



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 14, 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:

- 1) Roll call and possible action on the excusing of any absent member of the Commission.

B. APPROVAL OF MINUTES:

1) Minutes of April 23, 2018

C. 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.*

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

1) Materiales Cantu LLC, owners, has filed with the Planning and Zoning Commission a request for a change of zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I). The subject site is located on the east side of South Cage Boulevard with a physically address of 7803 South Cage Boulevard. The property consists of one (1) tract of land legally described as being all of Lot 1, Materiales Cantu Subdivision, Pharr, Hidalgo County, Texas. **COZ# 180421**

2) Michael R. Fryman 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 (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 31, Block 2, Sandoval Subdivision Unit 2, Pharr, Hidalgo County, Texas. The property's physical address is 1711 North Date Street. **CUP#180422**

3) Marco Antonio Cortez, representing Iglesia Embajadores de Cristo (Restaurando la Unidad Familiar), has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C). The property is legally described as being all of Lot 1, Esparza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5706 South Cage Boulevard. **CUP#180423**

4) Vanessa Ann Zuniga has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a Home Occupation (Massage Therapy Business) in a Single-Family Residential District (R-1). The property is legally described as being all of Lots 15 & 16, Lone Star Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 405 West Eller Avenue. **CUP#180424**

5) Polar Fast Trucking, LLC 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 Limited Industrial District (L-I). The subject site is located on the west side of the 2800 Block of South Cage Boulevard. The property consists of two (2) tracts which total 4.657 acres, more or less, out of Lot 236, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. **COZ# 180426**

E. PLATS:

1) H.L.G. Plan Review Services, representing Oscar Lozano and Rosie Lozano, owner's, are requesting preliminary and final plat approval of the proposed Bautista Estates Subdivision Lots 1 & 2. The property is legally described as being a 1.848 acre tract of land out of Lot 36, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of W. Corpus Street. **SUB#180207**

2) Sam Engineering & Surveying Inc., representing Ramon Guajardo Jr., owner, is requesting preliminary plat approval of the proposed Ferguson Subdivision. The property is legally described as being a 1.00 acre tract of land out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Ferguson Ave. (F.M. 495). **SUB#170511**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 11th day of May 2018 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 23, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 23, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Tom Greuner
 Charlie Ramirez Romeo Robles
 Luis Madrigal Rafael Munguia
 Andy Castro

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Felipe Pedraza, Assistant Fire Marshall
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

Chairman, Danny Wylie called the meeting to order at 6:00 p.m. Roll call established a quorum, all members were present.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF APRIL 9, 2018

Chairman, Danny Wylie introduced the item.

Luis Madrigal **moved** to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he believed he was being oppressed because he was not allowed to speak during the public hearing. Dr. Fletcher also stated he hand delivered Crisanto Garcia Jr's public comments form and

was ready to speak in last week's meeting but the form was not received by Development Services. Dr. Fletcher further stated that last week's video was dated April 10th on Vimeo and should be April 9th. He then spoke about the CUP#180209 and how there is dust flying around. Dr. Fletcher referenced a photo he took of two tractor trailers that have been parked in the southwest parking lot of Costco for weeks. He further stated that he would like to address the Fire Department since they were in attendance that it is a violation of national fire code 2012, 503.3 for them to be parked there and because they are parked in the fire lane the noise can be heard from his neighborhood.

ITEM D. PUBLIC HEARING

- 1) 1500 HALL ACRES, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) AND GENERAL BUSINESS DISTRICT (C) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.785 ACRE TRACT OF LAND, OUT OF LOTS 5 & 6, BLOCK 8, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1500 WEST HALL ACRES ROAD. COZ#180316**

Della Robles, Planner I, introduced the item and stated the subject property was currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, Agricultural and/or Open Space District (A-O), High-Density Multi-Family District (R-4) and Residential Townhome District (R-TH) to the west, Agricultural and/or Open Space District (A-O), General Business District (C) and Residential Townhome District (R-TH) to the south and Single-Family Residential District (R-1) and Residential Townhome District (R-TH) to the east.

Della Robles, Planner I, further stated the owner of the property was requesting a change of zone to Single-Family Residential District (R-1) in order to develop the property into a 58 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.

Della Robles, Planner I, reported one hundred (100) 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. She further stated staff was recommending approval of the request to re-zone and advised the item would be presented at the City Commission meeting of May 7, 2018.

Chairman, Danny Wylie, advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, asked staff if the entrance to the property was a private entrance and if rezoned would it become public.

Della, Planner I, stated it was a private entrance and depending on how they subdivide the property would determine if it would remain private or become a public entrance. She further stated for the time being it was going to become a public entrance.

Chairman, Danny Wylie, asked staff if the entrance as it is right now is it wide enough for Fire Truck and if would be a gated community. Della Robles, Planner I stated those issues would be addressed during the subdivision processes.

Eddie Martinez, Planner II, stated the median and palm trees shown in the photo would be removed and it would not be a gated subdivision.

Romero Robles moved to approve the request for a change of zone from an Agricultural and/or Open Space District (A-O) and General Business District (C) to Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **FERNANDO R. MENDOZA, D/B/A TRES HERMANOS DROP YARD, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A TEMPORARY PARKING FACILITY FOR SIX (6) MONTHS IN A LIMITED INDUSTRIAL DISTRICT (L-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3B, RE-SUBDIVISION OF LOT 3 SPAMER BUSINESS PARK, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1800 WEST LAS MILPAS ROAD. CUP#180209**

Della Robles, Planner I, advised item was tabled and requested the item to be untabled.

Romeo Robles, moved to untable the request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-1). Charlie Ramirez, seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, advised applicant had withdrawn the request and no action is required.

- 3) **JOEL CANTU 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 12', 10 FEET IN HEIGHT) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (SMALL LOTS) (R-1A). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 7 & 8, BLOCK 155, FIR SUBDIVISION, PHARR,**

**HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS
IS 916 EAST CORTEZ AVENUE. CUP#180320**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Single-Family Residential District (Small Lots) (R-1A). The surrounding area is zoned Single-Family Residential District (Small Lots) (R-1A) to the north, south, east and west. She further reported sixty eight (68) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one (1) call in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 12', 10 feet in height) in a Single-Family Residential District (Small Lots) (R-1A) subject to conditions and advised the item will be presented to the City Commission meeting of May 7, 2018 for final approval.

Chairman, Danny Wylie, advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Andy Castro asked staff if code enforcement had gone to inspect the location because in the photo provided the area looks like a fire hazard and was very cluttered.

Della Robles, Planner I, stated Code Compliance had done an inspection and contacted the owner in September and there is a case open regarding the grass and the Fire Department required them to have a fire extinguisher installed prior to approval.

Roland Gomez, Assistant Director stated this case originally started with the code compliance going to the location and noticed the storage unit being built without a permit. Mr. Gomez stated they have since been to court and the judge has ruled them to come in and apply for a building permit, but a building permit cannot be issued without the conditional use permit and once that is approved they will apply for a building permit and finish the construction of the storage unit

Chairman, Danny Wylie, asked staff if there is a set back of a 3.9 feet and if that was in compliance.

Roland Gomez, Assistant Director, stated the set back on a (R-1A) is three feet. He further stated it currently is 3 ½ feet on the west side and a five foot set back in the rear which is in compliance for the zone.

Luis Madrigal, moved to approve the request for Conditional Use Permit to allow Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 12', 10 feet in height) in a Single-Family Residential District (Small Lots) (R-1A). Charlie Ramirez, seconded the motion and when put to a vote, it carried by majority vote of six (6) ayes and one (1) nay. Tom Greuner voted against the motion.

- 4) **LAS PUPUSAS DEL ITACATE, LLC.HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF 0.054 ACRES OUT OF LOT 1A TIM DEVELOPMENT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 807 SOUTH JACKSON ROAD, SUITE 6. CUP#180320**

Della Robles, Planner I, introduced the item and stated the property was currently zoned General Business District (C). The surrounding area is zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east. The area is generally designated for commercial use in the Future Land Use Plan. She further reported twelve (12) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She Stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements and advised the item will be presented to the City Commission meeting of May 7, 2018 for final approval.

Chairman, Danny Wylie, advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Wylie opened the item for discussion and action.

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

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

None.

ITEM H. PLAT APPROVAL

None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business, Rafael Munguia **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:19 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

APPROVED:_____

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, MAY 14, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being Lot 1, Materiales Cantu Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7803 South Cage Boulevard.
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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:

Materiales Cantu LLC, owners, has filed with the Planning and Zoning Commission a request for a change of zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I). The subject site is located on the east side of South Cage Boulevard with a physical address of 7803 South Cage Boulevard. The property consists of one (1) tract of land legally described as being all of Lot 1, Materiales Cantu Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120'-150' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Heavy Commercial District (H-C). The surrounding properties are zoned General Business District (C) and Single-Family Residential District (R-1) to the north, Two Family Residential District (R-2) and Agricultural and/or Open Space District (A-O) to the west, Agricultural and/or Open Space District (A-O), Single-Family Residential District (R-1) and Hidalgo Independent School District (HISD) to the south and Agricultural and/or Open Space District (A-O) to the east. The property is generally designated for commercial and single-family residential use in the Land Use Plan.

The property was rezoned to Heavy Commercial District (H-C) on April 19, 1994. A portion of the property to the north was rezoned to General Business District (C) on May 05, 1998. The property to the north and south was annexed on November 18, 1986 and zoned Single-Family Residential District (R-1). A portion of the property to the south was platted and used for Hidalgo Independent School District (HISD). The property to the west was annexed November 13, 1987. 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 Limited Industrial District (L-I) in order develop the property to be used for temporary parking of commercial vehicles, an office and maintenance shop for servicing of commercial vehicles to include truck wash, DOT inspection center and tire center.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Twenty three (23) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One individual called in for information only and one person came in, in opposition of the item.

Development Services is recommending **denial** of the request to re-zone to Limited Industrial District (L-I). The rezoning of the property to Limited Industrial would be considered spot zoning which is defined as zoning a tract of land in a manner that is incompatible with the surrounding area and is in a manner that is incompatible with the city's zoning ordinance and comprehensive plan. The property does meet area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **May 21, 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

Materialles Cantu LLC

APPLICANT

7803 South Cage Boulevard

ADDRESS

Heavy Commercial District (H-C)

CURRENT ZONE

Limited Industrial District (L-I)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

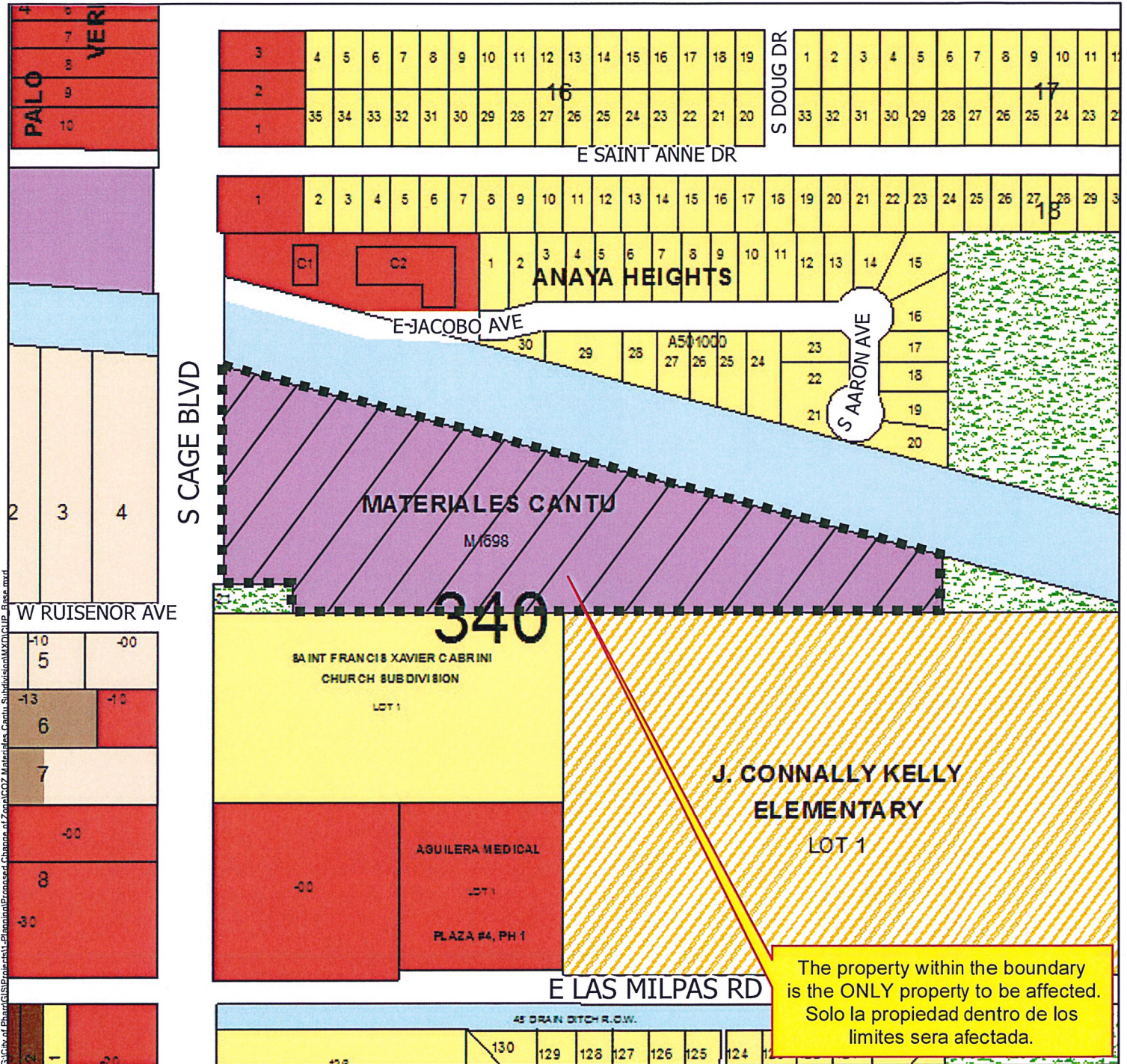
The property meets area requirements, has adequate ingress and egress but is not compatible with the surrounding properties.

Della Robles, Planner I

PREPARED BY

May 9, 2018

DATE



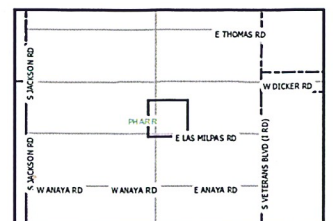
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

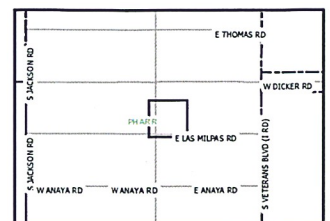




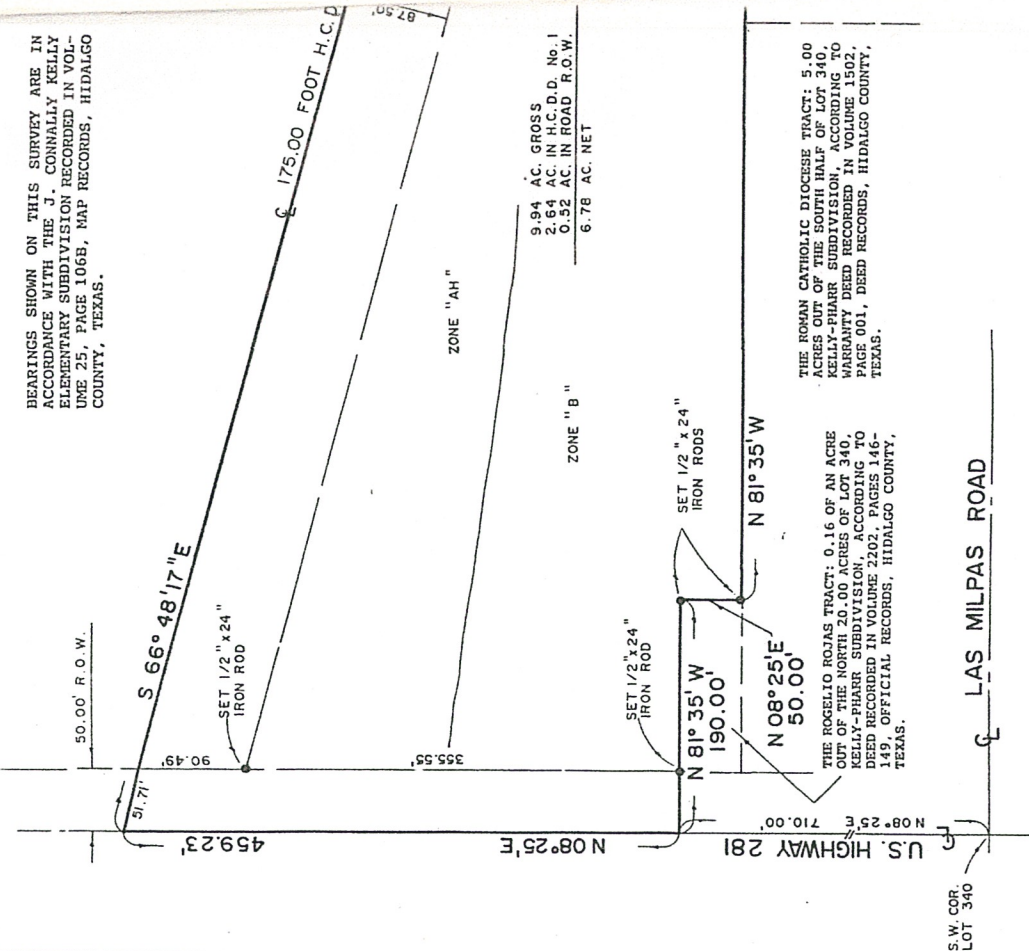
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



BEARINGS SHOWN ON THIS SURVEY ARE IN ACCORDANCE WITH THE J. CONNALLY KELLY ELEMENTARY SUBDIVISION RECORDED IN VOLUME 25, PAGE 106B, MAP RECORDS, HIDALGO COUNTY, TEXAS.



VOL. 3 PAGE 133-134 DEED REC.
SURVEYED 3-23-94
ADDRESS
OWNER
JOB NO. 94-106
BOOK NO. T-49 PAGE 11

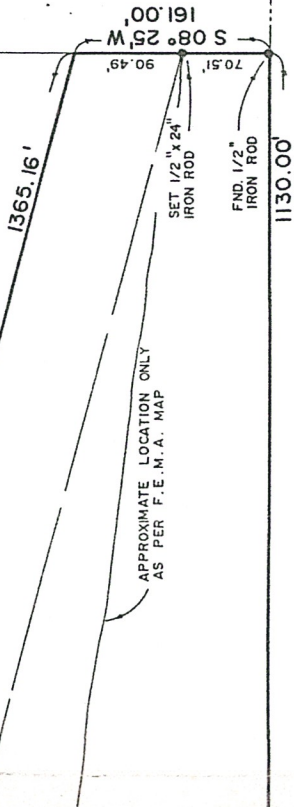
QUINTANILLA, HEADLE
CONSULTING ENGINEER
124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. (210) 381-6480

FLOOD ZONE DESIGNATION: ZONE "A" & "B"
ZONE "A" AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. BASE FLOOD ELEV.: 85.00

ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
C.F.N. 480334 0500 B EFFECTIVE DATE: 1-2-81

SC: 1" = 100'

NUMBER ONE SOUTH LATERAL DRAIN EASEMENT



THE J. CONNALLY KELLY ELEMENTARY SUBDIVISION RECORDED IN VOLUME 25, PAGE 106B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHOWING

A 9.94 ACRE TRACT OF LAND OUT OF A CERTAIN 19.73 ACRE TRACT OUT OF LOT 340, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2810, PAGES 893-896, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

AND ASSOCIATES, INC.

AND LAND SURVEYORS
TEXAS 78539 PH. (210) 381-6480

I, JACK A. HEADLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ORIGINAL SURVEY DONE ON THE GROUND UNDER MY PERSONAL SUPERVISION.

JACK A. HEADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4384

LOT 339 KELLY PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS.

50.0' ROW

60' Entrance

459.23'

Limited Industrial

1365.12'

40' ROAD
GREEN AREA

LI

Truck Shop 90'
170'

Building

190' 50.0'

1130.00'

9.94 AC Gross
2.64 AC in HCLD U.I.
0.52 AC in Road ROW
6.78 AC Net

7803 South Cape
1st 4th Industrial Park

MEMORANDUM

DATE: MONDAY, MAY 14, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN
OVERSIZED STORAGE UNIT (12' x 12', 10' IN HEIGHT)
FILE NO. CUP#180422

GENERAL INFORMATION:

APPLICANT: Michael R. Fryman 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 (larger than 120 square feet) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 31, Block 2, Sandoval Subdivision Unit 2, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1711 North Date Street.

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

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE DIVISION:	Recommends approval of the Conditional Use Permit
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

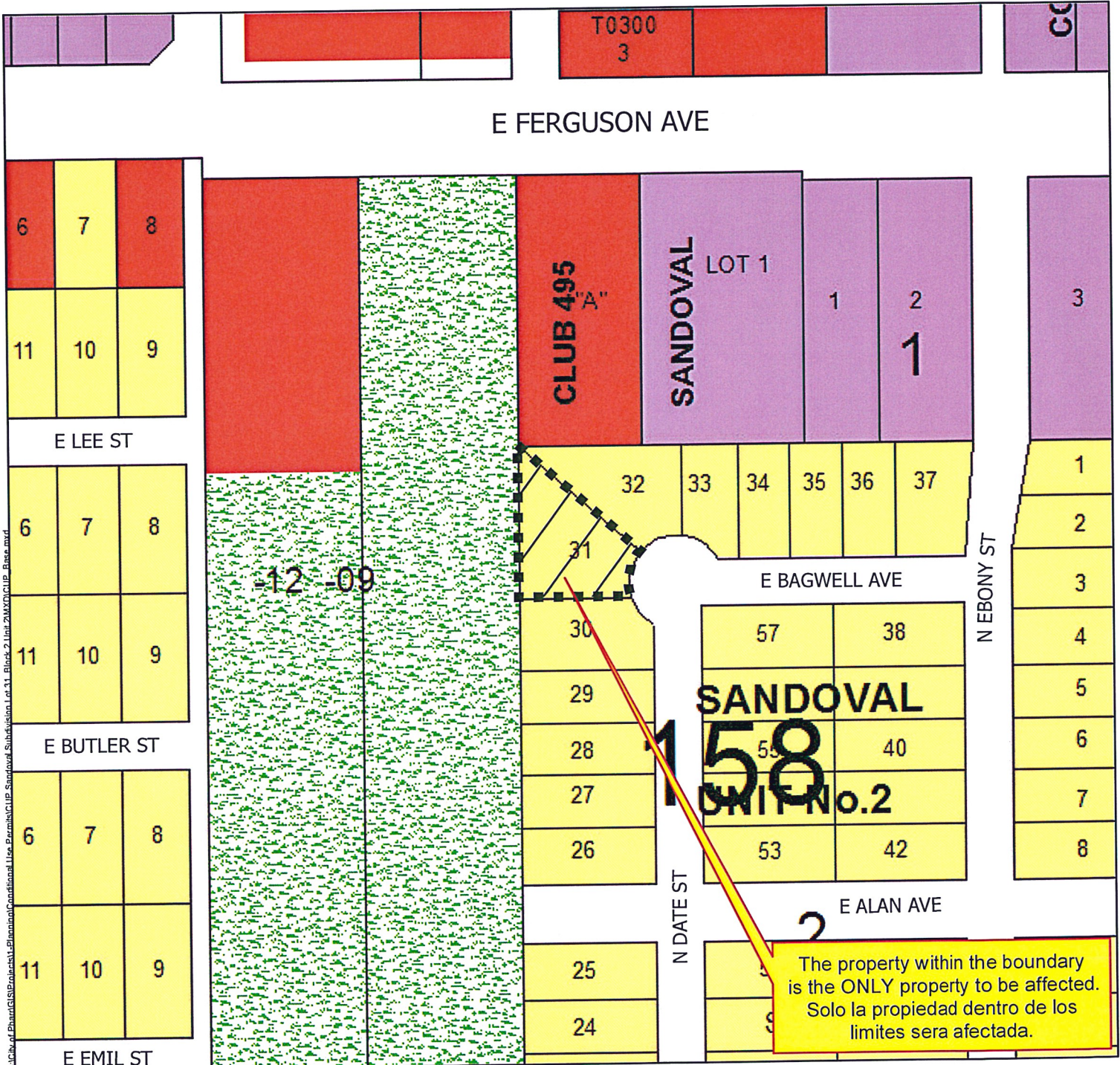
Twenty six (26) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the following conditions:

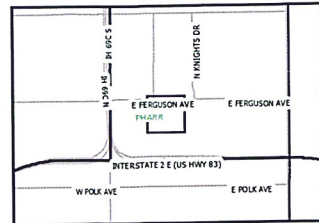
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will 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.

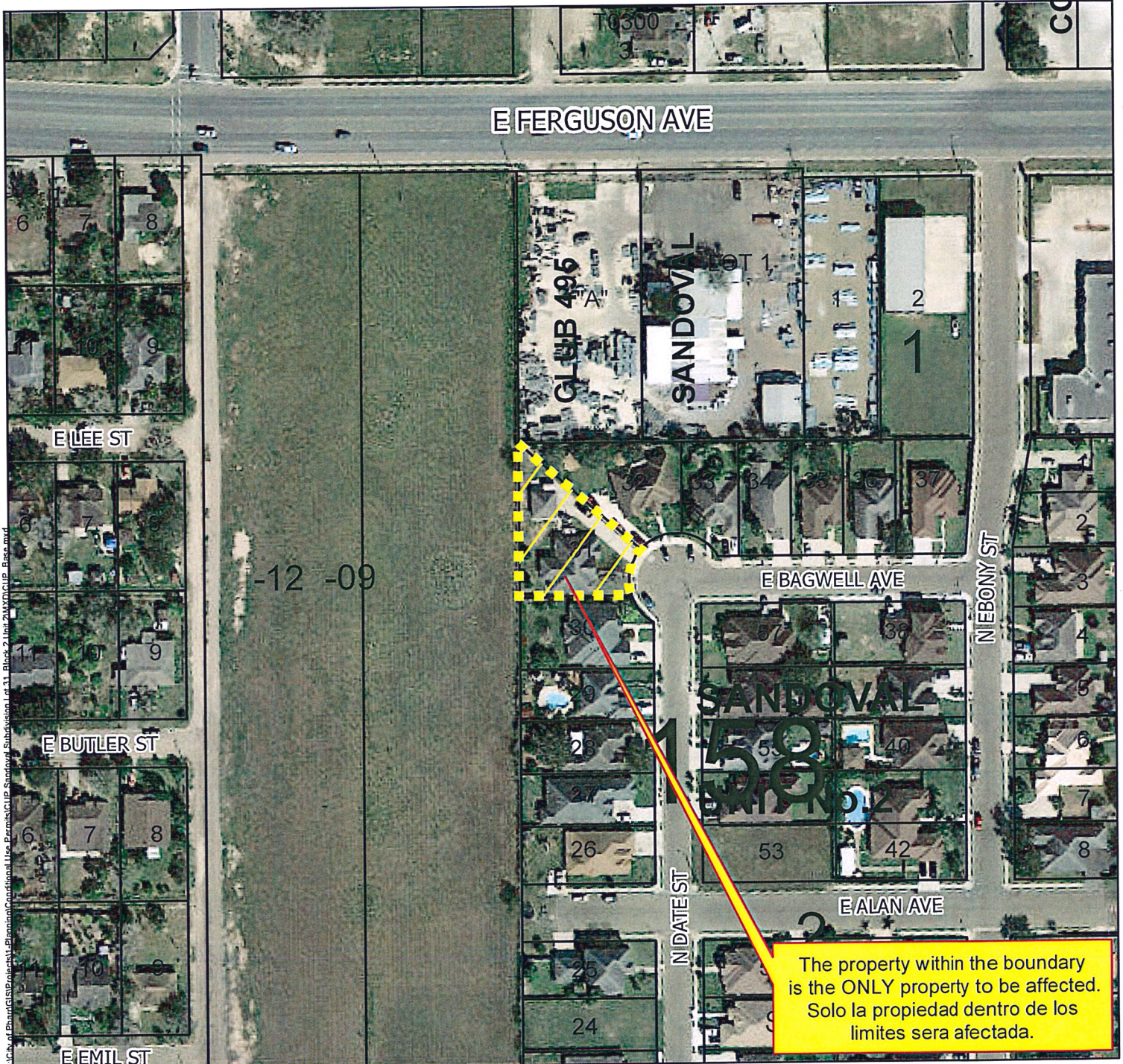
NOTE: This item will go before the City Commission Meeting of **May 21, 2018 at 4:00 p.m.**



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

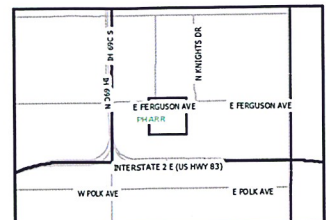
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

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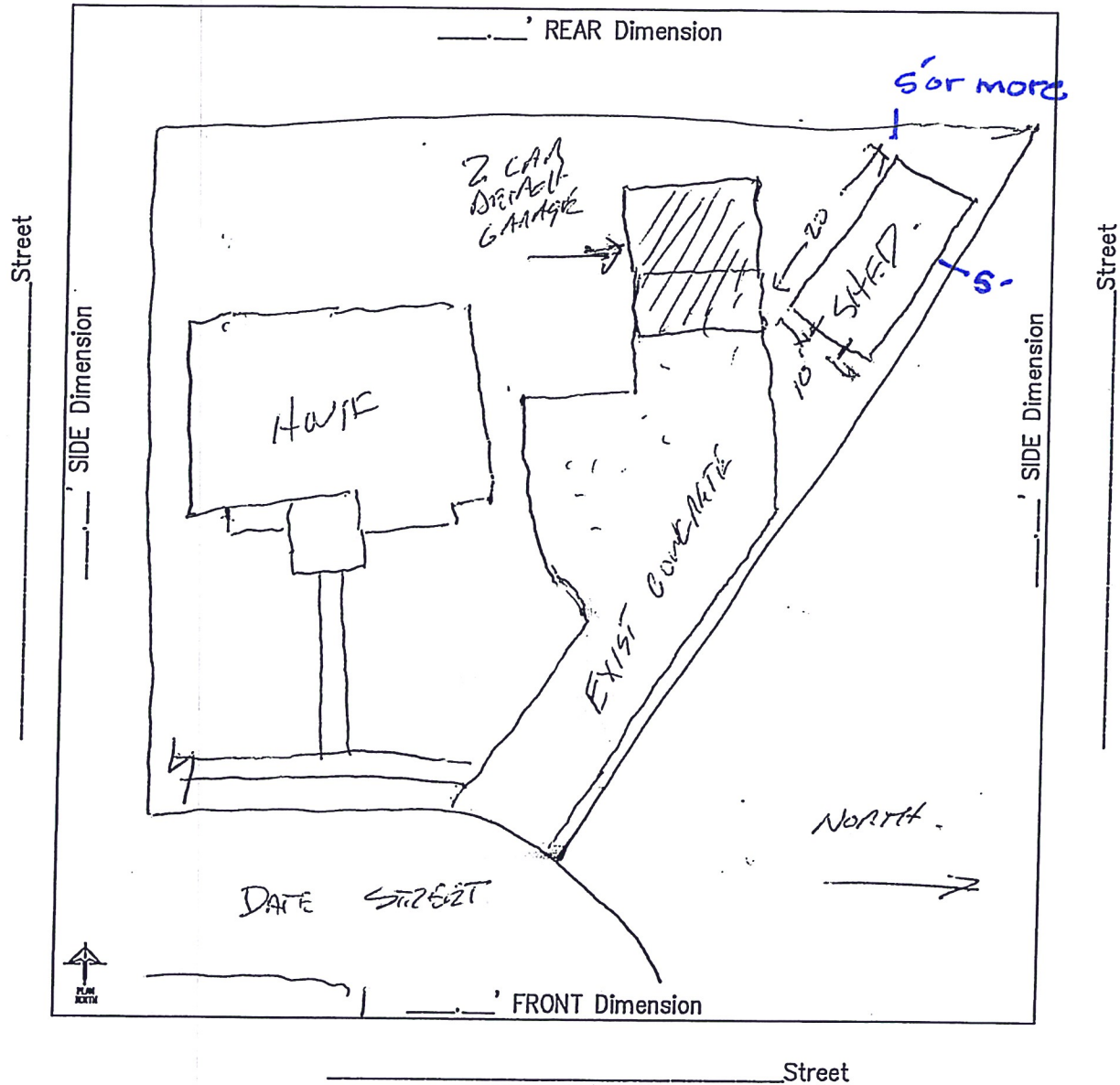


SITEPLAN

Address: 1711 NORTH DATE PITARR TX 78577

Subdivision: _____

Phase: _____ Block# _____ Lot# _____



COMMENTS: PREFAB SHED DELIVERED. WILL BE ON
BLOCKS - NO SLAB UNDER IT, IF WE MOVE
WE PLAN TO TRANSPORT IT WITH US &
PREFAB HAS 50 YEAR WARRANTY, COLOR TO
BE CLOSE TO COLOR OF HOUSE, SPRAYED URETHANE
PANELS WITH 30 YR WHITE ROOF COLOR TO MATCH SHED.







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 14, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH –
FILE NO. **CUP#180423** (IGLESIA EMBAJADORES DE CRISTO)

GENERAL INFORMATION:

APPLICANT: Marco Antonio Cortez, representing Iglesia Embajadores de Cristo (Restaurando la Unidad Familiar), has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 1, Esparza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5706 South Cage Boulevard.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The property is zoned Agricultural and/or Open Space District (A-O) to the north, south and west and Single-Family Residential District and Agricultural and/or Open Space District (A-O) to the east. This area is generally designated for commercial and single-family residential use in the Land Use Plan.

COMMENTS: **FIRE DEPARTMENT:** Recommends approval of the Conditional Use Permit.

CODE DIVISION:

Recommends approval of the Conditional Use Permit

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

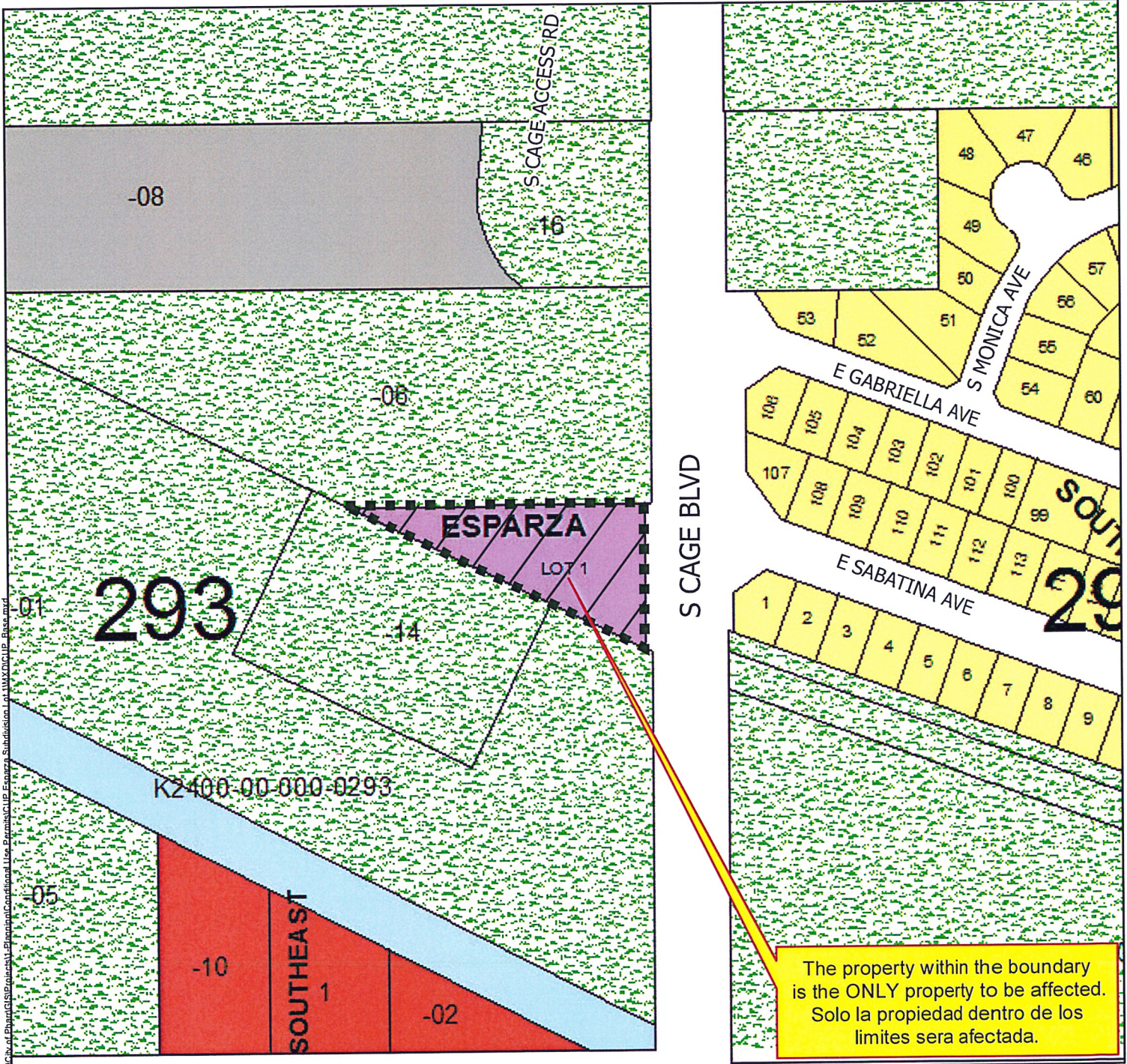
Fifteen (15) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C) subject to the following conditions:

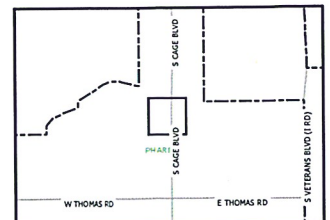
1. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
2. Parking requirements as per Ordinance.
3. The applicant shall comply with the Landscaping and Sign Ordinance;
4. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
5. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
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 of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

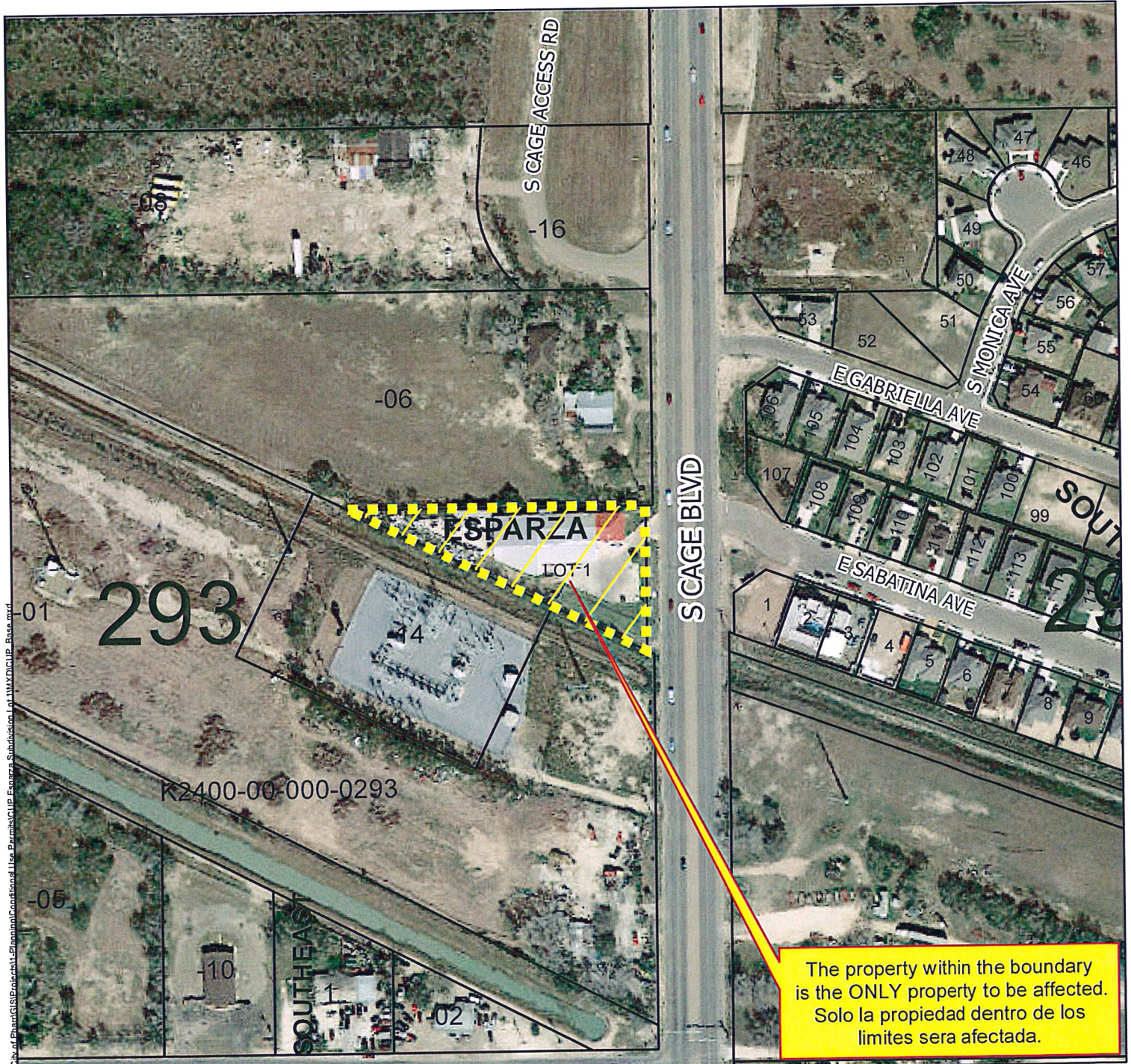
NOTE: This item will go before the City Commission meeting of **May 21, 2018 at 4:00 p.m.**



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

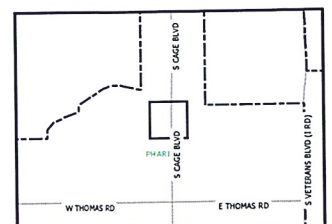
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- | | | |
|-----------------------------|-------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited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

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Orange Blvd.

Fencing

Entrance

Exit

Fencing

Seeds & Parking

GRASS

Fencing

GRASS

PARKING

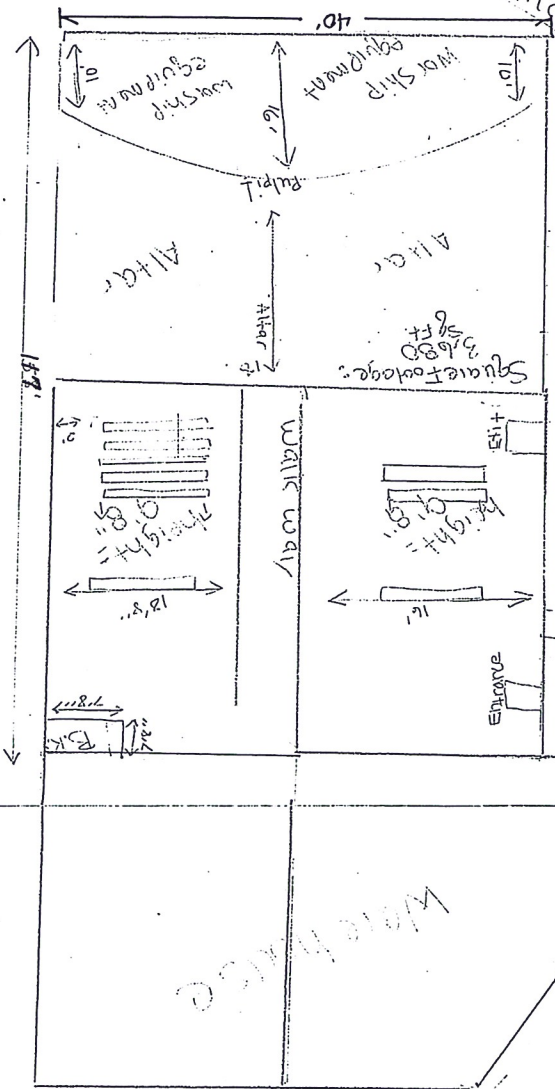
Entrance to
Back Parking

EXIT

Fencing

Seeds & Parking

Fencing









MEMORANDUM

DATE: MONDAY, MAY 14, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (MEND BODY MIND MASSAGE THERAPY) FILE NO. CUP#180424
--

GENERAL INFORMATION:

APPLICANT: Vanessa Ann Zuniga has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a Home Occupation (Massage Therapy Business) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 15 & 16, Lone Star Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 405 West Eller Avenue.

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

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE DIVISION:	Recommends approval of the Conditional Use Permit
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

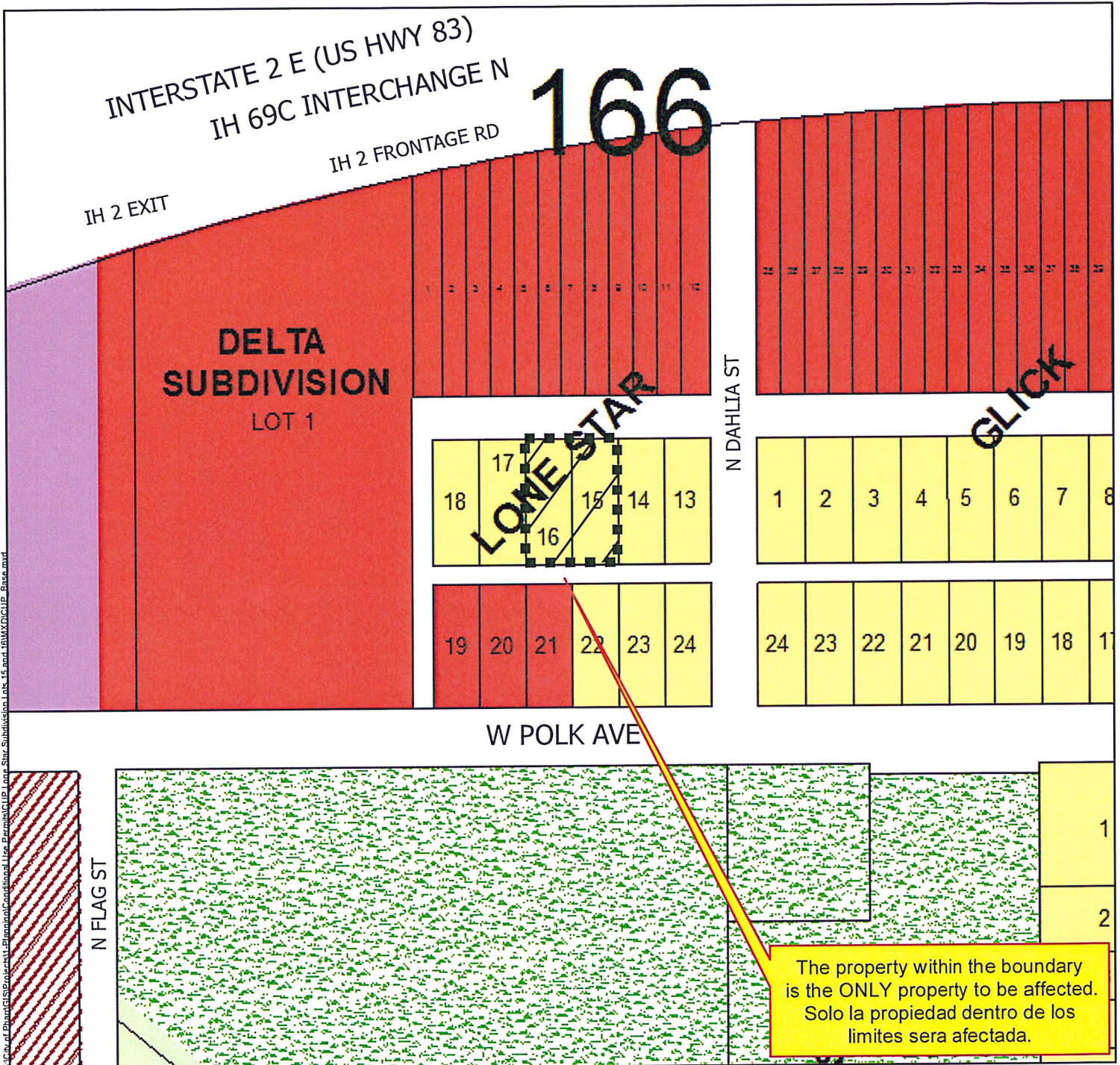
**NOTIFICATION
OF PUBLIC:**

Seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

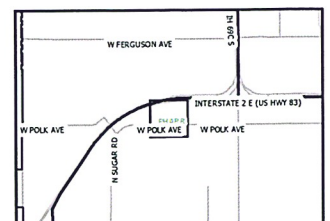
Development Services is recommending **approval** the request for a Conditional Use Permit to allow a Home Occupation (Massage Therapy Business) in a Single-Family Residential District (R-1) subject to the following conditions:

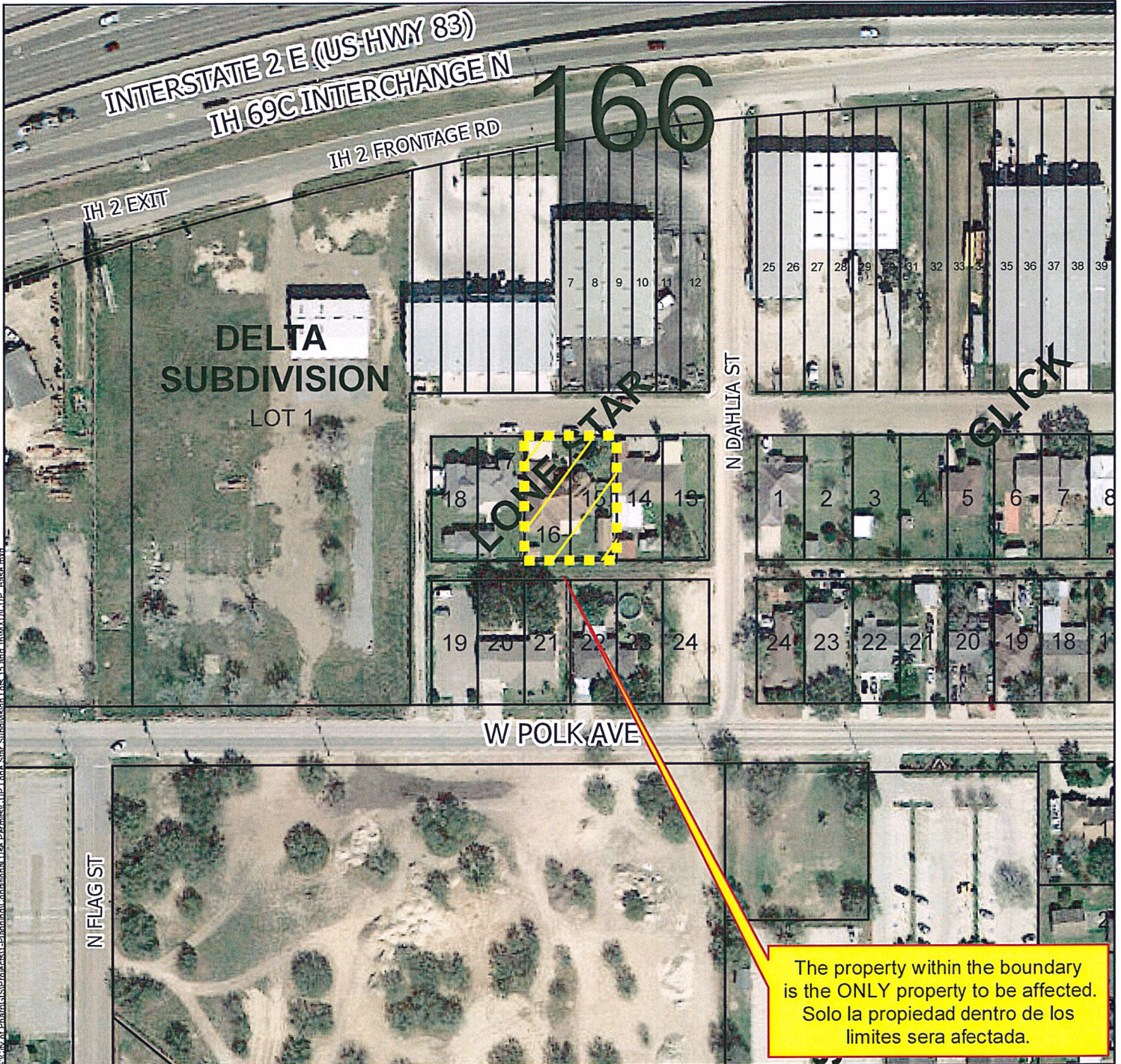
1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time;
3. Only one (1) non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.



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

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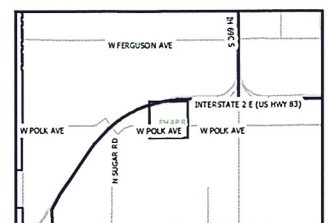




Agricultural Open Space	Townhouse	Heavy Commercial
Single Family	HUD Code	Heavy Industrial
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial
Two Family	Government Owned	Neighborhood Commercial
Medium Density Multi-Family	General Business	Office Professional
High Density Multi-Family	Business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

Valley View ISD
Planned Unit Development

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Business Plaza

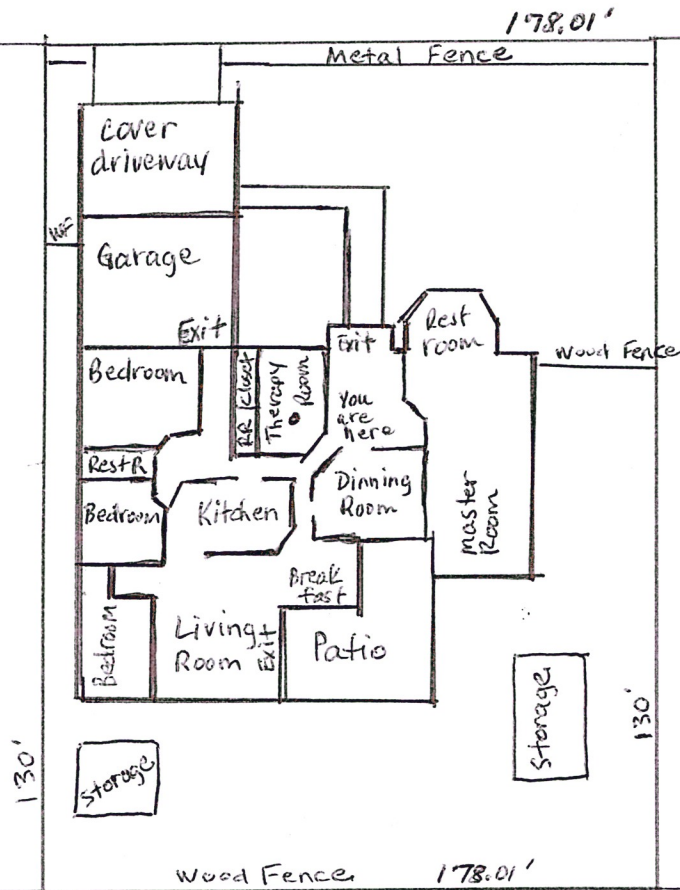
Trucker Equipment
Business

X Street Light

West Eller

Neighbor

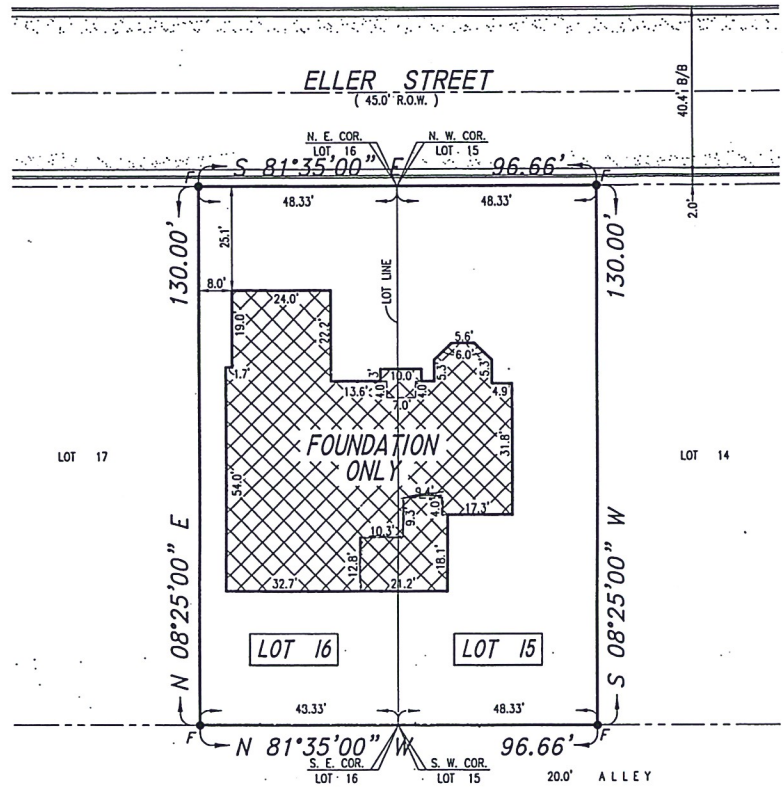
Neighbor



Alley

Neighbor

Day Care



PLAT SHOWING

LOTS 15 AND 16, LONE STAR SUBDIVISION, AS RECORDED
IN VOLUME 15, PAGE 58, MAP RECORDS, HIDALGO COUNTY,
TEXAS.

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480347 0005 C
MAP REVISED: OCTOBER 19, 1982.
THIS AREA IS IN FLOOD ZONE " B "

BORROWER:
SANTIAGO ZUNIGA JR.

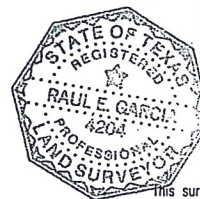
LEGEND:
F - FOUND 1/2" Ø IRON ROD

NOTE:
SURVEY COMPLETED WITHOUT THE
BENEFIT OF A TITLE POLICY.

SCALE: 1" = 30'

BEARINGS BASED ON RECORD BEARINGS OF:
LONE STAR SUBDIVISION.

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND
SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND
ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY
DIRECTION AND THAT THERE ARE NO DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS, EXCEPT
AS SHOWN.



[Signature]
REGISTERED PROFESSIONAL LAND
SURVEYOR # 4204

This survey is being provided solely for the use of the current parties
and that no license has been created, express or implied, to copy the
survey except as is necessary in conjunction with the original transaction
which shall take place within a six (6) months time period.

ENGINEER:
R.E. Garcia
[Signature]
Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS

116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061

TITLE:
FOUNDATION SURVEY

DATE: SEPTEMBER 28, 2006.
JOB # 2006-580 BOOK T-98/Pg.05
SCALE: 1" = 30'
DRAWN BY: R.M.M.







STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 14, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180426

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 20, 2018

1. **Applicant:** Polar Fast Trucking, LLC, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** In order to develop the property into a trucking yard for commercial vehicles.

4. **Routing to Staff:**

A. Melanie Cano, Director

[Signature]
Initials

5/14/18
Date

Approval ☒ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

5-9-18
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, MAY 14, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being a 4.657 acre tract of land, more or less, out of Lot 236, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2800 Block of South Cage Boulevard.

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

Polar Fast Trucking, LLC 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 Limited Industrial District (L-I). The subject site is located on the west side of the 2800 Block of South Cage Boulevard. The property consists of two (2) tracts which total 4.657 acres, more or less, out of Lot 236, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120'-150' principal arterial that runs north and south with a posted speed limit of 40-55 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) to the north, Single-Family Residential District (R-1) to the west, General Business District (C) to the south and Planned Unit Development (PUD) to the east. The property is generally designated for commercial and single-family residential use in the Land Use Plan.

The property to the west was annexed on November 11, 1994 and zoned Single-Family Residential District (R-1). The property to the south was zoned to General Business District (C) on December 04, 2007. The property to the east was annexed on October 26, 1982 and zoned Planned Unit Development (PUD). 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 Limited Industrial District in order to develop the property into a truck yard for commercial vehicles.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Thirteen (13) 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 to the legal notice.

Development Services is recommending **denial** of the request to re-zone to Limited Industrial District (L-I). The rezoning of the property to Limited Industrial would be considered spot zoning which is defined as zoning a tract of land in a manner that is incompatible with the surrounding area and is in a manner that is incompatible with the city's zoning ordinance and comprehensive plan. The property does meet area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 21, 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

Polar Fast Trucking, LLC

APPLICANT

2800 Block of South Cage Boulevard

ADDRESS

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

CURRENT ZONE

Limited Industrial District (L-I)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

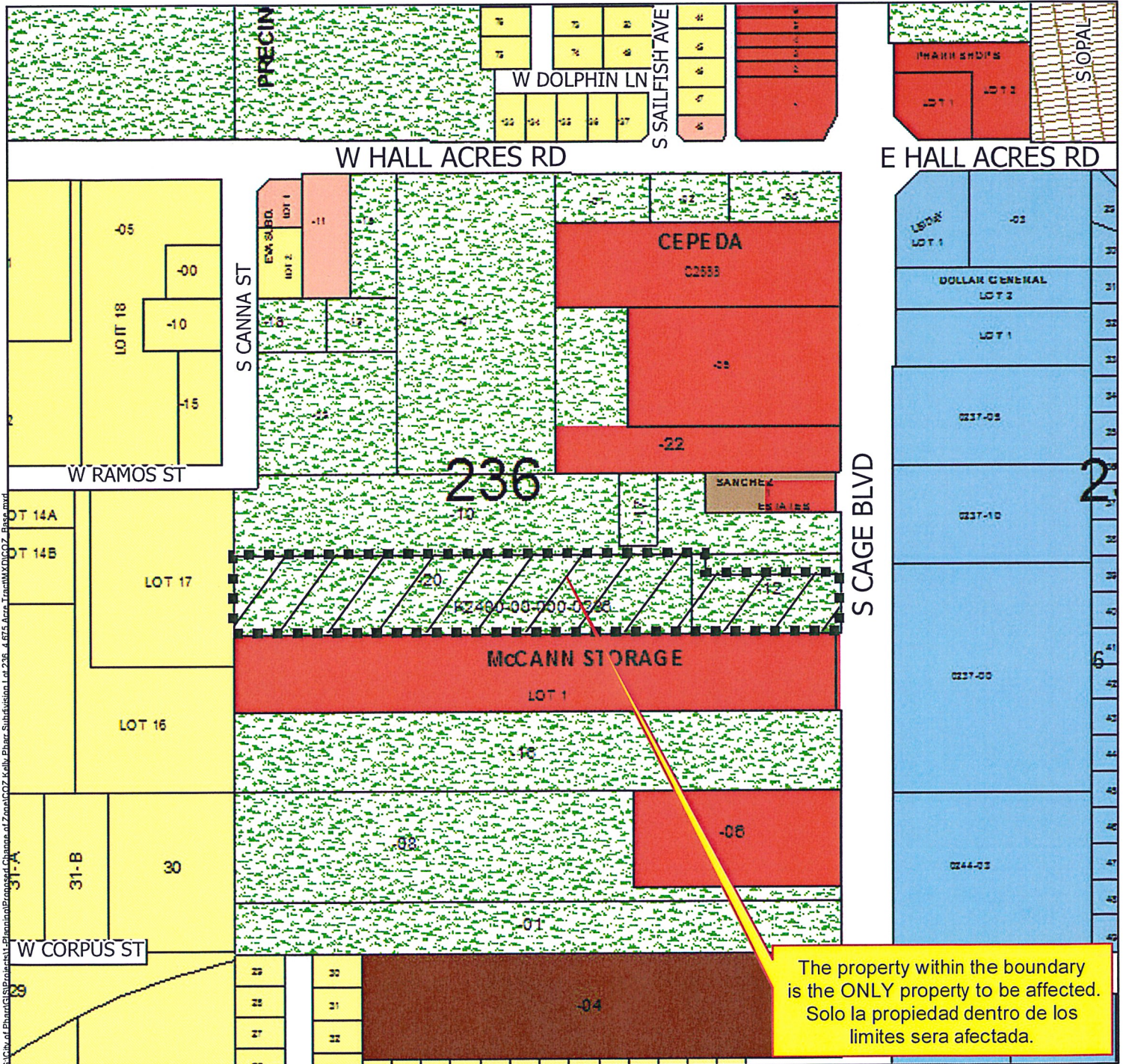
The property meets area requirements, has adequate ingress and egress but is not compatible with the surrounding properties.

Della Robles, Planner I

PREPARED BY

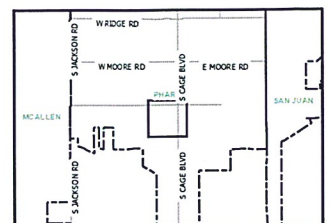
May 9, 2018

DATE





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Date: 4/24/2018

LOT 3 SOUTH

1 1/2 ACRE

TRUCK PARKING

LOT 2

LOT 1

30 FT
NORTH

HOUSE

2800 S. CAGE

26 FT

South Cage Blvd

ERASMO CORTEZ
(950) 460 9212





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 14, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BAUTISTA ESTATES SUBDIVISION LOTS 1 & 2
FILE NO. **SUB#180207**

GENERAL INFORMATION:

APPLICANT: H.L.G. Plan Review Services, representing Oscar Lozano and Rosie Lozano, owner's, are requesting preliminary and final plat approval of the proposed Bautista Estates Subdivision Lots 1 & 2.

LEGAL DESCRIPTION: The property is legally described as being a 1.848 acre tract of land out of Lot 36, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of W. Corpus Street.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the North, East, South and West. The property is designated for residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential Home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Bautista Estates Subdivision Lots 1 & 2 subject to the following conditions:

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

1. In-compliance.

EASEMENTS:

1. Easements shown within property if they are not for water or sewer, they may be removed or may be less than 15-ft. for other utilities.
2. Show all existing easements adjacent to property.
3. If proposing easements use the word "Dedicated by Plat".

**SIDEWALK:
ADA:**

1. In-compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Will need one (1) water service per lot.
2. Verify existing water service per lot, if none one (1) will need to be installed for each lot.
3. Follow City of Pharr construction Standards Manual.

SEWER:

1. Will need one (1) water service per lot.
2. Verify existing sewer service per lot, if none one (1) will need to be installed for each lot.
3. Sewer service to property line only.
4. Sewer service to remain private.
5. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. If improvements are made to existing bar ditch, provide cross section detail.

OTHER:

1. Revise note #1, community panel number and effective date.
2. Use full name of subdivision on metes & bounds and signature blocks.
3. Project engineer to sign plat.
4. Lot data table shown on plat does not reflect any of the lots.
5. On metes & bounds remove lot 2 it does not exist.
6. Remove plat note #5.
7. Plat note #6, provide Easting & Northing.
8. Per HCID #2, it is a requirement of HCID 2, that any subdivision coming in for approval and signature be tied down to an original block and lot.

This item will go before the City Commission on May 21, 2018 at 4:00 p.m.



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



Subdivision: Bautista Estate Subdivision Plat Review

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

Additional Comments:

☒ The proposed subdivision was found to be in reasonable compliance with the existing fire protection.

MEMORANDUM

DATE: MONDAY, MAY 14, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: FERGUSON SUBDIVISION FILE NO. SUB#170511
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GENERAL INFORMATION:

APPLICANT: Sam Engineering & Surveying Inc., representing Ramon Guajardo Jr., owner, is requesting preliminary plat approval of the proposed Ferguson Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre tract of land out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of E. Ferguson Ave. (F.M. 495)

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the North, Heavy Commercial District (H-C) to the East and South and Agricultural and/or Open Space District (A-O) and General Business District (C) to the West. The property is designated for commercial and residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

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

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

1. Label existing or dedicating additional R.O.W.
2. Label center of E. Ferguson Ave.

EASEMENTS:

1. All easements shall read "15' exclusive easement to City of Pharr" for any water or sewer lines.
2. Label all existing easements adjacent to property, darken up call outs.

**SIDEWALK:
ADA:**

1. In-compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Why are 2-inch water meter services requested.
2. Will need the material verification of water line for further water line installation (if PVC remain in place if A/C replace with PVC).
3. Will need to follow fire departments recommendations.
4. Follow City of Pharr construction Standards Manual.

SEWER:

1. Will need U.I.R. for E. Ferguson Ave.
2. Need sewer service to be 6-inch SDR26.
3. Sewer service will be to property line only.
4. Sewer service will remain private within property.
5. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. Proposed detention pond slope should be 3:1 (H:V).
2. Show sanitary sewer line crossing on detention outfall detail and detention pond profile.
3. Detention pond will be reviewed and approved at building permit stage.
4. Need discharge permit from TxDot through U.I.R. system.

OTHER:

1. Properties at rear shall not be landlocked, shall provide access if landlocked.
2. Remove plat note #11.
3. If disturbing entire acre will need SWPPP if not, will only need require erosion and sediment control.
4. Need drive way permit.
5. Label expressway on location map.
6. Show existing improvements on site plan.
7. On metes & bounds label net or gross for acreage.



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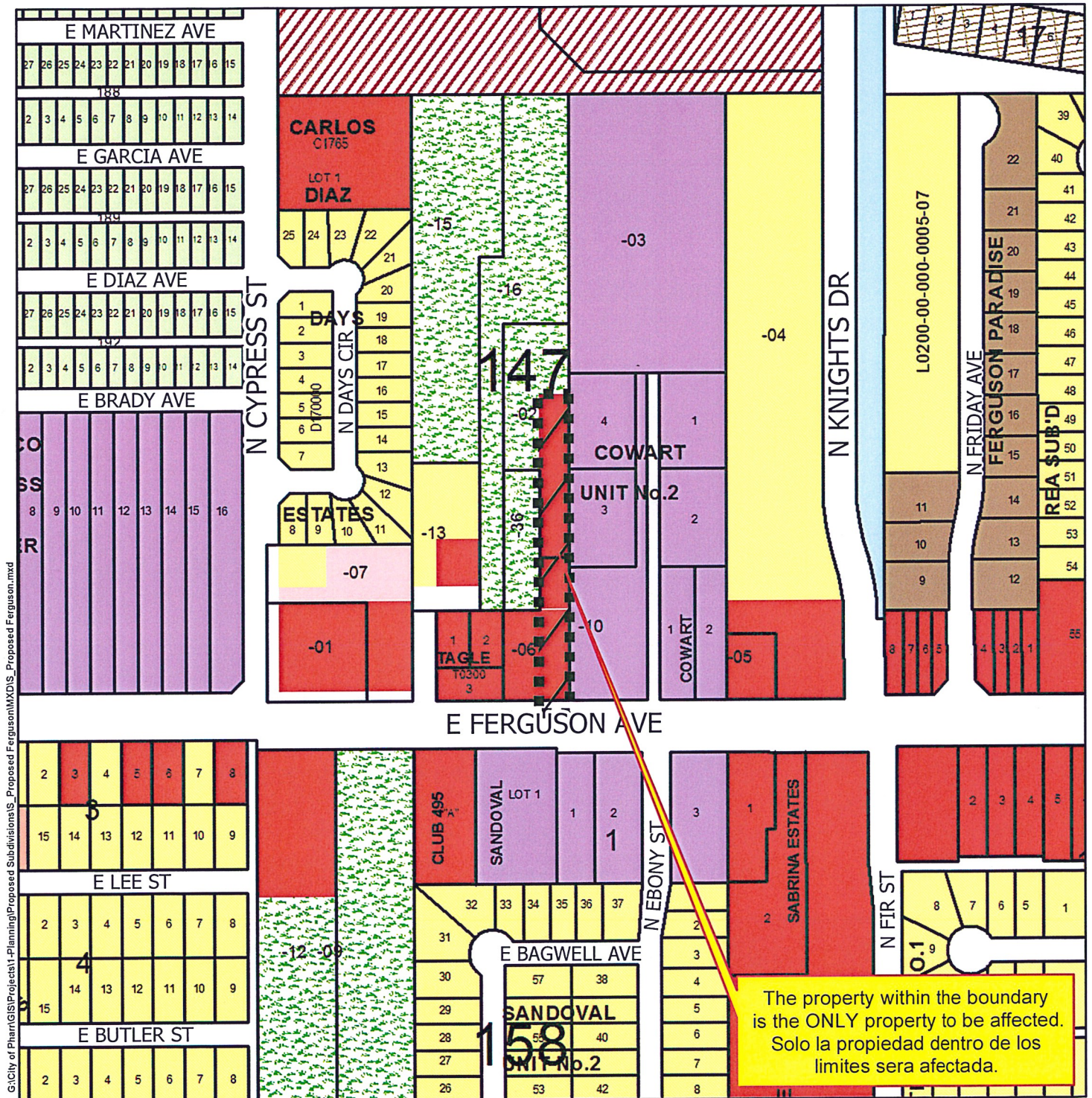
Subdivision: Ferguson Subdivision Plat Review

Reviewed By: Dagoberto Soto Asst. Fire Marshal Date: May 3, 2018

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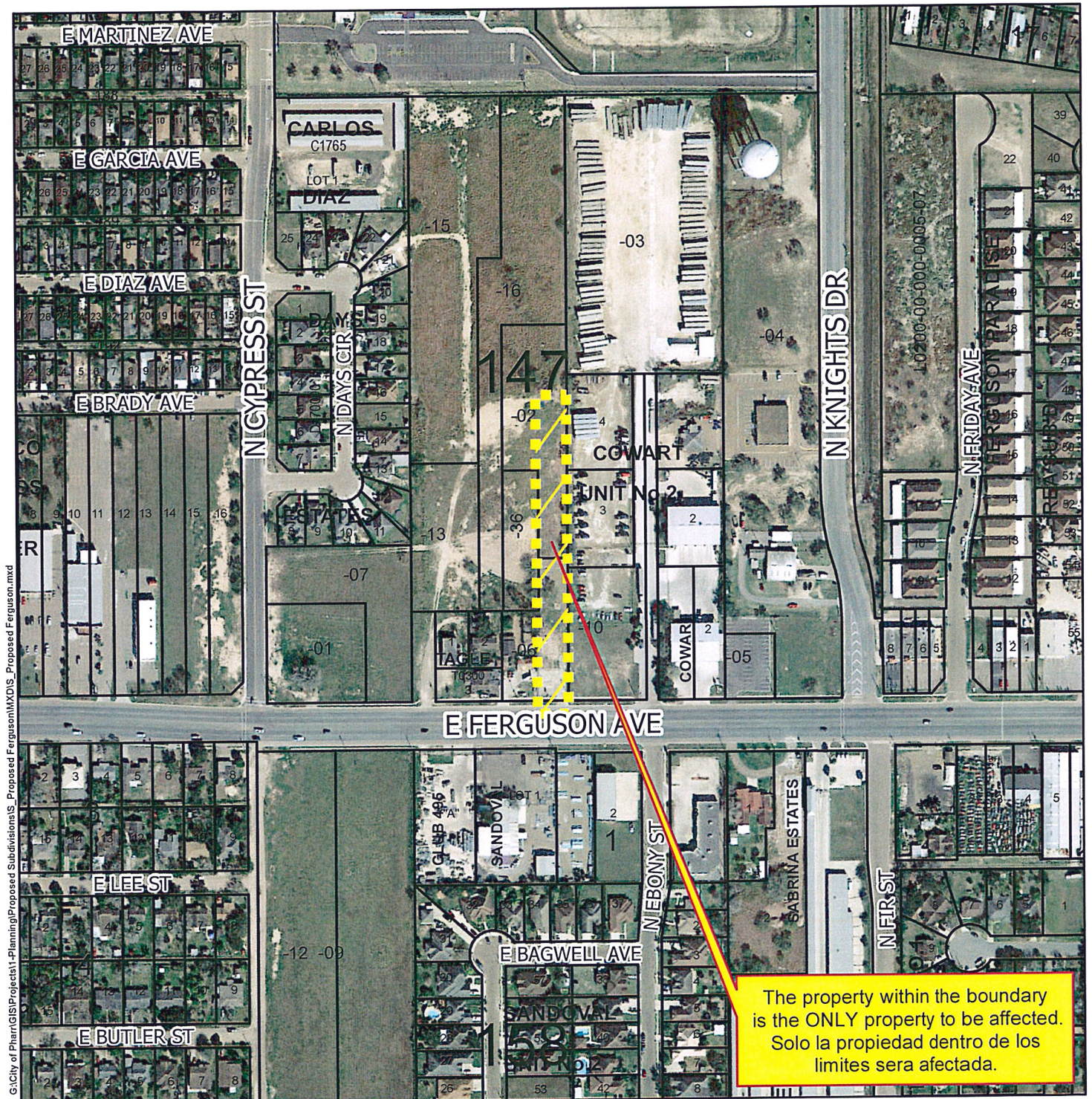
Additional Comments:

☒ Need to provide one fire hydrant in front of the property. Any future development to the rear of the property that goes beyond 300ft from the front of the property line will required additional fire protections on an 8-inch waterline that would extend to the rear of the property and must loop into approved water source, and two additional fire hydrants would also be required.



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



Scale: 1 inch = 300 feet

