PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. February 13, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 13, 2017. The meeting was called to order by Charlie Ramirez at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Charlie Ramirez, Rafael Munguia, Luis Madrigal, Tom Greuner, Romeo Robles, Porfirio Rodriguez

ABSENT: Danny Wylie, Andy Castro

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

Charlie Ramirez called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Charlie Ramirez proceeded with the approval of the minutes of January 23, 2017.

There being no discussion, Luis Madrigal **moved** the minutes of January 23, 2017, to be accepted as submitted. Romeo Robles second the motion and when put to a vote, it polled as follows:

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

The motion carried unanimously to approve the minutes of January 23, 2017, as submitted.

PUBLIC COMMENTS:

Charlie Ramirez asked if anyone had signed for the Public Comments. Alexandra Esparza advised two people had signed up. Charlie Ramirez called forth Jesus Martinez Sosa. Mr. Martinez Sosa was not present. Charlie Ramirez called forth the second individual to the podium to speak.

An induvial approached the podium and introduced himself as Kenneth C. Fletcher residing at 504 South Diplomat. He addressed the issues with Costco and the buffer was inadequate and the delivery trucks were leaving the neighborhood all trucked up. There was still disturbance with noise in all hours of the day. He also stated his Public Hearing request was voided and that he was being legally denied and he would like to state his Attorney General opinion. He stated that O-2011-43 was about cutting the noise down and that it was never out on City of Pharr Code of Ordinance.

Charlie Ramirez asked a second time for Mr. Jesus Martinez Sosa but he was not in attendance. Mr. Ramirez closed Public Comments and proceeded with to the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had six public hearing items for recommendation and proceeded to introduce the first item.

HEAVY INVESTMENTS, LTD **(A-O) TO (C)**
COZ#161259

Heavy Investments, LTD is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The subject site is located on the south side of East Ferguson Avenue and is physically located within the 1200 and 1300 Block of East Ferguson Avenue. The property is legally described as being 2.23 acres, more or less, out of Lot 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of 325 feet along East Ferguson Avenue and a depth of 300 feet. East Ferguson Avenue is a 120-150 foot principal arterial which runs east and west with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned

Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), the property to the west is zoned General Business District (C) and Single-Family Residential District (R-1), the south is zoned Agricultural and/or Open Space District (A-O) and city limits lie to the east. This area is generally designated for commercial use in the Land Use Plan. The property to the north was rezoned to General Business District (C) and the property to the west was rezoned to General Business District (C) and 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 General Business District (C) in order to construct a convenience store 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. Five (5) 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 one (1) person called for information only. Planning staff is recommending approval of the request to re-zone to General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. 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, City Department requirements and must complete the subdivision process.

Ms. Robles advised that this item would go before the City Commission meeting February 20, 2017 at 5:00 p.m. and the applicant was in attendance.

Charlie Ramirez 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. There being no one to speak, he closed the Public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal called forth the applicant. An individual approached the podium and introduced himself as Javier Hinojosa, the individual representing the item. Luis Madrigal asked if there was going to be an adequate buffer for the resident's south of the property. Mr. Hinojosa stated once the property is constructed a buffer will be built with city requirements.

There being no further discussion, Luis Madrigal **moved** to approve the request of the change of zone from Agricultural and/or Open Space District (A-O) to General

Business District (C). Romeo Robles second the motion and when put to a vote it follows:

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

Motion carried unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C).

R. GUTIERREZ ENGINEERING CORP., REP. CRUZ AND ENRIQUETA CORTEZ — **(AO) TO (HC) COZ#161260**

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

R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The subject site is located on the south side of East Eldora Road and is physically located within the 300 Block of East Eldora Road. The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has a frontage of 40.60 feet along East Eldora Road and a depth of 743.25 feet. East Eldora Road is an 80 foot major collector 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 property to the north is zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I), the property to the east is zoned Agricultural and/or Open Space District (A-O), to the west the property is zoned General Business District (C), Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) and to the south the property is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan. The property to the north was rezoned to Limited Industrial District (L-I) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On January 17, 2006 the property to the south was rezoned to Limited Industrial District (L-I) and the property to the west was rezoned to General Business District (C) on December 21, 2004. The owner of the property is requesting a change of zone to Heavy Commercial District (H-C) in order to operate a wrecker services business and to allow the outside storage of materials and/or equipment on said property. This property is also in the process of subdividing, which will bring the entire property into compliance. The heavy industrial commercial district is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from

heavy service operations, or any other possibly blighting influences. Ten (10) 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 one (1) person called for information only. Development Services is recommending approval of the request to re-zone to Heavy Commercial District (H-C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. If approved, building permits and a certificate of occupancy will be required should construction or remodeling be necessary. Applicant must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

Ms. Robles stated that this item would go before the City Commission meeting February 20, 2017 at 5:00 pm and the applicant was in attendance.

Charlie Ramirez advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item to come forth. An individual approached the podium and introduced himself as Jose H. Perez. Mr. Perez proceeded to speak in Spanish. There being no one else wishing to speak, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked to address the applicant. Two individuals approached the podium and introduced themselves as Cruz Cortez, owner and Hernan Lugo with R. Gutierrez Engineering. Luis Madrigal thanked Mr. Cortez for bringing business to the City of Pharr and stated the requirements: paving the entire property and require 65 feet frontage. Luis Madrigal moved to refer the item to the Board of Adjustments to approve the variance of the entrance that they would need. *Charlie Ramirez addressed the applicant in Spanish.* Mr. Ramirez asked the applicant if they were going to apply for a variance. Hernan Lugo stated they will apply for the variance once they enter the subdivision process. Melanie Cano, Director of Development Services, advised the Commission that the variance during the subdivision process gets presented to the Planning and Zoning Commission and not the Board of Adjustments. Porfirio Rodriguez asked if staff would be conducting inspections. Ms. Cano advised that the owners are aware that they would need to be in full compliance one of the requirements is removing some of the cars, require the subdivision and in compliance with the city's requirements. Tom Greuner asked staff how long are wrecked cars allowed to be on the property. Ms. Cano advised that it would be a wrecking service but as the Planning and Zoning Commission they are allowed to add requirements to the conditional use permit that will be presented later in the meeting.

There being no further discussion, Luis Madrigal **moved** to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). . Rafael Munguia seconded the motion and when put to a vote it polled as follows

D. Wylie: Absent C. Ramirez: Approved

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

Motion carried unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).

SILVA MANCHA **OVERSIZED STORAGE UNIT CUP#170102**

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

Silvia Mancha 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 (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1). The property is legally described as being Lot 54, Sun Valley Subdivision Phase II. The property's physical address is 300 East Universal Avenue. 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. Forty-five (45) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) person came in for information only. Development Services is recommending approval of the Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) 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.

Ms. Robles advised that this item would go before the City Commission meeting of February 20, 2017 at 5:00 p.m.

Charlie Ramirez advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item. There being no one wishing to speak, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez addressed staff about the unit being built before it was brought the Planning and Zoning Commission. Melanie Cano advised that the Code Compliance Division was out doing inspections and caught the applicant building without a permit and that was the reason why it was brought up to the Commission's attention. Luis Madrigal asked staff if there was any utilities in the unit. Della Robles advised that the owner does have electrical services but it was coming from the main home. Melanie Cano stated that electricity was allowed if it was not coming from a separate meter.

There being no further discussion Tom Gruener **moved** to approve request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1). Porfirio Rodriguez second the motion and when put to a vote it polled as follows

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

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', prefabricated storage room) in a Single-Family Residential District (R-1).

R. GUTIERREZ ENGINEERING CORP., REP. CRUZ AND ENRIQUETA CORTEZ DBA CORTEZ WRECKER SERVICE

CUP-OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT CUP#170103

Della Robles, Planner I, introduce the next item as follows:

R. Gutierrez Engineering Corp., representing Cruz and Enriqueta Cortez dba

Cortez Wrecker Service, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 2.13 acre tract of land, more or less, out of Lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical located within the 300 Block of East Eldora Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I), the property to the east is zoned Agricultural and/or Open Space District (A-O), to the west the property is zoned General Business District (C) and Agricultural and/or Open Space District (A-O) and to the south the property is zoned Limited Industrial District (L-I). This area is generally designated for industrial use in the Land Use Plan. Code Compliance is pending inspection. Fire Marshal recommends approval of the Conditional Use Permit. Development Services is contingent of the applicant cleaning and clearing the lot. Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only and one (1) person signed up for the public hearing. Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements, any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. All areas used for outside storage and parking areas for customers shall be paved with concrete or asphalt;
4. The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
5. Applicant shall comply with all City of Pharr Landscaping and Sign Ordinance requirements;
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. 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;
8. 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; and
9. 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.

Ms. Robles advised that this item would go before the City Commission meeting February 20, 2017 at 5:00 p.m. and the applicant was in attendance.

Charlie Ramirez advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to speak either for or against the item. Alexandra Esparza advised that there was one individual signed up to speak. Charlie Ramirez called Armando Hernandez forth. Armando Hernandez was not in attendance, therefore Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner asked staff if a stipulation can be placed for the materials left on the lot. The Commission called forth the applicant. Mr. Cruz Cortez approached the podium. Mr. Greuner asked what was the average time for storing vehicles on the property. Mr. Cortez stated on average 45 to 60 days, the most would be 60 days depending on the process of getting the cars out. Porfirio Rodriguez asked the applicant if it was going to be specifically a wrecker service and not hold any other type of materials. Mr. Cortez advised it would not be a junk yard, just a holding facility for cars that have been seized for insurance companies, etc. Tom Greuner asked how long have the vehicles on the lot currently been there. Mr. Cortez stated no longer than 30 days. Luis Madrigal asked if the entire property was going to be paved or just the storage space. Mr. Cortez advised the entire lot will be paved with asphalt.

There being no further discussion, Tom Greuner moved to approve the conditional use permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O) with the stipulation that a vehicle shall not be held within the compound for more than 60 consecutive days and after 60 days said vehicle shall be removed from premises. Luis Madrigal second the motion and when put to a vote it polled as follows:

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

The motion carried unanimously to approve the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment with the stipulation that a vehicle shall not be held within the compound for more than 60 consecutive days and after 60 days said vehicle shall be removed from premises.

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

LIFE-OF-THE-USE
EXISTING TOWER
CUP#170104

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

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 allow an existing telecommunication tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Two-Family Residential District (R-2), Single-Family Residential District for lots less than 50 feet in width (R-1A) to the east, Single-Family Residential District (R-1) to the south and Single-Family Residential District for lots less than 50 feet in width (R-1A), Single-Family Residential District (R-1) and General Business District (C) to the west. This area is generally designated for public/semi-public use in the Land Use Plan. Twenty-six (26) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only. 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 Single-Family Residential District (R-1) 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.

Ms. Robles advised that this item would go before the City Commission meeting of February 20, 2017 at 5:00 p.m. and the applicant was in attendance.

Charlie Ramirez advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address this item either for against to please come forth. There being no one signed up, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

An individual approached the podium and introduced himself at Bebb Francis residing at 112 East Pecan in San Antonio. He stated he was the attorney for American Tower and he wanted to thank staff for all the help over the phone with the conditional use permit process. He stated due to the building permit issued in 2000 and code came into effect in January 07, 2003, Della and himself have been working on the special conditions to reflect the existing tower and the non-confirming status. He stated over the next week they would be working with the special conditions so they accurately reflect the non-confirming status. Luis Madrigal asked staff that the Commission would be voting on special conditions that are not in place yet. Mr. Madrigal stated that the only one he was concerned and on the Muni Code with was the chain link fence and the barrier buffing shrubbery. Ms. Robles advised that it was a legal non-confirming use and the ordinance that is in place today regarding cell phone towers came into effect January 2003 and as of right now there are no plans to upgrade the area and will indicate that on the new conditions that are set before. There are no plans to modify what is already in existence. Luis Madrigal asked Mr. Francis if there was a reason why he did not want to add any buffing shrubbery to block noise. Melanie Cano advised that it was a legal non-confirming use so the requirements do not necessarily apply to the existing cell tower, however Mr. Francis is willing to reflect the conditional uses allowed in the zoning ordinances as required.

There being no further discussion Porfirio Rodriguez **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a Single-Family Residential District (R-1). Romeo Robles second the motion and when put to a vote it polled as follows

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

Motion carried by majority by five approved and one deny to approve the request for Life-of-the-Use Conditional Use Permit to allow an existing telecommunication tower in a Single-Family Residential District (R-1).

KATHERINE GIBBS
REP. T-MOBILE

LIFE-OF-THE-USE
CO-LOCATION TOWER
CUP#170105

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

Katherine Gibbs, representing T-Mobile, has filed with the Planning and Zoning Commission a request for a Life-of- the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1). The property is legally described as being 0.078 of an acre, more or less, out of all of Blocks 9 through 24, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Clark Avenue. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Two-Family Residential District (R-2), Single-Family Residential District for lots less than 50 feet in width (R-1A) to the east, Single-Family Residential District (R-1) to the south and Single-Family Residential District for lots less than 50 feet in width (R-1A), Single-Family Residential District (R-1) and General Business District (C) to the west. This area is generally designated for public/semi-public use in the Land Use Plan. Twenty-six (26) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only. Development Services is recommending approval of the request for a Life-of- the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower 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. 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

Ms. Robles advised that this item will go before the City Commission meeting February 20, 2017 at 5:00 p.m. and a representative was in the audience.

Charlie Ramirez advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address this item either for against to please come forth. There being no one signed up, Charlie Ramirez closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no further discussion Porfirio Rodriguez **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1). Romeo Robles second the motion and when put to a vote it polled as follows

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

Motion carried by majority by five approved and one deny to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a Single-Family Residential District (R-1).

PLATS:

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

BIG ENGINEERING
REP. E. DOUGLAS GRINDSTAFF

THE CASCADES MASTER SUBDIVISION
SUB#160410

BIG Engineering, representing E. Douglas Grindstaff, is requesting preliminary plat approval of the proposed The Cascades Master Subdivision Plan. The property is legally described as being a 7.5 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. The property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Agricultural and/or Open Space District (A-O) to the west and south, Mobile Home District (R-MH) to the north and Single Family Residential District (R-1) to the east. The property is designated for multi-family residential use in the Land Use Plan. Property Proposed Use: Townhouses. Variances: None Requested. Development Services recommends preliminary plat approval of the proposed The Cascades Master Subdivision plan subject to the following conditions:

STREETS, PAVING

1. Gate to be 40' from R.O.W.
2. Driveway entrance to be to City standards.

AND R.O.W.:

3. Pave 1/3 of street R.O.W.
4. Need street lighting plan details.
5. Street testing to be required, street to be built to City standards.

EASEMENTS:

1. Utilities to be "Exclusive to City of Pharr".
2. Show all existing easements.

SIDEWALK:
ADA:

1. In compliance.
2. Note #13, sidewalks are required at building permit stage.
3. Plat note #14, sidewalks should be 5' minimum.
4. Add ADA ramps note to be built at subdivision stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to test waterline again for bacteria.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Engineering to check calculations to see if ditch widening is permissible.

OTHER:

1. Add "Danny Wylie" to Chairman, for Planning & Zoning.
2. Text height to be consistent.
3. Plat note #5 & 8 are the same remove one.
4. Provide location description for benchmark system.
5. Remove plat note # 12, 14 and 17.
6. Reword plat note # 13.
7. Add "W" for West Minnesota road. Plat note #19.
8. Drive way entrances for townhouses will be from the rear as per project engineer.
9. Home Owner's Association (H.O.A.), shall be recorded at the same time of the subdivision recordation with plat note of the recorded H.O.A.
10. Add plat note: Owner's to maintain R.O.W and perimeter of subdivision.
11. Add plat note: Owner's to maintain detention/retention areas.
12. Replace note # 15, Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
13. Need SWPPP and CNOI.
14. Point of commencement should be point of beginning.

15. Note #7, use standard drainage directive, no offsite detention allowed by the city.
16. Plat note # 9, show exact benchmark numbers.

Mr. Martinez advised that this item will go before City Commission on February 20, 2017 at 5:00 p.m.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Charlie Ramirez asked staff that the property was already pre-existing and Multi-Family now it is Townhouse. Mr. Martinez advised is was always townhouses but the owner could not financially do the whole property so they are phasing it out.

There being no further discussion Luis Madrigal **moved** to approve the preliminary plat approval of the proposed The Cascades Master Subdivision Plan. Tom Greuner second the motion and when put to a vote it polled as follows

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

Motion carried unanimously to approved the preliminary plat approval of the proposed The Cascades Master Subdivision Plan

Commissioner Luis Madrigal announced that he would abstain from the next item.

M. GARCIA ENGINEERING, LLC **VETERANS SUBDIVISION**
REP. RUBEN FONSECA **SUB#160513**

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

M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision. The property is legally described as being a 1.039 acre tract out of Lot 30, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1208 East Polk Avenue. The property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the north, General Business District (C) to the south, Agricultural and/or Open Space District (A-O) to the west and City limits to the east. The property is designated for commercial use in the Land Use Plan. Property proposed use: Offices and retail. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Veterans Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. Verify R.O.W. on E. Polk Avenue. and N. Veterans Blvd. ("I" Rd.) 2. Corner clip shall be 30' x 30'. 3. Driveway approach to be built to city standards. 4. Need street lighting layout details. 5. No entrances within 40' from intersection.
EASEMENTS:	1. All public utilities shall read "15' Exclusive easement to City of Pharr". 2. Show all existing easements.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. See attach comments.
WATER:	1. Need to connect to 12-inch water line at Ford Elementary. 2. Water line needs to be DR 18. 3. All bends require megalock. 4. Wet tap, plus all valves require concrete collar. 5. Follow City of Pharr construction standards manual.
SEWER:	1. Sewer services needs to be SDR26. 2. Follow City of Pharr construction standards manual.
DRAINAGE:	1. Need discharge permit from public works.
OTHER:	1. Update year on plat. 2. Duplicate recording blocks remove one. 3. Add "Danny Wylie, Chairman for Planning and Zoning" signature block. 4. Verify metes and bounds spelling & call outs. 5. Adjust total acreage accordingly in metes and bounds need to match with plat layout verify. 6. Owners to maintain detention/retention areas. (Add to plat notes) 7. Label all monuments on plat layout. 8. Need SWPPP (small site notice) at pre-construction phase.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no further discussion Tom Gruener **moved** to approve the preliminary plat approval of the proposed Veterans Subdivision. Rafael Munguia second the motion and when put to a vote it polled as follows

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

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

JAVIER HINOJOSA ENGINEERING
REP. RUBEN VILLARREAL

PURA VIDA SUBDIVISION
SUB#161229

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

Javier Hinojosa Engineering, representing Ruben Villarreal, is requesting preliminary plat approval of the proposed Pura Vida Subdivision. The property is legally described as a tract of land containing 0.43 acres of land and also being a part or portion of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Ferguson Avenue. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Agricultural and/or Open Space District (A-O) and General Business District (C) 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: Offices for retail. Variances: None requested. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Pura Vida Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. Need street lights detail.
EASEMENTS:	1. All public utilities shall read "Exclusive easement to City of Pharr". 2. Show all existing easements.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. See attach comments.
WATER:	1. Need to replace waterline if it's an AC, need to upgrade to

a 12" PVC along W. Ferguson Avenue.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Need erosion and sedimentation plan.
3. Discharge permit from TxDot if outfall to W. Ferguson Avenue.
4. Need driveway permit from TxDot if applicable.
5. Show calculations for "C" values in drainage report.

OTHER:

1. On metes & bounds verify paragraph #4 referencing Valle del Subdivision.
2. Plat note #4, need full detention directive.
3. Plat note #6, shall read "Owners to maintain detention/retention areas".
4. Add "Danny Wylie" to the signature block of Planning & Zoning.
5. Adjust total acreage accordingly in metes and bounds.
6. Plat note #10, include northing and easting for referenced benchmark.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal addressed the applicant. Javier Hinojosa approached the podium. Mr. Madrigal asked if the existing building would be demolished. Mr. Hinojosa advised they would and that was the reason for the resubdivision.

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

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

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

MELDEN & HUNT INC.
REP. SHAVI MAHTANI

TEX MEX LANDING SUBDIVISION
SUB#161230

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

Melden & Hunt Inc, representing Shavi Mahtani, is requesting preliminary plat approval of the proposed Tex Mex Landing Subdivision. The property is legally described as a being a resubdivision of 3.151 acres out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North Sugar Road. The property is currently zoned High Density Multi-Family Residential District (R-4). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west and Mobile Home District (R-MH) to the east. The property is designated for commercial and single family residential use in the Land Use Plan. Property proposed use: Apartment complex. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Tex Mex Landing Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Project engineer to verify gaps between property line and N. Sugar Road R.O.W.
2. Need street lighting layout details.
3. Driveway approach to be to city standards.

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".
2. Easements within property need to be relocated along the property line.
3.
4. Show all existing easements.

SIDEWALK: ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

2. Label water DR18.
3. Need additional 8" valves approximately 300 ft. apart and close to the bends if possible.
4. Need concrete collars around valves as per City of Pharr standards manual.
5. Need to loop water to W. Owassa Road.
6. Need to provide details for water services.
7. No 4-inch water service will be allowed, need to be a 2-inch water service.
8. No 4-inch water meter will be allowed.
9. Water line needs to be in grassy area
10. Follow City of Pharr construction standards manual.

SEWER:

1. Lift station needs to be upgraded.
2. Sewer service will only go up to property line, inside will be private.
3. Sewer services needs to be SDR26.
4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. All detention areas to be interconnected.
2. Need interior drainage plan for entire site.
3. Need City of Pharr discharge permit from public works.
4. Need approved drainage report.
5. Adjust "C" values on drainage report for concrete drives and walks to 0.9 and for roofs to 0.95.

OTHER:

1. Adjust total acreage accordingly in metes and bounds need to match with plat layout verify.
2. Provide location description for plat note #4.
3. Owners to maintain detention/retention areas. (Add to plat notes)
4. Need to combine plat notes # 6 & 7.
5. Remove plat note #14.
6. Recommend T.I.A. to be done.
7. Add plat note, owner's to maintain R.O.W. and perimeter of subdivision
8. Need SWPPP (small site notice).
9. Owner's dedication to change to private.
10. Plat note #12 add "West" before N. Sugar Rd.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked to address the applicant. An individual approached the podium and introduced himself as Mario Reyna with Melden and Hunt Inc. Mr. Madrigal thanked Mr. Reyna for submitting a nice site plan.

There being no further discussion Luis Madrigal **moved** to approve the preliminary plat approval of the proposed Tex Mex Landing Subdivision. Tom Greuner second the motion and when put to a vote it polled as follows

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

Motion carried unanimously to approve the preliminary plat approval of the proposed Tex Mex Landing Subdivision.

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

IDEA NORTH PHARR SUBDIVISION
SUB#161231

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

Melden & Hunt Inc, representing Manuel Mendez, President of M and R Commodities, Inc. a Texas Corporation, is requesting preliminary plat approval of the proposed Idea North Pharr Subdivision. The property is legally described as a being a resubdivision of 22.073 acres out of Lots 79 and 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Owassa Road. The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are City limits to the north, Agricultural and/or Open Space District (A-O) and Single Family Residential District (R-1) to the south, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the west and Mobile Home District (R-MH) and City limits to the east. The property is designated for industrial use in the Land Use Plan. Property proposed use: Idea School Campus. Variance: None requested. Development Services recommends preliminary plat approval of the proposed Idea North Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

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

EASEMENTS:

1. All public utilities shall read "15' Exclusive easement to City of Pharr".(for City of Pharr utilities)
2. Easement in front of Lots 15 & 16 of Steel Horse Industrial Park, label as recorded in plat "Exclusive to N.A.W.S.C.".
3. Show all existing easements.

SIDEWALK: ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water belongs to North Alamo Water Supply Corporation (N.A.W.S.C).
2. City of Pharr will not sign any agreements for N.A.W.S.C.

SEWER:

1. Pipe needs to be SDR26.
2. May not be able to connect to the Woodcrest subdivision sewer line.
3. Details need to be printed again.
4. Rehab the well and two (2) new pumps for the lift station.
5. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report (detention not retention) and match drainage directive figures on plan notes.
2. Plat note #4, needs figures need to compete drainage directive.
3. Drainage plan to include internal street runoff collection and be all onsite detention.
4. If discharging to ditch on east, must provide ultimate outfall for entire ditch. Only 1 outfall permitted.
5. Regrade bar ditch.
6. Suggest relocating detention pond from "AH" flood zone.
7. Perimeter fence will be needed around detention areas 3 ft. or deeper. (provide as a plat note)

OTHER:

1. Need S.W.P.P.P. with C.N.O.I. filed.
2. Include retention after detention for plat note#10.
3. For general note #1, remove "mostly in" and "partially in".
4. Community panel number and map revised date are incorrect in general note #1.
5. On location map correct city limit line.
6. Update the subdivision on Steel Horse Industrial Park and on metes and bounds.
7. Verify acreage on lot and metes and bounds.
8. Extra dimensions on east Owassa road verify.
9. Call outs to be legible.
10. Plat note #4, provide figures.
11. Project engineer to sign plat.
12. Shall follow T.I.A. recommendations and City staff.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner asked the applicant if the 22 acres was for the whole school. Mario Reyna advised that it would include a parking area, one large building and two soccer/sports fields.

There being no further discussion Tom Gruener **moved** to approve the preliminary plat approval of the proposed Idea North Pharr Subdivision. Luis Madrigal second the motion and when put to a vote it polled as follows

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

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. REP. NOVUS POLARIS, INC.

CAPE SUBDIVISION SUB#161232

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

Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting preliminary plat approval of the proposed Cape Subdivision. The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3108 North Sugar Road. The property is currently zoned Heavy Commercial District (H-C). The adjacent zonings are Single-Family Residential District (R-1) to the north, General Business District (C) to the west, Residential Mobile Home District (R-MH) to the east and Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to the south. The property is designated industrial use in the Land Use Plan. Property proposed use: Warehouse for construction material for business. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Cape Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1) Consider all aforementioned standards manual guidelines/notes.
2) Need S.W.P.P.P. with CNOI (depending on area disturbed).
3) Need street light detail/plans.

EASEMENTS:	1)	Easements shall be 15' and read "Exclusive easement to City of Pharr".
SIDEWALK: ADA:	1)	In Compliance.
FIRE PROTECTION:	1)	See attach comments.
WATER:	1)	Bore to tie in to existing 12' on west side of North Sugar Road.
	2)	As per City of Pharr Standards Manual pipes shall be DR18.
	3)	Curb stop and corporation cock shall be brass. (Use City of Pharr Standards Manual)
	4)	A 12' gate valve will be required every 300' for fire hydrants.
	5)	A valve will be required at every crossing.
SEWER:	1)	In compliance.
DRAINAGE:	1)	Need approved Drainage Report.
	2)	If outfall to ditch, need discharge permit from HCDD#1.
	3)	All detention area to be interconnected.
	4)	Show calculations for "C" values in drainage report.
OTHER:	1)	Label scale correctly, should read 1"=100'
	2)	Plat note #10, need to add "West" to Sioux Road and "North" to Sugar Road.
	3)	Need to call out P.O.B. on meets and bounds.
	4)	Need to add bearings and distance along the south side of property line.
	5)	Plat note #14, should read detention/retention.
	6)	Add acreage to lot.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Tom Greuner asked to speak with the engineer. An individual approached the podium and introduced himself as Alfonso Quintanilla, project engineer. Mr. Greuner asked about the trees missing from the site plan. Mr. Quintanilla stated that they were in the second process which is the subdivision process. He stated that he was aware of the ordinance for trees and they would have to ad by it.

Melanie Cano advised that would get addressed at the building permit stage and it indicates as per City of Pharr Landscaping Ordinance. Porfirio Rodriguez asked about the drainage ditch and if contaminating materials would be running through. Mr. Quintanilla advised that there would no hazardous materials on site. Luis Madrigal asked if they were planning to put a buffer on the north of the property. Mr. Quintanilla advised what was required by codes, they would add by it.

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

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

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

JAVIER HINOJOSA ENGINEERING
REP. ZARAGOZA HINOJOSA JR.

MASTER SUBDIVISION
PLAT HRES-CK SUBDIVISION
SUB#170102

Heriberto Martinez introduced the final item as follows:

Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision. The property is legally described as a tract of land containing 19.36 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue. The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north and Single Family Residential District (R-1) to the south, General Business District (C) and Single Family Residential District (R-1) to the west and City limits to the east. The property is designated for commercial and single family residential use in the Land Use Plan. Property proposed use: Lot 1, Circle K convenient store. Lot 2 undecided. Variances: None requested. Development Services recommends preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide 5' additional R.O.W. north Juniper Avenue.
2. Provide a 30'x30' corner clip for Lot 1, at E. Ferguson and N. Veterans Blvd.
3. Provide a 15'x15' corner clip for Lot 2, northwest.

4. Recommend T.I.A.
5. Need driveway permit from TxDot.

EASEMENTS:

1. All public utilities shall read "Exclusive easement to City of Pharr".
2. Add a 15' Exclusive easement for Lot 2 and Lot 1 along E. Ferguson Avenue.
3. Show all existing easements.

SIDEWALK: ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need to replace waterline if it's an AC, need to upgrade to a 12" PVC.
2. 12" waterline to stop at the northwest corner of Lot 1.
3. Show the correct waterline size along N. Veterans Blvd.
4. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer line to be exposed by public utilities to verify the depth of flow line.
2. Connect to existing sewer line, sewer line needs to be SDR26.
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Did not identified site on FEMA FIRM, provide.
3. Need discharge permit from TxDot.
4. Need SWPPP with NOI.
5. Show calculations for "C" values in drainage report.

OTHER:

1. Project engineer to verify lift station paper work if fee simple or by easement.
2. Plat notes 4 and 16 need to combine.
3. Remove the additional bearings on the metes & bounds.

Mr. Martinez advised that this item will go before the City Commission meeting on February 20, 2017 at 5:00 p.m.

Charlie Ramirez stated that item does not need a Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no further discussion Luis Madrigal **moved** to approve the preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision. Rafael Munguia second the motion and when put to a vote it polled as follows

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

Motion carried unanimously to approve the preliminary plat approval of the proposed Master Subdivision Plat HRES-CK Subdivision.

ANNOUCEMENTS: NONE.

ABSENTEE REPORT: Alexandra Esparza announced Danny Wylie and Andy Castro were the absentees. Luis Madrigal **moved** to excuse the absentees.

ADJOURNMENT: There being no further business, Charlie Ramirez announced the meeting adjourned and by unanimous consent, the Planning and Zoning meeting adjourned at 7:14 p.m.

Charlie Ramirez, Vice Chairman

ATTEST:

Tom Greuner, Secretary

Audience Attendance Sheet

Pharr Development Services

DATE FEBRUARY 13, 2017

MEETING: P&Z MEETING

NAME: PRINT	ADDRESS:	PHONE NO.	-AGENDA- ITEM NUMBER
K.C. Fletcher	504 E. Highland Dr	277-9893	Public Hearing E.5
BEBB FRANCIS	112 E. PECAN SAN ANTONIO	210 222 4100	
JOSE PEREZ			
Thao Nguyen		512-464-6088	
Hernan Lugo		782-2557	
Maria Perez			
Ben Carter	5011 N. cage	702-4584	
Cruz Carter		316-0078	