



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 22, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

A. CALL TO ORDER:

B. ROLL CALL:

C. APPROVAL OF MINUTES:

A) January 08, 2018 Minutes

D. PUBLIC COMMENTS: *(Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

E. PUBLIC HEARING: *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

A) Esponjas Development, LTD., representing Lynn Tract, LP, a Texas Limited Texas Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being an 8.42 acre tract land out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171272**

B) Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 16.99 acre tract of land out of Lot 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County , Texas. **COZ#171273**

C) Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 24.15 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#171274**



F. PLATS:

A) Perez Consulting Engineers, representing Carlos Canales Melhem, Owner, is requesting preliminary plat approval of the proposed Trancasa Subdivision. The property is legally described as being a tract of land containing 7.21 acres being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West HI-Line Road. **SUB#171130**

B) Spoor Engineering Consultants, Inc., representing Martin Patrocinio Garza Jr., is requesting preliminary plat approval of the proposed Le Baron No. 2 Subdivision. The property is legally described as being a 2.06 acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Polk Avenue. **SUB#170927**

C) J.E. Saenz & Associates, Inc., representing Berhardo J. Gubser, President of Gallus properties LTD., is requesting final plat approval of the proposed Transmaritime Subdivision. The property is legally described as being a 17.87 acre tract of land being a portion of Lot Seven (7), Block One (1), a Re-subdivision of Closner Subdivision of Porcion 70, Pharr, Hidalgo County, Texas. The property's physical address is 901 E. Military HWY. **SUB#130410**

G. ANNOUNCEMENTS/OTHER BUSINESS:

H. ABSENTEE REPORT:

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 19th day of January, 2018 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. January 08, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 08, 2018. 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 Greuner
Romeo Robles
Porfirio Rodriguez
Charlie Ramirez
Andy Castro
Rafael Munguia

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Cristina Garcia, Senior Planner
Della Robles, Planner I
Rita Galvan, Administrative Assistant
John Rigney, City Attorney

CALL TO ORDER

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

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of December 26, 2017.

There being no discussion, Rafael Munguia moved to approve the minutes of December 26, 2017 as submitted. Andy Castro second the motion and when put to a vote, it polled as follows:

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

The motion carried by majority with six (6) member voting yea and one (1) member abstaining to approve the minutes of December 26, 2017 as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Administrative Assistant, advised that K.C. Fletcher had signed up for public comments. Danny Wylie called forth K.C. Fletcher.

An individual approached the podium and introduced himself as Kenneth C. Fletcher, residing at 504 South Diplomat and stated:

- He hoped 2018 would take some time to restore the 1st Amendment, 5th Amendment and 14th Amendment rights especially in the city. He signed up for Public Hearing and welcomed the visitor in the audience representing a trucking company that has still not been addressed.
- Had an informational request out and a complaint about truck noises in his neighborhood
- The commission is going to vote on a business and welcomed all the businesses doing everything by Ordinances. They would be changing from Commercial District to Heavy Commercial but would not be certain until he listened to the item.
- The agenda was not posted on the website and wondered if that violated the Open Meeting Act.
- As a citizen he has a right to speak about anything going on in the city.
- The American Planning Association Texas Chapter of Ethics Article 6 and 16 are interesting to read and can be googled on the internet. It states that the public that is in attendance has the right to speak and given a certain amount of time.
- He signed up for Public Hearing and would like to testify during that portion of the meeting as well.
- Thanked the Commission.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had two (2) items for recommendation and proceeded to introduce the first item as follows:

**DAVID MECK
MECK ENTERPRISES, INC.**

**COZ (C) TO (H-C)
COZ#171270**

David H. Meck, Director, representing Meck Enterprises, Inc., is requesting a change of zone from General Business District (C) to Heavy-Commercial District (H-C). The property is legally described as being Lot 1, Meck Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Warren Street. The subject site currently consists of one (1) lot which has a frontage of approximately 191 feet along West Warren Street and a depth of approximately 215 feet. West Warren is a 70' minor 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

General Business District (C). The surrounding property is zoned General Business District (C) to the south and west and Heavy Commercial District (H-C) to the north and east. The property is generally designated for industrial use in the Land Use Plan. The subject property along with the property to the west was changed from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 21, 1995. The property to the north was zoned General Business District (C) on February 15, 1994 and later zoned to Heavy Commercial District (H-C) on December 21, 2015. The property to the east was zoned to Heavy Commercial District (H-C) on June 15, 1982. There has been no other zoning request within the general vicinity of the subject property since that time. The owner of the property is requesting a change of zone to a Heavy-Commercial District (H-C) in order to develop the property for a heavy commercial business to include a warehouse and parking area for commercial vehicles. 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. Eight (8) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the request to re-zone to 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, applicant must comply with all City Ordinances and City Department requirements.

Della Robles advised this item will go before the City Commission meeting of January 15, 2018 at 4:00 p.m. and advised that the applicant was in the audience.

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

- Tom Greuner asked if the entire area besides the building would be concrete and laid out in the plans. Della Robles stated the applicant would be required to comply with landscaping and the site plan was just a preliminary for the change of zone and when the time came they would have to comply with all City Ordinances and City Department requirements. They would have to submit plans that would be required to be approved by all departments.

There being no further discussion, Charlie Ramirez moved to approve the request for a change of zone from General Business District (C) to Heavy-Commercial District (H-C). Tom Greuner second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Absent
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Approve
P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for a change of zone from General Business District (C) to Heavy-Commercial District (H-C).

EVANGELINA GONZALEZ

**LOU-OSU
CUP#171269**

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

Evangelina Gonzalez 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', 10' in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 51, Sol Brilla Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 619 West Albatross 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. The area is generally designated for single-family residential in the Future Land Use Plan. Fifty-eight (58) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One person came into the office for information only. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10' in height) 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 accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
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. 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.

Della Robles advised this item will go before the City Commission meeting of January 15, 2018, at 4:00 p.m. and the applicant was not in the audience.

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

There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Andy Castro asked if there was electrical wire going into the storage. Della Robles stated that because of the angle the photo was taken it looks as if there is, however; the electrical line has a 5 to 6 foot clearance.
- Della Robles stated a building permit was applied for on December 14, 2017 and the Building Official had approved it pending the applicant apply for a CUP. She also stated the building official had gone out to the location to inspect the structure and it was found to be in compliance as well as all the surrounding area. The structure was also built on pad and piers and now has come before the Planning and Zoning for a decision on their request.
- Danny Wylie asked how long the storage unit has been on the property without a Conditional Use Permit. Della Robles stated Code Compliance opened a case on May 10, 2017. It was brought to the department's attentions and a letter was issued to them which was returned unclaimed. A red tag was placed on the property on May 23, 2017 and the applicant was sent to court, and since that time, Ms. Gonzalez has come into the Planning Department trying to bring this building into compliance.

There being no further discussion, Charlie Ramirez moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10' in height) in a Single-Family Residential District (R-1). Rafael Munguia second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Disapprove
L. Madrigal: Absent
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Approve
P. Rodriguez: Approve

Motion carried by majority vote with six (6) members voting yea and one (1) member voting nay to approve the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 16', 10' in height) in a Single-Family Residential District (R-1).

PLAT APPROVAL: None

ANNOUNCEMENTS/OTHER BUSINESS: None.

ABSENTEE REPORT: Rita Galvan stated Luis Madrigal had something come up and was not able to attend. Rafael Munguia moved the absent member be excused. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Approve
L. Madrigal: Absent
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
R. Munguia: Approve
P. Rodriguez: Approve

Motion carried unanimously to excuse absent member.

ADJOURNMENT: There being no further business, Andy Castro **moved** that the meeting be adjourned. Charlie Ramirez second the motion. All members unanimously consented, the Planning and Zoning Meeting adjourned at 6:16 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary



Implementing your vision, improving your City

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 22, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#171272

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: December 28, 2017

1. Applicant:

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, owners.

2. Requested Action:

Re-zoning request from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3).

3. Nature / Intent of Request:

In order to develop the property into a medium-density multi-family residential subdivision.

4. Routing to Staff:

A. Melanie Cano, Director


Initials

1/18/18
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

1-18-18
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JANUARY 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3): Being an 8.42 acre tract of land out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Ridge Road.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to Medium-Density Multi-Family District (R-3).

The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being an 8.42 acre tract of land out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which is approximately 644.00 feet in width and approximately 694.73 feet in depth. West Ridge Road is a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned High-Density Multi-Family District (R-4). The surrounding properties are zoned High-Density Multi-Family District (R-4) and Agricultural and/or Open Space District (A-O) to the north, High-Density Multi-Family District (R-4) to the west, Agricultural and/or Open Space District (A-O) to the east and Single-Family Residential District (R-1) to the south. The property is generally designated for commercial and multi-family residential use in the Land Use Plan.

On January 06, 2004, the property itself including the property to the north was rezoned to High-Density Multi-Family District (R-4). The property to the west was rezoned to High-Density Multi-Family District (R-4) on September 20, 1994 and the property to the south was rezoned to Single-Family Residential District (R-1) on March 05, 1996. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Medium-Density Multi-Family District (R-3) in order to develop the property into part of a seventy-four (74) lot medium-density multi-family residential subdivision.

The medium-density multifamily district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multifamily dwelling units of up to eight units per lot. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. Multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards.

Eight (8) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two (2) individuals came in for information only.

Development Services is recommending **approval** of the request to re-zone to Medium Density Multi-Family Residential District (R-3) as the property meets area requirements. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 05, 2018** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

P:\Admin\COZIKELLY-PHARR\ K-P LOT 202_ ESPONJAS DEV REP LYNN TRACT, LP_R4-R3_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, owners.

APPLICANT

901 West Ridge Road

ADDRESS

High-Density Multi-Family District (R-4)

CURRENT ZONE

Medium-Density Multi-Family District (R-3)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

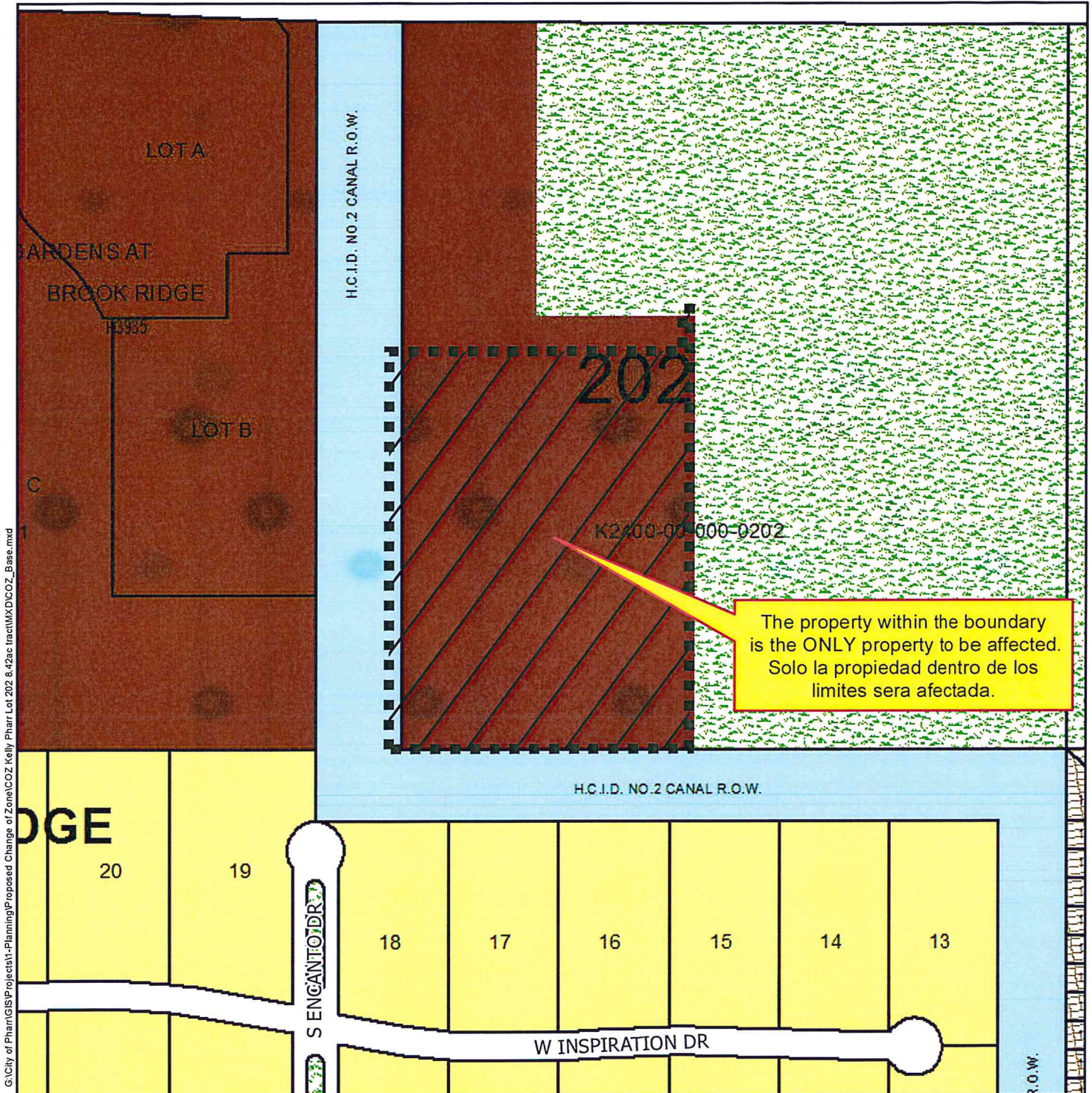
Della Robles, Planner I

PREPARED BY

January 18, 2018

DATE

Proposed Change of Zone
Kelly Pharr Lot 202 8.42 Acre Tract
Esponjas Development
R-4 to R-3



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Change of Zone\COZ Kelly Pharr Lot 202 8.42ac Tract\MXD\COZ_Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 250 feet



Date: 1/3/2018

Proposed Change of Zone
Kelly Pharr Lot 202 8.42 Acre Tract
Esponjas Development
R-4 to R-3

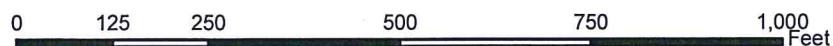


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

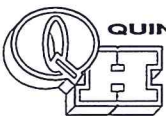
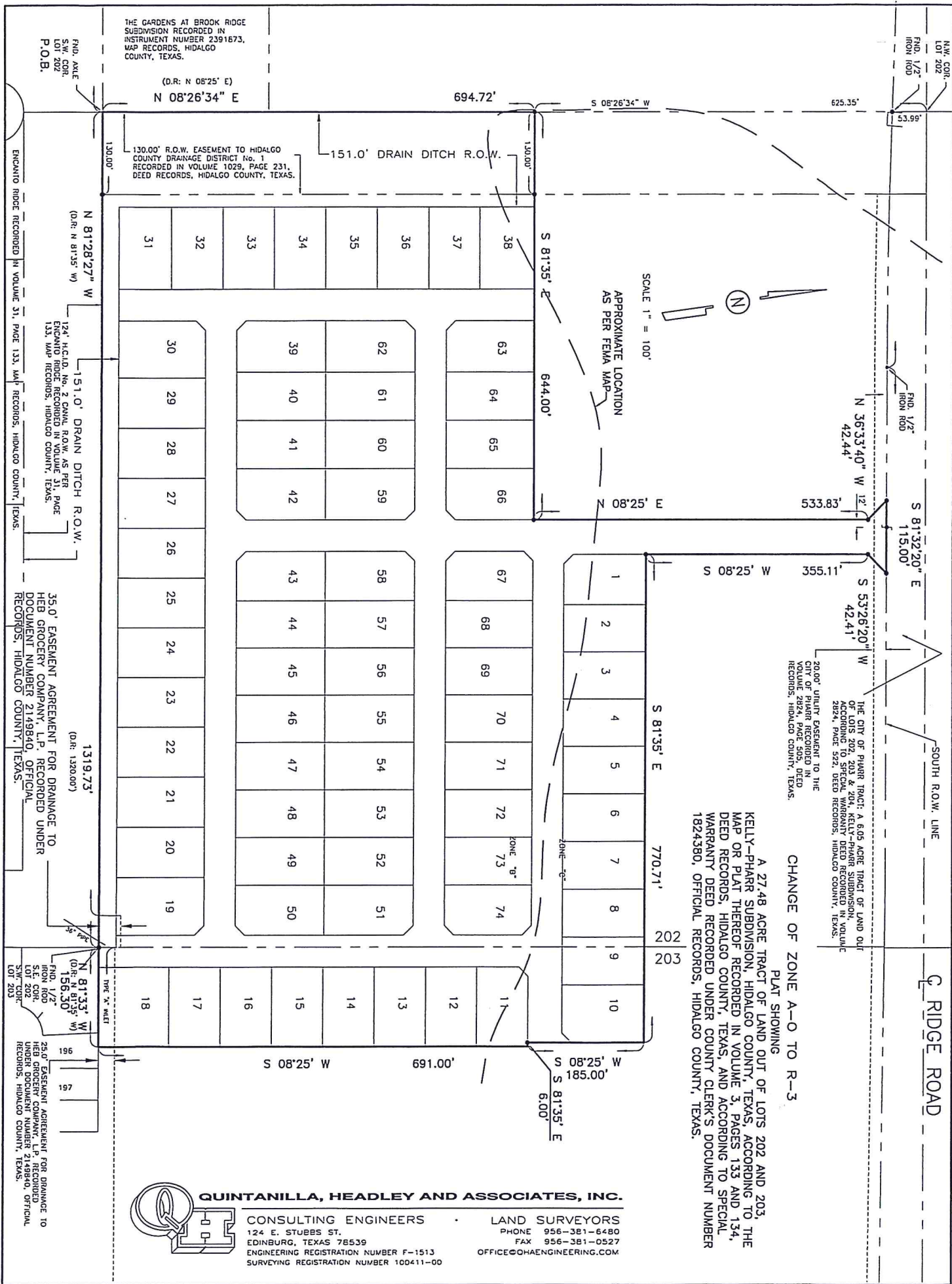
Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 250 feet



Date: 1/3/2018



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

CHANGE OF ZONE A-O TO R-3
PLAT SHOWING
A 27.48 ACRE TRACT OF LAND OUT OF LOTS 202 AND 203, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1824380, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 22, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#171273

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: December 28, 2017

1. **Applicant:** Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3).
3. **Nature / Intent of Request:** In order to develop the property into a medium-density multi-family residential subdivision.

4. **Routing to Staff:**

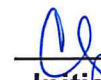
A. **Melanie Cano, Director**


Initials

1/18/18
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

1-18-18
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JANUARY 22, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3): Being 16.99 acre tract of land out of Lot 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Ridge Road.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Medium-Density Multi-Family District (R-3).

The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 16.99 acre tract of land out of Lot 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of two (2) lots which has an entrance approximately 115 feet in width coming off of West Ridge Road onto a street that is approximately 55-60 feet in width and run approximately 355 feet into a proposed private subdivision. West Ridge Road is a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned High-Density Multi-Family District (R-4) and Agricultural and/or Open Space District (A-O) to the west, Agricultural and/or Open Space District (A-O) to the north and east and Single-Family Residential District (R-1) and Residential Mobile Home District (R-MH) to the south. The property is generally designated for commercial and multi-family residential use in the Land Use Plan.

On January 06, 2004, a portion of the property to the west was rezoned to High-Density Multi-Family District (R-4). A portion of the property to the south was rezoned to Single-Family Residential District (R-1) on March 05, 1996 and the other portion to Residential Mobile Home District (R-MH) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Medium-Density Multi-Family District (R-3) in order to develop the property into part of a seventy-four (74) lot medium-density multi-family residential subdivision.

The medium-density multifamily district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multifamily dwelling units of up to eight units per lot. The area requirements in this district are based on multifamily dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. Only one building will be allowed per lot, and the setbacks will be similar to that of the single-family district. This zone allows medium-density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space are met. Multifamily developments are not a buffer between single-family and commercial uses, and should be properly buffered from nonresidential land uses and traffic, or from pollution and/or environmental hazards.

Nineteen (19) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two (2) individuals came in for information only.

Development Services is recommending **approval** of the request to re-zone to Medium-Density Multi-Family District (R-3) as the property meets area requirements has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 05, 2018** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
 - a) **consideration by the full board;**
 - b) **additional information;**
 - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, owners.

APPLICANT

901 West Ridge Road

ADDRESS

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

CURRENT ZONE

Medium-Density Multi-Family District (R-3)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

PREPARED BY

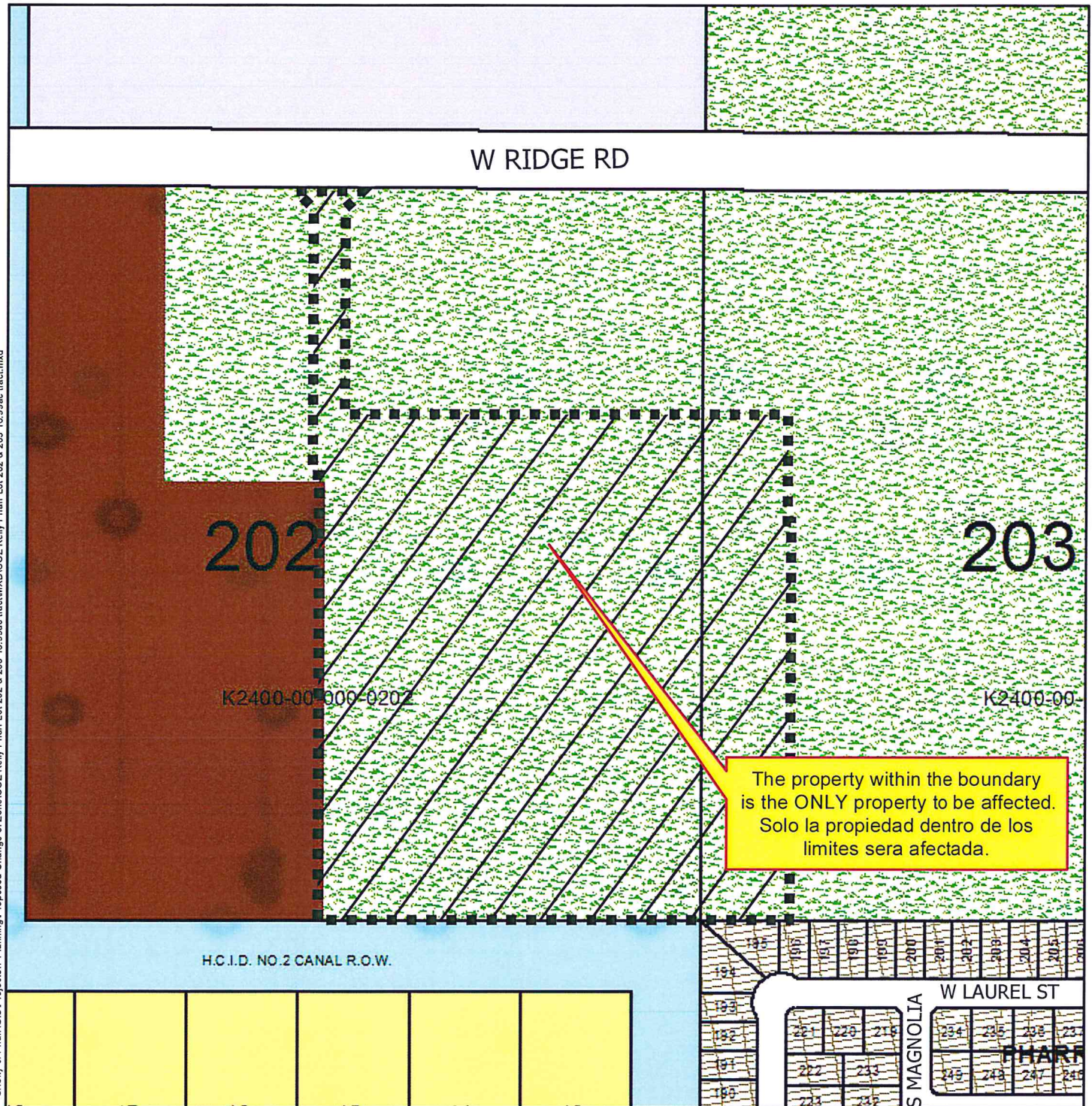
January 18, 2018

DATE

Proposed Change of Zone
Kelly Pharr Lot 202 & 203 16.99 Acre Tract
Esponjas Development
AO to R3



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 250 feet

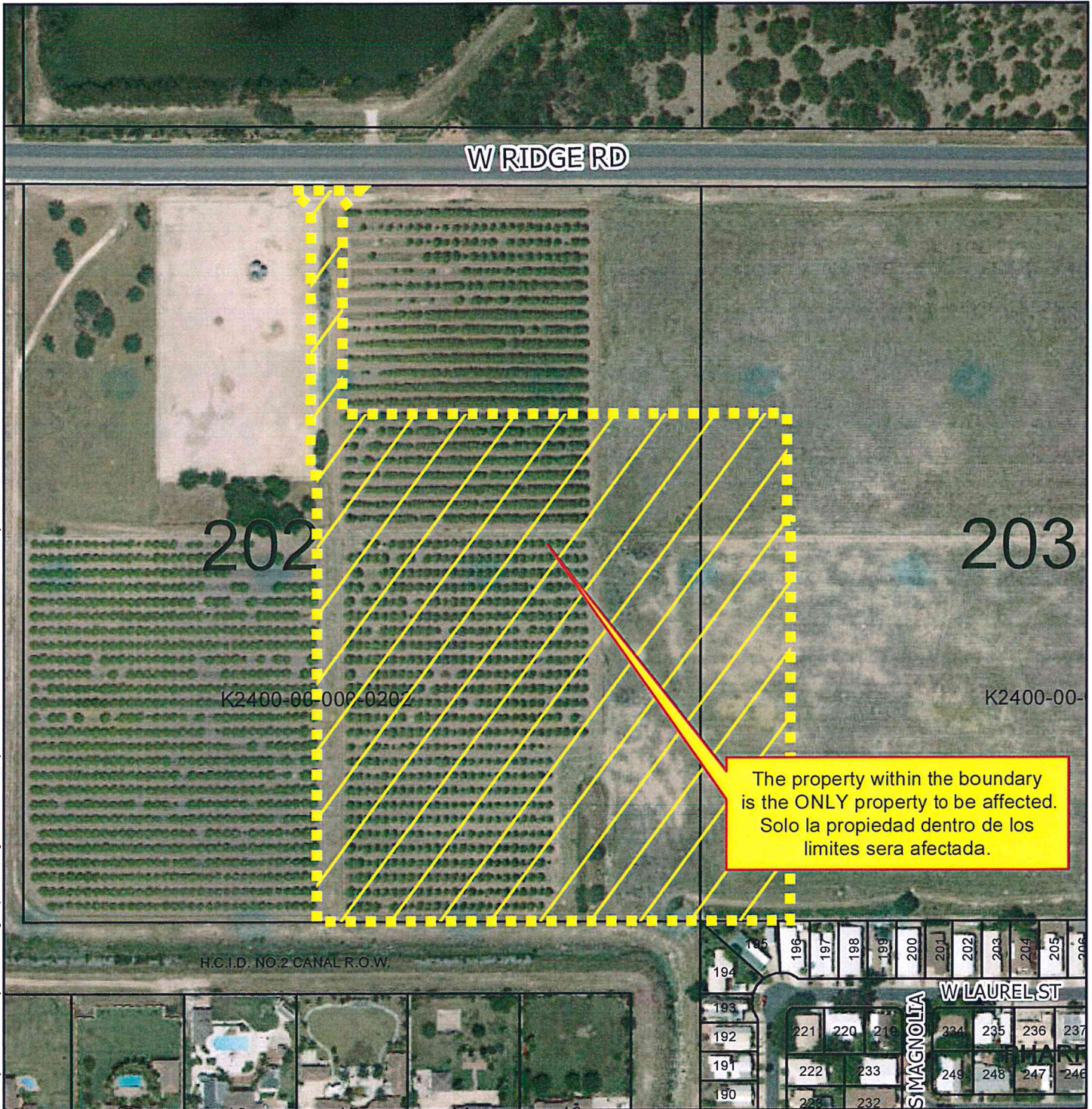


Date: 1/3/2018

Proposed Change of Zone
 Kelly Pharr Lot 202 & 203 16.99 Acre Tract
 Esponjas Development
 AO to R3



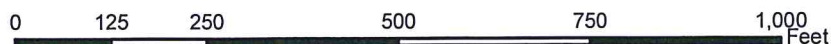
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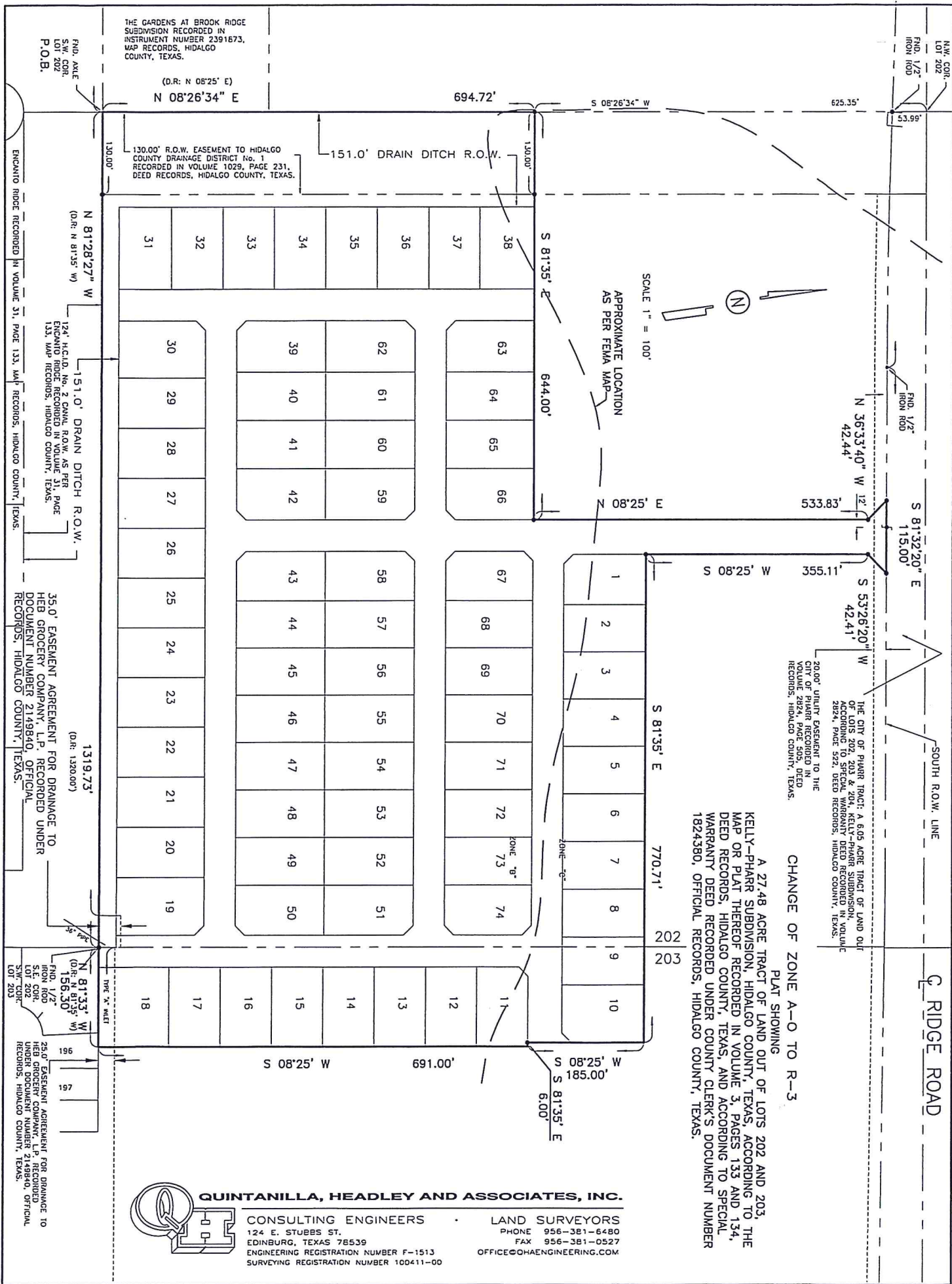
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
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| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 250 feet



Date: 1/3/2018







STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 22, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#171274

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: December 28, 2017

1. **Applicant:** Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop the property into a single-family residential subdivision.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

1/18/18
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

1-18-18
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JANUARY 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being a 24.15 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Ridge Road.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

The subject site is located on the south side of West Ridge Road and the property's physical address is 901 West Ridge Road. The property is legally described as being a 24.15 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot which has two entrances each approximately 115 feet in width coming off of West Ridge Road onto streets that are approximately 60 feet in width and run approximately 330 feet which lead into a proposed private subdivision. The area that is to be used for residential lots is approximately 896 feet in depth and 1,124 feet in width. West Ridge Road is a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) and General Business District (C) to the north General Business District (C) to the east, Agricultural and/or Open Space District (A-O) to the west and Residential Mobile Home District (R-MH) to the south. The property is generally designated for general business district and multi-family residential use in the Land Use Plan.

The property to the south was rezoned to Residential Mobile Home District (R-MH) on March 30, 1982, when the city adopted the current zoning ordinance use today. A portion to the north of this property was rezoned to General Business District (C) on February 17, 2015 and the property to the east was rezoned to General Business District (C) on October 21, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Single-Family Residential District (R-1) in order to develop the property into a ninety-seven (97) lot single-family residential subdivision.

The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Forty-eight (48) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two (2) individuals came in for information only.

Development Services is recommending **approval** of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 05, 2018** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

P:\Admin\COZ\KELLY-PHARR\ COZ K-P LOT 203_ ESPONJAS DEV REP LYNN TRACT, LP_AO-R1_2017



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Esponjas Development, Ltd., representing Lynn Tract, LP, a Texas Limited Partnership, owners.

APPLICANT

901 West Ridge Road

ADDRESS

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

CURRENT ZONE

Single-Family Residential District (R-1)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

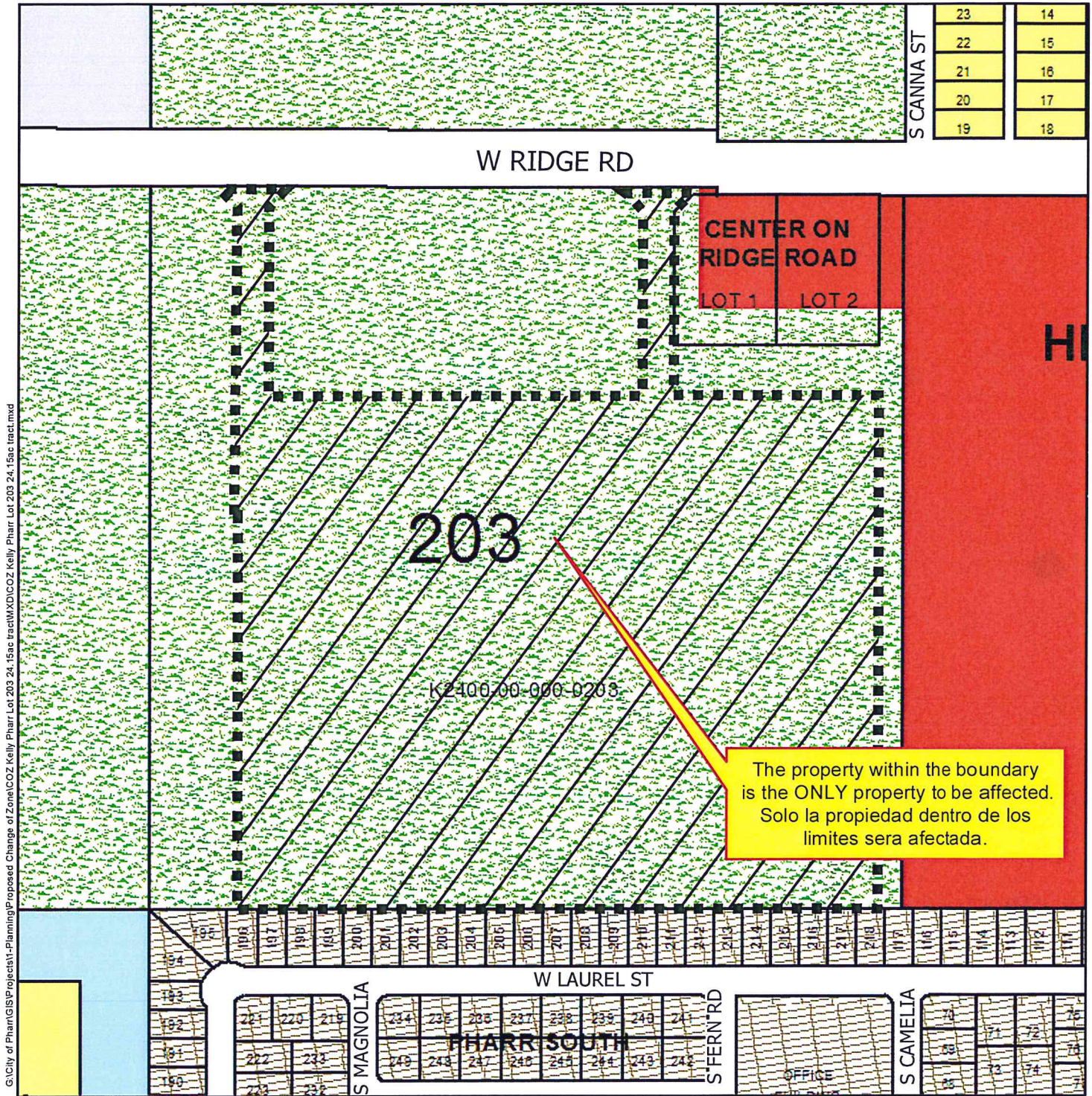
The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

Della Robles, Planner I

PREPARED BY

January 18, 2018

DATE



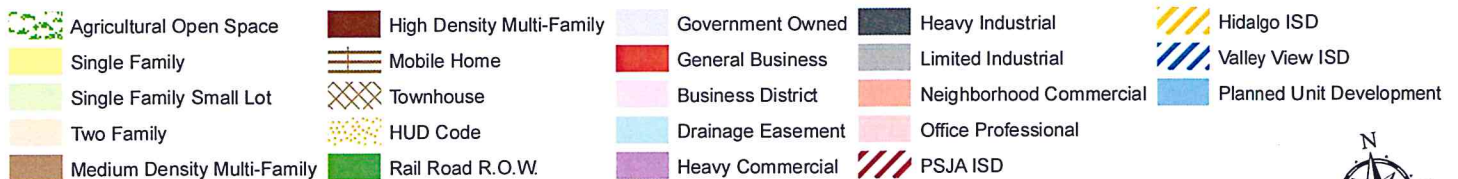
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single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



Proposed Change of Zone
Kelly Pharr Lot 203 24.15 Acre Tract
Esponjas Development
AO to R1



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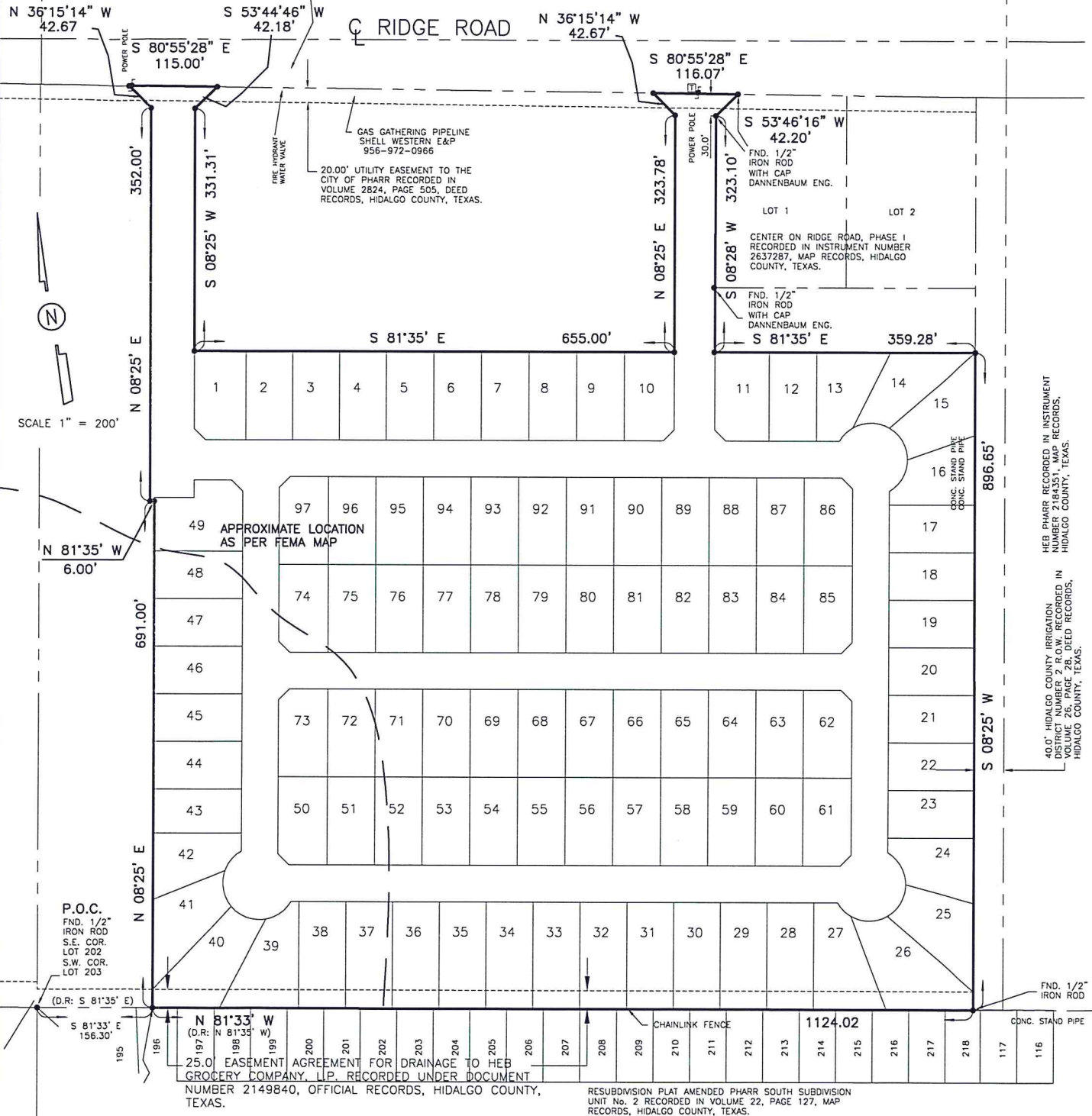


City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 250 feet



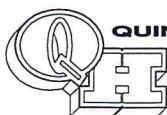
Date: 1/3/2018



CHANGE OF ZONE A-O TO R-1

PLAT SHOWING

A 24.15 ACRE TRACT OF LAND OUT OF LOT 203, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1824380, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
FFICE@QHAENGINEERING.COM





MEMORANDUM

DATE: MONDAY, JANUARY 22, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: TRANCASA SUBDIVISION FILE NO. SUB#171130
--

GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing Carlos Canales Melhem, Owner, is requesting preliminary plat approval of the proposed Trancasa Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 7.21 acres being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of West HI-Line Road.

ZONING: The property is currently zoned Agricultural & Open Space District (A-O). The adjacent zones are Limited Industrial District (L-I) and Agricultural & Open Space District (A-O) to the north and east and Agricultural & Open Space District (A-O) to the south and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Truck yard.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Trancasa Subdivision subject to the following conditions:

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

1. Shall escrow 1/3 of street R.O.W.

EASEMENTS:

1. Provide a 15' utility easement exclusive to the City of Pharr.
2. Off-site utility easement shall be recorded prior to water installation.
3. All easements dedicated to the city of Pharr shall be minimum 15-ft. and exclusive.
4. Show all existing easements.

**SIDEWALK:
ADA:**

1. 5' sidewalk with A.D.A ramps and landings will be required to be constructed during construction permit phase along any street.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. 24" water line to have 12' separation from 12" water line (center to center).
2. Will need to contact Evergreen Subdivision engineer to connect 12" water line to newly installed 12" water line on the north side of W. Hi-Line Rd.
3. Will need flush out valve to be installed on south side of "Tee" on west side of property.
4. Will need to install valves on south and west side of "Tee" on east side of property.
5. Follow City of Pharr construction standards manual.

SEWER:

1. Sewer crossing to be open cut on W. Hi-Line Rd.
2. Sewer service to property line only.
3. Sewer service to remain private.
4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Plat note #4, numbers must match drainage report.
3. Drainage plan will be reviewed and approved at building permit stage. No detention will be allowed on easements.

OTHER:

1. Label net or gross for acres on metes & bounds.
2. Need to apply for a change of zone.
3. Refer to set and found monuments on metes and bounds description.

4. Property borders should exclude existing R.O.W. since it has already been dedicated or purchased by the City.
5. Add "W" for West Hi Line Rd.
6. Re-word plat note #5, Owners to maintain detention areas.
7. Provided 3 hard copies SWPPP with N.O.I.
8. Re-word plat note #9, Erosion and sediment control shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
9. Show easement and name of gas company line.
10. On plat layout and metes & bounds show only surveyed bearings & distances.
11. On general notes remove # 5, 6 and 9.
12. Plat note #8 remove "or lot line".
13. Need to correct Planning & Zoning last name "Wylie".
14. Remove "Amos" from Mayors name.
15. Need to correct Benchmark: Elevation:95.72, Easting:1077655.765, Northing:16563137.028
16. Need to provide letter from gas company that allowed parking on top of gas line easement.
17. Need to provide tree survey, if no trees exists on property please provide a letter stating that no trees exist on said property, please sign & seal letter.



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



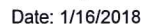
Subdivision: Trancasa Subdivision Staff Review

Reviewed By: Jacob Salinas Fire Marshal Date: January 5, 2017

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

Additional Comments:

- ☒ City of Pharr Standards Manual pg 50 states the minimum water main diameter for lines with fire hydrants shall be 8 to 12" inches in commercial and 12" or better in industrial areas. All waterlines in multi-family and single family areas and all lines with fire hydrants shall be looped at (two sources) unless otherwise approved by the City of Pharr Utility Department and Fire Department. Fire hydrants spacing pg 51,- Hydrant spacing shall be as such, there will be a fire hydrant every 300ft in commercial, industrial, educational facility areas and multi-family(four-plex or greater) areas.
- ☒ The 12-inch waterline needs to extend to the rear of the property and looped approved water source.
- ☒ Required 12-inch looped waterline will required five fire hydrants- first hydrant needs to be installed right off W Highline and run south into the property at 300ft intervals all the way to the end of the property.



Date: 1/16/2018





MEMORANDUM

DATE: MONDAY, JANUARY 22, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: PLANNING STAFF

SUBJECT: LE BARON NO. 2 SUBDIVISION FILE NO. SUB#170927
--

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Martin Patrocinio Garza Jr., is requesting preliminary plat approval of the proposed Le Baron No. 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.06 acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1600 Block of West Polk Avenue.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and west, Limited Industrial District (L-I) to the east and Heavy Commercial District (H-C) to the south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Office/storage.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Le Baron No. 2 Subdivision subject to the following conditions:

STREETS, PAVING
AND R.O.W.:

- 1) Total R.O.W., shall be 50' from centerline of W. Polk Ave. a total of 16-ft. additional shall be dedicated by this plat.

EASEMENTS:

- 1) All City utility easements to be 15' Exclusive to City of Pharr.
- 2) Need to provide offsite easement prior to construction or installation of water line.
- 3) Need to verify with HCID #2, blanket easements and easements, as per Javier Lopez from HCID #2, no easements from other entities shall be recorded or no improvements to be done until blanket easement are resolved.

SIDEWALK:
ADA:

- 1) Plat note #4, add: ADA compliance, after 5' and delete the last sentence.

FIRE PROTECTION:

- 1) See attached comments.

WATER:

- 1) 6-inch water line to be abandoned in place.
- 2) Will need to be relocated in to the 10' utility easement.
- 3) Will need to install 12-inch C900 DR18 water line to and through the property.
- 4) Need to show water line on south west corner of property.
- 5) Need a "T" on north east corner of property with a 2-inch flush out.
- 6) Need to install water line reducers before 12-inch gate valves on south west corner of property for waterlines running west and south.
- 7) Need to install a reducer on the south east corner of the property for the water line running east.
- 8) Will require casing under driveway for water line
- 9) Follow City of Pharr construction standard manual.

SEWER:

- 1) Will have the option to remove sewer line on west side of the property.
- 2) Sewer service will be to property line only.
- 3) Sewer service to remain private.
- 4) Follow City of Pharr construction standard manual.

DRAINAGE:

- 1) Provide approved drainage report.
- 2) Plat note #5, shall include detention numbers stated on the drainage report, they do not match.
- 3) Show how is the property going to drain onto an existing drainage system, show proposed public improvements.

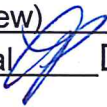
OTHER:

- 1) Need to specify set or found monument on metes & bounds.
- 2) Provide bearings on plat layout and add to metes & bounds.
- 3) Label net or gross for acres on metes & bounds.
- 4) Plat note #5, verify the amount of acreage.
- 5) Remove plat note #7.
- 6) Show true north on plat.
- 7) Plat note #8, show full decimal numbers for northing & easting.
- 8) Remove plat note #12.
- 9) Provide one hard copy of the SWPPP, for review and redlines and for final will need to provide three hard copies.
- 10) Property borders should exclude existing ROW since it has already been dedicated or purchased by the City.
- 11) Add plat note, Owners are to maintain R.OW and perimeter of subdivision.
- 12) Engineer seal is overlapping other signature blocks need to fix.
- 13) Add plat note, Owners are to maintain detention areas.



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



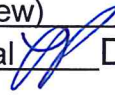
Subdivision: Le Baron Subdivision (Staff Review)
Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: January 09-2018

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

Additional Comments:

- ☒ Need to follow all the steps listed above.
- ☒ Rephrase note # 11 to read as follow: "Additional fire protection may be required during the plan review phase in order to provide any additional fire protection requirement."
- ☒ Add # 14 to read as follow: "Fire sprinkler protection shall be installed by a Texas license fire protection company with a minimum RME-U License to install the fire sprinkler underground".

Subdivision: Le Baron Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal  Date: January 09-2018

☒ The 6 inch water line along West Polk Ave. shall be upgrade to a 12 inch water line and place outside of the ROW in a utility easement exclusive to the City of Pharr.

☒ Hydrant spacing shall be such that there will be fire hydrant every 300ft in commercial, industrial, educational facility areas and multi-family (four-plex or greater) areas.

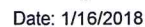
☒ Fire hydrant shall have a 3 foot clearance radius, with a 15 foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.

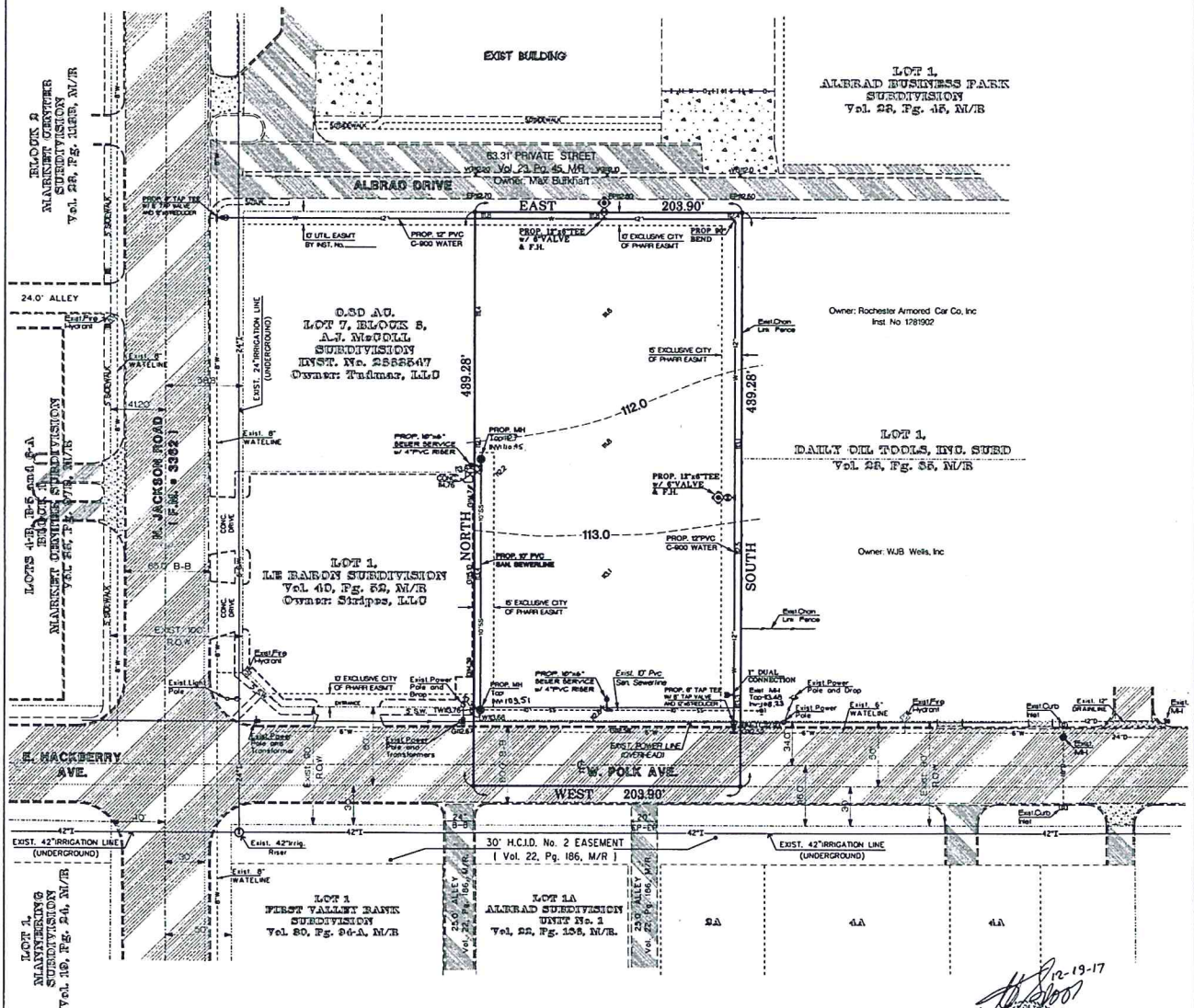
☒ If drivable access is to be provided on the west side, fire protection (fire hydrants) shall be extended to the along the west side.

☒ Need to provide utility easement for all fire hydrants.

☒ Access road shall be a minimum of 26 feet wide for aerial fire apparatus, Appendix D, Section D105.2.

☒ Missing 1 additional fire hydrant on the west side of the building.







MEMORANDUM

DATE: MONDAY, JANUARY 22, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: PLANNING STAFF

SUBJECT: TRANSMARITIME SUBDIVISION FILE NO. SUB#130410

GENERAL INFORMATION:

APPLICANT: J.E. Saenz & Associates, Inc., representing Berhardo J. Gubser, President of Gallus properties LTD., is requesting final plat approval of the proposed Transmaritime Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 17.87 acre tract of land being a portion of Lot Seven (7), Block One (1), a Re-subdivision of Closner Subdivision of Porcion 70, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 901 E. Military HWY.

ZONING: The property is zoned Limited Industrial District (L-I) and Heavy Industrial District (H-I). The adjacent zones are Limited Industrial District (L-I) to the north and east, Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the land use plan.

PROPERTY PROPOSED USE: Existing trucking business.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Transmaritime Subdivision subject to the following conditions:

STREETS, PAVING
AND R.O.W.: 1) In compliance.

EASEMENTS: 1) In compliance.

SIDEWALK:
ADA: 1) In compliance.

FIRE PROTECTION: 1) In compliance.

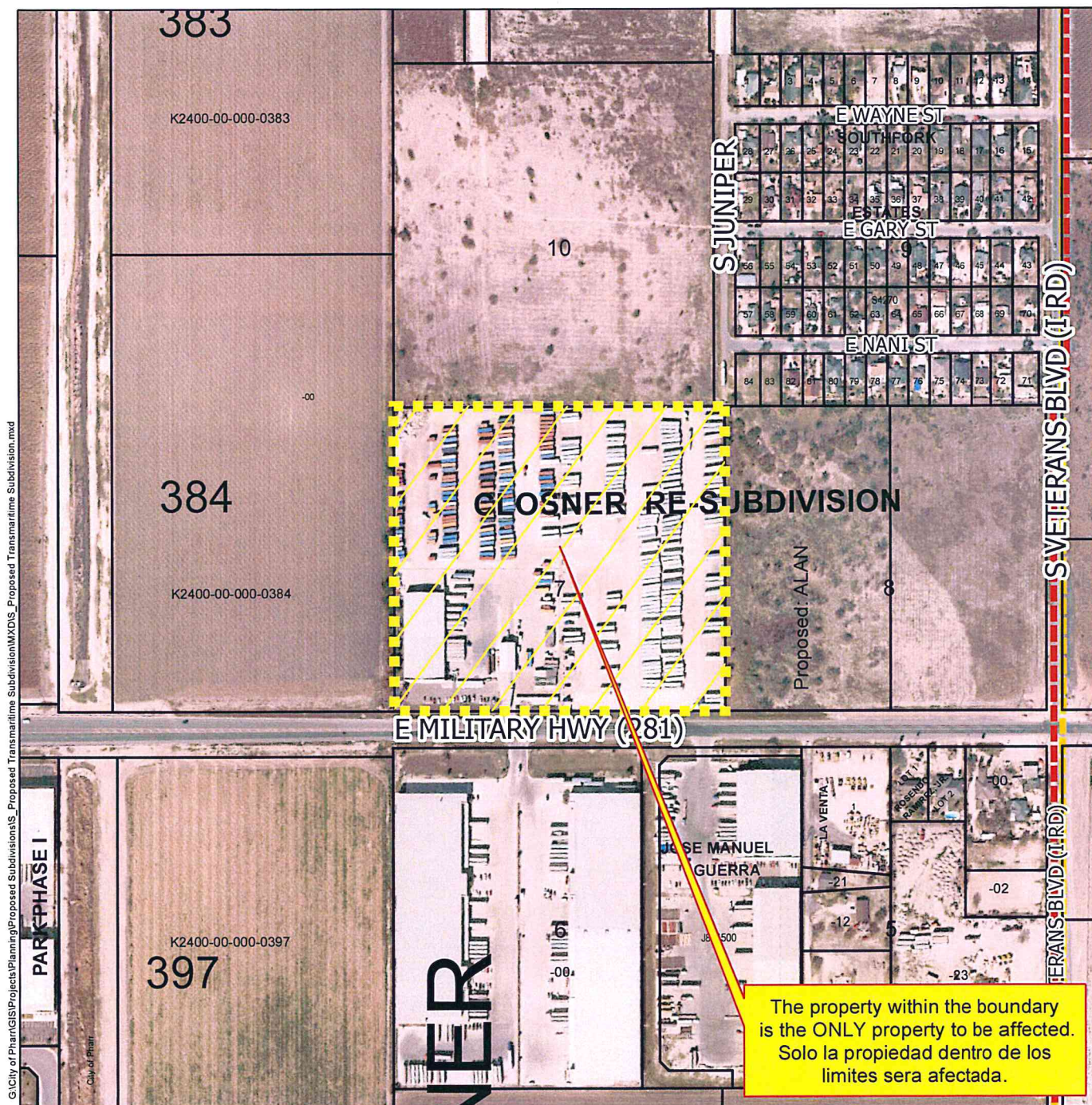
WATER: 1) In compliance.

SEWER: 1) In compliance.

DRAINAGE: 1) In compliance.

OTHER: 1) In compliance.

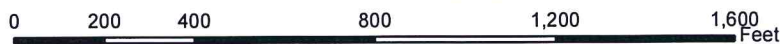
This item will go before the City Commission meeting on February 05, 2018 at 4:00 p.m.



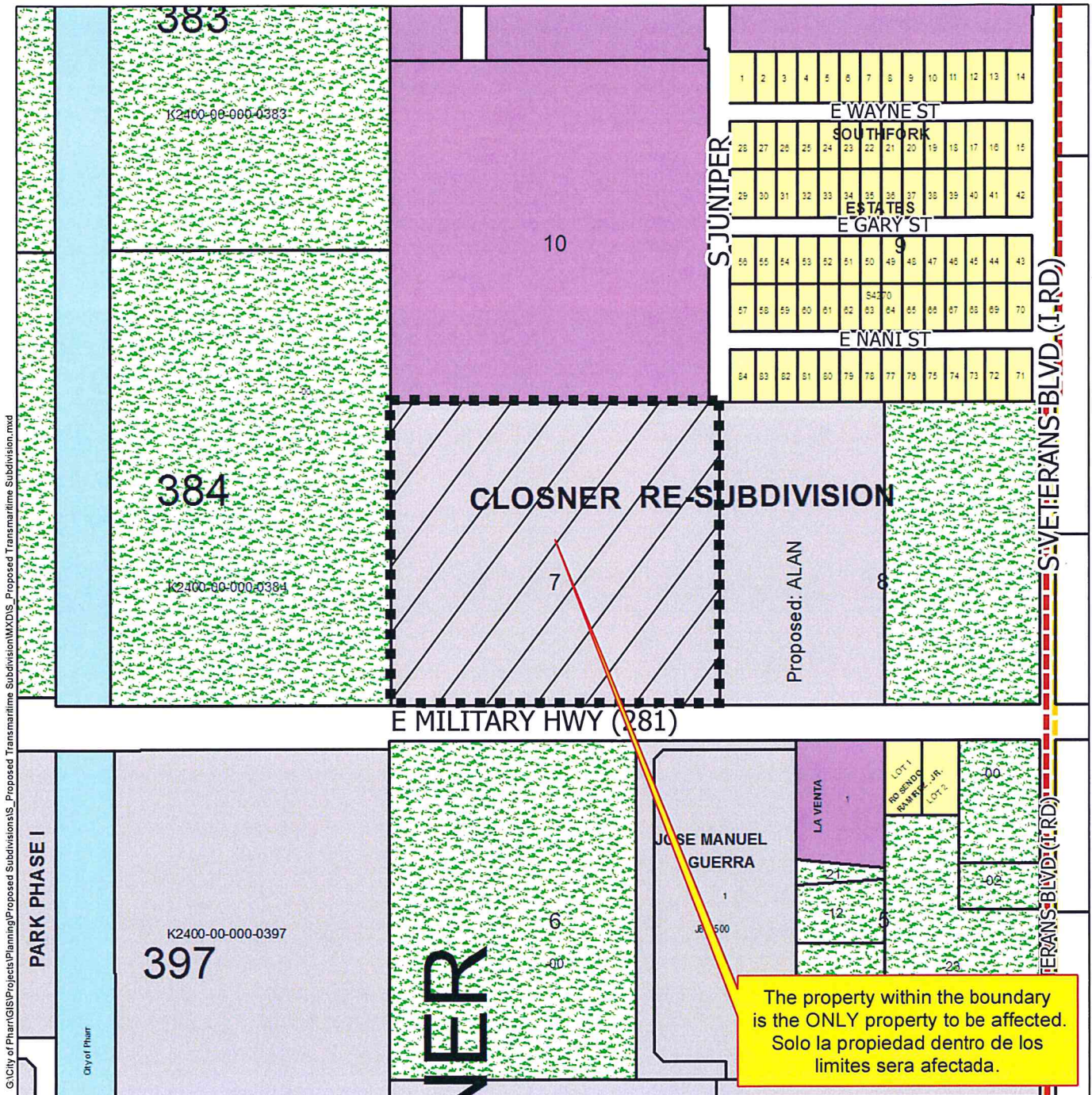
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|---|-----------------------------|---|---------------------------|---|-------------------|---|-------------------------|---|--------------------------|
|  | Agricultural Open Space |  | High Density Multi-Family |  | Government Owned |  | Heavy Industrial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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 400 feet



Date: 7/17/2013



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



