



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 11, 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:

- 1) Minutes of May 29, 2018

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

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

1) Materiales Cantu LLC, owners, has filed with the Planning and Zoning Commission a request for a change of zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I). The subject site is located on the east side of South Cage Boulevard with a 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. **COZ# 180421**

2) Teodoro Silva 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 21, Oaklane Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1019 West Oak Lane. **CUP#180533**

3) Centro Cristiano Nuevo Pacto has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being all of Lots 1, 2 and 3, Block 20, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7505 South Steve Lane. **CUP#180535**

4) Mann Management, LLC has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The subject site is located on the west side of South Veterans Boulevard physically located within the 6000 Block of South Veterans Boulevard. The property consists of one (1) lot legally described as being Lot 304, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. **COZ#180538**

E. PLATS:

1) NAIN Engineering, L.L.C., representing Elign Xavier, owner, is requesting preliminary plat approval of the proposed Las Canteras Plaza Subdivision. The property is legally described as 1.08 acres of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB# 180413**

2) Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting final plat approval of the proposed Cape Subdivision. The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3108 North Sugar Road. **SUB# 161232**

3) Sam Engineering and Surveying, Inc., representing Jacinto Cano and wife, Alice R. Cano, are requesting final plat approval of the proposed Angelica Cano Subdivision. The property is legally described as being a 1 Lot Subdivision out of a 0.35 acre tract of land or portion of Lot 247, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 800 Block of West El Rancho Blanco Road. **SUB# 160409**

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.

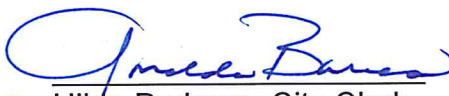
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 8th day of June, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



for 
Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 29, 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: Danny Wylie Tom Greuner
 Charlie Ramirez Rafael Munguia
 Luis Madrigal Romeo Robles
 Andy Castro

ABSENT: None

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

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MAY 14, 2018

Chairman, Danny Wylie 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 unanimously.

ITEM C. PUBLIC COMMENTS

Eduardo Anaya, residing at 7801 S. Cage, stated he was aware of how important Planning and Zoning Commission was in regards to the planning and development of the city. Mr. Anaya further stated he felt it was extremely important that the community present itself and let the Commission know what their community was made up of so they have a better understanding of how the development and growth of our city affects the citizens that are already living in the area. Mr. Anaya stated Las Milpas had eight elementary schools, two middle schools, a high school and two Head Start Programs that include about thirty-five thousand people more or less. Mr. Anaya stated it is a thriving community and they have a central location for the community where people gather and would like the Commission to consider their best interest when making decision regarding their area of the city.

ITEM D. PUBLIC HEARING

- 5) MATERIALES CANTU, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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**

Della Robles, Planner I, advised the item would remain tabled and no action was required.

- 1) MONSTER BURGER LLC, D/B/A BURGERIM, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.053 ACRES MORE OR LESS, OUT OF LOT 2, VAQUERO ADDITION SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1243 SOUTH CAGE BOULEVARD, SUITE 100. CUP#180528**

Della Robles, Planner I, introduced the item and stated the property was currently zoned General Business District (C). The property was currently zoned General Business District (C). The surrounding area was zoned General Business District (C) to the north and south and Single-Family Residential District (R-1) to the east and west. The area was generally designated for commercial use in the Land Use Plan. She further reported eleven (11) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements and advised the item will be presented to the City Commission meeting of June 4, 2018 for final approval.

Chairman, Danny Wylie, 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. Wylie opened the item for discussion and action.

Chairman, Danny Wylie, asked staff if the commission could approve the condition use permit with police chief's approval pending.

Roland Gomez, Assistant Director of Development Services, stated they could approve the conditional use permit and staff would not issue the permit until they received approval from the police department.

There being no further discussion, Rafael Munguia **moved** to approve the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried by majority with six (6) ayes and one (1) abstention to approve the item. Luis Madrigal abstained from voting.

- 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 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 710 ZAVALA AVENUE. CUP#180531**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1). The surrounding area was zoned Single-Family Residential District (R-1) to the north, south, east and west. The area was generally designated for single-family residential use in the Land Use Plan. She further reported forty-five (45) 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 the following listed and advised the item will be presented to the City Commission meeting of June 4, 2018 for final approval.

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

At this time, Charlie Ramirez recommended the item be discussed in executive session. There was no objection.

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

The time being 6:12 p.m., Chairman, Danny Wylie, stated the commission would be entering closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:51 p.m., Chairman, Danny Wylie stated the commission would be resuming the open meeting.

- 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 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 710 ZAVALA AVENUE. CUP#180531**

Della Robles, Planner I, re-introduced the item.

Tom Greuner moved to approve the request for Conditional Use Permit to allow 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). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **NELDA TELLES HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR 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'S PHYSICAL ADDRESS IS 222 EAST SAM
HOUSTON. COZ#180529**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Two-Family Residential District (R-2). The surrounding properties were zoned Single-Family Residential District (R-1) to the north, south, east and west. The property was generally designated for Right of Way use in the Land Use Plan. She further reported twenty-five (25) 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, stated staff recommended denial as a single-family detached dwelling was a permitted use within a Two-Family Residential District (R-2). All evidence suggests that the dwelling was a duplex-type residential development, which was 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. The item will be presented to the City Commission meeting of June 4, 2018 for final approval.

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

Nelda Telles, residing at 6517 North 35th in McAllen, stated the initial reason for wanting the property to be zoned Two Family Residential District (R-2) was for her daughter to live upstairs and have her own place but she moved to Austin so the only person living in the apartment upstairs was her disabled brother.

Tom Greuner asked the applicant if she would be willing to follow Single-Family Residential District (R-1) requirements and be in compliance with the Code Department and if so how long would it take to fulfill all requirements.

Nelda Telles stated she was willing to fulfill all requirements set by Development Services staff.

Tom Greuner, stated that he was not a city inspector and if there would be a process to change the inside of the current structure form a duplex to a single family home.

Luis Madrigal stated he would like to deny the request until all Single Family Residential District (R-1) requirements are met and the applicant could reapply when all requirements were met.

There being no further discussion Luis Madrigal moved to **deny** the request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). Tom Greuner seconded the motion and when put to a vote, it carried unanimously.

- 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**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties were 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 was generally designated for single-family residential use in the Land Use Plan. She further reported fifty (50) 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 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. The item will be presented to the City Commission meeting of June 4, 2018 for final approval.

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

There being no further discussion Tom Greuner **moved** to approve the request to re-zone to Medium-Density Multi-Family District (R-3). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM H. PLAT APPROVAL

- 1) NAIN ENGINEERING, LLC., 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 LOT 113, DUNLYN ESTATES PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE**

**PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF WEST HALL
ACRES ROAD. SUB# 170924**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Single-Family Residential District (R-1). The adjacent zones were 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 was designated for multi-family, commercial and public/semi public use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed 1500 Hall Acres Subdivision subject to the following conditions.

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

There being no discussion, Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed 1500 Hall Acres Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried majority with six (6) ayes and one (1) abstention to approve the item. Rafael Munguia abstained from voting.

- 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
IS LOCATED WITHIN THE 601 WEST POLK AVENUE. SUB# 180412**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones were 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed RubiPharr Subdivision subject to the conditions.

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

There being no further discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed RubiPharr Subdivision. Rafael Munguia 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, Rafael Munguia **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:12 p.m.

Chairman, Danny Wylie

ATTEST:

Tom Greuner, Secretary

APPROVED:_____



☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JUNE 11, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

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 physically address of 7803 South Cage Boulevard. The property consists of one (1) tract of land legally described as being all of Lot 1, Materiales Cantu Subdivision, Pharr, Hidalgo County, Texas.

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 nine (9) individuals signed up to speak at the public hearing that are within the affected area.

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 18, 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

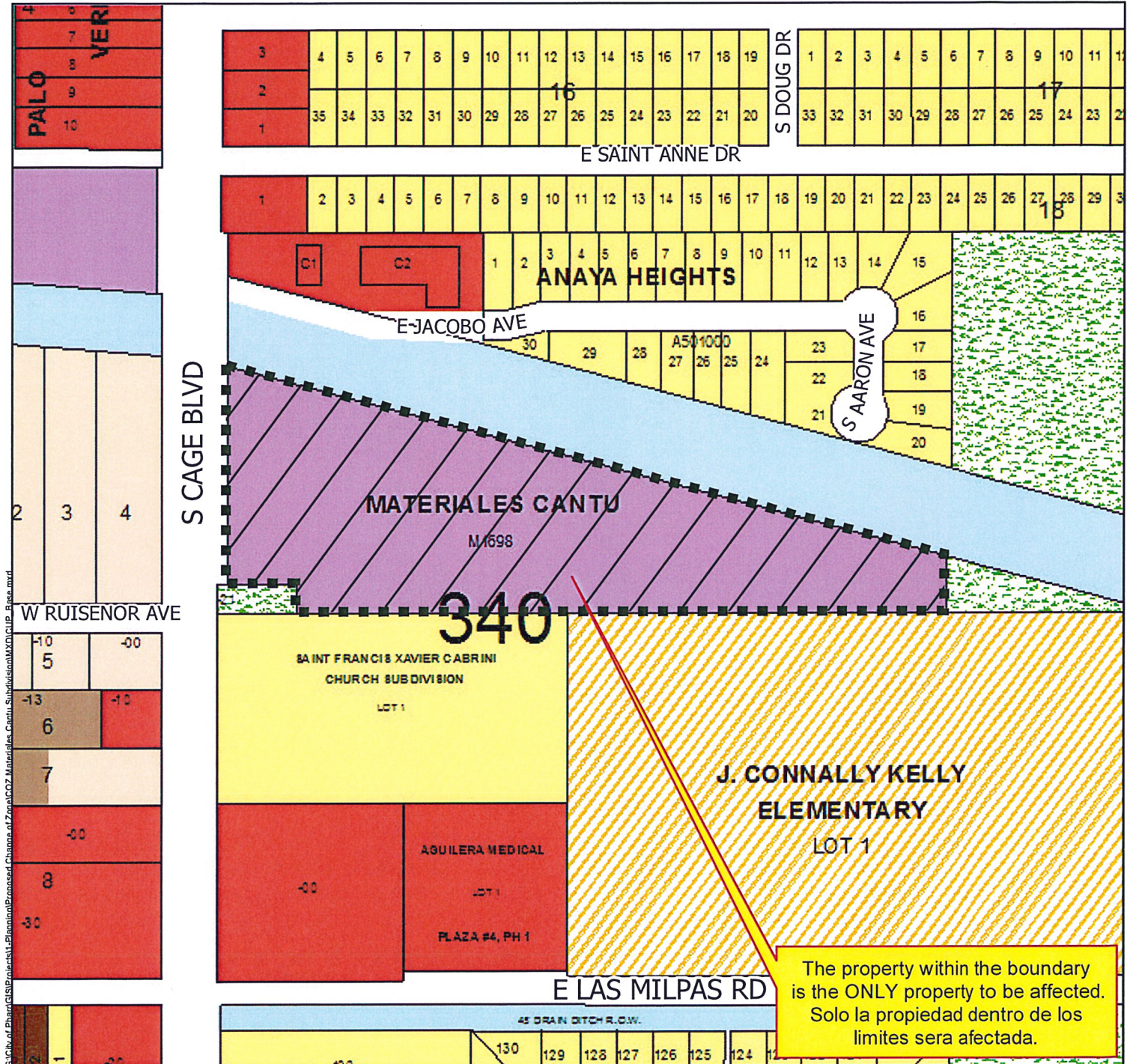
The property meets area requirements, has adequate ingress and egress but is not compatible with the surrounding properties.

Della Robles, Planner I

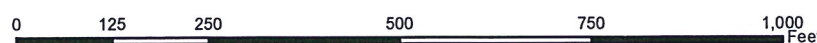
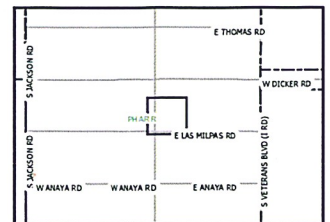
PREPARED BY

May 9, 2018

DATE



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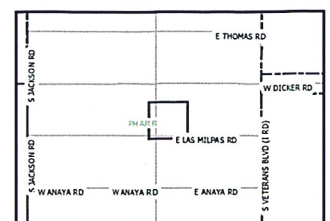




The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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

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50.0' ROW

60' Entrance

C-1

459.23'

Building

190' 50.1'

Limited Industrial

40' ROW
GREEN AREA

1365.14'

LI

Truck Shop 90'
170'

GREEN AREA

1130.00'

9.94 AC Grass
2.64 AC in HCDD U.I.
0.52 AC in ROW ROW
6.78 AC Net.

7803 South Gate
1st 4 Industrial Park

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.

50.00' R.O.W.

S 66° 48' 17" E

31.71'

90.49'

SET 1/2" x 24" IRON ROD

355.55'

ZONE "AH"

9.94 AC. GROSS
2.64 AC. IN H.C.D.D. No. 1
0.52 AC. IN ROAD R.O.W.
6.78 AC. NET

U.S. HIGHWAY 281

N 08° 25' E 710.00'

N 81° 35' W 190.00'

SET 1/2" x 24" IRON ROD

N 08° 25' E 50.00'

N 81° 35' W

SET 1/2" x 24" IRON RODS

THE ROGELITO ROJAS TRACT: 0.16 OF AN ACRE OUT OF THE NORTH 20.00 ACRES OF LOT 340, KELLY-PHARR SUBDIVISION, ACCORDING TO DEED RECORDED IN VOLUME 2202, PAGES 146-149, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ROMAN CATHOLIC DIOCESE TRACT: 5.00 ACRES OUT OF THE SOUTH HALF OF LOT 340, KELLY-PHARR SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1502, PAGE 101, DEED RECORDS, HIDALGO COUNTY, TEXAS.

U.S. COR.
LOT 340

LAS MILPAS ROAD

THE ROGELIO ROJAS TRACT: 0.16 OF AN ACRE
OUT OF THE NORTH 20.00 ACRES OF LOT 340,
KELLY-PHARR SUBDIVISION, ACCORDING TO
DEED RECORDED IN VOLUME 2202, PAGES 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. 1 - 49 PAGE 11

QUINTANILLA, HEADLE
CONSULTING ENGINEER
124 E. STUBBS ST., EDINBURG

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. 480 334 0500 B EFFECTIVE DATE: 1-2-81

EFFECTIVE DATE: 1-2-81

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

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

AXA 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 A PHYSICAL SURVEY DONE ON THE GROUND UNDER MY PERSONAL SUPERVISION.

Jack A. Headley
JACK A. HEADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4384
JACK A. HEADLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4384





MEMORANDUM

DATE: MONDAY, JUNE 11, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) FILE NO. CUP#180533
--

GENERAL INFORMATION:

APPLICANT: Teodoro Silva 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 21, Oaklane Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1019 West Oak Lane.

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

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

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

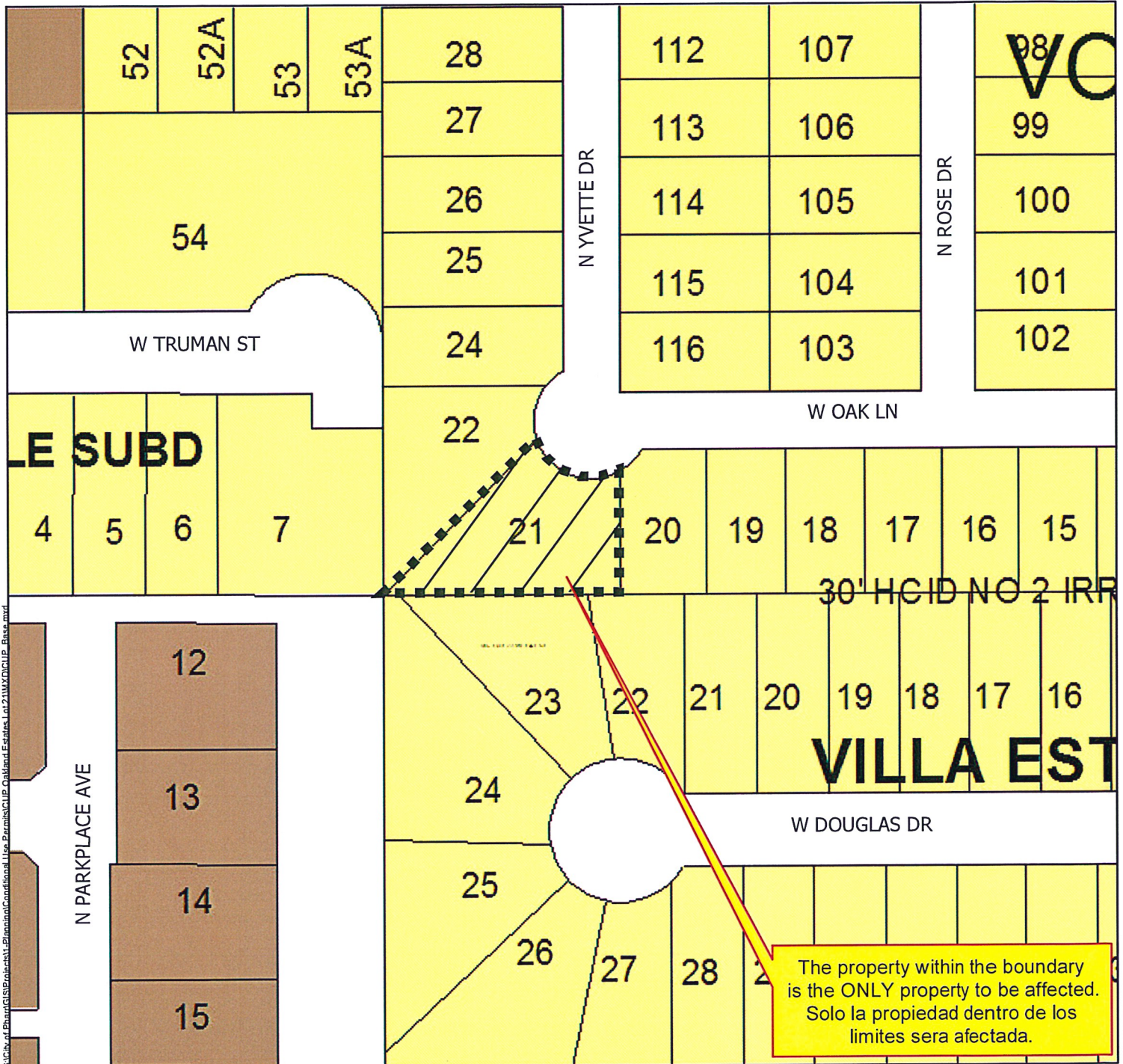
Fifty-two (52) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval of 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.

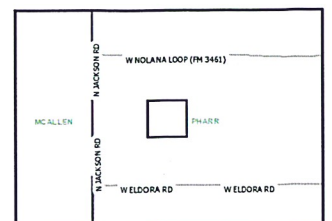
NOTE: This item will go before the City Commission Meeting of **June 18, 2018 at 4:00 p.m.**

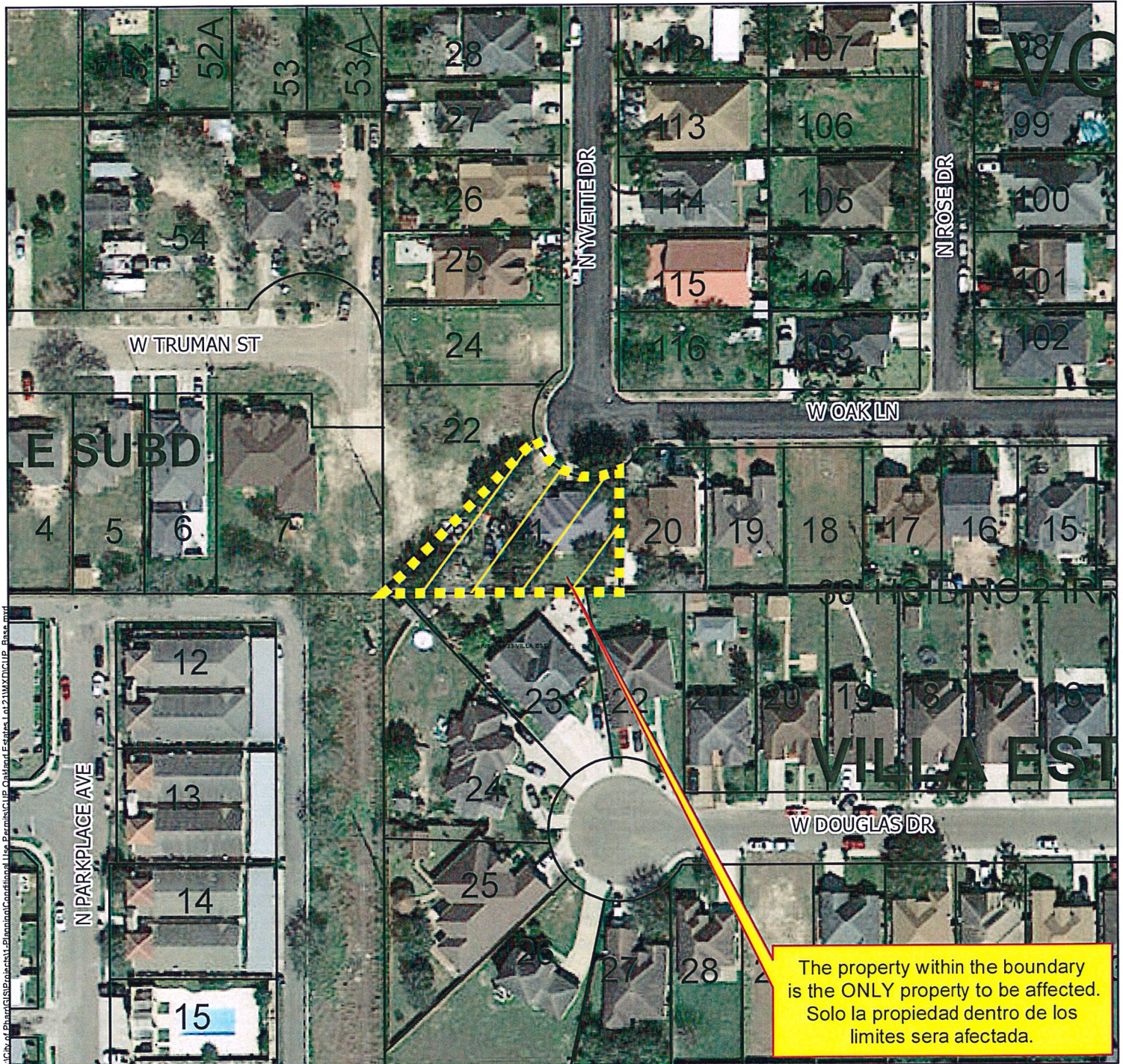


- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

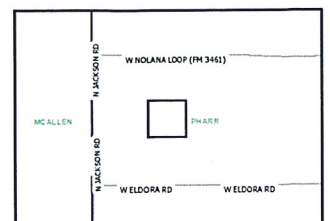
- Valley View ISD
 Planned Unit Development

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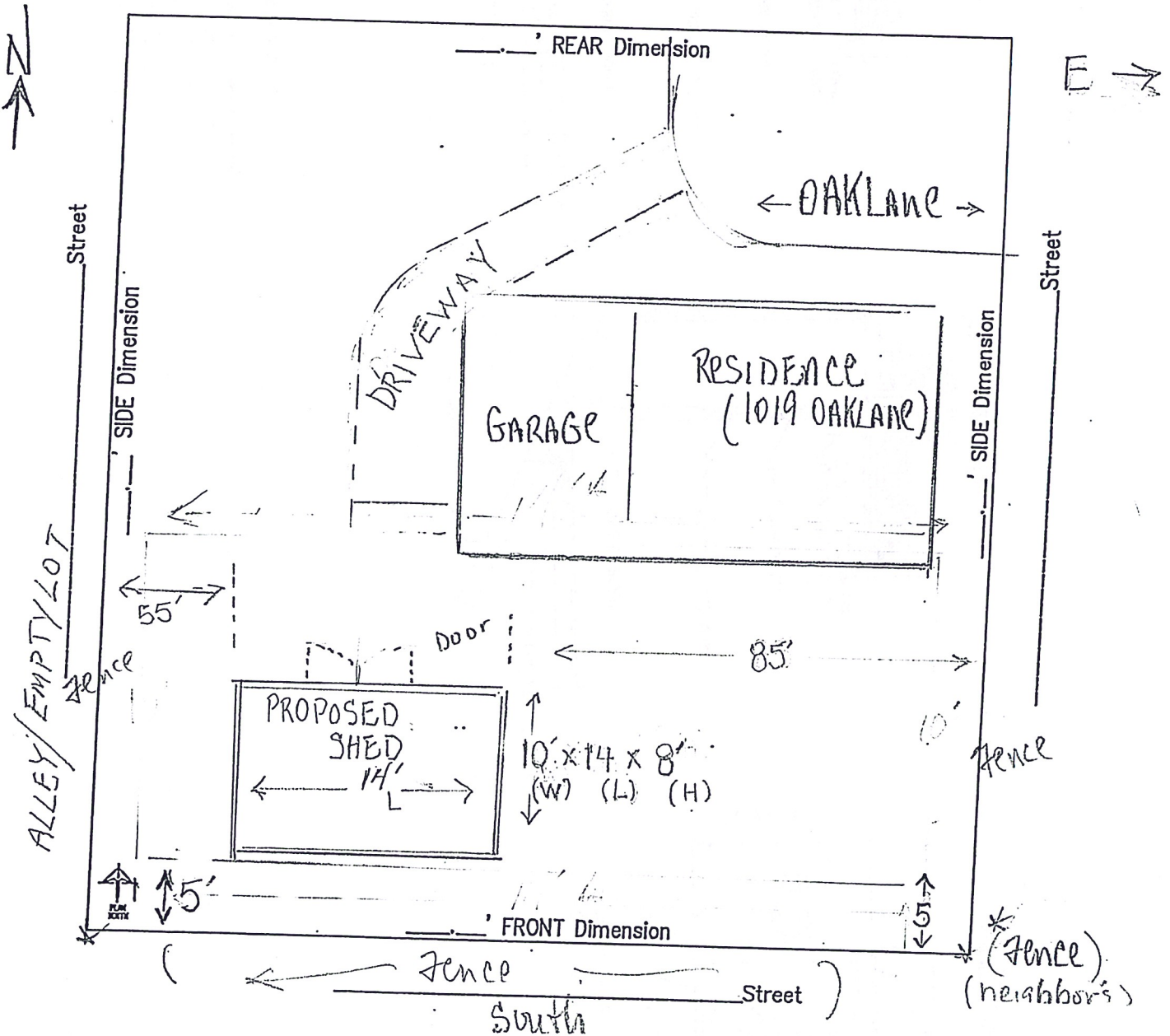


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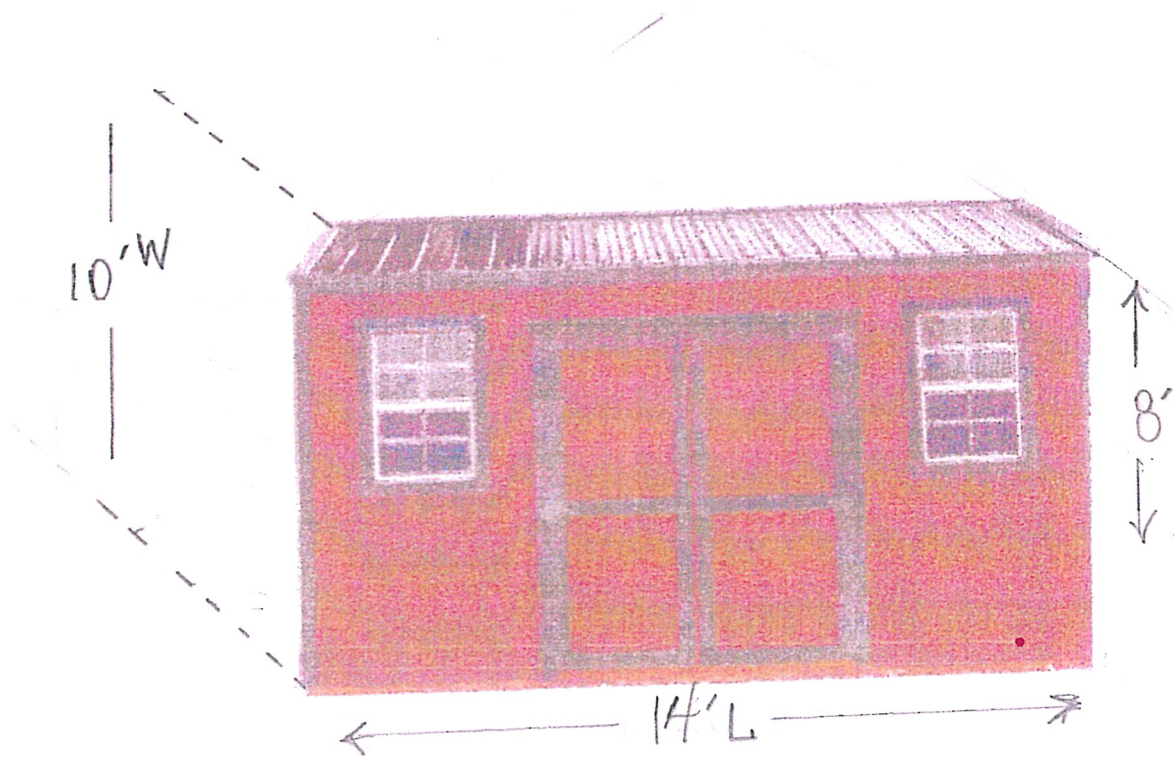


SITEPLAN

Address: 1019 OAKLANE
 Subdivision: OAKLANE ESTATES
 Phase: _____ Block# _____ Lot# 21



COMMENTS: _____



EXAMPLE/ (planned/utility/SHED)

1019 DAKLANE





MEMORANDUM

DATE: MONDAY, JUNE 11, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT - CHURCH FILE NO. CUP#180535 (CENTRO CRISTIANO NUEVO PACTO)
--

GENERAL INFORMATION:

APPLICANT: Centro Cristiano Nuevo Pacto has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 1, 2 and 3, Block 20, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7505 South Steve Lane.

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 and public/semipublic use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Fifty-four (54) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

FIRE DEPARTMENT: Inspection pending for the Conditional Use Permit

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit

PLANNING DIVISION:

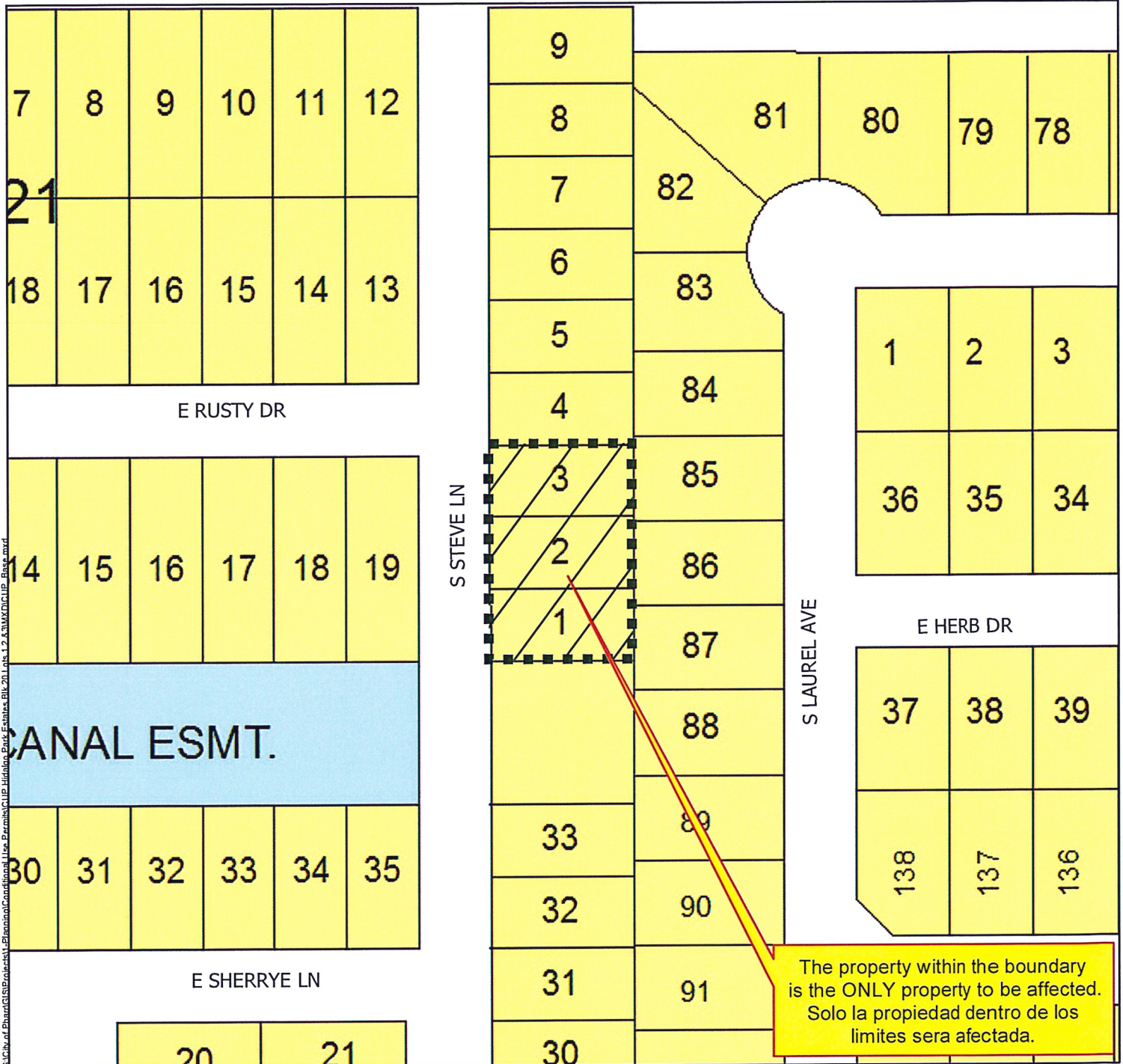
Recommends approval of
the Conditional Use Permit

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

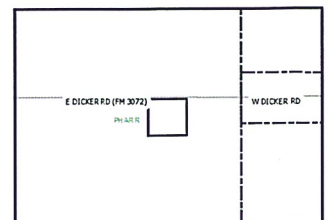
Development Services is recommending approval the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). subject to the following conditions:

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

NOTE: This item will go before the City Commission Meeting of **June 18, 2018 at 4:00 p.m.**



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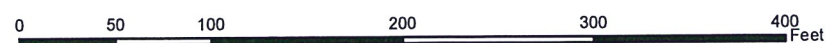
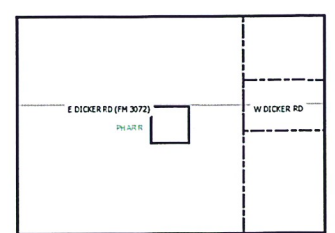




The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

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STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 11, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#180538
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: May 17, 2018

1. **Applicant:** Garrett Mann Management, LLC, owners.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).

3. **Nature / Intent of Request:** In order to develop and construct cold storage facilities for industrial use.

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: MONDAY, JUNE 11, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being Lot 304, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6000 Block of South Veterans 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:

Mann Management, LLC has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The subject site is located on the west side of South Veterans Boulevard physically located within the 6000 Block of South Veterans Boulevard. The property consists of one (1) lot legally described as being Lot 304, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Veterans Boulevard, a 100' minor arterial which runs north and south with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and west and the Pharr city limits lie to the east. The property is generally designated for commercial, multi-family residential and Right of Way use in the Land Use Plan.

There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to Limited Industrial District (L-I) in order to develop and construct cold storage facilities for industrial use.

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.

Fourteen (14) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

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

NOTE: This item will go before the City Commission Meeting of **Monday, June 18, 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Garrett Mann Management, LLC, owners.

APPLICANT

6000 Block of South Veterans Boulevard

ADDRESS

Agricultural and/or Open Space District

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	
Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	N/A	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

Approval

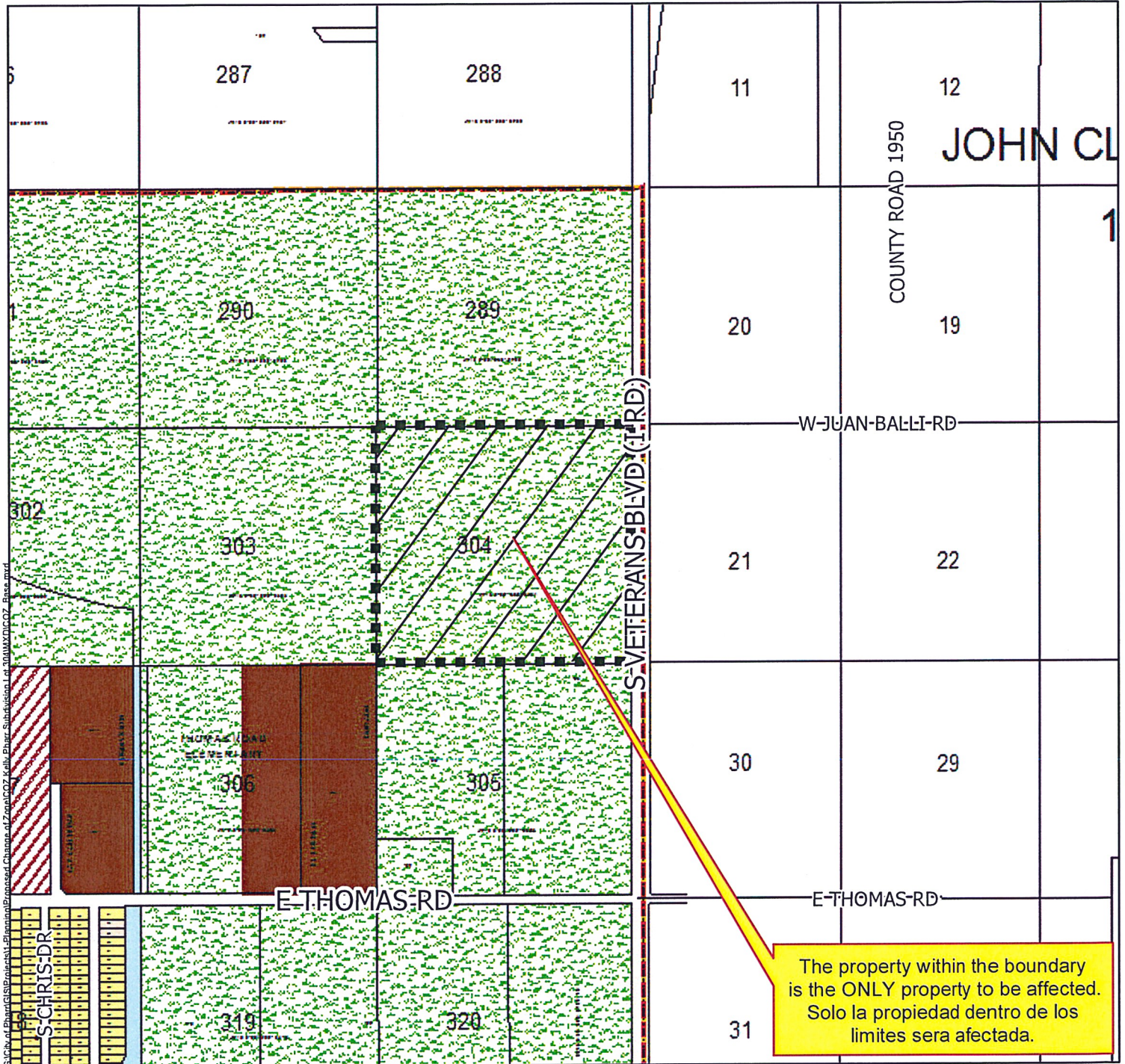
The property meets area requirements, has adequate ingress and egress.

Della Robles, Planner I

PREPARED BY

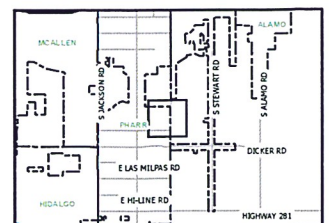
June 5, 2018

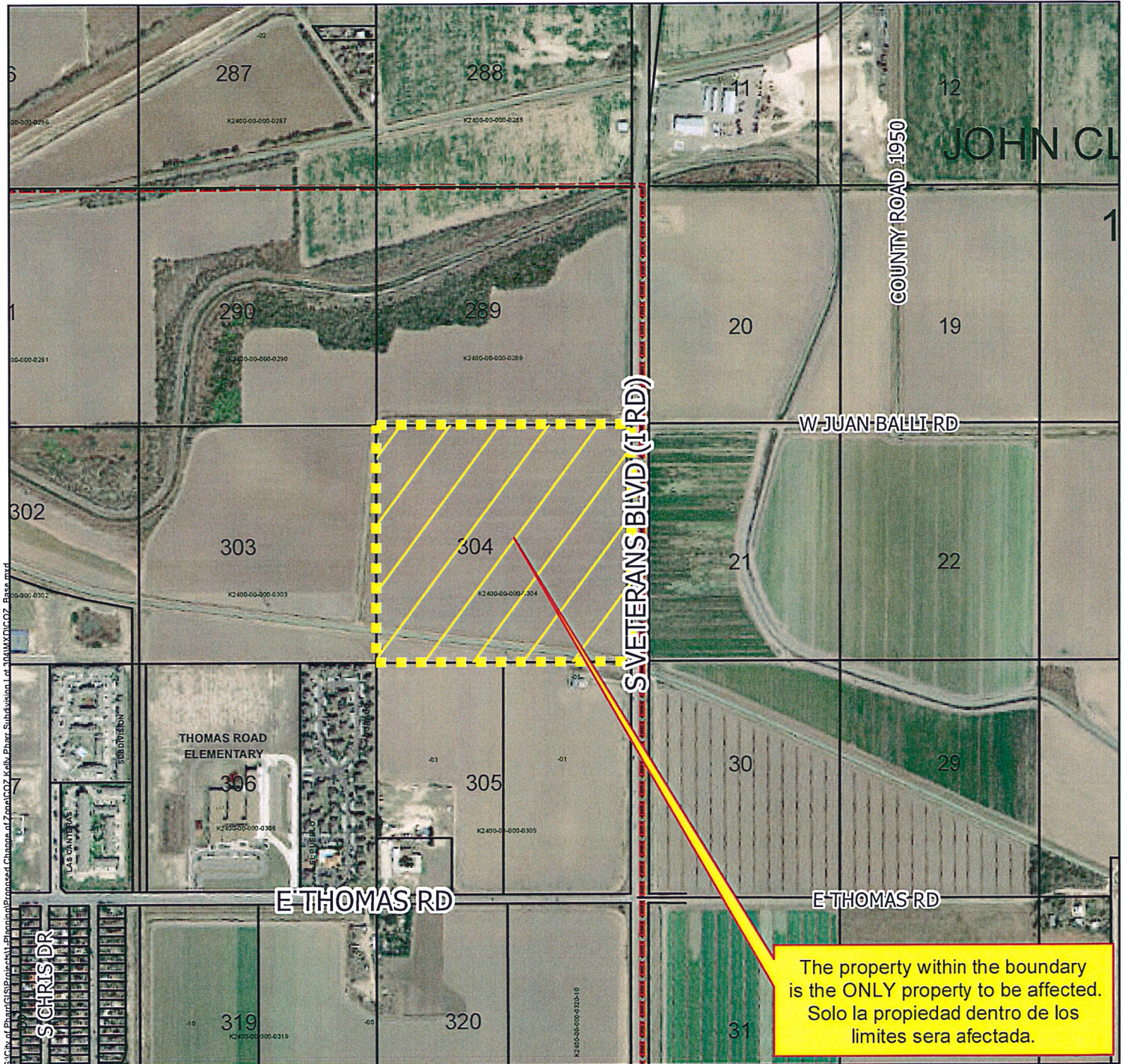
DATE



- | | | | |
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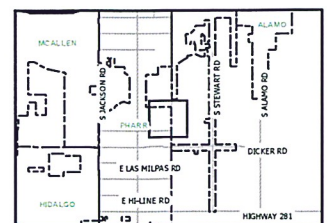
- Agricultural Open Space
- Single Family
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- Mobile Home

- 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

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PARCEL MAP







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 11, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LAS CANTERAS PLAZA SUBDIVISION FILE NO. SUB#180413
--

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Elign Xavier, owner, is requesting preliminary plat approval of the proposed Las Canteras Plaza Subdivision.

LEGAL DESCRIPTION: The property is legally described as 1.08 acres of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the City of Pharr's City Limits to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

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

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

1. Provide street lighting layout.

EASEMENTS:

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

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Expose W.L. for proper thrust blocking and plastic wrap.
2. Re-test all water line in the area.
3. Need to relocate water service to new waterline.
4. Field verify waterline size on Sharm Commercial Park Phase II.
5. Follow City of Pharr construction standards manual.

SEWER:

1. Will need to field verify sewer connections in the area.
2. All sewer 90 degree bends will need a manhole.
3. Sewer service to remain private.
4. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Follow directive for detention.

OTHER:

1. On metes and bounds verify call out "centerline of N. Jackson Rd".
2. Verify the last paragraph on metes and bounds for distance to found or set rod.
3. Update location map.
4. Verify the building setbacks, if following city's setbacks just add as per City of Pharr setback Ordinance.
5. Need to revise plat.
6. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
7. Remove plat note #8.
8. Revise plat note #10, to say "Wheelchair ramps and landings".

9. Revise plat note #17, use City of Pharr standard drainage directive.
10. Add "N" to Sugar Rd. for North.
11. Add plat note "Owner to maintain R.O.W. and perimeter of entire subdivision".
12. Mylar plat shall be re-routed for new signatures.



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



Subdivision: Las Canteras Plaza (Staff Review)

Reviewed By: Felipe Pedraza Asst. Fire Marshal  Date: May 29, 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:

- ☒ Add note to read as follow (All fire protection shall be installed by a license fire protection company).
- ☒ Add additional note to read as followed, "Additional fire protection may be required during the plan review phase in order to provide any additional fire protection requirement."
- ☒ Fire hydrant shall have a 3 foot radius clearance from any type of object and a 15 foot clearance to each side of fire hydrant from trees and high growing decoration plants or shrubs that may cover fire hydrants.

Subdivision: Las Canteras Plaza (Staff Review)

Reviewed By: Felipe Pedraza Asst. Fire Marshal  Date: May 29, 2018

CONTINUE

- ☒ Need to inspect the thrust blocks.
- ☒ Need to verify all water line sizes that are pointed out on the plan submittal.
- ☒ Need to provide water line details for the existing 8 inch and 12 inch line. Need to show the details connection for the 8 inch to 12 inch connections and also details for the stub out on the north and south side of the 12 inch line.
- ☒ Need details for the new water service that is to be attach to the 12 inch line.
- ☒ Need to update the location map.

LAS CANTERAS PLAZA

A 108 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 5, A.J. McCOIL SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 21, PAGE 58, SHERIFF RECORDS, HENKOS COUNTY, TEXAS, AND ACCORDING TO SHERIFF RECORDS, HENKOS COUNTY, TEXAS, AND ACCORDING TO SHERIFF RECORDS, HENKOS COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THE CITY OF PHOENIX, TEXAS, HAS RECEIVED FROM THE HENKOS COUNTY SHERIFF'S OFFICE A COPY OF THE MAP RECORDED IN VOLUME 21, PAGE 58, SHERIFF RECORDS, HENKOS COUNTY, TEXAS, AND ACCORDING TO SHERIFF RECORDS, HENKOS COUNTY, TEXAS, AND ACCORDING TO SHERIFF RECORDS, HENKOS COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF HENKOS

I, the undersigned, being the duly qualified and sworn official of the County of HenkOS, Texas, do hereby certify that the within and foregoing is a true and correct copy of the map as the same appears on the records of the County of HenkOS, Texas, and that the same is a true and correct copy of the map as the same appears on the records of the County of HenkOS, Texas.

WITNESSED my hand and the seal of the County of HenkOS, Texas, this 1st day of May, 1933.

COUNTY CLERK

NOTED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HENKOS COUNTY, TEXAS, THIS 1st DAY OF MAY, 1933.

COUNTY CLERK

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COUNTY OF HENKOS

I, the undersigned, being the duly qualified and sworn official of the County of HenkOS, Texas, do hereby certify that the within and foregoing is a true and correct copy of the map as the same appears on the records of the County of HenkOS, Texas, and that the same is a true and correct copy of the map as the same appears on the records of the County of HenkOS, Texas.

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COUNTY CLERK

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COUNTY CLERK

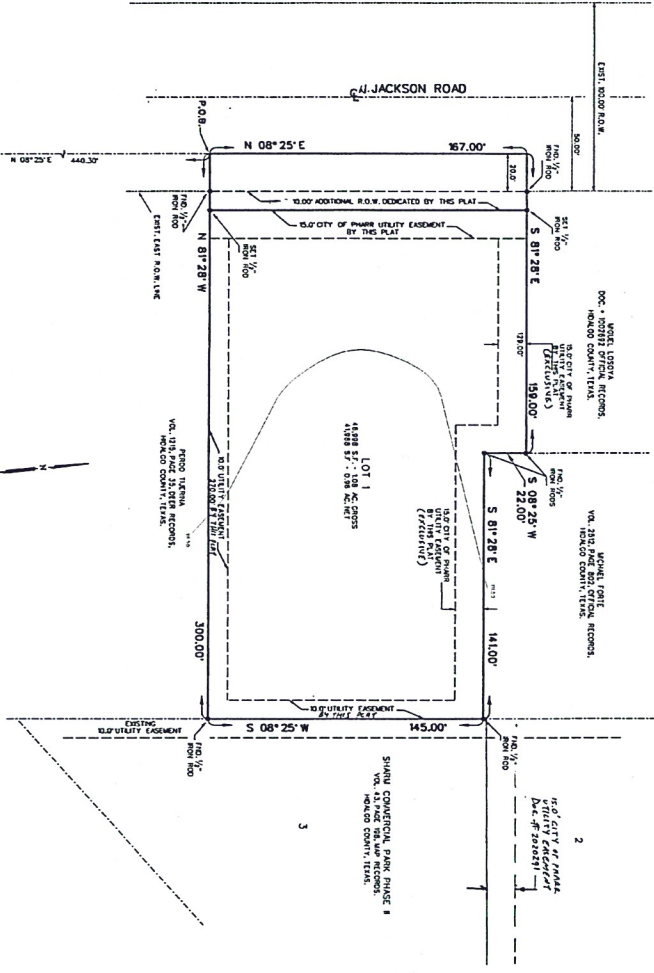
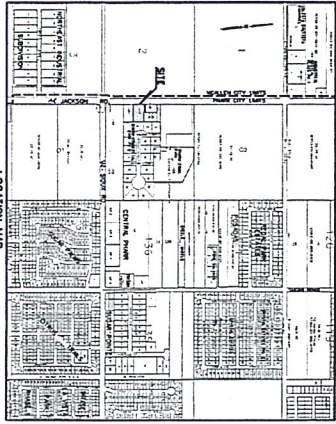
MAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

FILED FOR RECORD IN
HENKOS COUNTY, TEXAS

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HENKOS COUNTY, TEXAS.

BY _____ DEPUTY

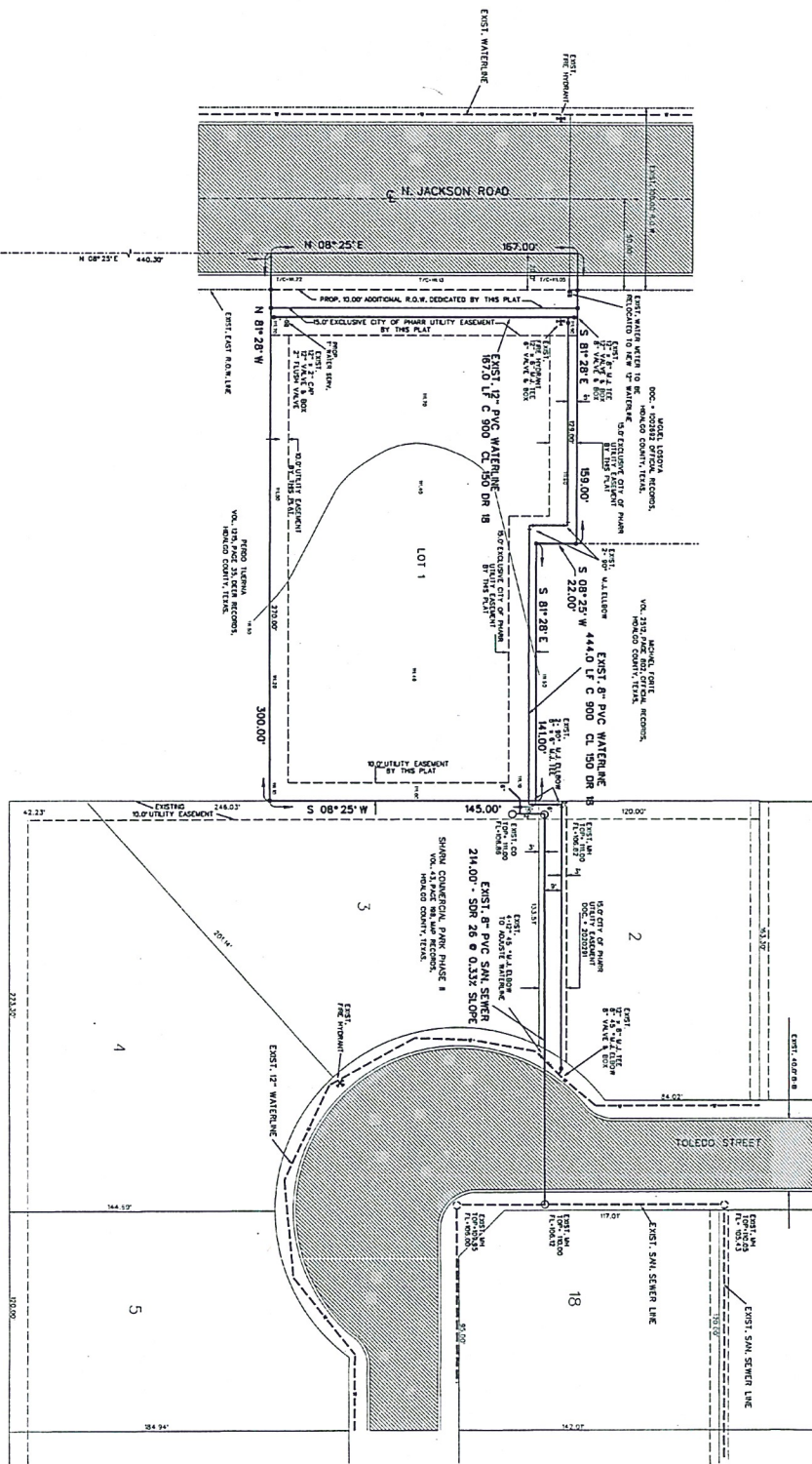


CU SIOUX ROAD

SECTION 17 - 10'

SECTION 17 - 10'

Scale 1" = 30'



GENERAL NOTES

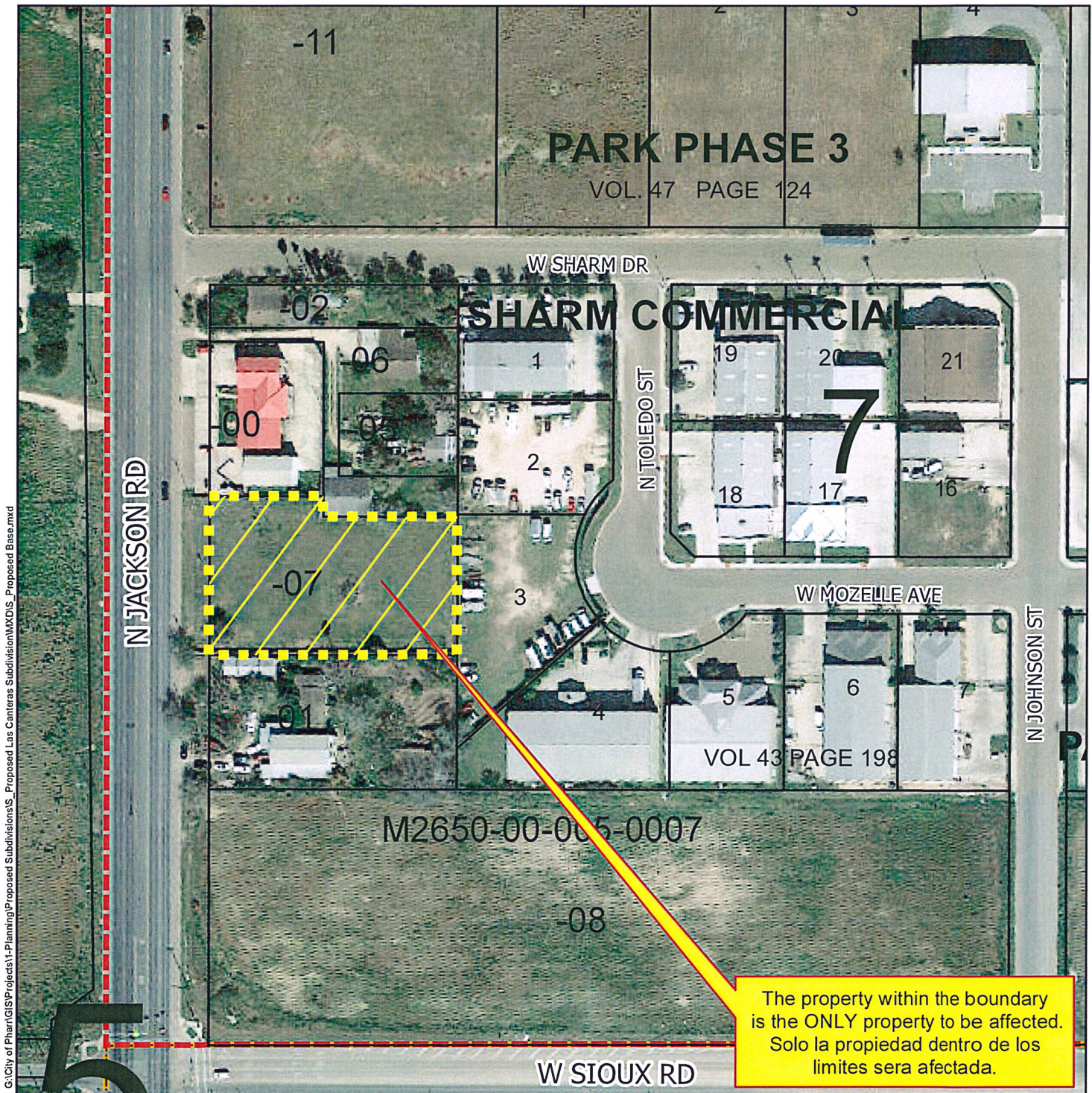
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX, ARIZONA, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX, ARIZONA, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX, ARIZONA, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.



NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET
 DONNA, TEXAS, 78537
 PHONE NO. 7-9050
 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

**UTILITY LAYOUT
 &
 TOPOGRAPHY**

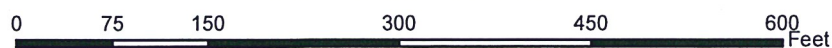
**LAS CANTERAS
 PLAZA**



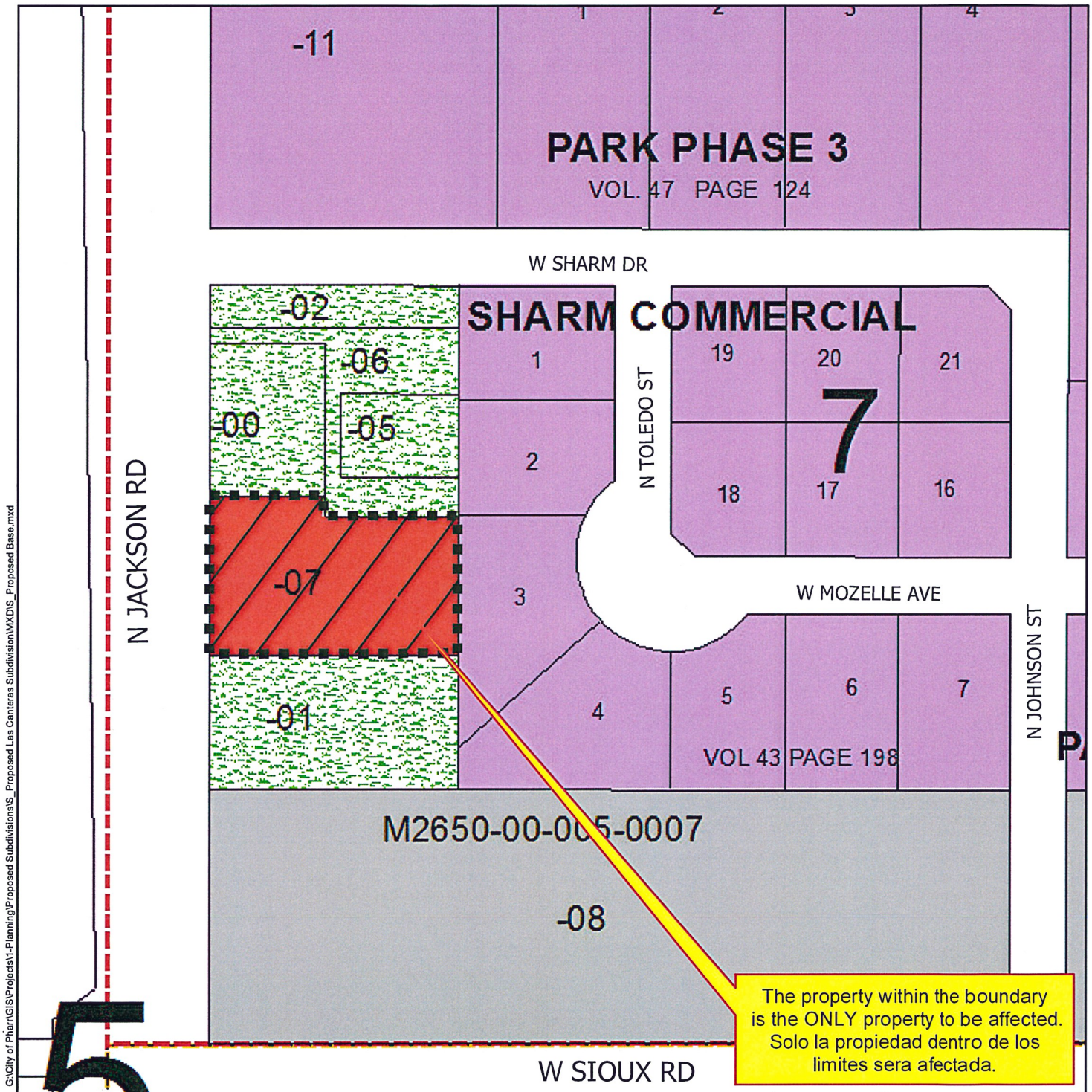
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Las Canteras Subdivision\MXDS_Proposed Base.mxd

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

Scale: 1 inch = 150 feet



Date: 6/7/2018



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

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

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet



Date: 6/7/2018



MEMORANDUM

DATE: MONDAY, JUNE 11, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CAPE SUBDIVISION FILE NO. SUB#161232
--

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Novus Polaris, Inc., Fernando Calderon, President, is requesting final plat approval of the proposed Cape Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.45 acre tract of land out of Lot 135, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3108 North Sugar Road.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zonings are Single-Family Residential District (R-1) to the north, General Business District (C) to the west, Residential Mobile Home District (R-MH) to the east and Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to the south. The property is designated industrial use in the Land Use Plan.

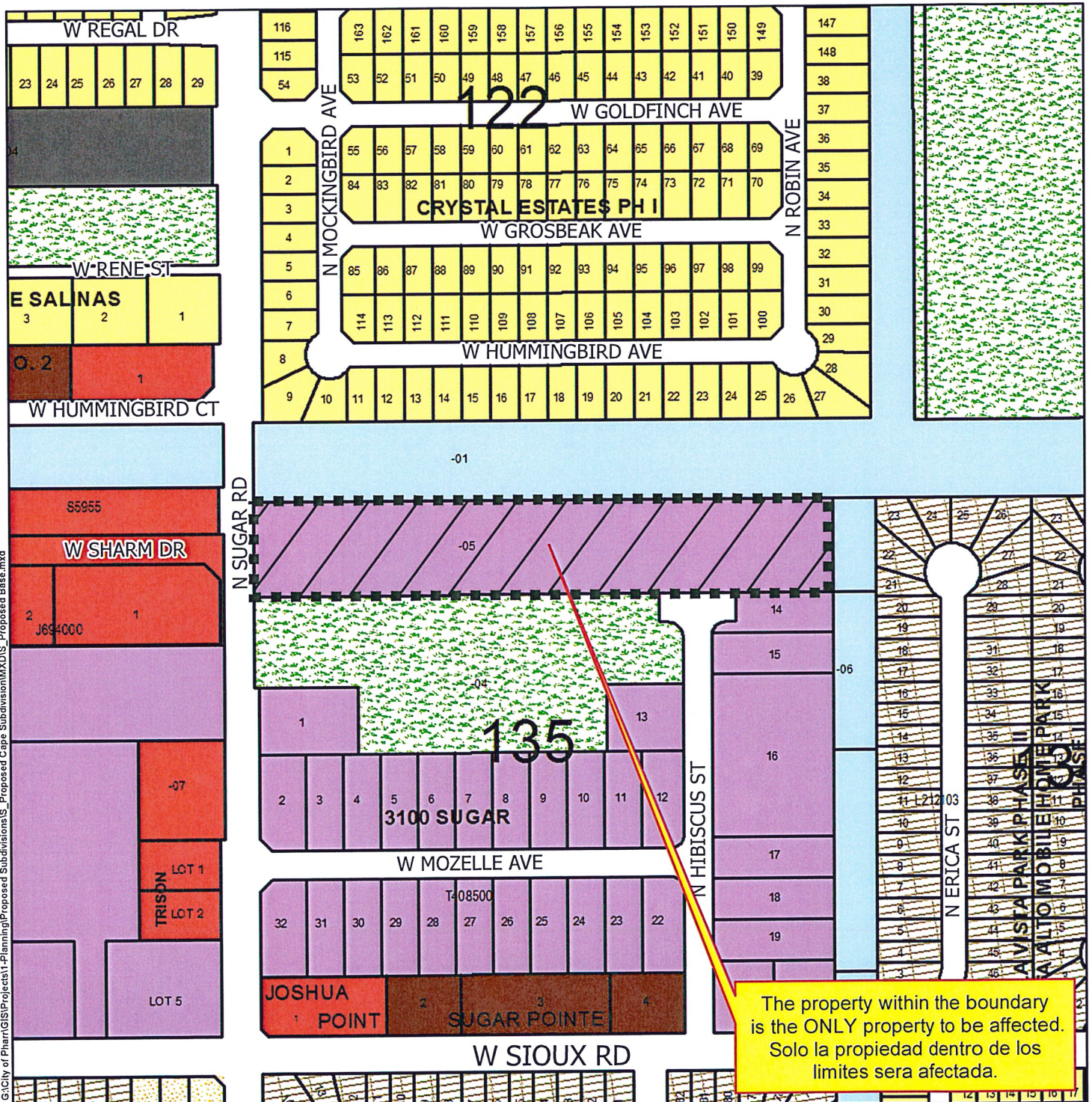
PROPERTY PROPOSED USE: Warehouse for construction material for business.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:	1) In compliance.
EASEMENTS:	1) In compliance.
SIDEWALK: ADA:	1) In Compliance.
FIRE PROTECTION:	1) In compliance.
WATER:	1) In compliance.
SEWER:	1) In compliance.
DRAINAGE:	1) In compliance.
OTHER:	1) In compliance.

This item will go before the City Commission meeting on June 18, 2018 at 4:00 p.m.





METES AND BOUNDS



APPROVED THIS THE ____ DAY OF _____ 20__

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

CITY CLERK

ATTEST: _____

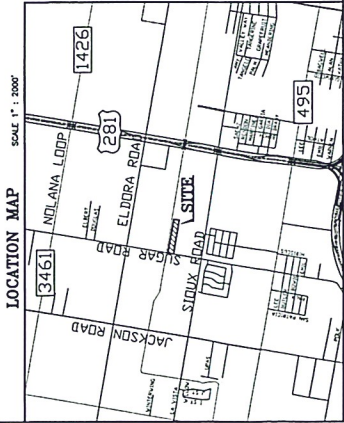


BY: _____
DEPUTY _____

PLANNED / CANCEL / POSTPONE / CANCEL SUBSCRIPTION			
DATE REQUESTED	REQUESTED BY	ORDERED BY	APPROVED BY
NOV 15-2014	ALICE JAMESON	J.A.	A.A.
LAST REQUESTED	REQUESTED BY	ORDERED BY	APPROVED BY

DATE OF PREPARATION: NOVEMBER 15, 2016

SURVEYING REGISTRATION NUMBER 100411-00





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 11, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANGELICA CANO SUBDIVISION FILE NO. SUB#160409

GENERAL INFORMATION:

APPLICANT: Sam Engineering and Surveying, Inc., representing Jacinto Cano and wife, Alice R. Cano, are requesting final plat approval of the proposed Angelica Cano Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1 Lot Subdivision out of a 0.35 acre tract of land or portion of Lot 247, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 800 Block of West El Rancho Blanco Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the North and West, Single-Family Residential District (R-1) and High Density Multi-Family District (R-4) to the East and City of Pharr Limits to the South. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential home.

VARIANCES: None requested.

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

STREETS, PAVING
AND R.O.W.:

1) In compliance.

EASEMENTS:

1) In compliance.

SIDEWALK:
ADA:

1) In compliance.

FIRE PROTECTION:

1) In compliance.

WATER:

1) In compliance.

SEWER:

1) In compliance.

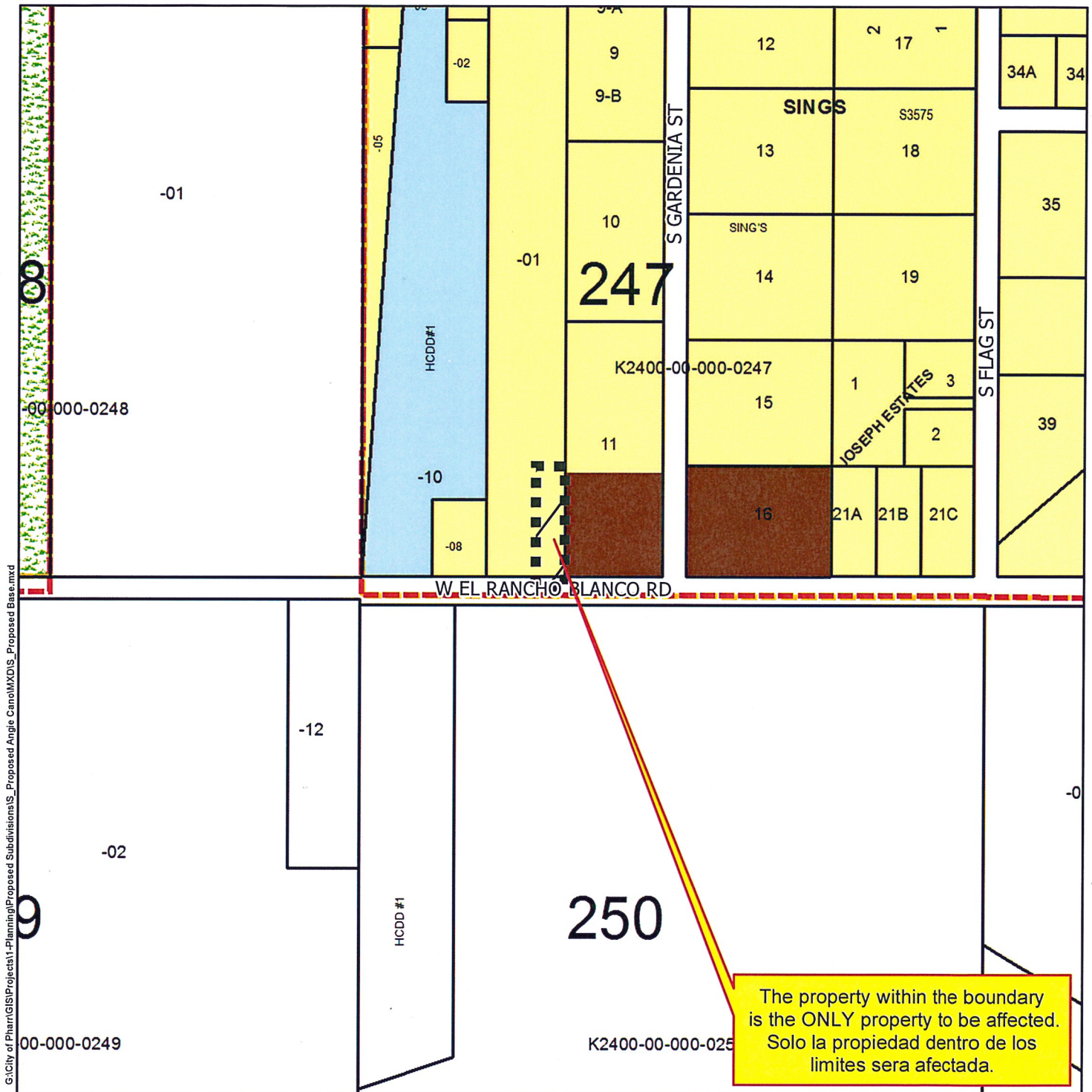
DRAINAGE:

1) In compliance.

OTHER:

1) In compliance.

This item will go before the City Commission meeting on June 18, 2018 at 4:00 p.m.



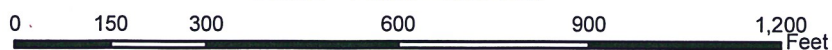
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | 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 | |



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet



Date: 5/17/2016



METES AND BOUNDS

SAM Engineering & Surveying
S. 10TH ST., SUITE 1607
ALEN, TEXAS 76501
TEL. (956) 702-0860
FAX: (056) 702-8803

DATE OF PREPARATION: APRIL 2014