarding a buffer screen. Mr. Huebinger advised they would place a (inaudible) fence. Mr. Madrigal asked how high. Mr. Huebinger advised 6 ft. and still secure with barbed wire on top. Mr. Huebinger advised that there would be landscaping around, they would take out the owner's mimosa. Mr. Huebinger stated that they would plant drought tolerant plants. Danny Wylie asked if there was going to be an emergency generator at the tower. Mr. Huebinger advised there would be. Danny Wylie asked staff if there were any ordinances on emergency towers in regards to the noise ordinance. Melanie Cano, Development Services Director, stated that since it was an emergency generator it was an exception to the rule, due to it not being on 24 hours a day 7 days a week. Mr. Huebinger advised that they have battery backups that last 8 hours in case there is a power outage or big storm. He stated that the emergency generator would go on if needed, only for the use of cell phones during emergencies.

There being no discussion, Romeo Robles moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C). Tom Greuner second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Heavy Commercial District (H-C).

ALEJANDRO MARTINEZ

**CHANGE OF ZONE
R-1 TO R-2
COZ#170107**

Della Robles, Planner I, proceeded to introduce the second item as follows.

Alejandro R. Martinez is requesting a change of zone from Single-Family Residential District (R-1) to Two-Family Residential District (R-2). The subject site is located on the west side of South Cage Boulevard and the physical address is 1204 South Cage

Boulevard. The property is legally described as being all of Lot 3, Block 2, Ellers Re-Subdivision of Block 2, Palm Terrace Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of 79.2 feet along South Cage Boulevard and has a depth of 125 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 or less as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Single-Family Residential District (R-1). The property to the north, south and west is zoned Single-Family Residential District (R-1) and the property to the east is zoned Office Professional District (O-P). This area is generally designated for single-family residential use in the Land Use Plan. The property to the north, south and west was rezoned to Single-Family Residential District (R-1) and the property to the east was rezoned to Office Professional District (O-P) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On August 02, 1988 the properties to the east were denied a rezoning request to change to Medium-Density Multi-family Residential District (R-3). On July 23, 1991, Lot 2 was denied a rezoning request to change to General Business District (C) and on February 17, 2005 the City Council approved the request to change Lot 24 to General Business District (C). The owner of the property is requesting a change of zone to a Two-Family Residential District (R-2) in order to remodel the existing house on said property so that it may be used as a duplex. The Two-Family Residential District is established to provide adequate space and site diversification for medium-density, duplex-type residential development with two dwelling units per lot. Duplex developments should be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic or from pollution and or environmental hazards. Sixteen (16) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One (1) person came in and two (2) people signed up to speak at the public hearing in opposition of the item. Development Services is recommending denial of the proposed change of zone due to the property not being in line with the Future Land Use Plan and not being compatible with the surrounding land uses. If approved, a building permit and certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances and City Department requirements.

Della Robles advised that this item will go before the City Commission meeting of March 06, 2017, at 5:00 pm and the applicant was not in attendance.

Danny Wylie advised that this requires 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. Alexandra Esparza advised there were two individuals wishing to speak and called forth the first individual.

A gentlemen approached the podium and introduced himself as Ruben Ramos, Jr. His property is directly south which was 1206 S Cage. He stated that he was not in favor of this item for the way it sits now which was a mess. Vehicles are in and out at all hours. He stated vehicles are everywhere in the back, trash, tractors, portable buildings and it does not fit with the residential surrounding. Mr. Ramos stated that he was not in favor of the item requested being granted.

Alexandra Esparza called for the second individual signed forth to speak.

An individual approached the podium and introduced herself as Sandra Lopez with the property located two houses south which was 1208 S. Cage. Ms. Lopez stated she was against the request for the re-zone from single-family to two-family dwelling because it would provide problems as in the parking. She stated they were using the alley as a street to go in and out of the property. She stated there was a portable building located behind the home already. She stated the parking would be a problem, it would be an eye sore and the highway was already busy and congested. Ms. Lopez stated that property values would depreciate. Ms. Lopez stated those were the reasons she was against the re-zone to a double dwelling.

There being no one else wishing to speak, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal addressed staff about that the portable building and asked if it has been permitted, if not, could it be looked into. Tom Greuner asked in regards to the portable building if the electricity has been inspected. Melanie Cano advised that code enforcement would be sent out in the morning.

There being no further discussion, Luis Madrigal moved to deny change of zone from Single-Family Residential District (R-1) to Two-Family Residential District (R-2). Tom Greuner seconded the motion and when put to a vote it polled as follows

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

Motion carried unanimously to deny change of zone from Single-Family Residential District (R-1) to Two-Family Residential District (R-2).

LETICIA SALINAS

**HOME OCCUPATION
NOTARY PUBLIC OFFICE
CUP#170108**

Della Robles, Planner I, introduced the next item as follows.

Leticia Salinas has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Notary Public Office) in a Single-Family Residential District (R-1). The property is legally described as Lot 11, Villa Espana Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1600 West Calle España. The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to

the north, south, west and east. This area is generally designated for single-family residential use in the Land Use Plan. Fifty-four (54) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.. Development Services is recommending approval of the request for a Conditional Use Permit to allow a home occupation (Notary Public Office) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements, listed below; any violation of City Ordinance will terminate this Conditional Use Permit;
2. The area used in conducting the home occupation will be clearly secondary to the home use;
3. Only one (1) 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 more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
5. 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;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. 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 thirty (30) days before its expiration date;
8. Garages, carports or accessory buildings, shall not be used for **home occupation** other than for the storage of an automobile;
9. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
10. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the **home occupation** thereon;
11. No more than one (1) **home occupation** shall be permitted within any single dwelling;
12. 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.

13. Applicant shall be in full compliance with all conditions as set forth by Code Compliance, Fire Department, Police Department and/or Health Department.

Ms. Robles advised that this item will not go before the City Commission. Planning and Zoning Commission would be the deciding factor for this item and the applicant was 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 wishing to speak, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner called forth the applicant. Leticia Salinas approached the podium and stated she was applying for the Notary Public permit and that she would be taking appointments only as advised by staff. Mr. Greuner asked where would the client's park. Ms. Salinas stated that since she would be only accepting appointments there wouldn't be an issue as in where they park since she resides on a corner there is an excessive amount of parking. Tom Greuner asked how far away they can be parked from the stop sign. Ms. Cano advised it was 20 feet. Mr. Greuner advised Ms. Salinas to not let her client's park near the stop sign, at least 20 feet away. Rafael Munguia asked how many clients she would more or less see on a daily basis. Ms. Salinas advised one or two a day. Danny Wylie asked if there was an ordinance for an office to be allowed in the dining room. Ms. Cano advised there was not, she was allowed to have her office in the dining room. Luis Madrigal advised Ms. Salinas to abide by the sign ordinance.

There being no further discussion Luis Madrigal moved to approve the request for a Conditional Use Permit to allow a home occupation (Notary Public Office) in a Single-Family Residential District (R-1). Andy Castro second the motion and when put to a vote it polled as follows

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

Motion carried unanimously to approve the request for a Conditional Use Permit to allow a home occupation (Notary Public Office) in a Single-Family Residential District (R-1).

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

Paradise Bar and Grill LLC, dba Cantina Bar and Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 187, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits to the west. The area is generally designated for commercial use in the Land Use Plan. Code Compliance is pending re-inspection. Fire Marshal is pending re-inspection. Police Chief and Planning Department are recommending approval. Forty-one (41) 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 and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site 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 March 06, 2017 at 5:00 p.m. and the applicant was 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 wishing to speak, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked staff when code compliance goes out for inspections do they need to be up to current code, what exactly are they checking. Melanie Cano advised that code compliance has a checklist that is provided. The business is already existing so the new enforcement codes does not apply but if there were any issues with life and safety it would be addressed. Luis Madrigal asked about the distance from children, was it only a school or does a daycare count as well. Ms. Cano advised a school and it would have to be 300 feet.

There being no further discussion Luis Madrigal moved to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Charlie Ramirez second the motion and when put to a vote it polled as follows

D. Wylie: Approved
T. Greuner: approved

C. Ramirez: Approved
R. Robles: Approved

R. Munguia: Approved
A. Castro: Approved

L. Madrigal: Approved
P. Rodriguez: Approved

PLAT APPROVAL:

**BIG ENGINEERING
REP. ANNABELLE PALOMO**

**APRL SUBDIVISION
SUB#160823**

Heriberto Martinez, introduce himself as Planner II for the City of Pharr and stated he had three plat approvals for recommendation and introduced the first item as follows:

BIG Engineering, representing Aannabelle Palomo, is requesting preliminary plat approval of the proposed APRL Subdivision. The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North IH 69C. The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and west, General Business District (C) and Limited Industrial District (L-I) to the east and Single Family Residential District (R-1) and Limited Industrial District (L-I) to the south. The property is designated for commercial and industrial use in the Land Use Plan. Property proposed use: RGV careers institute. Variances: None requested. Development Services recommends preliminary plat approval of the proposed APRL Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

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

EASEMENTS:

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

SIDEWALK: ADA:

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

FIRE PROTECTION:

1. See attach comments.

WATER:

1. AC waterline in front of property and on side of the property on W.

Minnesota Rd. need to be replaced with PVC. AC line can be left in place.

2. Need 12-inch water line valve close to the 90 degree bends.
3. PVC needs to be DR18.
4. Connection needs to be wet tap.
5. All bends will have megalock.
6. Connections will be wet tap with the proper valves, stainless steel tap sleeves etc.
7. Follow City of Pharr construction standards manual.

SEWER:

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

DRAINAGE:

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

OTHER:

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

Danny Wylie advised this item did not need a public hearing and opened it up to the Commission for discussion and action.

Luis Madrigal asked if the limited industrial area to the west was a small strip and if so how big was it. Mr. Martinez advised is was 40 feet and it was a drainage easement. Mr. Madrigal asked if that would remove the required barrier from the residential. Mr. Martinez advised it could be used as a buffer but they would still require a buffer fence.

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

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

Motion carried unanimously to approve the preliminary plat approval of the proposed APRL Subdivision.

**MELDEN & HUNT INC.
REP. SHAVI MAHTANI,
PRESEIDENT OF DOMAIN DEVELOPMENT CORP.**

**WEST OAK MANOR SUBDIVISION
SUB#161230**

Heriberto Martinez, Planner II, introduced the next item as follows:

Melden & Hunt Inc, representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Oak Manor Subdivision. The property is legally described as a being a re-subdivision of 31.939 acres out of Lot 87, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5400 Block of North Sugar Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Mobile Home District (R-MH) to the north, Townhouse Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the east, Agricultural and/or Open Space District (A-O) to the south and High Density Multi-Family Residential District (R-4) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential and commercial use in the Land Use Plan. Property proposed use: Single family residential homes. Variances: None requested. Development Services recommends preliminary plat approval of the proposed West Oak Manor Subdivision subject to the following conditions:

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

1. Streets to be built to city standards.
2. Need street lighting layout details.
3. Provide 25-foot corner clips R.O.W. required at W. Cheyenne Ave. and W. Iroquois Ave. intersection with N. Sugar Rd

EASEMENTS:

1. Provide 25-foot drainage/ Utility easement "Exclusive to City of Pharr" at the southeast side of property to connect to storm drainage.
2. Need to obtain offsite easement for drainage/utilities and show dimension on plat layout.
3. Need 15' Exclusive easement to City of Pharr on both sides of the street.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. Change note #6, to state 5' sidewalks.

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Each water crossing for water service will be 2" with a 4" casing.
2. 1-1" water service to property line per lot.
3. Use polyethylene tubing for water services.
4. Provide 4 additional 8-inch water valves.
5. Meter box needs to be installed with water service and flush with

ground.

6. Proposed hydrants will be on the same side with proposed water line.
7. Loop water line to 12-inch water line so subdivision on the west side.
8. Need additional 2-8" valves and box on south west corner.
9. All bends will require megalock.
10. All wet taps shall be with stainless steel.
11. Follow City of Pharr construction standards manual.

SEWER:

1. North Sugar Rd. lift station needs to be upgraded or proposed sewer line to south east corner and upgrade Minnesota lift station and force main to Nolana manhole.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Ditch excavation should be coordinated with other subdivision performing ditch widening as well.

OTHER:

1. Need to combine plat notes # 6 & 7.
2. Add plat note, owner's to maintain R.O.W. and perimeter of subdivision.
3. Need S.W.P.P.P. with C.N.O.I. filed.
4. Add plat note: Owners to maintain R.O.W/ frontage and perimeter of subdivision.
5. Add: Danny Wylie before chairman on the Planning & Zoning, signature block.
6. Plat note #4, benchmark numbers shown are for B.M.# 64 are not for #46, verify.
7. Provide dimension at N. Sugar Rd and W. Iroquois Ave.
8. Lot dimensions to be cleared from easements so they can be legible.
9. On metes & bounds label C.P.S.
10. Add plat note landscaping as per City of Pharr ordinance.
11. Show all existing subdivisions on location map.
12. Plat note #9, remove "should have no curb cut" and replace with "shall not have" and add "N" for north Sugar Rd.

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 further discussion Tom Greuner **moved** to approve preliminary plat approval of the proposed West Oak Manor Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as follows

D. Wylie: Approved

C. Ramirez: Approved

T. Greuner: Approved	R. Robles: Approved
R. Munguia: Approved	L. Madrigal: Approved
A. Castro: Approved	P. Rodriguez: Approved

Motion carried unanimously to approve preliminary plat approval of the proposed West Oak Manor Subdivision

**NAIN ENGINEERING, LLC.
REP. CIPRIANO GARZA BARAJAS**

**MAQUILA TRADES SUBDIVISION
SUB#170103**

Heriberto Martinez, Planner II, introduced the final items as follows:

NAIN Engineering, L.L.C., representing Cipriano Garza Barajas, is requesting preliminary plat approval of the proposed Maquila Trades Subdivision. The property is legally described as 8.53 acres of land being a re-plat of Lot 3, P.E.D.C. Subdivision #1, a re-plat of Lot 7, Bona Terra Subdivision and also, 3.86 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Anaya Road. The property is currently zoned Limited Industrial District (L-I) and Planned Unit Development District (PUD). The adjacent zones are Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the north, Planned Unit Development District (PUD) and Limited Industrial to the south and east and Limited Industrial District (L-I) to the west. The property is designated for commercial and single family residential use in the Land Use Plan. Property proposed use: Expansion to warehouse and extra parking. Variances: None Requested. Development Services recommends preliminary plat approval of the proposed Maquila Trades Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. Need to show full street dimension for W. Bona Terra Dr. 2. Parking lot with gravel not allowed. 3. Street light details plan to be included at building permit.
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EASEMENTS:	1. Proposed easements to be Exclusive to City of Pharr, and shall be 15'. 2. Existing easements with water and sewer need to become exclusive. 3. Need to provide approval letter for the easements being abandoned prior to construction phase. 4. Show all existing easements.
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SIDEWALK: ADA:	1. In compliance.
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FIRE PROTECTION:	1. See attach comments.
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WATER:

1. 1" water service detail is needed.
2. Use polyethylene tubing.
3. Proposed water line will not be placed in swales.
4. Proposed water line and proposed sewer line location need to switch. Proposed water line will be east of the property sewer line.
5. Proposed waterline shall be placed on the 5' line in the 15' exclusive easement with proposed fire hydrants east of the proposed water line.
6. 2 additional 12" water valves.
7. All wet tap need to have stainless steel sleeves.
8. Meter box need to be installed and flush with ground.
9. Proposed water line will be DR18.
10. Follow City of Pharr construction standards manual.

SEWER:

1. Proposed sewer line will not be placed in swales.
2. Proposed sewer line needs to be SDR26.
3. Need details of sewer service connections.
4. Proposed sewer line by "others" shall be west of the proposed water line.
5. Who is others? And when will they install the proposed sewer line?
6. Will you be moving the stub out closer to the proposed building?
7. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Project engineer shall coordinate the spotting of assume existing storm line within property with public works department.
2. Storm line inside 15' utility easement to be located and labeled.
3. Need detention on a per lot basis if multiple lots.
4. Need approved drainage report.

OTHER:

1. On metes & bounds need to specify name of subdivision.
2. Paragraph number 2 calling "+" but in plat layout it's a "X" verify.
3. Plat note #7, reword.
4. Need S.W.P.P.P. with C.N.O.I filed.
5. Plat note 7, add "along W. Anaya Rd. and north side of Bona Terra Dr.
6. Add plat note: Owners to maintain detention areas.
7. Add plat note: Detention areas 3' or deeper will require perimeter fence.
8. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
9. Need to correct the spelling for Bonna to "Bona".
10. Provide three (3) hard copies of SWPPP, file CNOI and large construction site notice with TCEQ. (for construction phase)

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

Danny Wylie asked staff if it was a subdivision or commercial. Mr. Martinez advised it was industrial they were re-platting the property. Danny Wylie asked if it was for commercial for residential customers. Mr. Martinez advised commercial.

There being no further discussion Rafael Munguia moved to approve preliminary plat approval of the proposed Maquila Trades Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve preliminary plat approval of the proposed Maquila Trades Subdivision

ANNOUNCEMENTS/OTHER BUSINESS: NONE

ABSENTEE REPORT: Alexandra Esparza announced the full Commission was present.

ADJOURNMENT: There being no further business, Luis Madrigal moved that the meeting be adjourned. Romeo Robles second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 6:50 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary