

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 29, 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 governing body.

B. APPROVAL OF MINUTES:

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) Monster Burger LLC, d/b/a Burgerim, has filed with the Planning and Zoning Commission a request for 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 0.053 acres more or less, out of Lot 2, Vaquero Addition Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1233 South Cage Boulevard, Suite 100. **CUP# 180528**

2) Genoveva Olivarez 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 Lot 84, Los Ebanos Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 710 Zavala Avenue. **CUP# 180531**

3) Nelda Telles has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). The property is legally described as being N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 222 East Sam Houston. **COZ# 180529**

4) Rich Heritage Construction Inc. 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 Residential District (R-3). The property is legally described as being 4.85 acres, more or less, out of Lot 121, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar Road. **COZ#180532**



5) Materiales Cantu, LLC. 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 property is legally described as being all of Lot 1, Materiales Cantu Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7803 South Cage Boulevard. **COZ#180421**

E. PLATS:

1) Nain Engineering, L.L.C., representing Jorge Kamel, President for 1500 Hall Acres, L.L.C., is requesting preliminary plat approval of the proposed 1500 Hall Acres Subdivision. The property is legally described as being a 13.785 acre tract of land out of Lots 5 and 6, Block 8, A.J. McCOLL Subdivision and Lot 113, Dunlyn Estates Phase II, Pharr, Hidalgo County, Texas. The property is within the 1500 Block of West Hall Acres Road. **SUB# 170924**

2) Melden & Hunt Inc., representing Victor Perez, Executive Director for Pharr Economic Development Corporation II, is requesting preliminary plat approval of the proposed RubiPharr Subdivision. The property is legally described as being a Re-subdivision of 8.13 acres out of Lots 2 and 3, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 West Polk Avenue. **SUB# 180412**

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 25th day of May, 2018 at 3:00 p.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. May 14, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 14, 2018 and following is the record of attendance.

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

ABSENT: Danny Wylie

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
 Rita Galvan, Administrative Assistant
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

Vice Chairman, Charlie Ramirez, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Vice Chairman, Charlie Ramirez, moved to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF APRIL 23, 2018

Vice Chairman, Charlie Ramirez introduced the item.

Luis Madrigal moved to approve the minutes as submitted. Rafael Munguia seconded the motion and when put to a vote it carried by majority of six (6) ayes and one (1) abstention. Porfirio Rodriguez abstained from voting.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he was still trying to survive the noise and lights from Costco. Dr. Fletcher also stated he signed up to speak at the Public Hearing but could not stay for the entire meeting, due to a continuing education class he needed to attend. Dr. Fletcher stated he would like to commend the staff in acting in the public's best interest by not allowing a change of zone for Polar Fast Trucking. He then stated he would like to mention the conditional use permit agenda item shows a storage unit that is more than ten feet tall and does not understand why people do not get fined for not following the ordinance. Dr. Fletcher referred to a picture of the storage unit and stated that it was on blocks labeled Made in Mexico and that material must be tested by the City before it can be used.

Sister Maria Sanchez, representing Mother Cabrini Catholic Church, Valley Inter-Faith, and Saint Paul Church, stated although the change of zone agenda item would be tabled she would still like to express her concerns. Ms. Sanchez mentioned it would be a tremendous risk for the community, the church, and school behind Cabrini Catholic Church and does not see how it would benefit the city of Pharr. Ms. Sanchez stated she will return for the next meeting that is scheduled May 29, 2018.

Eduardo Anya, residing at 7801 S. Cage, stated that Change of Zone being requested is for a property that is a six to seven acre land of property adjacent to their church. Mr. Anya further stated St. Frances Cabrini Church has about four thousand parishioners and one thousand children that attend catechism right next to the property that is going to be rezoned for tractor trailers, toxic chemicals and petroleum. Mr. Anya further mentioned there are over five hundred children which attend Kelly Elementary that is also adjacent to that property and stated he is concerned for the safety and health of the community and for these reasons he is asking for Planning and Zoning Commissioners to deny the request when the change of zone comes back on the agenda.

ITEM D. PUBLIC HEARING

- 1) **MATERIALES CANTU, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CHANGE OF ZONE FROM HEAVY COMMERCIAL (H-C) TO LIMITED INDUSTRIAL DISTRICT (L-I) THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MATERIALES CANTU SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7803 SOUTH CAGE BOULEVARD. COZ#180421**

Della Robles, Planner I, requested the item to be tabled.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

There being no discussion Luis Madrigal moved to table the request for a change of zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I). Rafael Munguia seconded the motion and when put to a vote, it carried by majority with six (6) ayes and one (1) abstention to table the item. Charlie Ramirez abstained from voting.

- 2) **MICHAEL R. FRYMAN, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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**

Della Robles, Planner I, introduced the item and stated the property was 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. She further reported twenty six (26) 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 (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to conditions and advised the item will be presented to the City Commission meeting of May 21, 2018 for final approval and advised the applicant was in the audience.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one who signed up, the public hearing was closed. Mr. Ramirez 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 an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 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**

Della Robles, Planner I, introduced the item and stated the property was 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. She further reported fifteen (15) 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 a church in a Heavy Commercial District (H-C) subject to the following conditions and advised the item will be presented to the City Commission meeting of May 21, 2018 for final approval.

Vice Chairman, Charlie Ramirez, 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. Ramirez opened the item for discussion and action.

Tom Gruener asked staff how many church members there would be and where would they park.

Della Robles, Planner I, stated they are currently 25 members of the church that would be parking on-site and the church would have to comply with the City's parking ordinance.

Luis Madrigal asked staff what the ordinance per square foot for a place of worship is.

Della Robles, Planner I, stated the requirement is one parking space for every four seats.

Roland Gomez, Assistant Director of Development Services, stated restaurant parking requirements is one space for every 100 square feet and this is one for every four seats.

Porfirio Rodriguez asked what the hours of operation would be and if would there be enough parking space.

Neredia Rodriguez, representing Igelsia Embajadores de Cristo, stated the church has a morning prayer at 5:00 a.m., Wednesday's from 7:00 p.m. to 9:00 p.m., Friday's from 7:00 p.m. to 9:00 p.m., Sunday bible school from 10:30 a.m. to 11:30 a.m., worship service on Sunday from 11:30 a.m. to 12:30 p.m., and Church service from 1:30 p.m. to

2:30 p.m. She further stated for the amount of parishioners they currently have there would be enough parking spaces.

Della Robles, Planner I, stated they have thirteen parking spaces in front available not including what they have in the back area that needs to be striped as per city parking ordinance.

Ms. Rodriguez mentioned the building is big but are only using part of the building which is the showcase that the furniture store was using previously.

Felipe Pedraza, Assistant Fire Marshal, stated he did a courtesy inspection on site and the building is large. He stated the occupancy measurements for the front area was to exceed a 300 person occupancy. He further stated they were advised they would need to install a sprinkler system and fire alarm. Mr. Pedraza stated if they closed off the back area and only used the front they would be in compliance with the Fire Department but would also need to meet the requirements for the parking area and parking ordinance.

There being no further discussion Andy Castro **moved** to approve the request for Conditional Use Permit to allow Life-of-the-Use Conditional Use Permit to allow a church in a Heavy Commercial District (H-C). Romeo Robles, seconded the motion and when put to a vote, it carried unanimously.

- 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 0.054 ACRES OUT OF LOT 15 & 16, LONE STAR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 405 WEST ELLER AVENUE. CUP#180424**

Della Robles, Planner I, introduced the item and stated the property was 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. She further reported seventeen (17) 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 a Home Occupation (Massage Therapy Business) in a Single-Family Residential District (R-1) subject to the following conditions and advised the item will be presented to the City Commission meeting of May 21, 2018 for final approval.

Vice Chairman, Charlie Ramirez, 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. Ramirez opened the item for discussion and action.

Andy Castro asked staff if this will be by appointments only.

Della Robles, Planner I, stated home occupations are by appointments only.

There being no further discussion Luis Madrigal **moved** to approve the request for Conditional Use Permit to allow a Home Occupation (Massage Therapy Business) in a Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 5) **POLAR FAST TRUCKING LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS 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. COZ#180426**

Della Robles, Planner I, introduced the item and stated 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. She further reported thirteen (13) 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 a Home Occupation (Massage Therapy Business) in a Single-Family Residential District (R-1) subject to the following conditions and advised the item will be presented to the City Commission meeting of May 21, 2018 for final approval.

Vice Chairman, Charlie Ramirez, 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. Ramirez opened the item for discussion and action

Luis Madrigal asked staff if the applicant was notified this was considered spot zoning and that staff would recommend denial.

Della Robles, Planner I, stated applicant was notified but wanted to proceed with the request for a change of zone.

There being no further discussion Luis Madrigal moved to deny the request to re-zone to Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously

ITEM G. CLOSED SESSION:

None.

ITEM H. PLAT APPROVAL

- 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 SUBDIVISIONS 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**

Eddie Martinez, Planner II, introduced the item. He stated the property was 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. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Bautista Estates Subdivision Lots 1 & 2 subject to the following conditions.

At this time Vice Chairman, Charlie Ramirez, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Rafael Munguia moved to approve the request for preliminary and final plat approval of the proposed Bautista Estates Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently 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. He further stated the property was designated for commercial and residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Ferguson Subdivision subject to the conditions.

At this time Vice Chairman, Charlie Ramirez, advised a public hearing was not required and opened the item for discussion and action.

Luis Madrigal asked staff to clarify if the width of the lot was 85 feet.

Eddie Martinez, Planner II, stated the width of the lot was 65 feet.

There being no further discussion, Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Ferguson Subdivision. Tom Greuner seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business, Andy Castro **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:34 p.m.

Vice Chairman, Charlie Ramirez

ATTEST:

Tom Greuner, Secretary

APPROVED: _____



MEMORANDUM

DATE: TUESDAY, MAY 29, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180528 (BURGERIM)

GENERAL INFORMATION:

APPLICANT: Monster Burger LLC, d/b/a Burgerim, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.053 acres more or less, out of Lot 2, Vaquero Addition Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1233 South Cage Boulevard, Suite 100.

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

NOTIFICATION OF PUBLIC: Eleven (11) 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.

COMMENTS:	POLICE CHIEF:	Inspection pending for the Conditional Use Permit
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FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

CODE COMPLIANCE DIVISION: Recommends approval of the Conditional Use Permit.

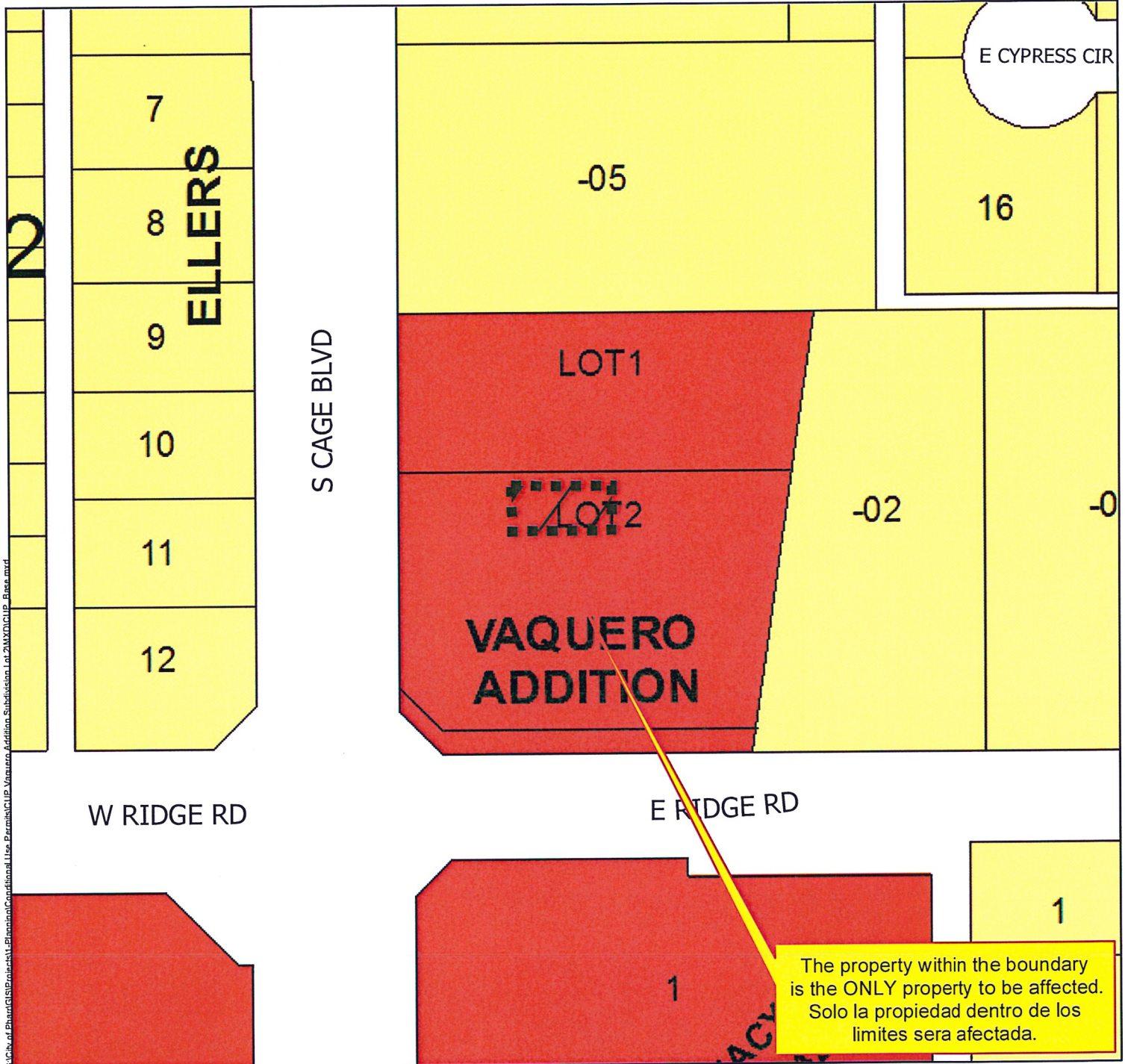
HEALTH DIVISION: Recommends approval of the Conditional Use Permit.

PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Eleven (11) 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.

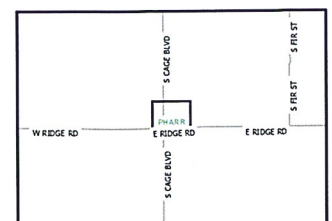
DEVELOPMENT SERVICES RECOMMENDATION: Development Services is recommending approval the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

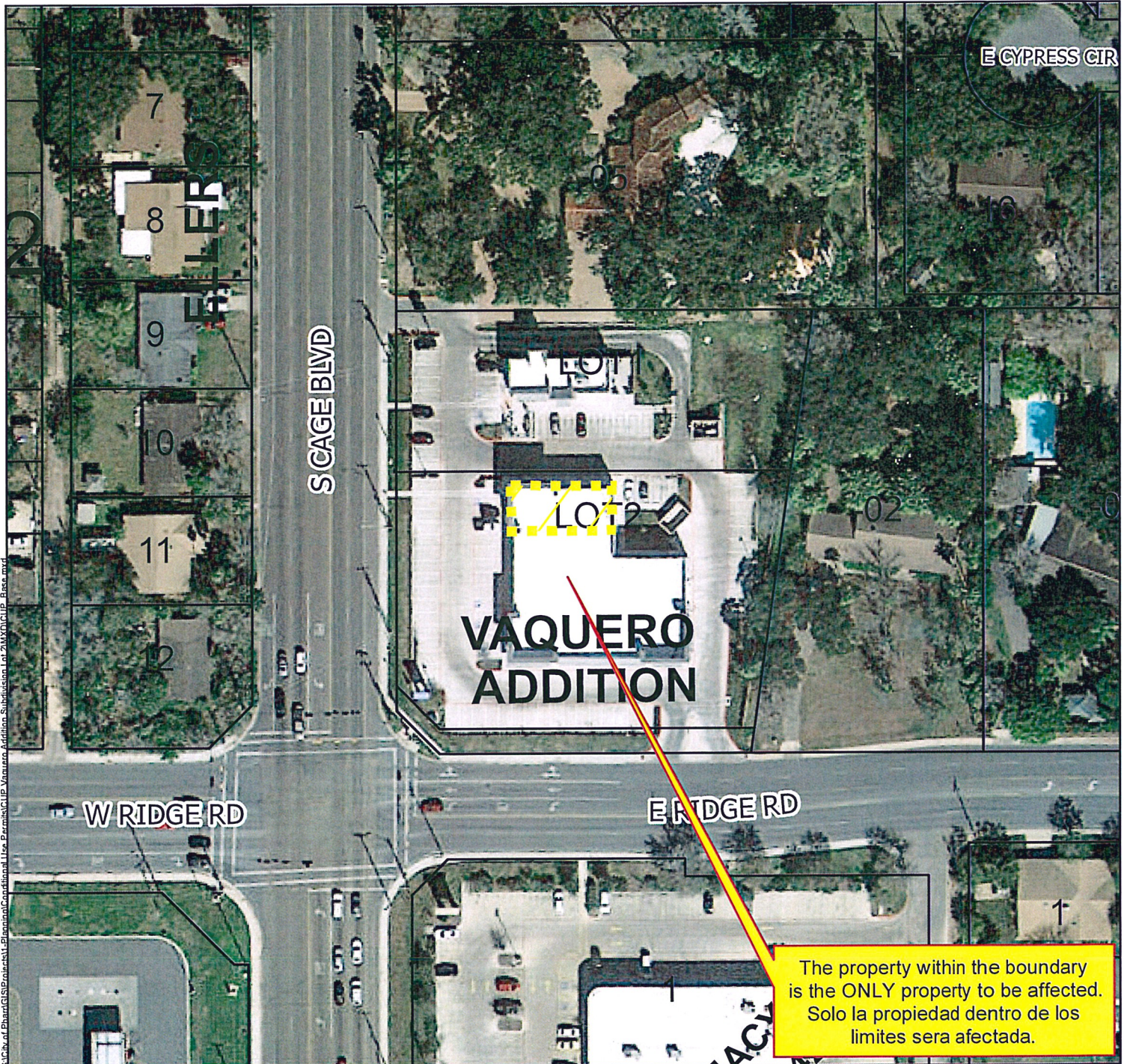
NOTE: This item will go before the City Commission Meeting of **June 04, 2018 at 4:00 p.m.**



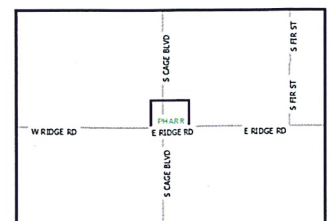
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| 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.





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.





SHEET

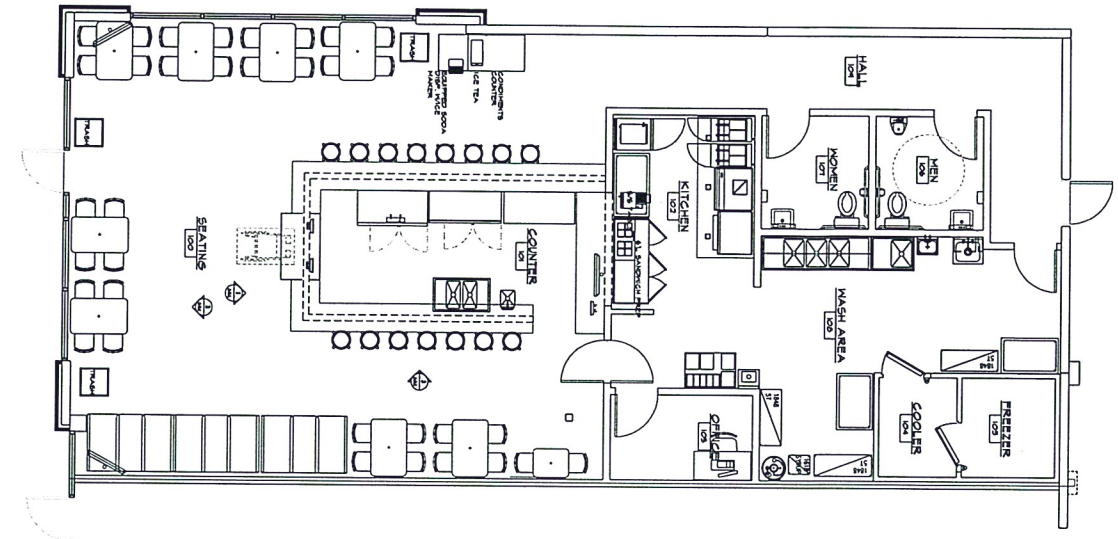


2404 S. EXPRESSWAY 83 SUITE # E
HARLINGEN, TX. 78552
OFFICE: (956) 425-7040
FAX: (956) 425-7714

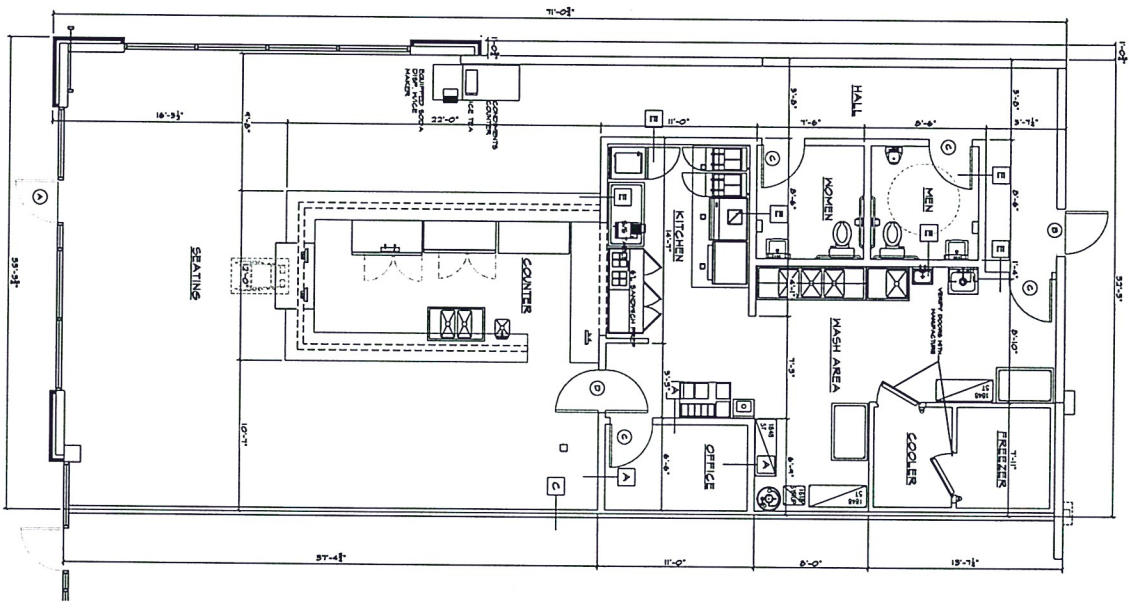
PLAN #0247-17

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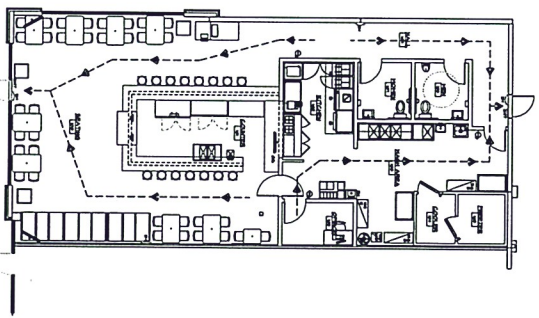
2 FURNITURE PLAN
SCALE: 1/4"=1'-0"



1 FLOOR PLAN
SCALE: 1/4"=1'-0"



3 EXIT PLAN
SCALE: 1/8"=1'-0"



SYMBOL	DESCRIPTION
⊕	FIRE EXTINGUISHER
⊕	EMERGENCY LIGHTS
⊕	EMERGENCY EXIT SIGN
→	EXIT DIRECTIONS

PARTITION TYPE SCHEDULE

NO.	DESCRIPTION	SIZE	REMARKS
A	1" x 6" x 8" x 10' x 12' x 14' x 16' x 18' x 20' x 22' x 24' x 26' x 28' x 30' x 32' x 34' x 36' x 38' x 40' x 42' x 44' x 46' x 48' x 50' x 52' x 54' x 56' x 58' x 60' x 62' x 64' x 66' x 68' x 70' x 72' x 74' x 76' x 78' x 80' x 82' x 84' x 86' x 88' x 90' x 92' x 94' x 96' x 98' x 100'	1" x 6"	1" x 6" x 8" x 10' x 12' x 14' x 16' x 18' x 20' x 22' x 24' x 26' x 28' x 30' x 32' x 34' x 36' x 38' x 40' x 42' x 44' x 46' x 48' x 50' x 52' x 54' x 56' x 58' x 60' x 62' x 64' x 66' x 68' x 70' x 72' x 74' x 76' x 78' x 80' x 82' x 84' x 86' x 88' x 90' x 92' x 94' x 96' x 98' x 100'
B	1" x 6" x 8" x 10' x 12' x 14' x 16' x 18' x 20' x 22' x 24' x 26' x 28' x 30' x 32' x 34' x 36' x 38' x 40' x 42' x 44' x 46' x 48' x 50' x 52' x 54' x 56' x 58' x 60' x 62' x 64' x 66' x 68' x 70' x 72' x 74' x 76' x 78' x 80' x 82' x 84' x 86' x 88' x 90' x 92' x 94' x 96' x 98' x 100'	1" x 6"	1" x 6" x 8" x 10' x 12' x 14' x 16' x 18' x 20' x 22' x 24' x 26' x 28' x 30' x 32' x 34' x 36' x 38' x 40' x 42' x 44' x 46' x 48' x 50' x 52' x 54' x 56' x 58' x 60' x 62' x 64' x 66' x 68' x 70' x 72' x 74' x 76' x 78' x 80' x 82' x 84' x 86' x 88' x 90' x 92' x 94' x 96' x 98' x 100'
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GENERAL NOTES:
A. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR, ANY DISCREPANCY BEFORE AND/OR DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCY BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE.
B. FEDERAL, STATE, COUNTY AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. ANY CONFLICT MUST BE ADHERED TO THE PROJECT BEFORE AND DURING CONSTRUCTION.
C. FIRE ALARM SYSTEM TO BE INSTALLED IN ACCORDANCE TO NFPA 72 (FIRE CODE)

SHEET

A-1.1

D

DISTINCTIVE DRAFTING & DESIGN L.L.C.

2404 S. EXPRESSWAY 83 SUITE # E

HARLINGEN, TX. 78552

OFFICE: (956) 425-7040

FAX: (956) 425-7714

PROJECT :

1233 S. Cage Blvd.

DATE: 11-02-17

PLAN #0247-17

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UNO \$6.95	DUO \$9.95	TRIO \$12.95
--	--	--

SALMON

TURKEY

CHORIZO

DRY AGED

BEEF

VEGGIE

WAGYU

PALAFEL

CHICKEN

MARGUEZ

COWBOY Student Charge Books
CLASSIC Journal, Diary, Address Book, To-Do List, 1982
CALIENTE Personal Address Book, To-Do List, 1982
CALIFORNIA Journal, Diary, Address Book, To-Do List, 1982

Shredded lettuce	Parsnips	Swiss	Hotwads
Cheese	Asparagus	Citrus	Fried Egg
Red Onion	Salters Mashed	Potato	Butter
Amaretto Cheese	Roasted Bell Peppers	Popcorn	Jack
Milk	Mixed Greens		
Yogurt	Asparagus		
Chilled Onions			
Potatoes			

[illegible]

Academy
Friedman
Bacon

	BURGER FRIES		SLIM FRIES		ONION RINGS		SWEET POTATO		HOME FRIES		HALF & HALF		SIDE SALAD
---	---------------------	--	-------------------	---	--------------------	---	---------------------	---	-------------------	---	------------------------	---	-------------------

GRILLED CHICKEN \$8.95	GRILLED RIBEYE \$8.35	CRISPY CHICKEN \$8.95	CHICKEN BACON AVOCADO WRAP \$8.95

SALADS

THE PARTY BOX \$44.95
16 delicious appetizers to share at your party

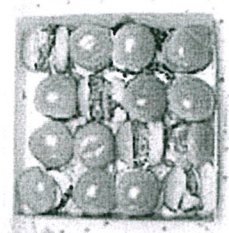
THE FAMILY BOX \$29.95
8 delicious appetizers to share at your party

CAESAR SALAD \$7.95
Crisp romaine tossed in Caesar dressing, croutons and Parmesan cheese.

BURGER CHOPPED SALAD \$8.95
Beef patties, mushrooms, red onions, tomato and fresh pineapple with ranch dressing.

BASKET SALAD \$8.95
Pineapple and ham, chicken, beef, pork, lamb, or turkey, served with a delicious vinaigrette dressing and your choice of bread.

121-25-12748, 121-25-12749, 121-25-12750, 121-25-12751, 121-25-12752, 121-25-12753, 121-25-12754, 121-25-12755, 121-25-12756, 121-25-12757, 121-25-12758, 121-25-12759, 121-25-12760, 121-25-12761, 121-25-12762, 121-25-12763, 121-25-12764, 121-25-12765, 121-25-12766, 121-25-12767, 121-25-12768, 121-25-12769, 121-25-12770, 121-25-12771, 121-25-12772, 121-25-12773, 121-25-12774, 121-25-12775, 121-25-12776, 121-25-12777, 121-25-12778, 121-25-12779, 121-25-12780, 121-25-12781, 121-25-12782, 121-25-12783, 121-25-12784, 121-25-12785, 121-25-12786, 121-25-12787, 121-25-12788, 121-25-12789, 121-25-12790, 121-25-12791, 121-25-12792, 121-25-12793, 121-25-12794, 121-25-12795, 121-25-12796, 121-25-12797, 121-25-12798, 121-25-12799, 121-25-12800, 121-25-12801, 121-25-12802, 121-25-12803, 121-25-12804, 121-25-12805, 121-25-12806, 121-25-12807, 121-25-12808, 121-25-12809, 121-25-12810, 121-25-12811, 121-25-12812, 121-25-12813, 121-25-12814, 121-25-12815, 121-25-12816, 121-25-12817, 121-25-12818, 121-25-12819, 121-25-12820, 121-25-12821, 121-25-12822, 121-25-12823, 121-25-12824, 121-25-12825, 121-25-12826, 121-25-12827, 121-25-12828, 121-25-12829, 121-25-12830, 121-25-12831, 121-25-12832, 121-25-12833, 121-25-12834, 121-25-12835, 121-25-12836, 121-25-12837, 121-25-12838, 121-25-12839, 121-25-12840, 121-25-12841, 121-25-12842, 121-25-12843, 121-25-12844, 121-25-12845, 121-25-12846, 121-25-12847, 121-25-12848, 121-25-12849, 121-25-12850, 121-25-12851, 121-25-12852, 121-25-12853, 121-25-12854, 121-25-12855, 121-25-12856, 121-25-12857, 121-25-12858, 121-25-12859, 121-25-12860, 121-25-12861, 121-25-12862, 121-25-12863, 121-25-12864, 121-25-12865, 121-25-12866, 121-25-12867, 121-25-12868, 121-25-12869, 121-25-12870, 121-25-12871, 121-25-12872, 121-25-12873, 121-25-12874, 121-25-12875, 121-25-12876, 121-25-12877, 121-25-12878, 121-25-12879, 121-25-12880, 121-25-12881, 121-25-12882, 121-25-12883, 121-25-12884, 121-25-12885, 121-25-12886, 121-25-12887, 121-25-12888, 121-25-12889, 121-25-12890, 121-25-12891, 121-25-12892, 121-25-12893, 121-25-12894, 121-25-12895, 121-25-12896, 121-25-12897, 121-25-12898, 121-25-12899, 121-25-12900, 121-25-12901, 121-25-12902, 121-25-12903, 121-25-12904, 121-25-12905, 121-25-12906, 121-25-12907, 121-25-12908, 121-25-12909, 121-25-12910, 121-25-12911, 121-25-12912, 121-25-12913, 121-25-12914, 121-25-12915, 121-25-12916, 121-25-12917, 121-25-12918, 121-25-12919, 121-25-12920, 121-25-12921, 121-25-12922, 121-25-12923, 121-25-12924, 121-25-12925, 121-25-12926, 121-25-12927, 121-25-12928, 121-25-12929, 121-25-12930, 121-25-12931, 121-25-12932, 121-25-12933, 121-25-12934, 121-25-12935, 121-25-12936, 121-25-12937, 121-25-12938, 121-25-12939, 121-25-12940, 121-25-12941, 121-25-12942, 121-25-12943, 121-25-12944, 121-25-12945, 121-25-12946, 121-25-12947, 121-25-12948, 121-25-12949, 121-25-12950, 121-25-12951, 121-25-12952, 121-25-12953, 121-25-12954, 121-25-12955, 121-25-12956, 121-25-12957, 121-25-12958, 121-25-12959, 121-25-12960, 121-25-12961, 121-25-12962, 121-25-12963, 121-25-12964, 121-25-12965, 121-25-12966, 121-25-12967, 121-25-12968, 121-25-12969, 121-25-12970, 121-25-12971, 121-25-12972, 121-25-12973, 121-25-12974, 121-25-12975, 121-25-12976, 121-25-12977, 121-25-12978, 121-25-12979, 121-25-12980, 121-25-12981, 121-25-12982, 121-25-12983, 121-25-12984, 121-25-12985, 121-25-12986, 121-25-12987, 121-25-12988, 121-25-12989, 121-25-12990, 121-25-12991, 121-25-12992, 121-25-12993, 121-25-12994, 121-25-12995, 121-25-12996, 121-25-12997, 121-25-12998, 121-25-12999, 121-25-13000, 121-25-13001, 121-25-13002, 121-25-13003, 121-25-13004, 121-25-13005, 121-25-13006, 121-25-13007, 121-25-13008, 121-25-13009, 121-25-13010, 121-25-13011, 121-25-13012, 121-25-13013, 121-25-13014, 121-25-13015, 121-25-13016, 121-25-13017, 121-25-13018, 121-25-13019, 121-25-13020, 121-25-13021, 121-25-13022, 121-25-13023, 121-25-13024, 121-25-13025,



BURGERIM

MEMORANDUM

DATE: TUESDAY, MAY 29, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT-OVERSIZED STORAGE UNIT FILE NO. CUP#180531

GENERAL INFORMATION:

APPLICANT: Genoveva Olivarez 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 Lot 84, Los Ebanos Subdivision Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 710 Zavala 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 north, south, east and west. The area is generally designated for single-family residential use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Forty-five (45) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One person called in for information only.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

**CODE COMPLIANCE
DIVISION:**

Recommends approval with
conditions for the Conditional
Use Permit

PLANNING DIVISION:

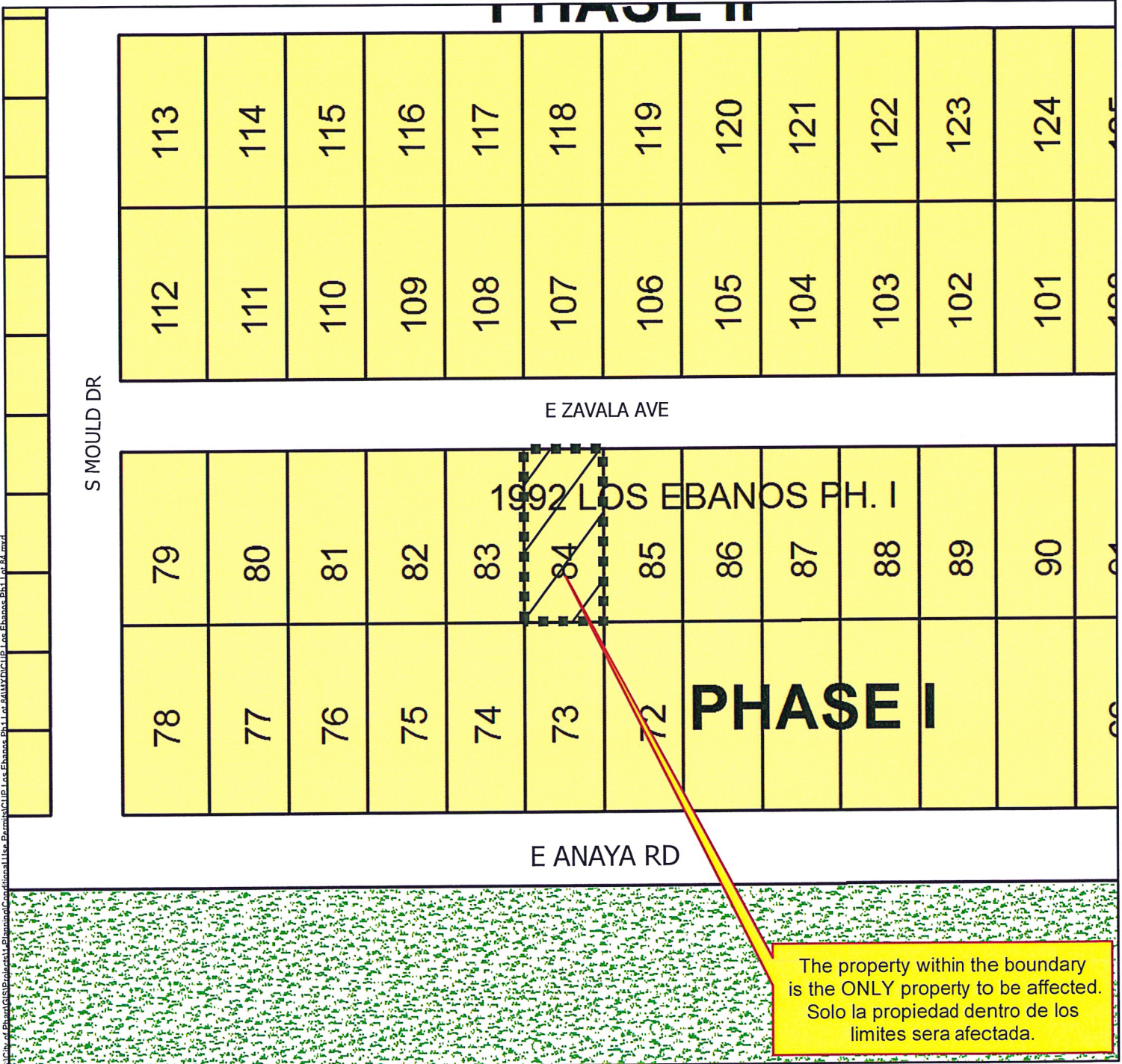
Recommends approval with
conditions for the Conditional
Use Permit

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** the request for 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:

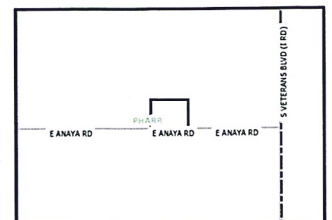
- 1) This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation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

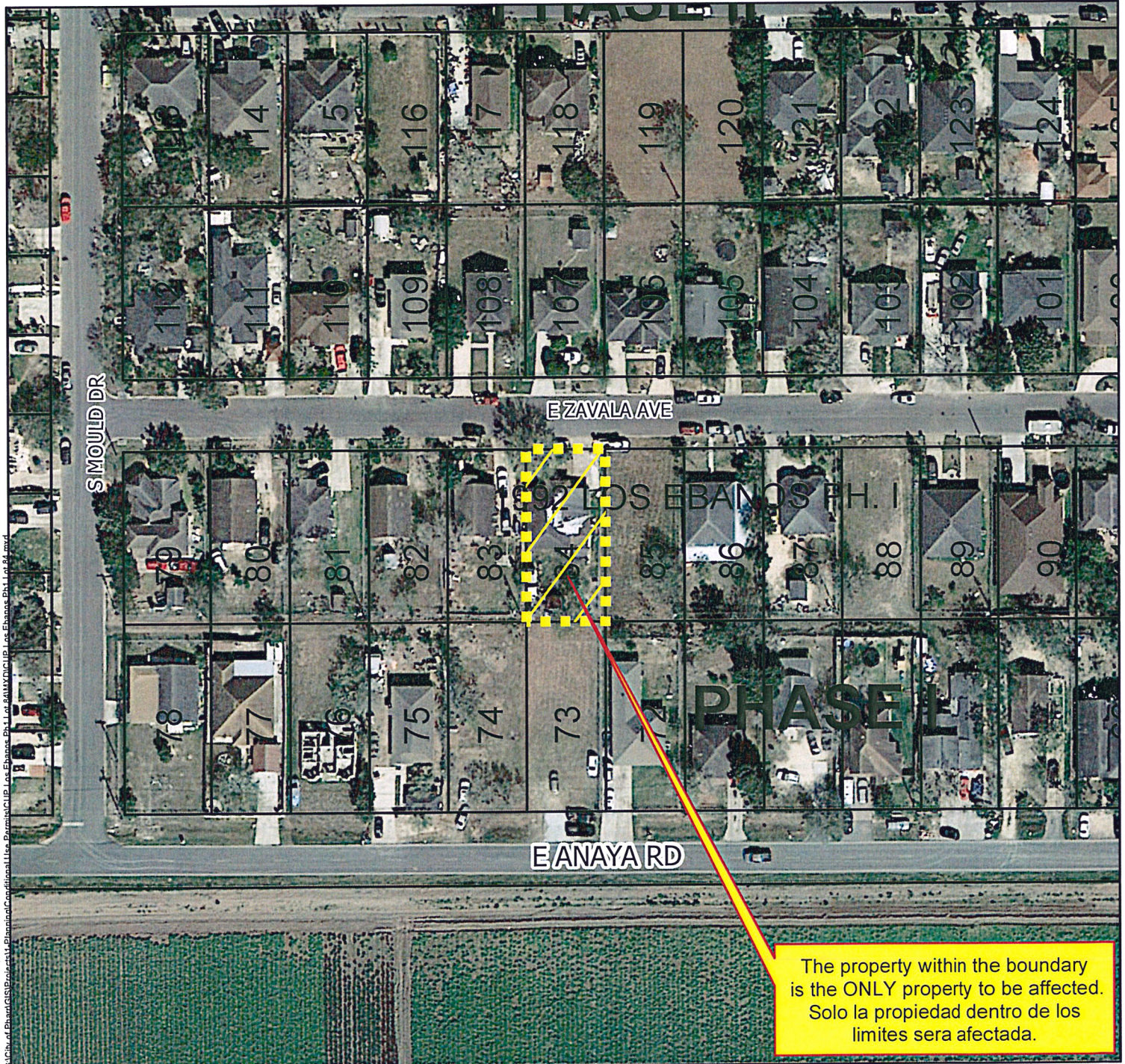
NOTE: This item will go before the City Commission Meeting of **June 04, 2018 at 4:00 p.m.**



- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| 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.

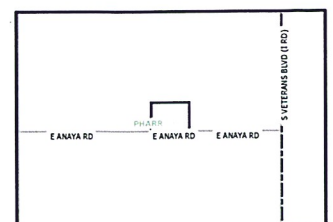


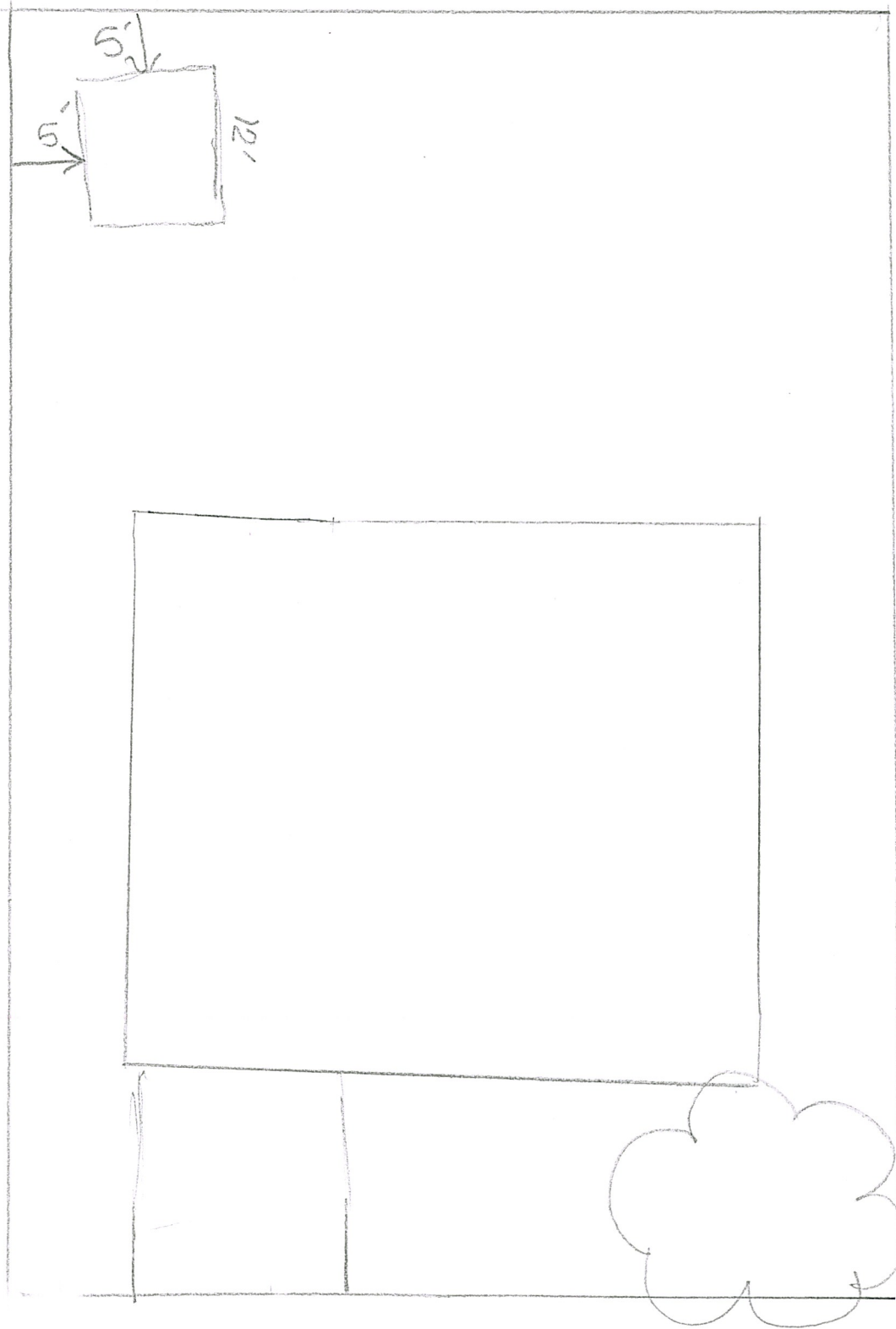


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|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood Commercial |
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| Mobile Home | Drainage Easement | 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.





Zavala Ave.





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 29, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180529

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 20, 2018

1. **Applicant:** Nelda Telles, owner.
2. **Requested Action:** Re-zoning request from a Two-Family Residential District (R-2) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to re-zone the property into a single-family district since plans have changed from previous years when she wanted to develop it into a multi-family.
4. **Routing to Staff:**

A. Melanie Cano, Director	 _____ Initials	 _____ Date	☐ Approval ☒ Denial
B. Planning Staff Recommendations	_____ Initials	_____ 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: TUESDAY, MAY 29, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From Two-Family Residential District (R-2) to Single-Family Residential District (R-1): Being the N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 East Sam Houston. Avenue.
-----------------	--

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:

Nelda Telles has filed with the Planning and Zoning Commission a request for a change of zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1).

The subject site is located on the south side of East Sam Houston Avenue with a physical address of 222 East Sam Houston Avenue. The property consists of one (1) tract of land legally described as being a N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Sam Houston Avenue, an 80' major collector that 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 Two-Family Residential District (R-2). The surrounding properties are zoned Single-Family Residential District (R-1) to the north, south, east and west. The property is generally designated for Right of Way use in the Land Use Plan.

The property was rezoned from Single-Family Residential District (R-1) to Two-Family Residential District (R-2) on November 05, 2012. On March 30, 1982, the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. There have been no other zoning requests within the general vicinity of the subject property since that time

The owner of the property is requesting a change of zone to a Single-Family Residential District (R-1) since her plans to develop the home into a multi-family dwelling have changed and stated that the remainder of the home will only be used as storage.

The Single-Family 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.

Twenty-five (25) 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.

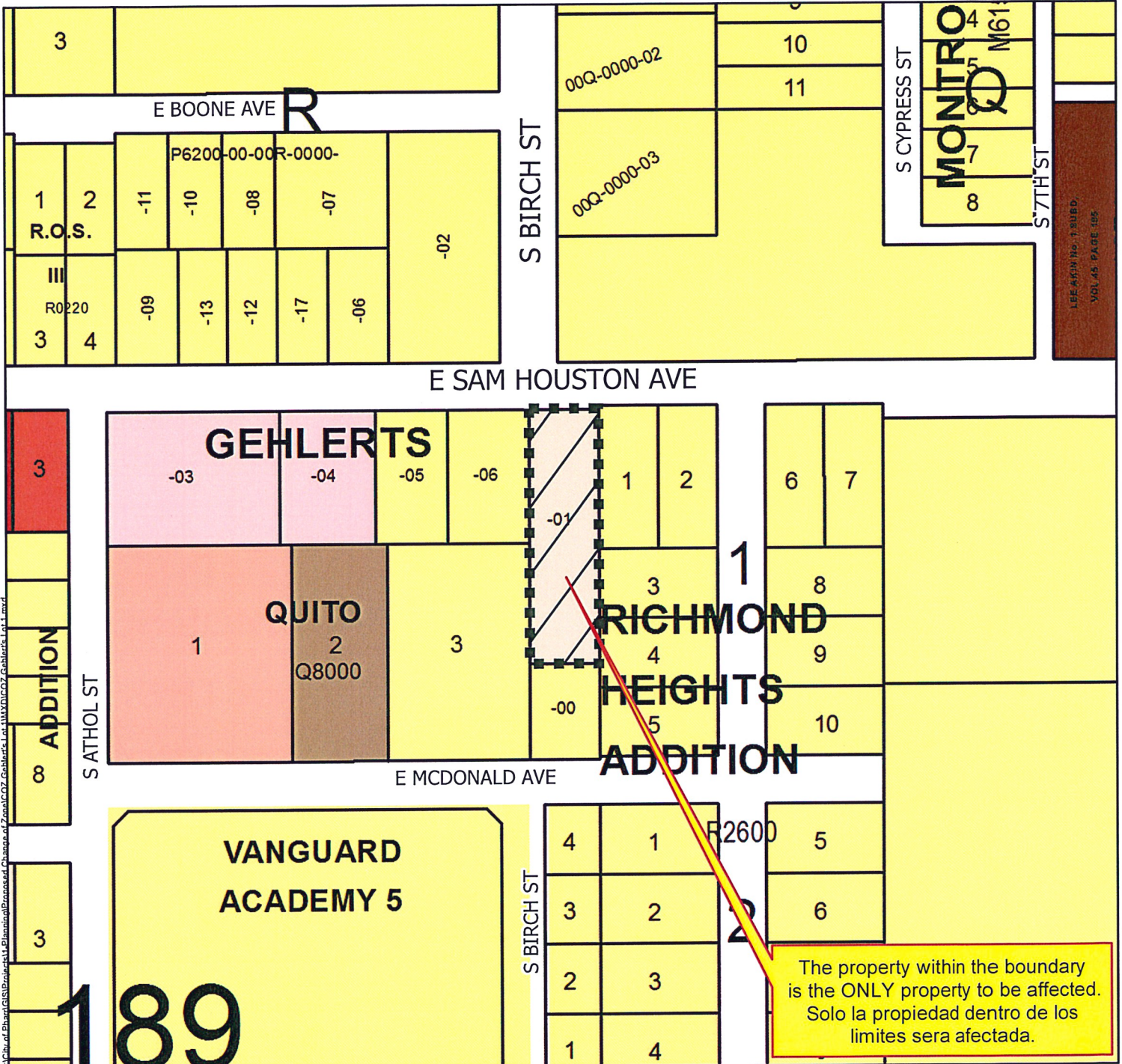
Development Services is recommending **denial** as a single-family detached dwelling is a permitted use within a Two-Family Residential District (R-2). All evidence suggests that the dwelling is a duplex-type residential development which is defined as a building designed and/or occupied exclusively by two families living independently of each other; therefore, the requested use does not meet the restrictions and/or permitted uses of a single-family zone. 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 is scheduled to go before the City Commission Meeting of **June 04, 2018 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

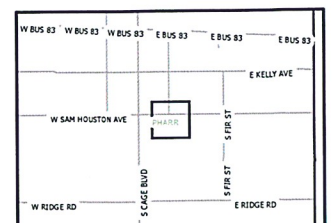
- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

Proposed Change of Zone
 Gehlert's Lot 1
 Nelda Telles
 (R-2 to R-1)



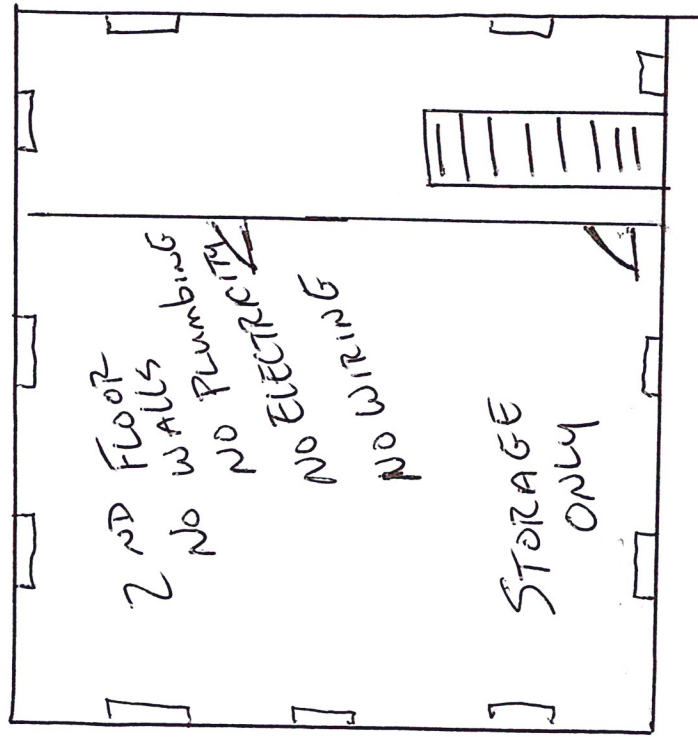
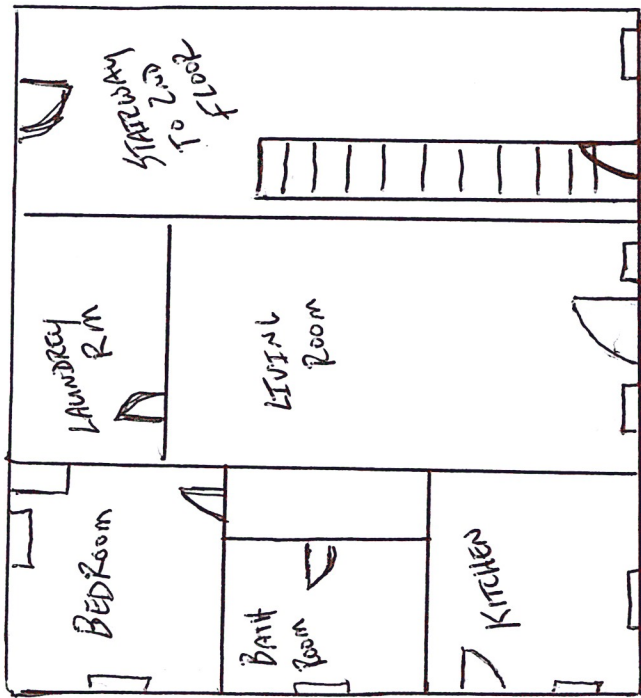


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0 75 150 300 450 600 Feet

Date: 5/8/2018









Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 29, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180532

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 20, 2018

1. Applicant: Rich Heritage Construction Inc., owners.
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to Medium Density Multi-Family Residential 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

5/24/18
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

Initials

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: TUESDAY, MAY 29, 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 Residential District (R-3): Being 4.85 acres, more or less, out of Lot 121, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar Road.

REZONING EZONING 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:

Rich Heritage Construction Inc. 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 west side of North Sugar Road with a physical address of 3401 North Sugar Road. The property consists of one (1) tract of land legally described as being 4.85 acres, more or less, out of Lot 121, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70' minor collector, which runs north and south, 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 Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east and west and Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1) to the south. The property is generally designated for single-family residential use in the Land Use Plan.

On November 03, 2014, the property to the north was re-zoned from General Business District (C) to Heavy Industrial District (H-I). On April 20, 2004, the property to the west was zoned Single-Family Residential District (R-1) and on December 04, 2001, the property to the east was also zoned Single-Family Residential District (R-1). The property to the south was annexed into the City of Pharr on October 07, 1986. 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 a thirteen (13) 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. This district should not run traffic over long distances of single-family residential-sized streets, or through single-family neighborhoods, and should be located close to arterials or collectors capable of carrying the additional traffic.

Fifty (50) 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.

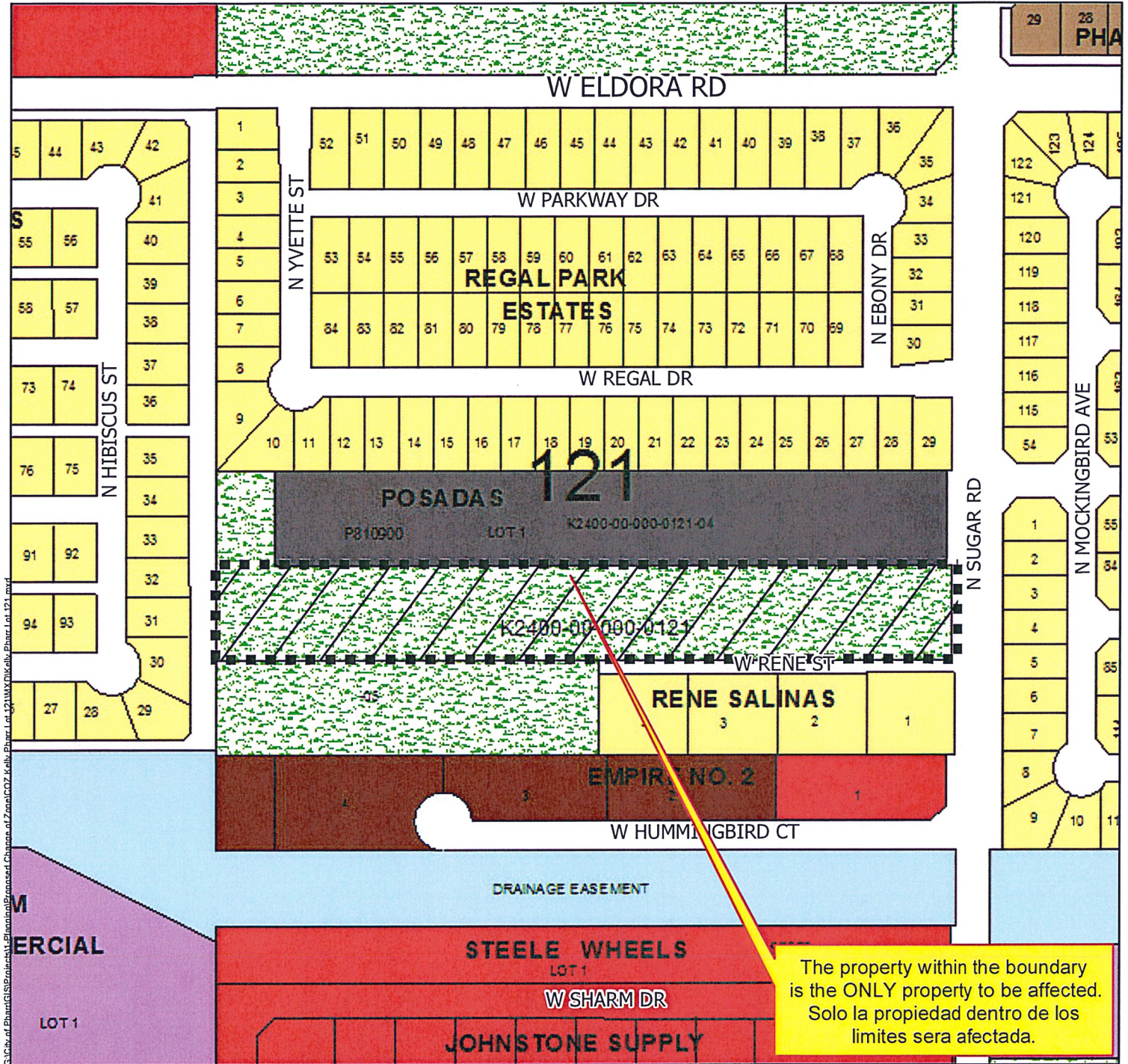
Development Services is recommending **approval** of the request to re-zone to Medium-Density Multi-Family District (R-3) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **June 04, 2018 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

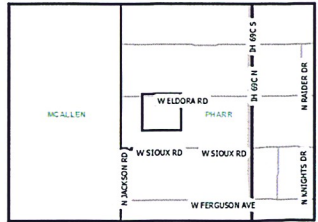
- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

Proposed Change of Zone
Kelly Pharr Lot 121
Rich Heritage Construction Inc.
(AO to R-3)



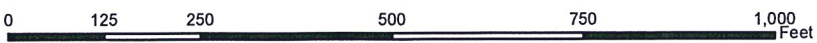
- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail 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.

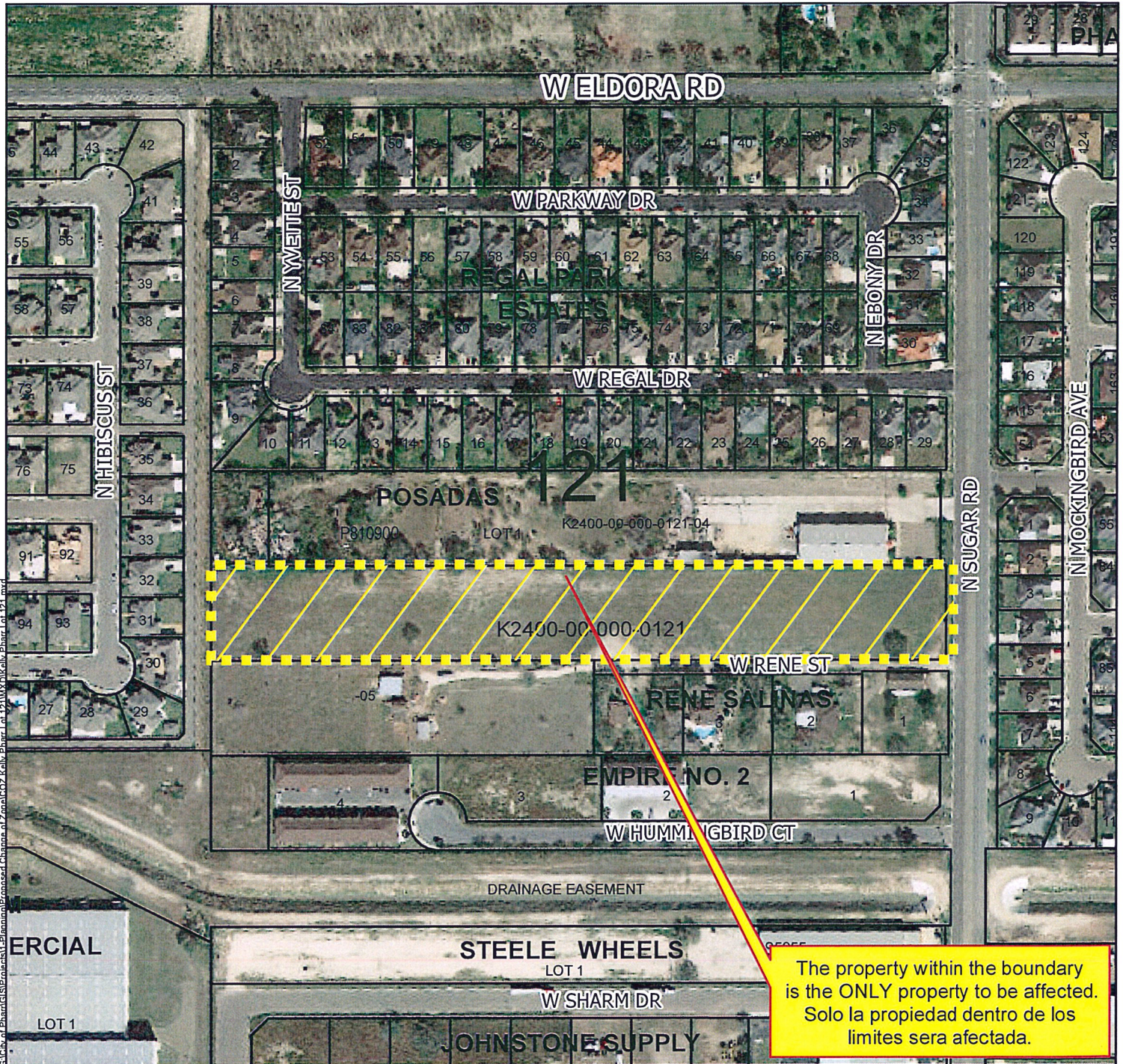


City of Pharr, Texas
Engineering Department
956.402.4242
Date: 5/10/2018

Scale: 1 inch = 250 feet



Proposed Change of Zone
Kelly Pharr Lot 121
Rich Heritage Construction Inc.
(AO to R-3)

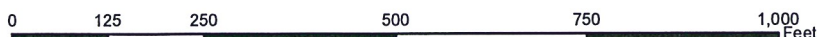


- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail 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.

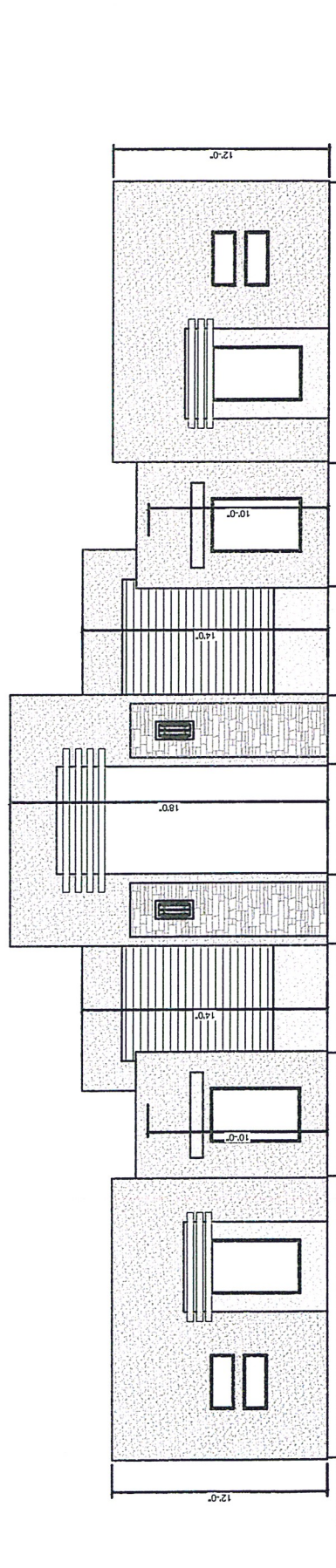
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 250 feet



Date: 5/10/2018







Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 29, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180421

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 09, 2018

1. **Applicant:** Materiales Cantu LLC, owners.
2. **Requested Action:** Re-zoning request from Heavy Commercial District (H-C) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** In order to 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.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

5/24/18
Date

☐ Approval ☒ Denial

B. **Planning Staff
Recommendations**


Initials

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: TUESDAY, MAY 29, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Heavy Commercial District (H-C) 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.
--

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.

On April 19, 1994, the property was zoned to Heavy Commercial District (H-C). A portion of the property to the north was zoned 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 on 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. Two (2) individuals called in, in opposition of the item and thirteen (13) individuals signed up to speak at the public hearing 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 **June 04, 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

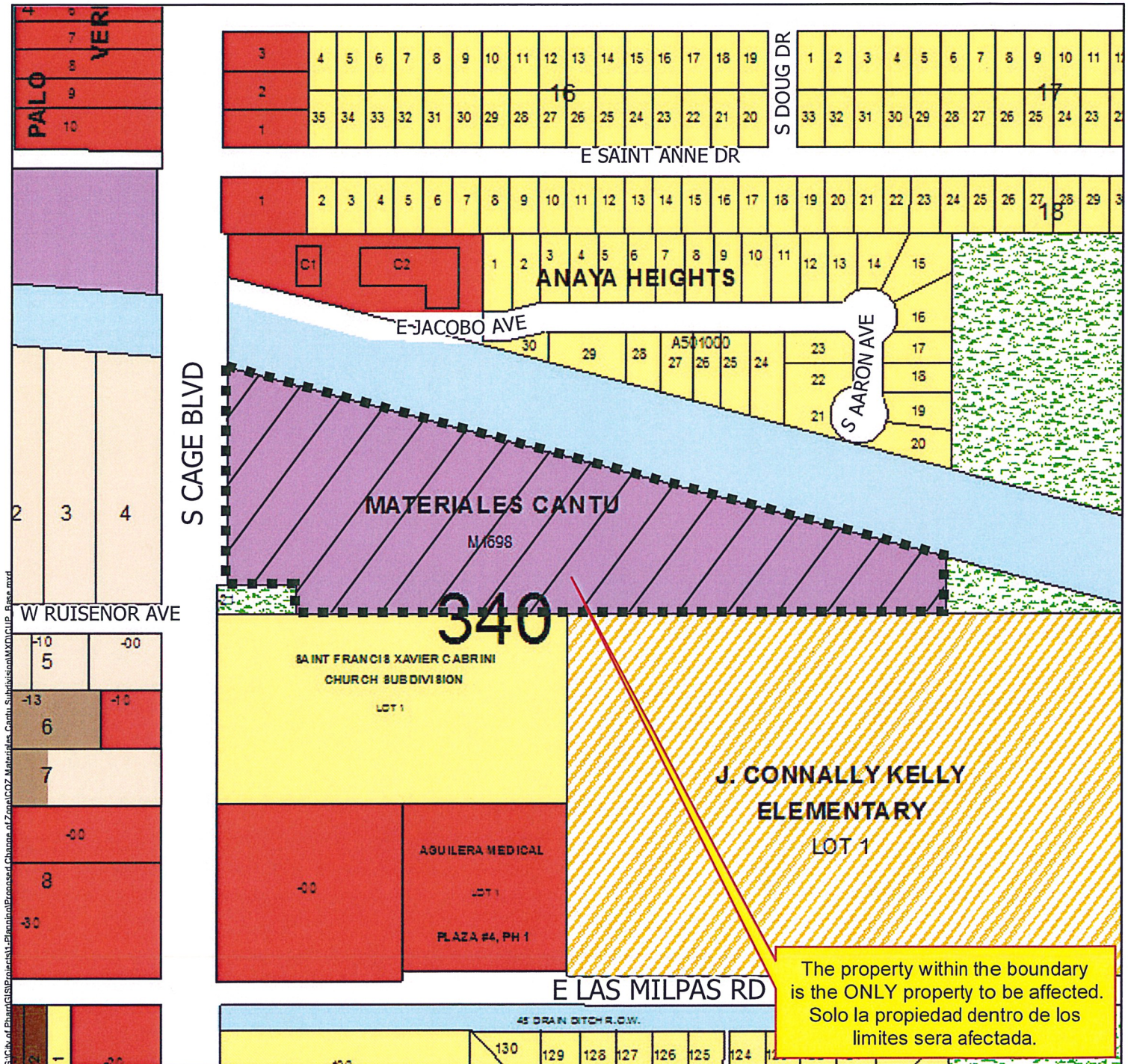
The property meets area requirements, has adequate ingress and egress but is not compatible with the surrounding properties.

Della Robles, Planner I

PREPARED BY

May 9, 2018

DATE



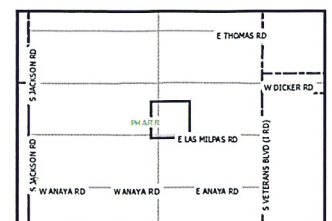
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

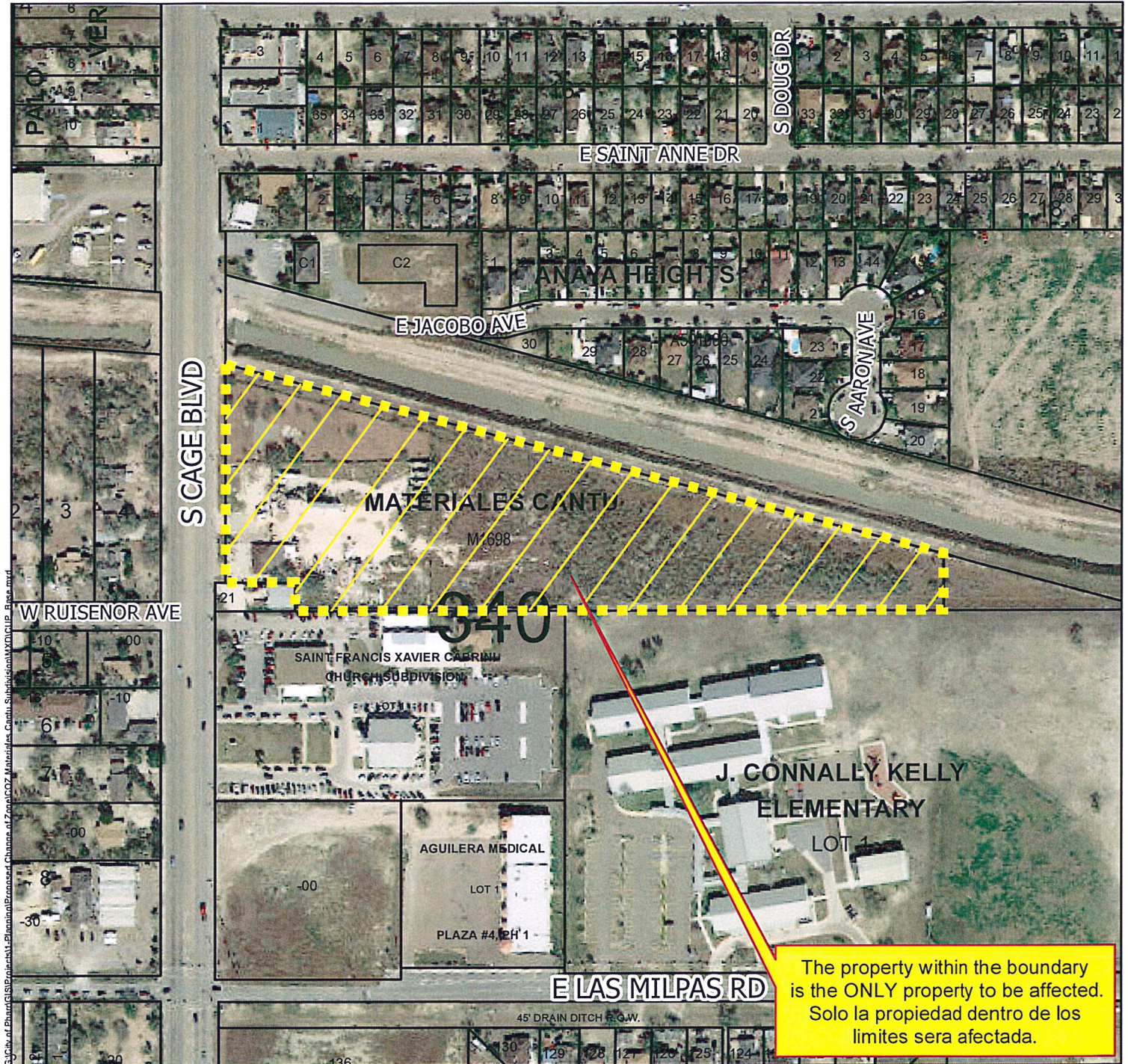
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- 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.

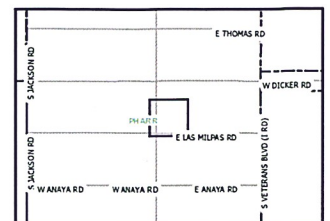




The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.



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.



50.0' ROW

60' Entrance

459.23'

G-1

Building

140' 50.5'

Limited Industrial

40' ROAD
GREEN AREA

1365.14'

LI

Truck Shop 90' 170'

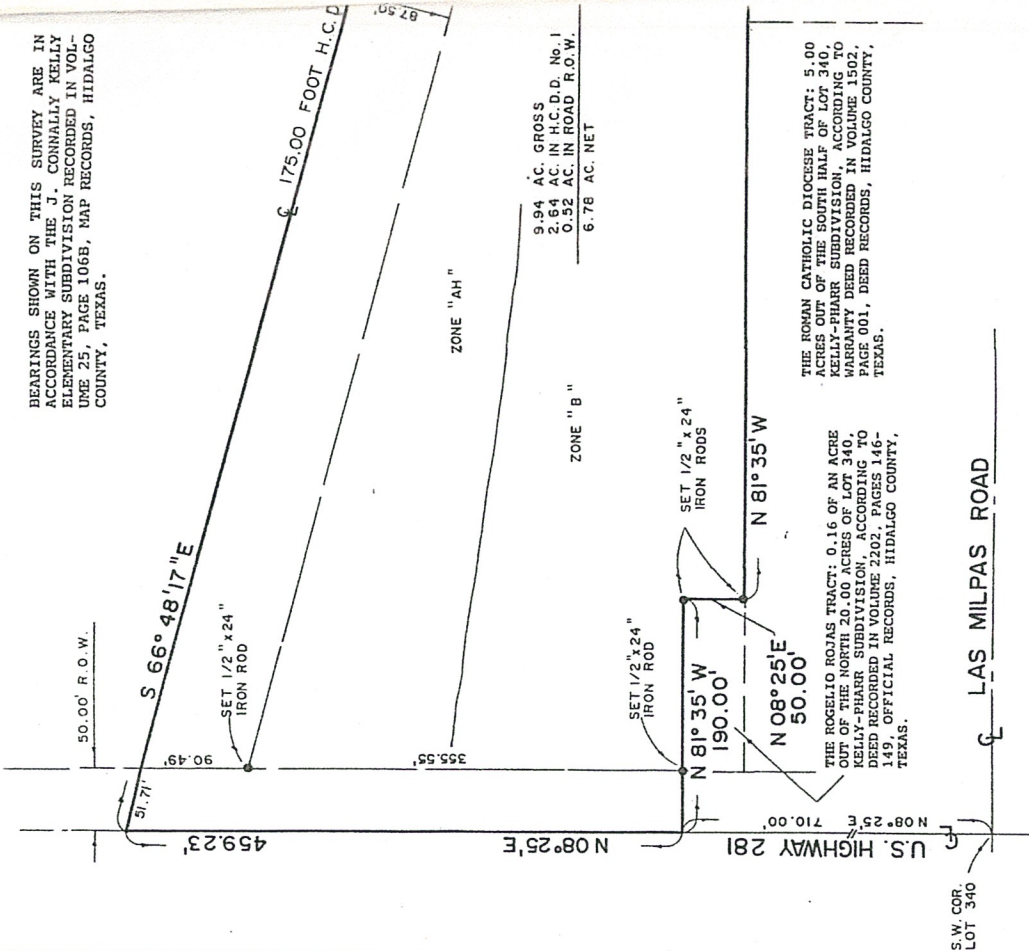
1130.00'

9.94 AC Grass
2.64 AC in HCDD 11.1
0.52 AC in Road ROW
6.78 AC Net.

7803 South Cape

1 L 4 M. J. L. C. A. S. S.

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.



THE ROMAN CATHOLIC DIOCESE TRACT: 5.00 AC. OF THE SOUTH HALF OF LOT 340, KELLY-PHARR SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 001, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THE ROGELIO ROJAS TRACT: 0.16 OF AN ACRE OUT OF THE NORTH 20.00 ACRES OF LOT 340, KELLY-PHARR SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 146-149, OFFICIAL 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"

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.P.N. 480334 0300 B EFFECTIVE DATE: 1-2-81

SC: 1" = 100'

NUMBER ONE SOUTH LATERAL DRAIN EASEMENT

1365.16'

APPROXIMATE LOCATION ONLY AS PER F.E.M.A. MAP

SET 1/2" x 24" IRON ROD

FND 1/2" IRON ROD

1130.00'

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 MY PERSONAL SURVEY DONE ON THE GROUND UNDER MY SUPERVISION.

JACK A. HEADLEY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4384

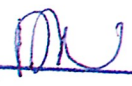
LOT 339 KELLY PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS.



MAY 14 2018

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

By: 

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Hidalgo ISD - Guillermo Ramirez

ADDRESS: 604 S. 15th 1/2 St CITY: Hidalgo STATE: TX

ZIP CODE: 78557 PHONE NO: (A/C) (956) 842-4416

EMAIL: guramirez@hidalgo-isd.org ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: CO2 18 0421 For: _____ Against: ☒

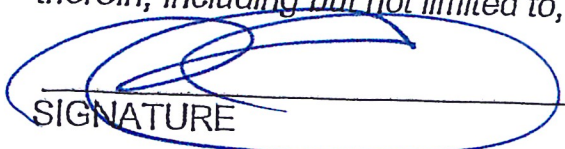
Board/Committee: Planning & Zoning Meeting Date: 5-14-18

How will or has the proposed action affect you?

Safety reasons -

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.


SIGNATURE

5-14-18
DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

REC'D
CC

MAY 11 2018

CITY OF PHARR
CITY CLERK'S OFFICE

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: FR. MIGUEL A. ORTEGA

DOMICILIO: 800 S. Cage Blvd. CIUDAD: Pharr ESTADO: TX

CODIGO POSTAL: 78571 NO. DE TELEFONO (956) 787-3554

EMAIL: _____ ORGANIZACION (SI APLICA): St. Frances Xavier
Cabrini Iglesia Católica

Numero en la Agenda de la Audiencia Pública: 180421

A favor: _____

En contra: X

Comité/Comisión: Planning & Zoning
comitee

Fecha de la Junta: 5/29/2018
5-14-2018

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Seguridad para los niños que vienen a catequesis.
Cambio de zona traerá peligro para todos los
parroquianos que vienen a nuestra parroquia que son
aproximadamente 3,500 personas.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

FIRMA

05-08-18
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia pública programada.

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

REC'D _____
CC _____
MAY 11 2018
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Genaro Alonzo by Mario Alonzo

ADDRESS: 102 W. Ruiseñer CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) 956-784-5687

EMAIL: _____ ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: 180421 For: _____ Against: X

Board/Committee: Planning and Zoning Committee Meeting Date: May 14th 2018
5/14/2018

How will or has the proposed action affect you?
Health and Safety of our Community.

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

Genaro Alonzo
SIGNATURE Mario Alonzo

5/10/2018
DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

REC'D _____
CC _____
MAY 11 2018
CITY OF PHARR
CITY CLERK'S OFFICE
PHARR, TEXAS

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Concepcion Sorabia

DOMICILIO: 200 Jacobo CIUDAD: Pharr ESTADO: TX

CODIGO POSTAL: 78577 NO. DE TELEFONO (956) 212, 0420

EMAIL: _____ ORGANIZACION (SI APLICA): COZ # 180421

Numero en la Agenda de la Audiencia Pública: 180421

A favor: _____

En contra: ☒

Comité/Comisión: Planning & Zoning Fecha de la Junta: 5/29/2018
14 Mayo 2018

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Por Seguridad.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

FIRMA

[Signature]

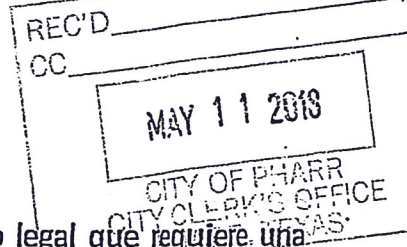
FECHA

5-8-18

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

Lot
#29

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR



Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Omar A Salinas Rocio Salinas

DOMICILIO: 206 Jacob CIUDAD: Pharr ESTADO: Tx

CODIGO POSTAL: 78572 NO. DE TELEFONO 956 6782332

EMAIL: _____ ORGANIZACION (SI APLICA): _____

Numero en la Agenda de la Audiencia Pública: COZ # 180421

A favor: _____

En contra: ☒ _____

Comité/Comisión: Planning & Zoning Fecha de la Junta: 5-14-18 5/29/2018

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Por seguridad y calles se van a dañar

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

[Signature]

FIRMA

5-08-18

FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

REC'D

CC

MAY 11 2018

CITY OF PHARR

CITY CLERK'S OFFICE

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Benita Cavazos

DOMICILIO: 208 Jacobo CIUDAD: PHARR ESTADO: TX

CODIGO POSTAL: 78527 NO. DE TELEFONO 1956/ 562 6774

EMAIL: _____ ORGANIZACION (SI APLICA): _____

Numero en la Agenda de la Audiencia Pública: COZ#180421

A favor: _____

En contra: ✓

Comité/Comisión: Planning & Zoning Fecha de la Junta: 5/29/2018
14 May 18

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

valor de mi casa y seguridad ambiental

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

Benita Cavazos

FIRMA

5/8/18

FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

Lot

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

REC'D

CC

MAY 11 2018

CITY OF PHARR
CITY CLERK'S OFFICE
PHARR, TEXAS

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaría de la Ciudad en los plazos previstos.

NOMBRE: Nydia E. Canato

DOMICILIO: 210 Jacobo St. CIUDAD: Pharr ESTADO: TX

CODIGO POSTAL: 78577 NO. DE TELEFONO _____

EMAIL: _____ ORGANIZACION (SI APLICA): _____

Numero en la Agenda de la Audiencia Pública: 180421

A favor: _____

En contra: X

Comité/Comisión: _____ Fecha de la Junta: 5/29/2018 9
May 14, 2018

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Por salud personal y de mi familia, sera zona de
riesgo, Por la seguridad de mi familia

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

Nydia E. Canato
FIRMA

05-08-18
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaría de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

REC'D
CC
MAY 11 2018
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaria de la Ciudad en los plazos previstos.

NOMBRE: Erizbel Amat Alvarez / Jazzmin Del Angel Bustamante

DOMICILIO: 7814 Aaron Avenue CIUDAD: Pharr ESTADO: T.X

CODIGO POSTAL: 78577 NO. DE TELEFONO 956 3133354 956 475 4929

EMAIL: erizbel@gmail.com ORGANIZACION (SI APLICA): _____

jazzdab@gmail.com

Numero en la Agenda de la Audiencia Pública: COZ #180421

A favor: _____

En contra: X

Comité/Comisión: Planning & Zoning Fecha de la Junta: Mayo 14, 2018
Commission

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

Salud, Seguridad, Plusvalia de la propiedad, cuestiones
ambientales.

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

[Signature]
FIRMA

Mayo 8, 2018
FECHA

Por favor llene este formulario, y preséntelo ante la Secretaria de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

REGISTRACION DE AUDIENCIA PUBLICA
CIUDAD DE PHARR

REC'D

CC

MAY 11 2018

CITY OF PHARR

Aviso. Usted puede hablar sobre un tema que pertenece a un aviso legal que requiere una audiencia pública de conformidad con las leyes federales, estatales o locales. Si usted ha sido afectado físicamente, por uso o daños a la propiedad, o por cualquier otro interés jurídicamente reconocible, por favor de firmar y presentar este formulario a la oficina de la Secretaria de la Ciudad en los plazos previstos.

NOMBRE: Laura A Gonzalez / Hector J Gonzalez

DOMICILIO: 7813 Axon Ave CIUDAD: Pharr ESTADO: TX

CODIGO POSTAL: 78577 NO. DE TELEFONO (956) 867-77-75

EMAIL: _____ ORGANIZACION (SI APLICA): _____

Numero en la Agenda de la Audiencia Pública: COZ#180421

A favor: _____

En contra: _____

Comité/Comisión: Planing Zoning Fecha de la Junta: 5/29/2018 14 mayo

De qué manera la acción propuesta le afecta, o le afectaría, a usted?

plusvalia/seguridad/Medio Ambiente

RECONOCIMIENTO

Al firmar abajo, yo reconozco que se me ha proporcionado una copia de la ordenanza, o se me dio la oportunidad de revisar la ordenanza, que contiene las normas y procedimientos aplicables a las reuniones de la ciudad. Además, reconozco que me comprometo a cumplir con las disposiciones contenidas en la ordenanza, y no es necesario previo aviso del presidente u otros funcionarios. Cualquier violación de mi parte me expone a cualquier y todos los castigos aplicables que figuran en el mismo, incluyendo pero no limitado a, la eliminación del edificio.

Laura A Gonzalez / R. A Hector J. Gonzalez

FIRMA

5-8-18

FECHA

Por favor llene este formulario, y preséntelo ante la Secretaria de la Ciudad antes de las 5:00 pm o el cierre de actividades en el día hábil antes de la audiencia publica programada.

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

REC'D _____
CC _____
MAY 11 2018
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Eduardo Araya

ADDRESS: 7801 S. CAGE CITY: PHARR STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) (956) 702-3111

EMAIL: _____ ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: 180421 For: _____ Against: X

Board/Committee: Planning + Zoning Meeting Date: 5/14/18 5/29/2018

How will or has the proposed action affect you?

The change in zoning will negatively affect
our residential area. Toxic chemicals, petroleum
and other dangerous chemicals do not belong next
to residence. Air noise and diesel fumes is bad
for a community.

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

SIGNATURE

5/10/18
DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

REC'D _____
CC _____
MAY 11 2018
CITY OF PHARR CITY CLERK'S OFFICE PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Edoardo Avila

ADDRESS: 7801 S. Cise. CITY: Pharr STATE: TX

ZIP CODE: 78577 PHONE NO: (A/C) (256) 702-3111

EMAIL: _____ ORGANIZATION (IF ANY): _____

Public Hearing Agenda Item #: 180421 For: _____ Against: X

Board/Committee: Planning & Zoning Meeting Date: 5/14/18 5/29/2018
Center

How will or has the proposed action affect you?

It will create a nuisance to the Boss. community
It will also be a health and safety concern
if tractor trailers are permitted to park in
a residential area with a church and school next
to it.

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

SIGNATURE

5/10/18
DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.

#9

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

REC'D
CC

MAY 11 2018

CITY OF PHARR
CITY CLERK'S OFFICE
PHARR, TEXAS

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PRINTED NAME: Edvinde AvaryADDRESS: 7801 S. Case CITY: Pharr STATE: TXZIP CODE: 78571 PHONE NO: (A/C) (954) 202-3111EMAIL: _____ ORGANIZATION (IF ANY): Valley InterfaithPublic Hearing Agenda Item #: 180421 For: _____ Against: XBoard/Committee: Planning & Zoning Meeting Date: 5/11/18 5/29/18

How will or has the proposed action affect you?

Safety is most important to our Bus. & Residential
community. The change in zoning would be
a danger to both.

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

SIGNATURE

5/11/18
DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations.

CITY OF PHARR REGISTRATION FORM

PUBLIC HEARING

REC'D

CC

MAY 11 2018

CITY OF PHARR
CITY CLERK'S OFFICE
PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: Edwardo AnayaADDRESS: 7801 S. Case CITY: Pharr STATE: TXZIP CODE: 78577 PHONE NO: (A/C) (956) 202-3111EMAIL: _____ ORGANIZATION (IF ANY): Valley Inter AuthPublic Hearing Agenda Item #: COZ# 180421 For: _____ Against: XBoard/Committee: Planning + Zoning Commission Meeting Date: 5/29/2018 At 7:15 PM

How will or has the proposed action affect you?

My business, a law office, is next to this property and
having tractor trailers next to it would affect it directly.
Also it is a health hazard to my employees & myself.
Also it will affect Kelly Elementary and St. Francis Catholic Church
in a negative way. **ACKNOWLEDGMENT**

By signing below, I hereby acknowledge that I have been provided a copy of ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

SIGNATURE

DATE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting in which the public hearing item appears. Once the meeting has started, the City Clerk will no longer accept registrations. Lot

MEMORANDUM

DATE: TUESDAY, MAY 29, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: 1500 HALL ACRES SUBDIVISION
FILE NO. **SUB#170924**

GENERAL INFORMATION:

APPLICANT: Nain Engineering, L.L.C., representing Jorge Kamel, President for 1500 Hall Acres, L.L.C., is requesting preliminary plat approval of the proposed 1500 Hall Acres Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 13.785 acre tract of land out of Lots 5 and 6, Block 8, A.J. McCOLL Subdivision and Lot 113, Dunlyn Estates Phase II, Pharr, Hidalgo County, Texas.

LOCATION: The property is within the 1500 Block of West Hall Acres Road.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) and Townhouses Residential District (R-TH) to the East, General Business District (C) and Townhouses Residential District (R-TH) to the South and High Density Multifamily Residential District (R-4) and Agricultural and/or Open Space District (A-O) to the West. The property is designated for multi-family, commercial and public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed 1500 Hall Acres Subdivision subject to the following conditions:

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

1. The street R.O.W., label dedicated by plat.
2. Provide street lighting layout.
3. Streets shall have 2-inch HMAC.
4. Curb and gutter shall be 24-inch with reinforcement.
5. Submit plan for striping, traffic signs and street lights.

EASEMENTS:

1. All easements shall read "15' Exclusive easement to City of Pharr dedicated by plat" for water and sewer provide.
2. Label all existing easements adjacent to property and show complete easements.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr construction Standards Manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. Plat note # 8, numbers need to match what is in drainage report.
2. How will existing inlet connect to proposed system.
3. Provide hydraulic grade line.
4. Please verify detention volume amount. On the report, the 38,876 CF is crossed out and 40,622 CF is written above.
5. Future runoff coefficient is low. Please increase runoff coefficient to reflect 90 percent cover on residential lots.

OTHER:

1. Provide section view of utility conflicts/crossings.
2. Verify the call out on metes & bounds for HCID 2.
3. On metes and bounds verify the bearings and distances.
4. Label the P.O.C. on metes & bounds and on plat layout and add the bearings.
5. Dunlyn Estates Phase II is part of the property being platted need to show on metes and bounds.
6. Match the Non exclusive easement with metes & bounds.

(acreage)

7. Plat note 11 & 15, combine.
8. Add table showing S.F. for lots.
9. Verify the S.F. for lot 22.
10. Match the distance 40' or 52'.
11. Use full name of the subdivision on metes and bounds and verify wording for Los Laureles Amended.
12. The lot frontage shall be min. 50-ft.



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



Subdivision: 1500 Hall Acres Subdivision Revised Plat

Reviewed By: Jacob Salinas Fire Marshal 7.8 Date: May 15, 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:

☒ Both existing Islands found at the entrance to the property need to be removed. Access road, the minimum road width shall be 20 ft, exclusive of shoulders.

➤ The proposed fire hydrant located for lot 35 needs to be relocated, at the street bend curve for lot 45.

STAFF REVIEW FOR: *1500 HALL ACRES SUBDIVISION*

COMMENTS: **Initials: J.V. / O.D.L. / R. B** **MAY 15, 2018**

WATER:

- Remove line from Lot # 20 & 21 and relocate to lots # 27 & 28
- 15' utility easement exclusive to the City of Pharr will be required
- Line on N.W. corner to be connected to existing 8" W.L. on Dunlyn Acres (W. of lot # 21)
- Proposed line on lots # 21-27 is will not be needed
- Will not need easements to lots # 21 & 22
- Will need easements to lots # 27 & 28
- Will need easements exclusive to the City f Pharr to lots 21 & 22 (Salvia St)
- Follow City of Pharr Construction Standards Manual

SEWER:

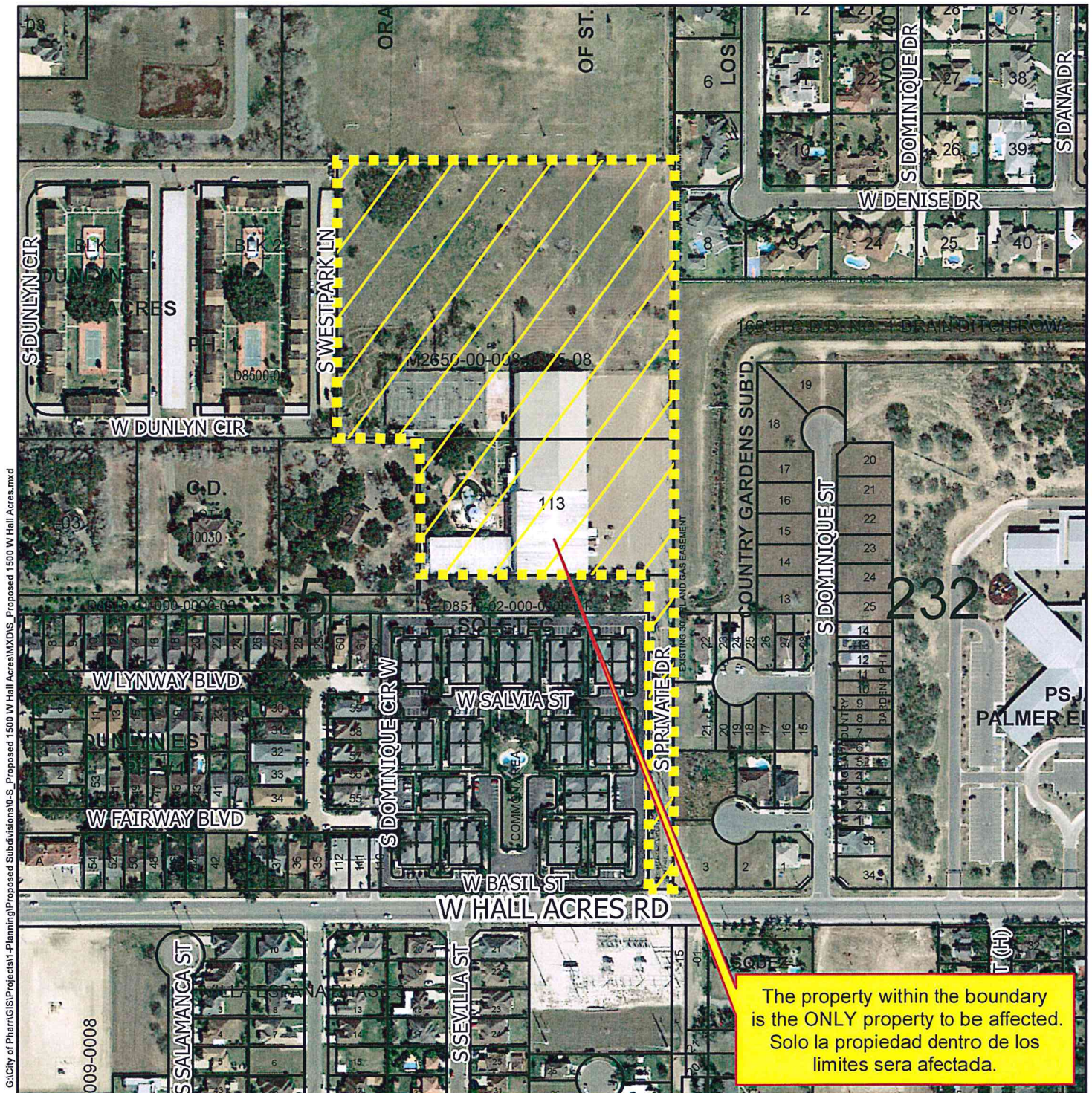
- F.M. will need to end on Lot # 27 / 28
- Sewer gravity line will need to be installed to Hall Acres
- Follow City of Pharr Construction Standards Manual

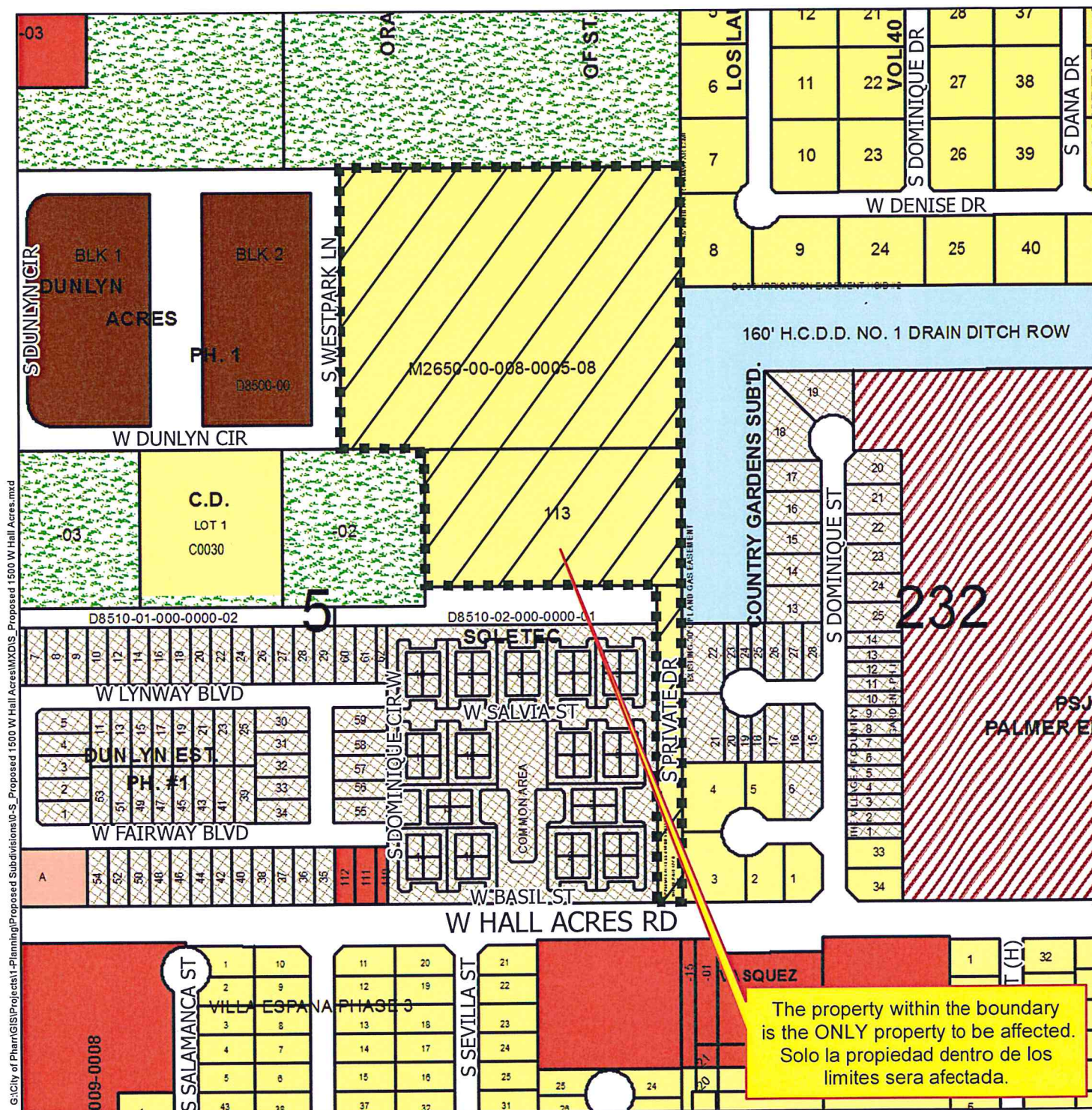
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____





G:\City of Pharr\GIS\Project\1-Planning\Proposed Subdivisions\0-S_Proposed 1500 W Hall Acres\MXD\0-S_Proposed 1500 W Hall Acres.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 | |





MEMORANDUM

DATE: TUESDAY, MAY 29, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RUBIPHARR SUBDIVISION
FILE NO. **SUB#180412**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Victor Perez, Executive Director for Pharr Economic Development Corporation II, is requesting preliminary plat approval of the proposed RubiPharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Re-subdivision of 8.13 acres out of Lots 2 and 3, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 601 West Polk Avenue.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, High Density Multifamily Residential District (R-4) and Agricultural and/or Open Space District (A-O) to the East, Single Family Residential District for Lots less than 50 feet in width (R-1A) to the south and Agricultural and/or Open Space District (A-O) to the West. The property is designated for residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Match proposed curb and gutter to existing curb and gutter. Proposed curb and gutter has to be reinforced.
2. Revise new asphalt meeting existing pavement joint to be stair-step connection.

EASEMENTS:

1. All easements shall read "15' Exclusive easement to City of Pharr" for water or sewer provide.
2. Label all existing easements adjacent to property.
3. On the 30' HCID #2 easement claimed, project engineer to resolve with irrigation district.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr construction Standards Manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. Need to use City of Pharr detention directive.

OTHER:

1. Plat note #5, the easting for benchmark provide correction to: .603.
2. Plat note #1 remove the word partially and need to correct the community panel number.
3. Plat note #10, remove the word retention.
4. Label center line of W. Polk Ave. and add "W" for West Polk Ave.
5. Verify the acreage with the Deed. (7.69 ac.) or 8.13 ac.
6. What's the dimension line for on detail "B" and measurement does not match layout.
7. Need Traffic Impact Analysis.
8. As per HCID#2, 9.9 feet are encroaching into their property project engineer to verify with irrigation district.



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



Subdivision: RUBIPHARR Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal 7/4 Date: May 17, 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:

- ☒ Provide site plan for proposed subdivision.
- ☒ The minimum water lines shall be 8" or greater for all multi-family developments.
- ☒ Hydrant spacing shall be that there will be a fire hydrant at every 300ft in all multi-family developments.
- See comment 10 for any new subdivision with Gated Community Security Systems.

Date: _____

BEING A RESUBDIVISION OF 7.986 ACRES OUT OF
LOTS 2 AND 3, BLOCK D,
KELLY-PHARR SUBDIVISION,
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED CHIEF OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL CITY ORDINANCES, AND THAT THE CITY ENGINEER HAS REVIEWED THE PLAN AND APPROVAL IS REQUIRED.

APPROVED THIS _____ DAY OF _____, 20____.

DAVID WYLLIE, CHIEFMAN PLANNING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL CITY ORDINANCES, AND THAT THE SUBDIVISION ENGINEER HAS REVIEWED THE PLAN AND APPROVAL IS REQUIRED.

THIS PLAT IS HEREBY APPROVED BY THE HIGHLAND COUNTY IRRIGATION DISTRICT #2
ON THIS _____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND, INCLUDING WITHOUT LIMITATION TREES, FENCES AND
BUILDINGS SHALL BE PLACED UPON HIGHLAND COUNTY IRRIGATION DISTRICT #2 RIGHTS
OF WAY OR EASEMENTS.

HEALDO COUNTY DRAINAGE DISTRICT NO.1

_____ DATE _____

RAUL E. SEIBER, P.E., C.F.M.
GENERAL MANAGER

1. PARTIALLY IN FLOOD ZONE DESIGNATION ZONE "B" ZONE "B" IS DEFINED AS 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. COMMUNITY PANEL NUMBER: 490334 0425 C

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 16" ABOVE TOP OF CROWN OF ROAD MEASURED AT FRONT CENTER OF LOT.
3. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS AS PER CITY OF PHARR ORDINANCE

THE REQUIRED STORMWATER REMOVAL FOR THIS SUBMITTAL IS 36% TO 40% C.F. OF STORM SEWER RUNOFF. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 60,000 C.F. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENT.

NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL.

5. BENCH MARK CITY OF PHARR'S BENCH MARK BM #48 LOCATED 205 FEET EAST OF THE S. CAGE BOULEVARD AND POLK AVENUE. EASTING= 16599725.63 NORTHING=1085973.177 ELEVATION= 104.61

7. CONSTRUCTION SHALL COMPLY WITH T.P.D.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
8. A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED ALONG THE EAST SIDE OF N. FLAG STREET AND ON THE SOUTH SIDE OF W. POLK AVENUE AT BUILDING PERMIT.

9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

10. OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.

11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
13. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

METERS AND BOUNDS

SAND RECORDED IN VOLUME 0, PAGE 27, HIDALGO COUNTY MAP RECORDS, WHICH WERE CONVEYED TO CITY OF PHARR BY VIRTUE OF A TAX SALE DEED RECORDED UNDER DOCUMENT NUMBER Z98743, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7.646 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHWEST CORNER OF SAND LOT 2,

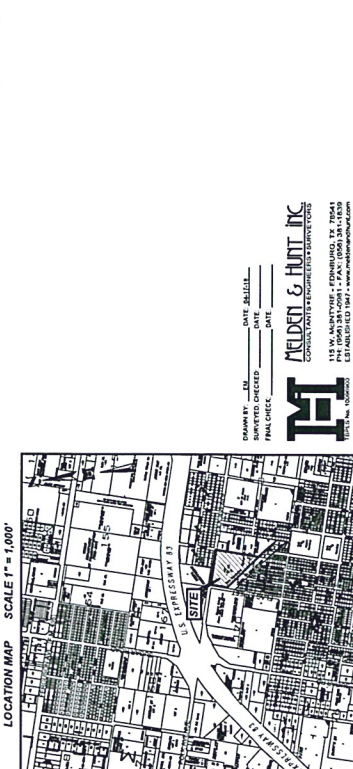
1. THENCE, S 81° 31' 31" E ALONG THE NORTH LINE OF SAID LOT 2 AND WITHIN THE EXISTING RIGHT-OF-WAY OF POUKILLAVILLE, A DISTANCE OF 620.0 FEET TO A NAIL SET NORTHING 16°00'02.191" EASTING, 1094541.631 AT THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS TRACT

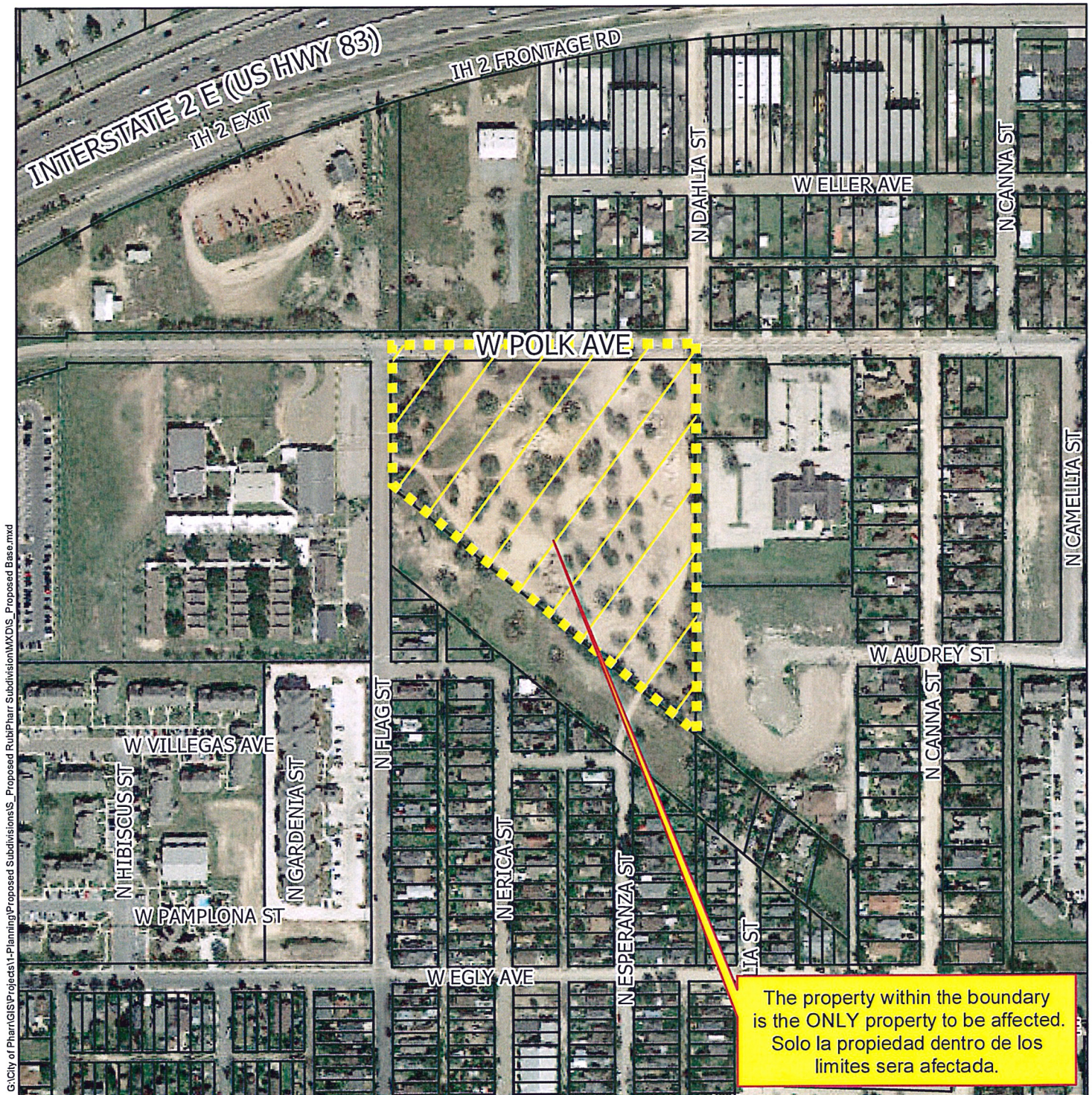
2. THENCE, 5.05' 28" 20" W ALONG THE EAST LINES OF SAID LOTS 2 AND 3, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PALK AVENUE, AT A DISTANCE OF 690.00 FEET PASS THE SOUTH LINE OF SAID LOT 2 ALSO BEING THE NORTH LINE OF SAID LOT 3, CONTAINING A TOTAL DISTANCE OF 819.46 FEET TO A NO. 4 REBAR SET [NORTHING: 115509284.644, EASTING: 1096331.460] FOR THE SOUTHEAST CORNER OF THIS TRACT.

3. THENCE, S 42° 01' 31" W AT A DISTANCE OF 245.66 FEET PASS THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 2, CONTINUING A TOTAL DISTANCE OF 825.47 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

4. THENCE, S 81° 31' 31" E A DISTANCE OF 15.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.

5. THENCE, N 00° 28' 20" E A DISTANCE OF 291.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.696 ACRES GROSS, OF WHICH 0.285 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF PULK AVENUE, LEAVING AN EXISTING LOT OF 7.701 ACRES OF LAND, OF WHICH 0.201 OF ONE ACRE LIES WITHIN THE FUTURE RIGHT-OF-WAY DEDICATED BY THIS PLAT, LEAVING A FUTURE NET OF 7.559 ACRES OF LAND, MORE OR LESS.



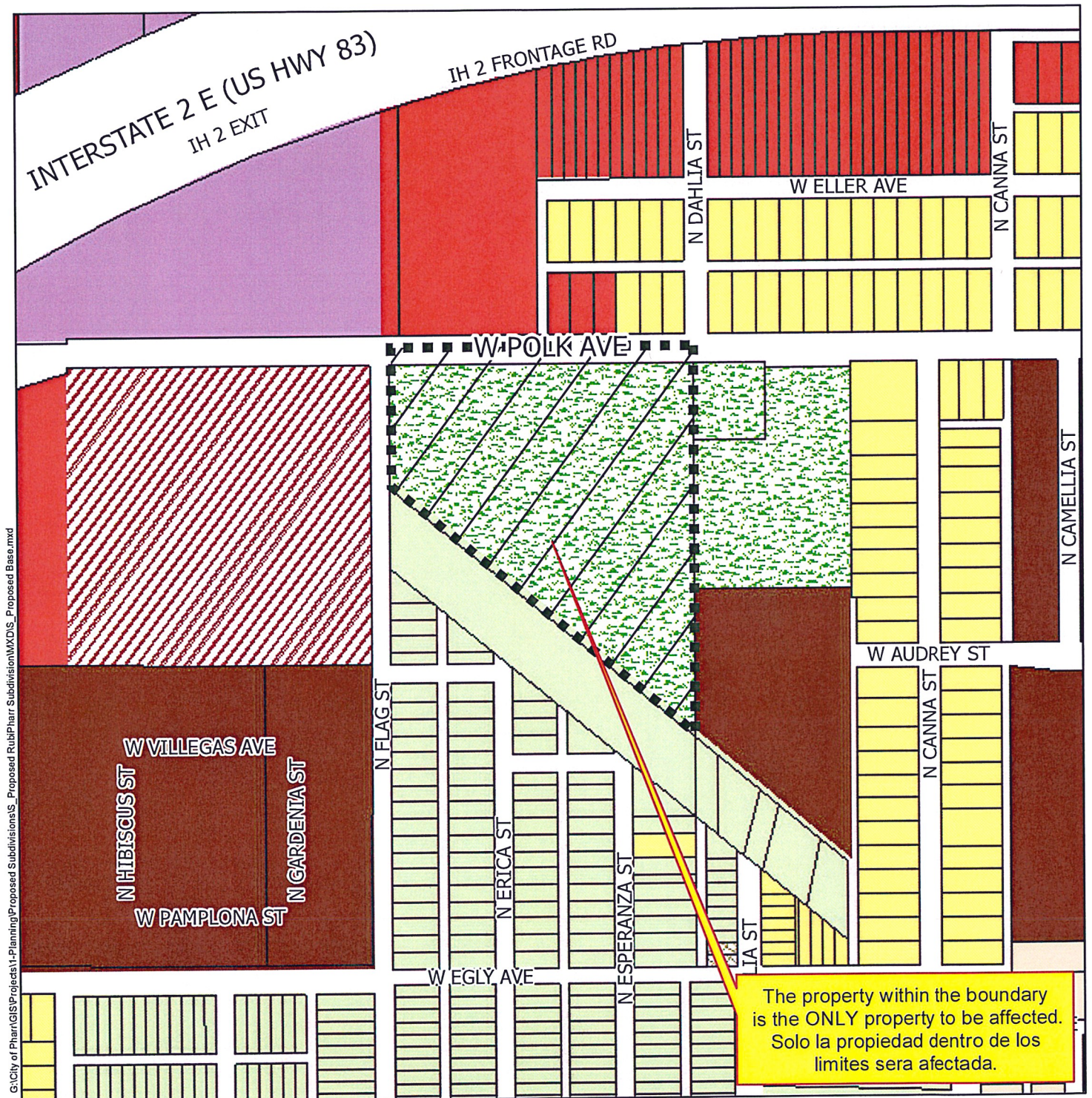


G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Rubipharr Subdivision\MXD\1-Proposed Base.mxd

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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 | |

Scale: 1 inch = 300 feet





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Rubipharr Subdivision\MXDS_Proposed Base.mxd

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City of Pharr, Texas
 Engineering Department
 956.702.5355

