

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 10, 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 August 13, 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) Iram A. Lopez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a Home Occupation (Tutoring Services) in a Single-Family Residential District (R-1). The property is legally described as being the West ½ out of Lot 4, Block 6, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 214 East Bell Avenue. **CUP#180752**

2) NSGI LLC, a Texas Limited Liability Company, has filed with the Planning and Zoning Commission a request for a change of zone from Neighborhood Commercial District (N-C) to General Business District (C). The property is legally described as being all of Lot 7, Tara Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1032 West Sam Houston. **COZ#180753**

3) Shavi Mahtani/ Domain Development, representing Gary A. Hosmer, Trustee of the Hosmer Living Trust, and Barbara A. Smith, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being 17.272 acres, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800 Block of West Minnesota Road. **COZ#180855**

4) Ramon Roque 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 72, Los Ebanos Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 713 East Anaya Road. **CUP#180856**

5) Tropical Island #2 has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).The property is legally described as being all of Lot 2-B, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 1801 West Ridge Road. **CUP#180857**

6) Nydia Cavazos, d/b/a Tropical Island, 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 Heavy Commercial District (H-C).The property is legally described as being all of Lot B1, Northpoint Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 1911 North Veterans Boulevard. **CUP#180858**

7) Elena Ochoa-Gudino has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 20.31 acre tract of land, more or less, out of Lots 5 & 6, Block 13, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1600 and 1900 Block of West Military Highway (281). **SUP#180859**

8) Benito Lopez 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 the N180'-W100', Block U, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Jones Avenue. **CUP#180860**

9) Delfina Villalobos 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 59, San Gabriel Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 901 West Starr Avenue. **CUP#180539**

E. PLATS:



1) Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Phase II Subdivision. The property is legally described as being a 17.727 acres of land, more or less, being out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#180718**

2) Melden & Hunt, Inc., representing Maria Elena Ramirez Lopez, Maria Teresa Ramirez Lopez and Maria Eugenia Ramirez Lopes, all Trustees, are requesting preliminary plat approval of the proposed Shaddai Estates Subdivision. The property is legally described as being a re-subdivision of 10.00 acres out of Lot 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Road. **SUB#180716**

3) Melden & Hunt, Inc., representing City of Pharr, is requesting preliminary plat approval of the proposed P.S.J.A. AG Barn Subdivision. The property is legally described as being a subdivision of 19.434 acres being a part or portion out of Lot 224, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of South Veterans Boulevard ("I" Road). **SUB#180823**

4) Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting final plat approval of the proposed West Ridge Estates Subdivision. The property is legally described as being a re-subdivision of 17.727 acres out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road. **SUB#170410**

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 7th day of September, 2018 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza
for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 13, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 13, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Jonathan Larraga
 Charlie Ramirez Rafael Munguia
 Luis Madrigal Romeo Robles
 Andy Castro Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 John Rigney, City Attorney
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Rita Galvan, Administrative Assistant
 Angie Resio, Secretary
 Dagoberto Soto, Assistant Fire Marshal

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 JULY 23, 2018

Chairman, Danny Wylie, introduced the item.

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

ITEM C. PUBLIC COMMENTS

Damian Enrique Perez, residing at 3319 North Cage, stated he believes there is a proposal for a wrecker service to open at 3301 N. Cage and he lives on the north side of that property where Materiales Del Valle is currently located. He continued stating that they have experienced dust blowing into his property for the last two (2) years because the property is not paved and every time the trucks come in and out of the property two (2) inches of dust accumulates on their vehicles and home. Mr. Perez further stated there is no parking for the semi-trucks on the property, so when they are loading and unloading they block the exit to his property and that is unsafe. He continued stating that when the entrance gate to the property is locked the trucks must park on the frontage road until they unlock and open the gate, which causes the traffic to back up. Mr. Perez asked if when the new business moved in if improvements would be made to the pavement and entrances and what the operating hours would be because his residence is located right next to the property.

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he lives adjacent to Costco where they have unpainted and unstenciled curb so if the Police Department tried to ticket someone for parking in the fire lane, they could get out of it because it is not marked correctly. He further stated he believes there is selective enforcement in the City because he was made aware that the Boys and Girls Club of Pharr in Las Milpas was under strict scrutiny by the City of Pharr for the very same thing. Dr. Fletcher stated he believes the Boys and Girls Club has a Certificate of Occupancy but not a building permit to correct the exit in the gym and like Costco it is operating with multiple infractions. He continued stating he has made complaints to Code compliance for five (5) years regarding the noise, lights and vibrations coming from Costco but nothing has been done. Dr. Fletcher stated he would like to know why the City is conducting selective enforcement of the Boys and Girls Club and not for Costco because not having a fire lane is a threat to the public's health and safety. Dr. Fletcher closed by stating he signed up to speak during the Public Hearing portion of the meeting and Public Hearing is for the public.

ITEM D. PUBLIC HEARING

- 1) BRENDA SELENE PEREZ, D/B/A D'VINE BEAUTY STUDIO, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (COSMETIC STUDIO) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 18, & 19, SOUTH CREEK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 306 EAST SABATINA AVENUE. CUP#180750**

Della Robles, Planner I, introduced the item and stated 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, east and west and Agricultural and/or Open

Space District (A-O) to the south. This 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 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 (Cosmetic Studio) in a Single-Family Residential District (R-1) subject to the conditions.

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

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Jose Olivarez, residing at 902 La Brilla in Pharr, stated he was present on behalf of his sister in law Brenda Perez who was not able to attend because she had a certification she was required to attend but would answer any comments the Commissioners might have.

Chairman, Danny Wylie, asked staff if all customers would be by appointments only.

Della Robles, Planner I, stated yes sir, all customers will be by appointments only.

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

- 2) JUAN F. SERNA, 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 13, BLOCK 4, HUB CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 213 EAST BUTLER STREET. CUP#180751**

Della Robles, Planner I, introduced the item and stated 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. She further reported forty one (41) 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 an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Jaime Serna, representing Juan F. Serna, stated he was present to answer any questions the Commissioners and staff might have.

Rafael Munguia, asked staff what the site setbacks for the property are.

Della Robles, Planner I, stated there would be a five (5) foot setback requirement and that there was currently a shed on the property but it would be replaced with a new one that is larger but the setbacks would still be respected.

Rafael Munguia, asked staff if the new shed is going to replace the old shed and will be removed.

Della Robles, Planner I, stated yes the applicant came into the Development Services office prior to purchasing the new shed to do things right.

Rafael Munguia, asked staff if the new shed would affect the site setbacks or if it would grandfathered in.

Della Robles, Planner I, stated the property requires a five (5) foot setback.

Andy Castro, asked staff if the shed would have running water and if because of the size of the shed would a fire extinguisher be required.

Della Robles, Planner I, stated Mr. Serna advised staff there would not be running water but there would be light and asked Dagoberto Soto, Assistant Fire Marshal, to address the questions regarding the fire extinguisher.

Dagoberto Soto, Assistant Fire Marshal, stated in the past when we review these types of storage we do require a fire extinguisher.

Chairman, Danny Wylie, asked staff if any storage unit that falls under the ordinance is required to be secured to the ground.

George Martinez, Building Official, stated the storage units are structures that would not require windstorms but are built by building standards. Mr. Martinez also stated storage units are built by residential buildings standards and do not require any windstorm plans.

Chairman, Danny Wylie, asked staff if there would be any concerns of a storage unit in a high wind storm being blown away from the residence.

George Martinez, Building Official, stated the building code does not reference the storage units for residential use, therefore no windstorm is applied.

Rafael Munguia clarified with staff that storage units are not anchored down to the ground and windstorm are not applied on the residences for the storage.

George Martinez, Building Official, stated that is correct.

There being no further discussion Rafael Munguia moved to approve 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). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) UNIVERSAL TOWING, INC., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MARINA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3301 NORTH CAGE BOULEVARD. CUP#180749**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the south and Agricultural and/or Open Space District (A-O) to the north, east and west. The area is generally designated for industrial use in the Land Use Plan. She further reported five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one person called in for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use

Permit as well as being subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

George Carranza, owner of the property and Universal Towing, Inc., stated there is a wrecker service business currently renting the property, but they will be vacating the property in October. Mr. Carranza stated they would be paving the property and fencing it in to avoid the problems that were expressed during the public comments portion of the meeting. He further stated it took him several years to buy the property and he is going to comply with the City requirements.

Chairman, Danny Wylie, allowed Damian Perez to speak during this portion of the meeting.

Damian Perez, residing 3319 North Cage, stated in reference to the new business, his concern is the hours of operations because living off the expressway is noisy enough and the trucks coming in and out would add to that.

Charlie Ramirez asked Mr. Perez if he lived directly north of the property and if it had a gate.

Damian Perez stated yes, he lives north of the property and has a straight access through their gate. Mr. Perez referred to the picture and stated the current business parks on their side of the easement and often blocks their driveway. He continued stating he has no issue with the growing of the business located there, but would like them to consider paving the property and creating a straight access to the property so they are not blocking our gate. Mr. Perez also stated his children walk outside to a pond located in the front of their property and it used to contain fish but they were forced to fill it up because of all the dirt that would accumulate because of the current business.

Charlie Ramirez stated he has been on location and believes he met Mr. Perez's father and he chased him from their gate entrance. Mr. Ramirez stated he is a realtor and was there to show the property next door.

Damian Perez stated we have a private property sign outside our property.

Roland Gomez, Assistant Director, stated to clear everything up when this business is ready be occupied they will be required to meet all City of Pharr Ordinances. Mr. Gomez further stated this would include parking, an opaque fence, and landscaping around the property. Mr. Gomez stated prior to issuing out a building permit or certificate

of occupancy they would have to meet these requirements.

Chairman, Danny Wylie, asked staff will there be setbacks included with the entrance and exists of the property.

Roland Gomez, Assistant Director, stated in regards to the gate located in front of the property we have standards, where the gate has to be forty (40') feet away from the property line or right away. Mr. Gomez, continued stating this would entail them entering the access street and allow them to punch in the gate code to open the gate and enter the property without backing up traffic or blocking the neighbor's driveway. Mr. Gomez, stated that is one of the requirements the City of Pharr requires.

Chairman, Danny Wylie, asked what the height requirement on an opaque fence is.

Roland Gomez, Assistant Director, stated Standard Commercial requirement is an eight foot cedar or block fence. He further stated some type of concrete fence that is opaque to where it's closed in.

Chairman, Danny Wylie, asked staff if the ordinance addresses the neighbor's concerns of trucks backing up in the middle of the night.

Roland Gomez, Assistant Director, stated it can if the decimal levels is higher than what is required by the city ordinance but this property is zoned Limited Industrial and is adjacent to the expressway, therefore it is a business that is allowed by zoning.

There being no further discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MARIA ELISE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.00 ACRES OUT OF LOT 78, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST OWASSA ROAD. SUB# 170615**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are city limits to the north, Limited Industrial District (L-I) to the east and west, Single-Family Residential District (R-1) to the south and Agricultural and/or Open Space District (A-O) to the west.

The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Maria Elise Estates Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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 Jonathan Larraga **moved** to approve the request for final plat approval of the proposed Maria Elise Estates Subdivision. Andy Castro seconded the motion and when put to a vote, it carried majority with seven (7) ayes and one (1) abstention to approve the item. Rafael Munguia abstained from voting.

- 2) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING RIGOBERTO LOPEZ IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ALTEZZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 8.20 ACRE TRACT OF LAND OUT OF LOT 156, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1700 AND 1800 BLOCK OF NORTH CAGE BLVD. SUB# 160614**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) and General Business District (C) to the North, General Business District (C) to the East, Mobile Home District (R-MH) and General Business District to the South and Agricultural and/or Open Space District (A-O) to the West. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Altezza Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff if this item is an event center or meeting hall.

Eddie Martinez, Planner II, stated yes it is proposed to be event center for birthdays and wedding events. Mr. Martinez further stated, he has not seen the actual plans or building schematics yet but it is going to be a good sized building.

Chairman, Danny Wylie, asked staff have if this was discussed in the past regarding the traffic off the expressway and if a traffic study was required.

Eddie Martinez, Planner II, stated this was discussed in the past and the issue was taken care of with no traffic study required.

Chairman, Danny Wylie, asked staff if there were no concerns when an event is held and traffic is leaving.

Eddie Martinez, Planner II, stated there was an engineer involved and Tx DOT stated everything was ok.

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

- 3) R.E. GARCIA & ASSOCIATES, REPRESENTING JOSE ANDRES VILLARREAL, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED VILLANIN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.375 ACRE TRACT OF LAND BEING A PORTION OF LOT 93, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB#180104**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Villanin Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff if the property located directly to the east of this lot is the AEP substation and what type of fence would be dividing the two (2) lots.

Eddie Martinez, Planner II, stated that is the AEP substation and because the property is zoned Industrial they would need to install an opaque fence and there is currently a fence on the east and south side of the property.

Chairman, Danny Wylie, asked staff if it is a barb wired fence.

Raul Garcia, with R.E. Garcia & Associates, stated he is the engineer for this project and asked if Chairman, Danny Wyle would repeat the question.

Chairman, Danny Wylie, asked what type of fence would separate the two (2) properties and especially the one located to the east.

Raul Garcia stated he is not sure what site plan entails for the fence but believes it is a chain link fence. Mr. Garcia further stated he believes there is a wall towards the back of the property but they will install what the city ordinance requires them to install.

There being no further discussion Andy Castro **moved** to approve the request for final plat approval of the proposed Villanin Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 4) **MELDEN & HUNT, INC., REPRESENTING DOUGLASS MOYERS, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CARMAX AUTO SUPERSTORE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 10.605 ACRES OF LAND OUT OF LOTS 17 AND 18, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST INTERSTATE 2. SUB#170717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single-Family Residential District (R-1) to the north, General Business District (C) to the south and west, Heavy Commercial District (H-C) to the south and city limits to the east. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Carmax Auto Superstore Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff the entrance for this business be coming from the frontage and if it is right up next to the other subdivision

Eddie Martinez, Planner II, stated there will be one entrance off the frontage and one on the northeast corner of Veterans.

Andy Castro asked staff if this property is located on the corner of I road and the frontage and if it been empty for a long while.

Eddie Martinez, Planner II, stated yes there are two (2) vacant properties.

Charlie Ramirez asked staff if Jennifer street, which is the street located between the two dealerships, would be completed.

Eddie Martinez, Planner II, stated it is not part of the property so we are asking them to do the one third building street, but he can inquire with public works to see if they are going to punch out the street.

Charlie Ramirez asked staff if the street was to be continued to Veterans, it would eliminate the traffic and a good way to complete the street Mr. Ramirez further stated that when the Subaru dealership was located there they would block off that area and now it would be a good idea to complete it.

Chairman, Danny Wylie, asked staff if that has ever been considered.

Eddie Martinez, Planner II, stated it is not part of the property, therefore the city cannot require them to complete that street.

Luis Madrigal, asked staff who owns the property.

Eddie Martinez, Planner II, stated Hidalgo County Irrigation District 2.

Roland Gomez, Assistant Director, stated if in the future that road will be expanded that would be a project that the City of Pharr would go ahead and do.

There being no further discussion Andy Castro **moved** to approve the request for final plat approval of the proposed Carmax Auto Superstore Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 5) **NAIN ENGINEERING, LLC., REPRESENTING ESPARZA VELAZQUEZ PARRA, PRESIDENT OF ROLIVEL, L.L.C. IS REQUESTING PRELIMINARY & FINAL PLAT APPROVAL OF THE PROPOSED RESUBDIVISION OF LOT 4, OUT OF THE RESUBDIVISION OF LOT 1, OF THE RESUBDIVISION OF LOTS 43-46, PHARR/LAS MILPAS INDUSTRIAL PARK. THE PROPERTY IS LEGALLY DESCRIBED AS A 4.883 ACRE TRACT OF LAND BEING ALL OF LOT 4, OUT OF THE RESUBDIVISION OF LOT 1, OF THE RESUBDIVISION OF LOTS 43-46, PHARR/LAS MILPAS INDUSTRIAL PARK, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 9200 BLOCK OF SOUTH CAGE BOULEVARD. SUB#180822**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north and west and Agricultural and/or Open Space District (A-O) to the east and south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park subject to the conditions and advised the item will be presented to the City Commission meeting of August 20, 2018 for final approval.

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

Chairman, Danny Wylie, asked staff if this property will have an access entrance so people will not be parking in the street to open a gate to get in.

Eddie Martinez, Planner II, stated that is correct and the entrances will be located in the front and rear. He further stated the office will be to the front and trucks will be on the west side through the rear entrance. Mr. Martinez stated there doing the replat to remove the note from the plat.

There being no further discussion Luis Madrigal **moved** to approve the request for preliminary & final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

Luis Madrigal asked for Item 7 to be presented next.

- 7) MELDEN & HUNT, INC., REPRESENTING BEATRICE QUESADA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED QUESADA PLAZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 0.380 OF ONE ACRE OUT OF LOT 99, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF EAST NOLANA. SUB#180614**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, east and west and Agricultural and/or Open Space District (A-O) to the south. The property is designated for 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 Quesada Plaza 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 discussion Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Quesada Plaza Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 6) M. GARCIA ENGINEERING, LLC, REPRESENTING RUBEN FONSECA IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VETERANS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.039 ACRE TRACT OUT OF LOT 30, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT 1208 POLK AVENUE. SUB#180717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the north, General Business District (C) to the south, Agricultural and/or Open Space District (A-O) to the west and City limits to the east. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Veterans 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.

Chairman, Danny Wylie, asked staff if the wholesale would fall under the General Business District (C) and where the entrance would be located on this property.

Eddie Martinez, Planner II, stated the project engineer advised him there would be a small store on the northwest corner of the property along Polk Avenue and the other one would be located on the southeast side of Polk just north of NAFTA Bank.

Chairman, Danny Wylie, asked staff if the entrance and exit would be of the southeast side.

Eddie Martinez, Planner II, stated the engineering is proposing an entrance and exit on both sides of the property.

Chairman, Danny Wylie, stated last time it rained the location experienced flooding.

There being no further discussion Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Veterans Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried majority with seven (7) ayes and one (1) abstention to approve the item. Luis Madrigal abstained from voting.

- 8) M.A.S. ENGINEERING, LLC, REPRESENTING JORGE IVAN GARZA VALDEZ, PRESIDENT OF AZJOR TRUCK & EQUIPMENT, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED AZJOR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.81 ACRE TRACT OF LAND OUT OF LOT 92, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4000 AND 5000 BLOCK OF NORTH IH 69C. SUB#180615**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, east and west and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan. He added no

variances were being requested and staff recommended preliminary plat approval of the proposed Azjor 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 discussion Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed Azjor Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business, Jonathan Larraga **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:49 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 27, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (TUTORING SERVICES) FILE NO. CUP#180752
--

GENERAL INFORMATION:

APPLICANT: Iram A. Lopez has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a Home Occupation (Tutoring Services) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being the West ½ out of Lot 4, Block 6, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 214 East Bell 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. This 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:**

Forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Two individuals called in opposed of the item and one person signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

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

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed ten percent (10%) of the total floor area; and
9. The following shall be considered as grounds for revocation of a home occupation Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits for home occupations that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.



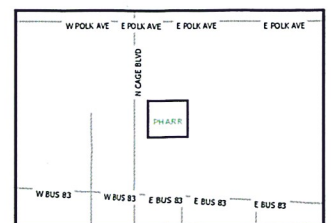
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

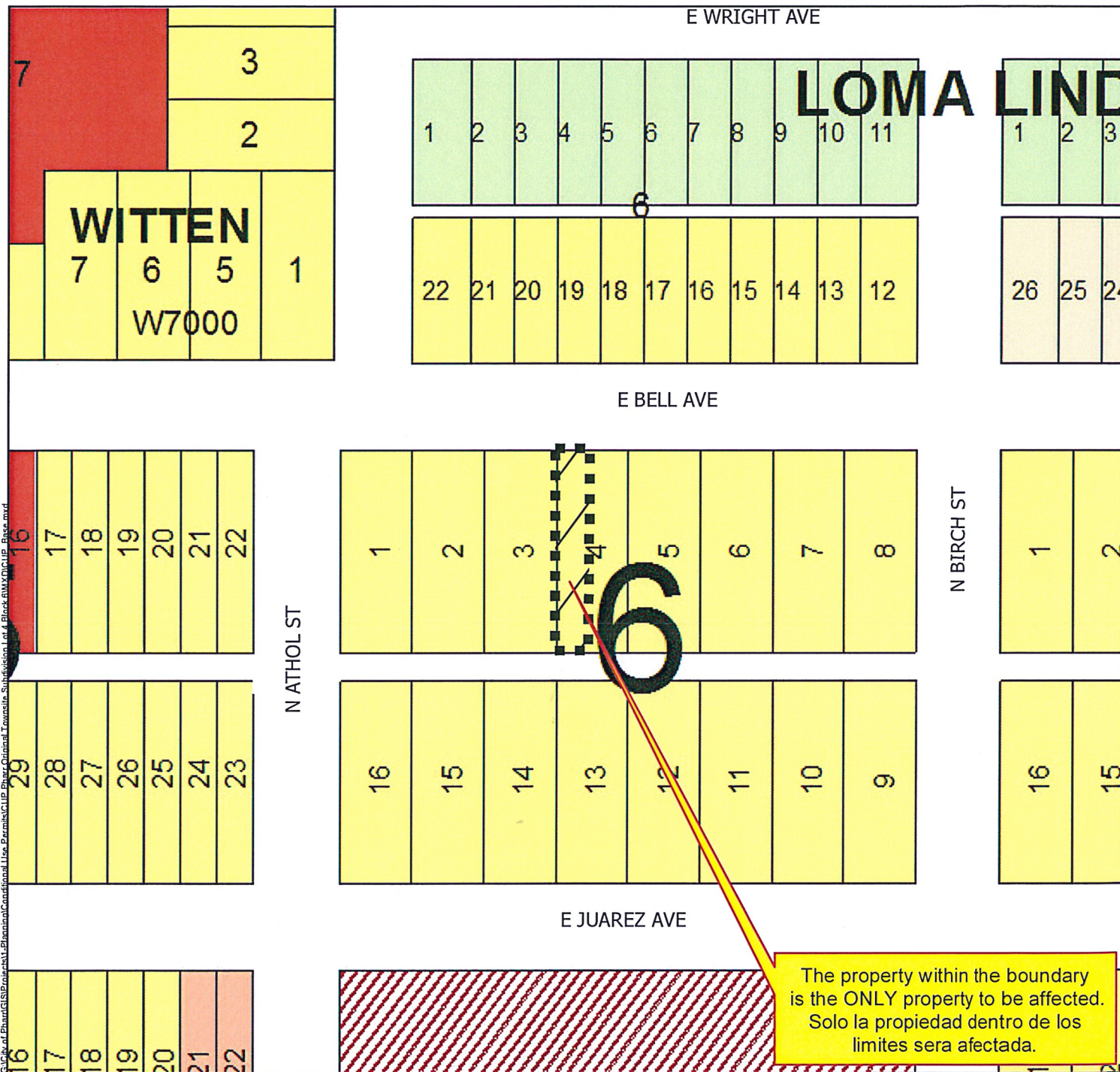
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

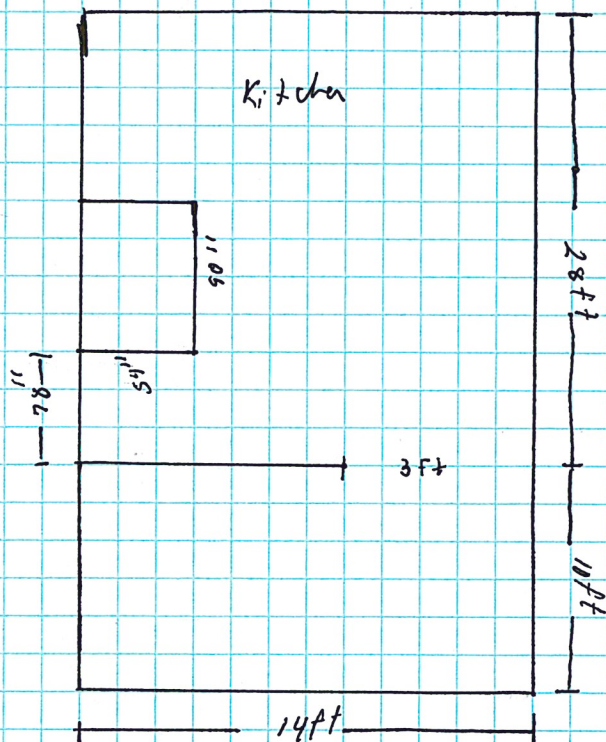
- Valley View ISD
- Planned Unit Development

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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 | |



Grass





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 27, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#180753
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: July 31, 2018

1. **Applicant:** NSGI LLC, a Texas Limited Liability Company, owner.
2. **Requested Action:** Re-zoning request from Neighborhood Commercial District (N-C) to General Business District (C).
3. **Nature / Intent of Request:** In order to have more opportunities for a diversity of commercial business within the property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

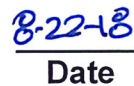

Initials


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, AUGUST 27, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Neighborhood Commercial District (N-C) to General Business District (C): Being all of Lot 7, Tara Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1032 West 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:

NSGI LLC, a Texas Limited Liability Company, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to General Business District (C).

The subject site is located on the north side of West Sam Houston Avenue and the east side of South Palm Drive with the property's physical address being 1032 West Sam Houston Avenue. The property is legally described as being all of Lot 7, Tara Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sam Houston Avenue, an 80' major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Neighborhood Commercial District (N-C). The surrounding properties are zoned General Business District (C) to the north and east, Office Professional District (O-P) to the west and Residential Mobile Home District (R-MH) to the south. The property is generally designated for commercial use in the Land Use Plan.

On September 18, 1984, the subject site was zoned from Agricultural and/or Open Space District (A-O) to Neighborhood Commercial District (N-C). The property to the north was zoned to General Business District (C) on January 16, 1996 and the property to the east was zoned to Office Professional District (O-P) on October 02, 1990. On June 15, 1982, the property to the west was zoned to General Business District (C) and the property to the south was zoned to Residential Mobile-Home District (R-MH), 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 General Business District (C) in order to have more opportunities for a diversity of commercial business within the property.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Eleven (11) 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 General Business District (C) 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 **September 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

NSGI LLC, a Texas Limited Liability Company, owner

APPLICANT

1032 West Sam Houston Avenue

ADDRESS

Neighborhood Commercial District (N-C)

CURRENT ZONE

General Business District (C)

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

STAFF RECOMMENDATIONS:

Approval

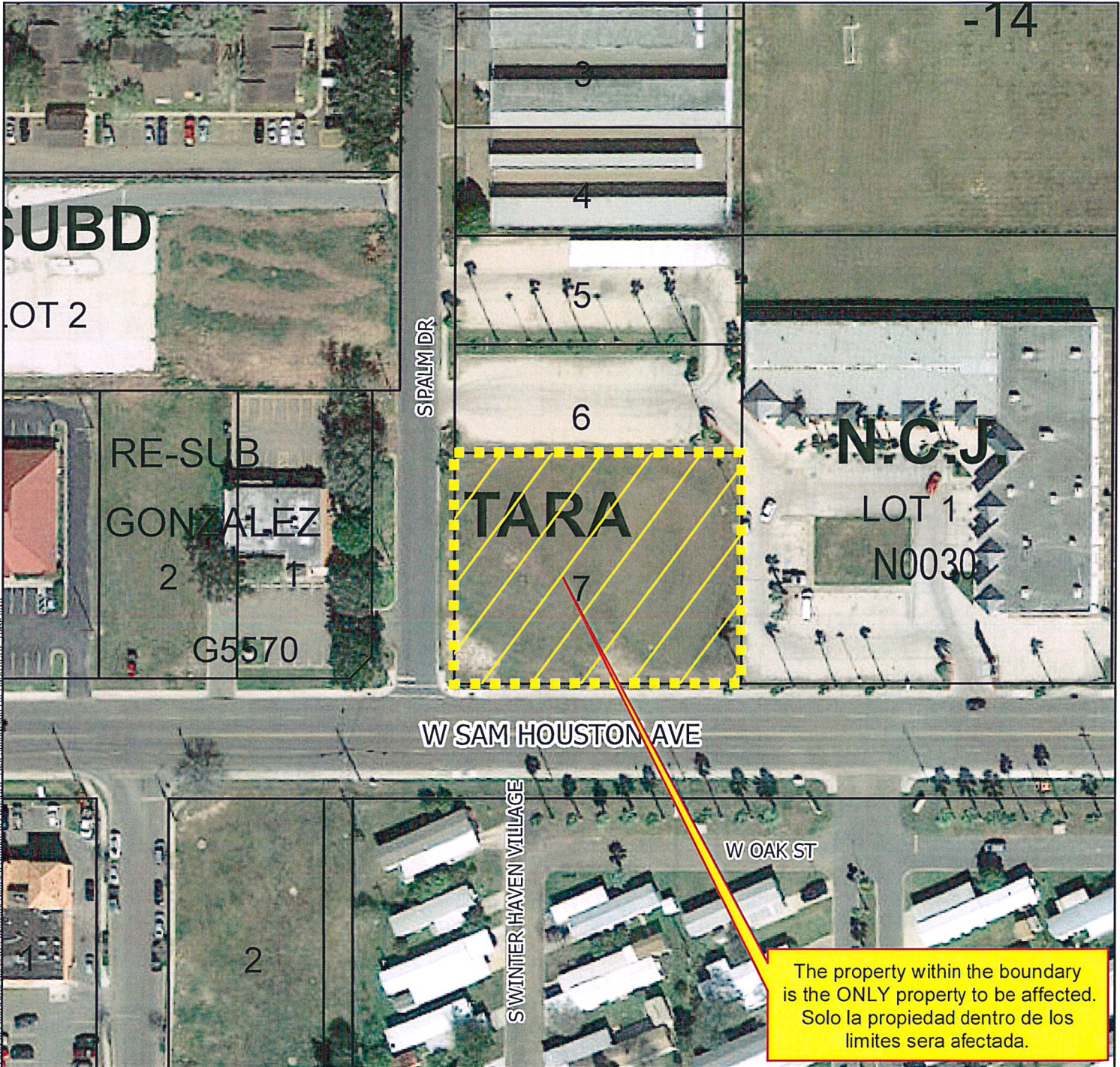
The property meets area requirements, has adequate ingress and egress.

Della Robles, Planner I

PREPARED BY

August 17, 2018

DATE



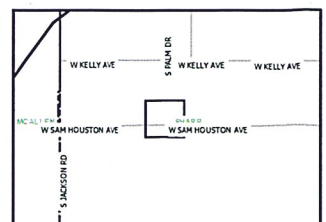
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

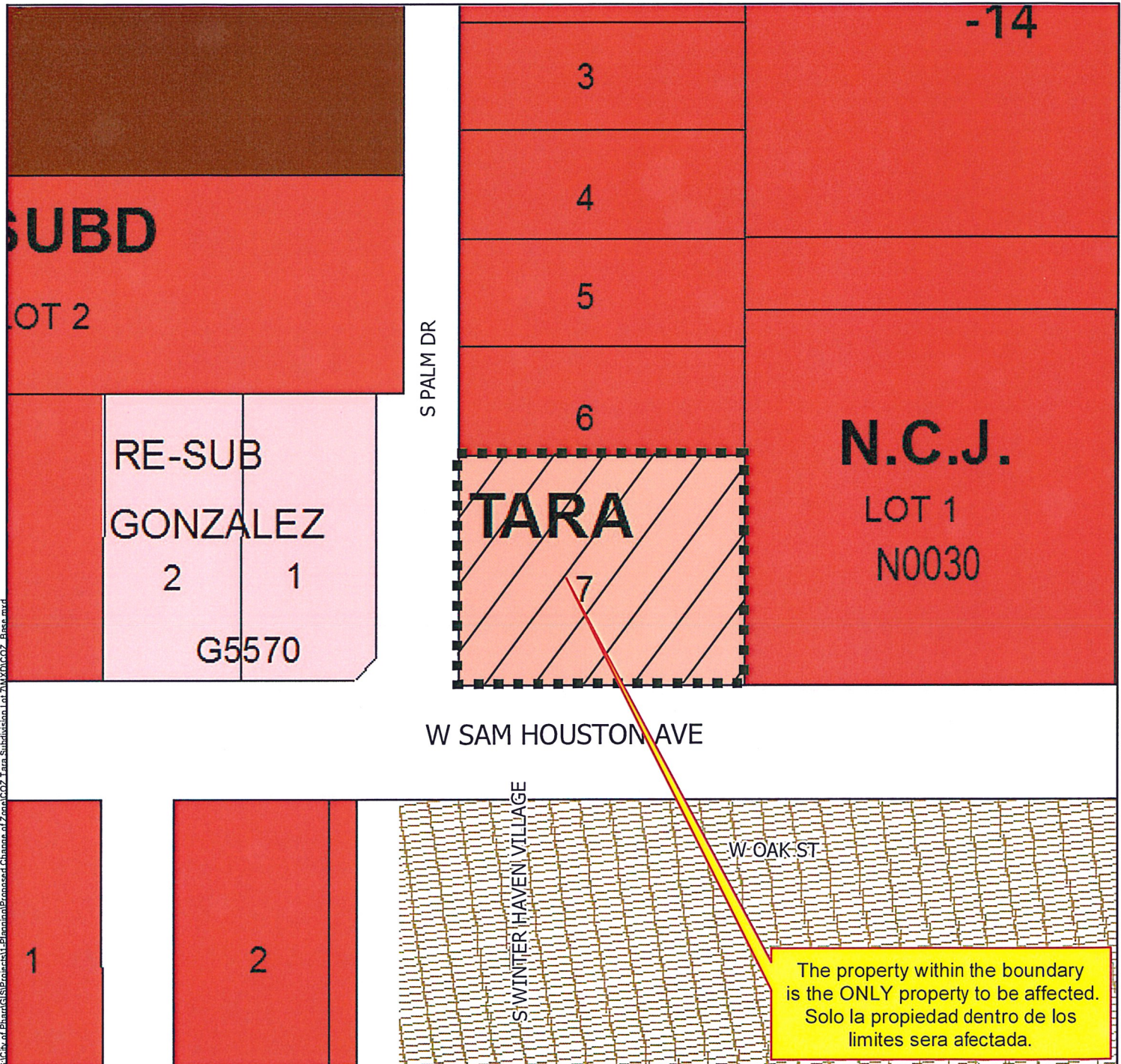
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

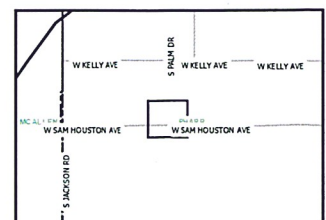
- Valley View ISD
- Planned Unit Development

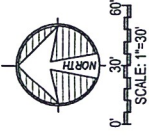
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Outlines

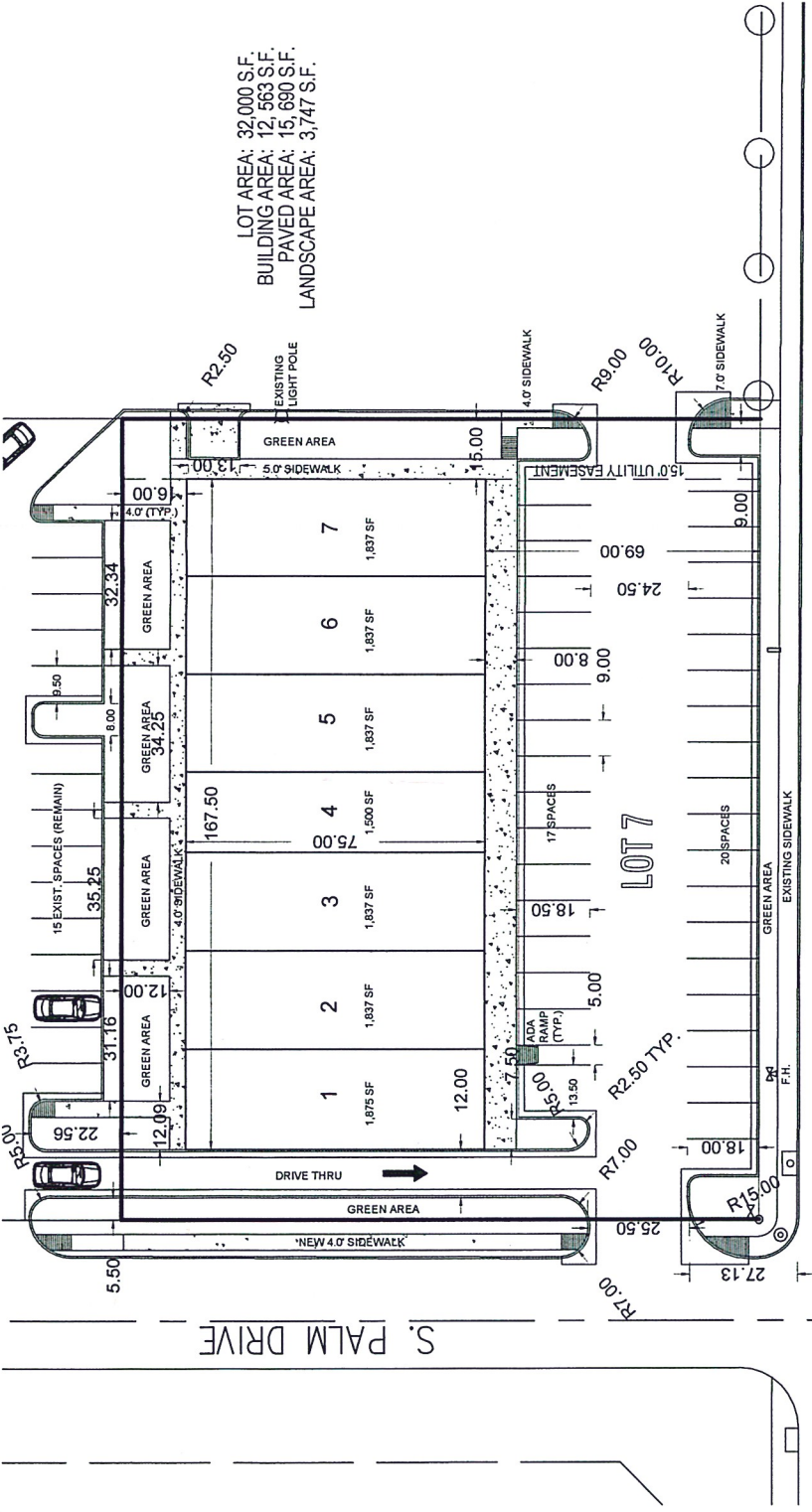


APRIL 7, 2017

ISSUED

FOR CONSTRUCTION

LOT AREA: 32,000 S.F.
BUILDING AREA: 12,563 S.F.
PAVED AREA: 15,690 S.F.
LANDSCAPE AREA: 3,747 S.F.



SAM HOUSTON BOULEVARD

PENA ENGINEERING
POST OFFICE BOX 4320
MCALLEN, TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362
FIRM#10087200 TBPE F:4950

SITE PLAN
FOR
LOT 7 - TARA SUBDIVISION
PHARR, TEXAS
ALL OF LOT 7, TARA SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS
PER MAP RECORDED IN VOLUME 24, PAGE 24A, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: September 04, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180855

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: August 02, 2018

1. **Applicant:** Shavi Mahtani/ Domain Development, representing Gary A. Hosmer, Trustee of the Hosmer Living Trust, and Barbara A. Smith, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop the property into a 65 lot single-family residential subdivision.

4. **Routing to Staff:**

A. Melanie Cano, Director

[Signature]

Initials

8/2/18

Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]

Initials

8-22-18

Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 27, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being 17.272 acres, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800 Block of West Minnesota Road.

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

Shavi Mahtani/ Domain Development, representing Gary A. Hosmer, Trustee of the Hosmer Living Trust, and Barbara A. Smith, owners, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).

The subject site is located on the south side of West Minnesota Road with the property being physically located within the 800 Block of West Minnesota Road. The property is legally described as being 17.272 acres, more or less, out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Minnesota Road, an 80' major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

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

On November 06, 2017, the property to the west was zoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1). 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 Single-Family Residential District (R-1) in order to develop the property into a 65 lot single-family residential subdivision.

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

Ten (10) 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 Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **September 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.**

P:\Admin\COZIKELLY-PHARR\K-P LOT 90_S MAHTANI\DOMAIN DEVELOPMENT, REP G HOSMER & B SMITH_AO-R1_2018



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Shavi Mahtani/ Domain Development, representing Gary A. Hosmer, Trustee of the Hosmer Living Trust, and Barbara A. Smith, owners.

APPLICANT

800 Block of West Minnesota Road

ADDRESS

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

CURRENT ZONE

Single-Family Residential District (R-1)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

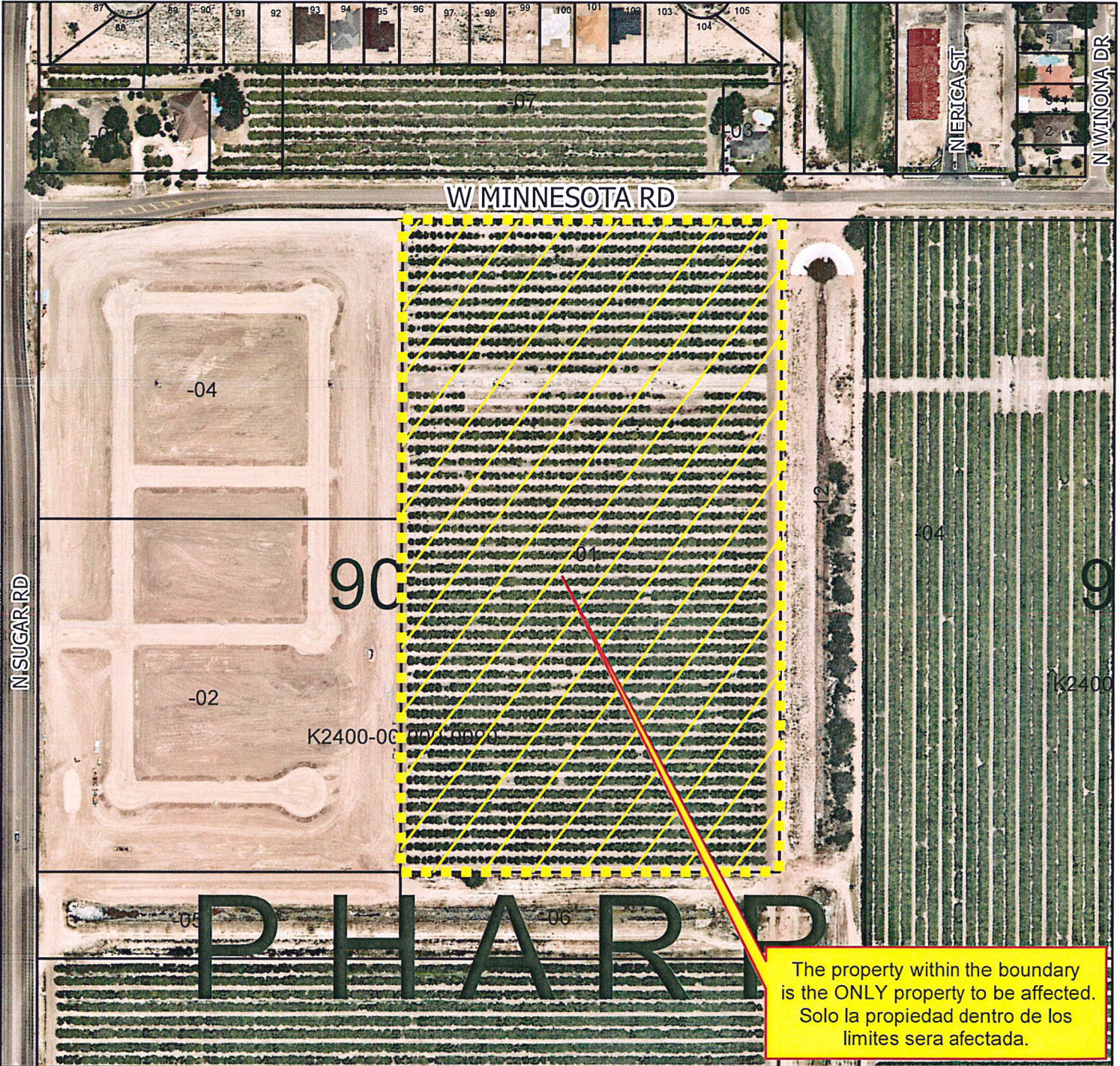
The property meets area requirements, has adequate ingress and egress.

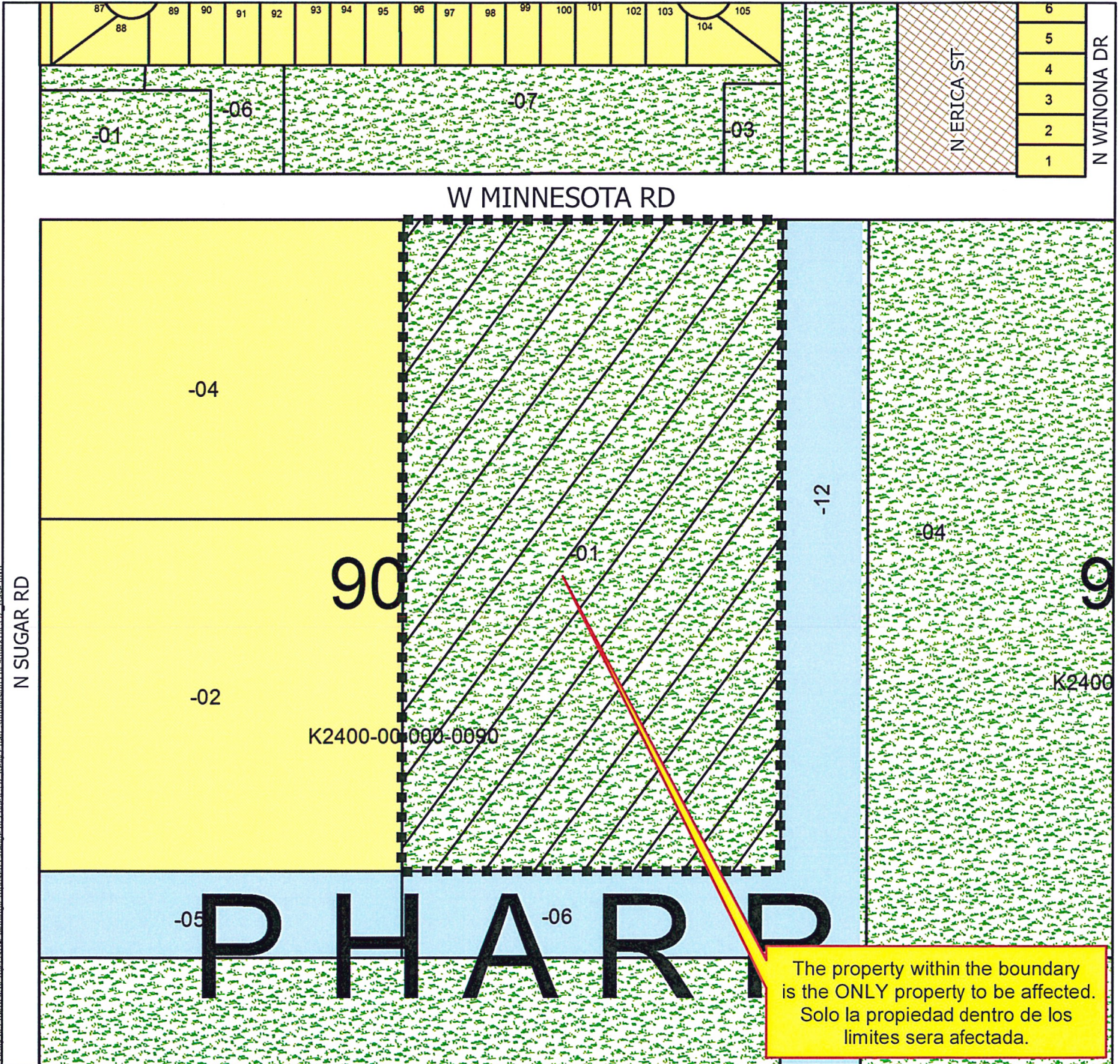
Della Robles, Planner I

PREPARED BY

August 17, 2018

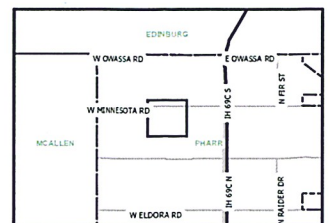
DATE

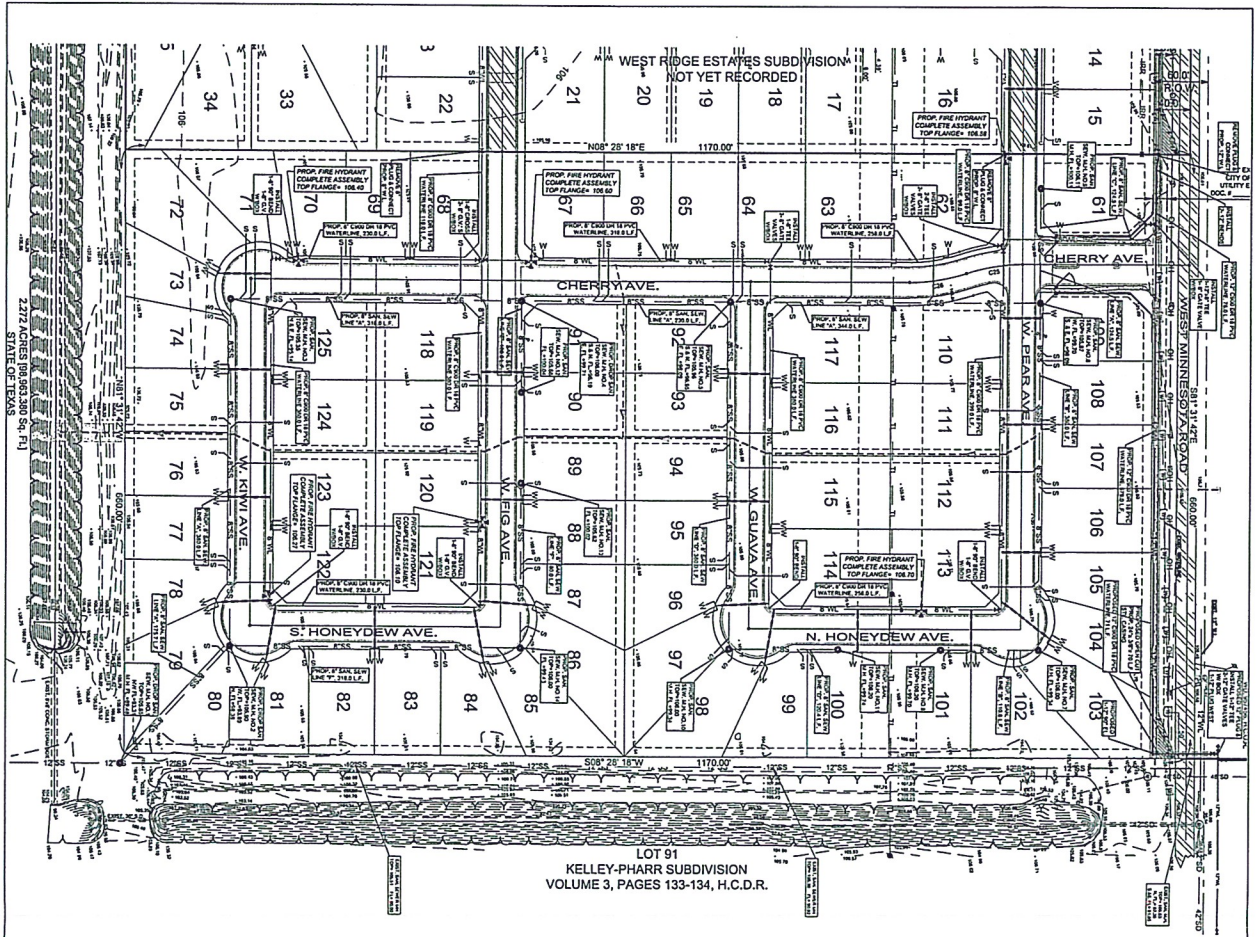




- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail 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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LEGEND	
	12" W. MAIN
	18" W. MAIN
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	1170" W. MAIN
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	1992" W. MAIN
	1998" W. MAIN
	2004" W. MAIN
	2010" W. MAIN
	2016" W. MAIN
	2022" W. MAIN
	2028" W. MAIN
	2034" W. MAIN





MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 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#180856
--

GENERAL INFORMATION:

APPLICANT: Ramon Roque 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 72, Los Ebanos Subdivision Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 713 East Anaya Road.

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, east and west and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for single-family residential use in the Land Use Plan.

FIRE DEPARTMENT: Inspection is 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

**NOTIFICATION
OF PUBLIC:**

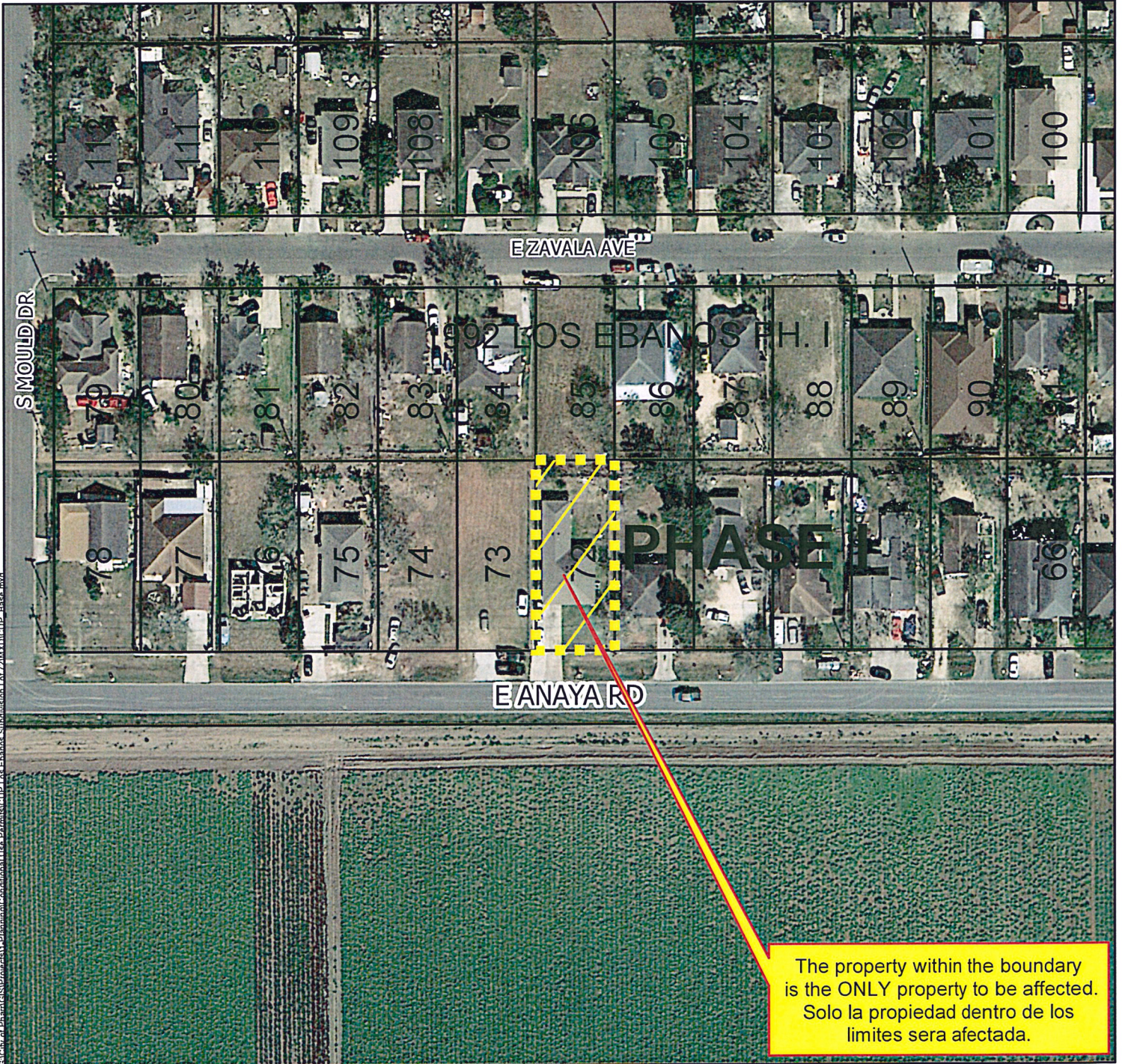
Forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending 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 conditions:

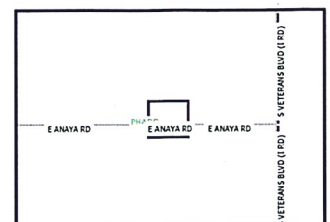
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will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

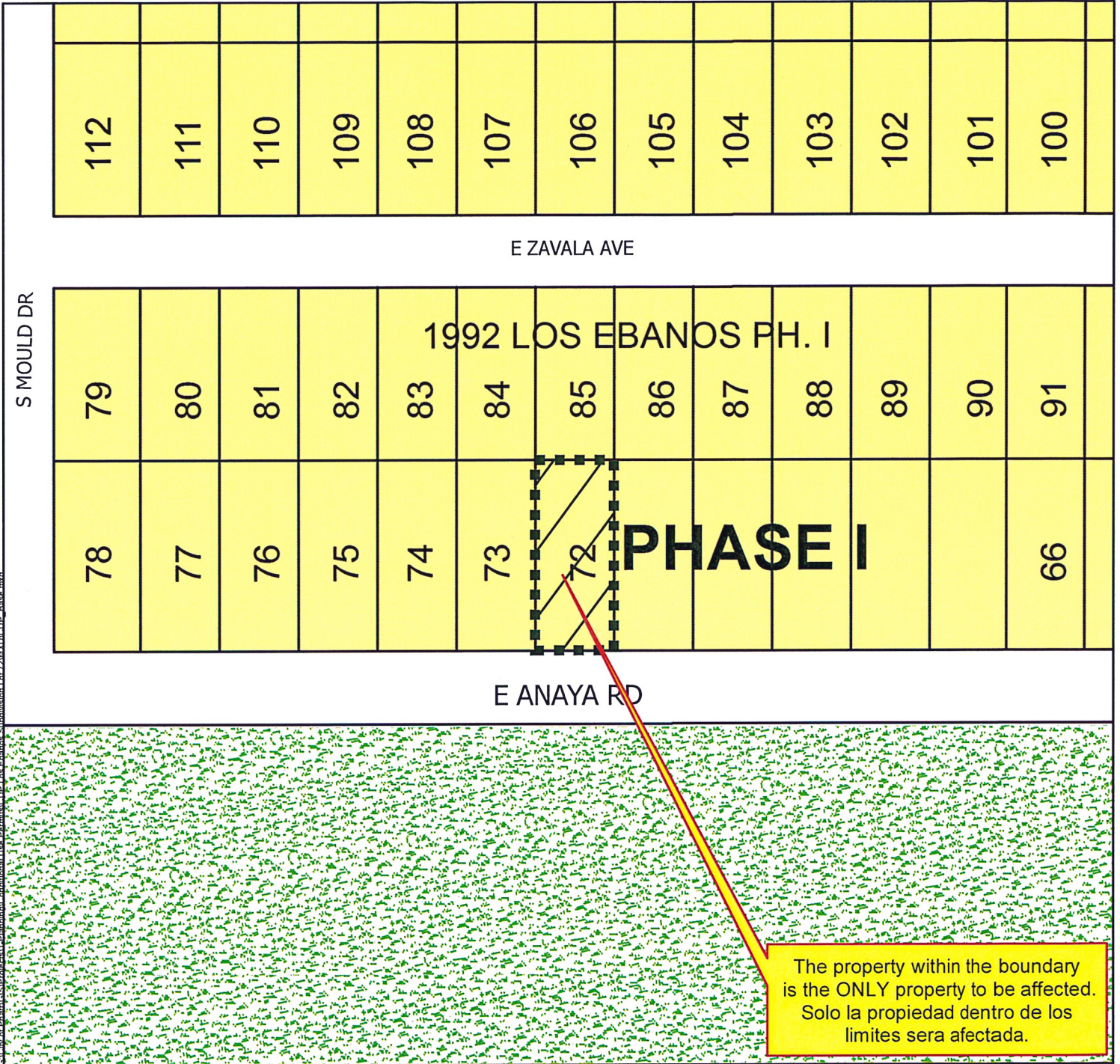
NOTE: This item will go before the City Commission Meeting of **September 17, 2018** at **4:00 p.m.**



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	

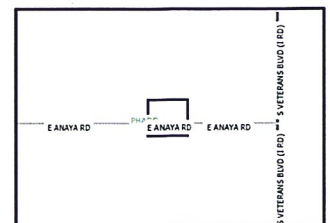
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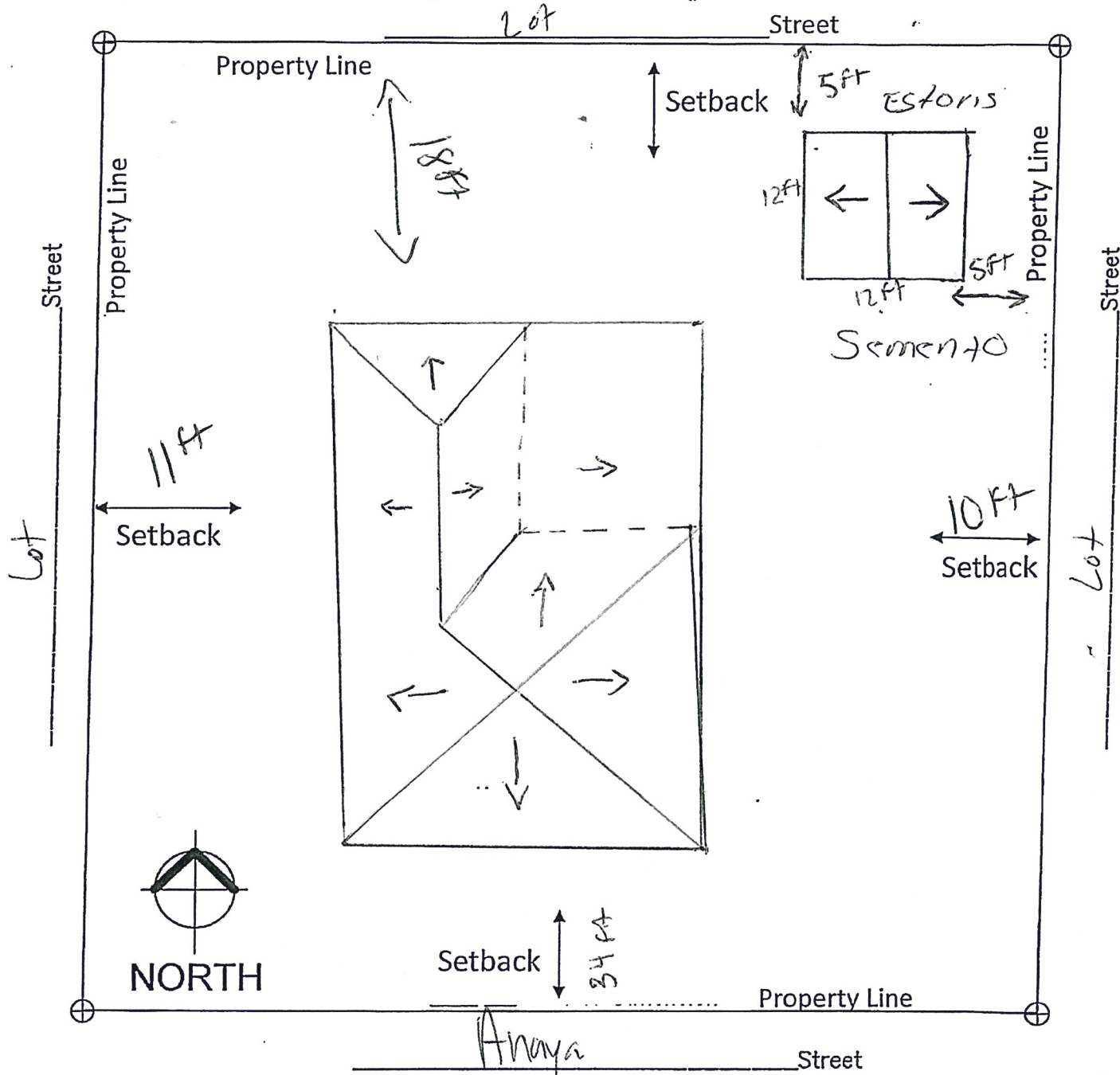
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SITEPLAN

Address: 713 Anaya Rd.
Subdivision: _____
Phase: _____ Block# _____ Lot# _____



COMMENTS: sobre blockes





MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180857 (TROPICAL ISLAND #2)
--

GENERAL INFORMATION:

APPLICANT: Tropical Island #2 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).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 2-B, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1801 West Ridge Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and west and Agricultural and/or Open Space District (A-O) to the east and south. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Inspection is pending for the Conditional Use Permit.
	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:**

Thirteen (13) 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.

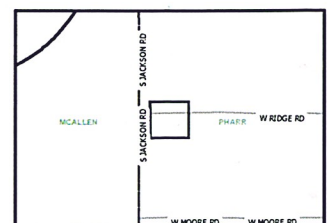
**DEVELOPMENT
SERVICES
RECOMMENDATION:**

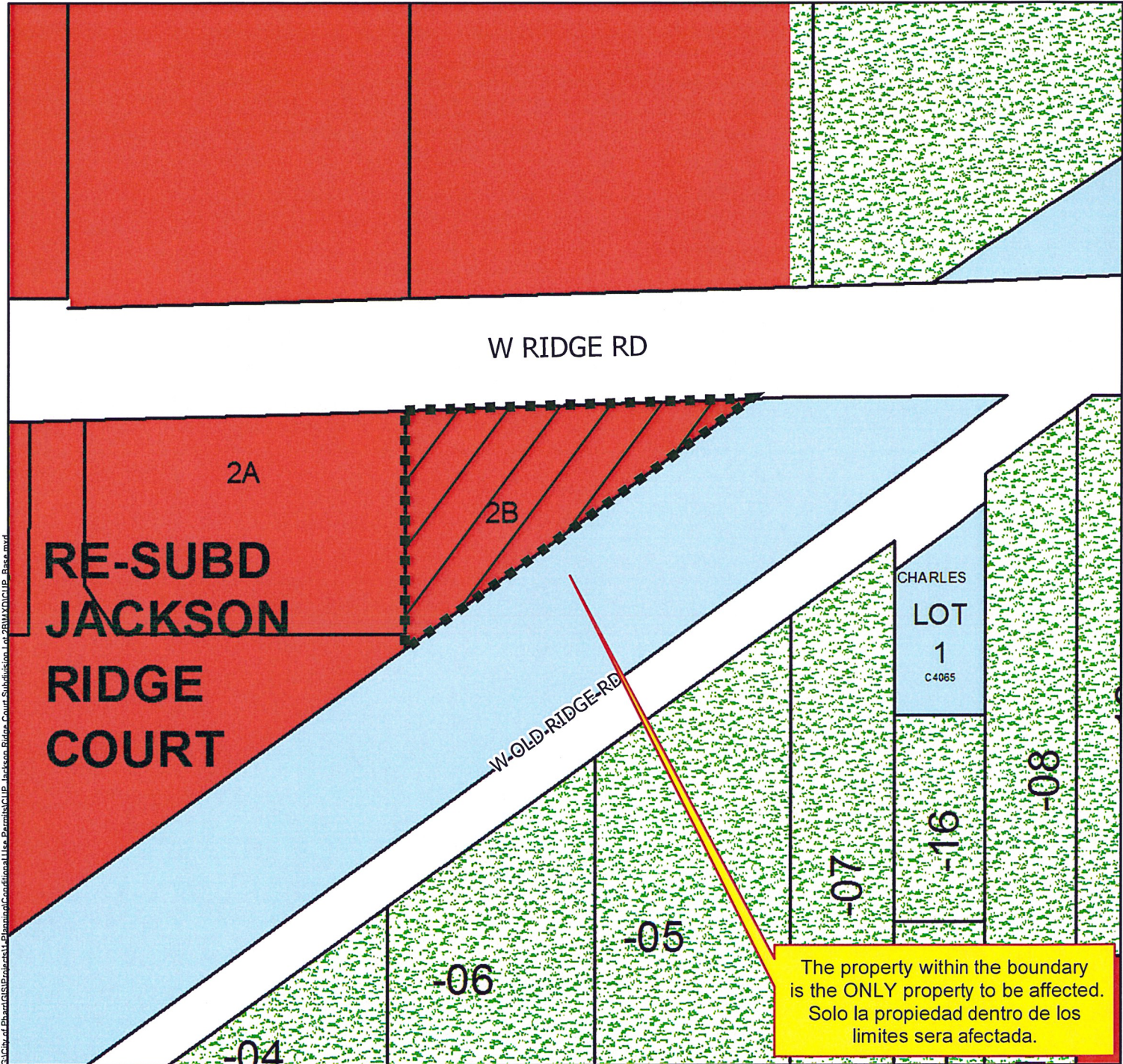
Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 17, 2018 at 4:00 p.m.**

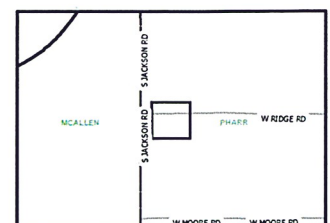


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| Mobile Home | Drainage Easement | Hidalgo ISD | |





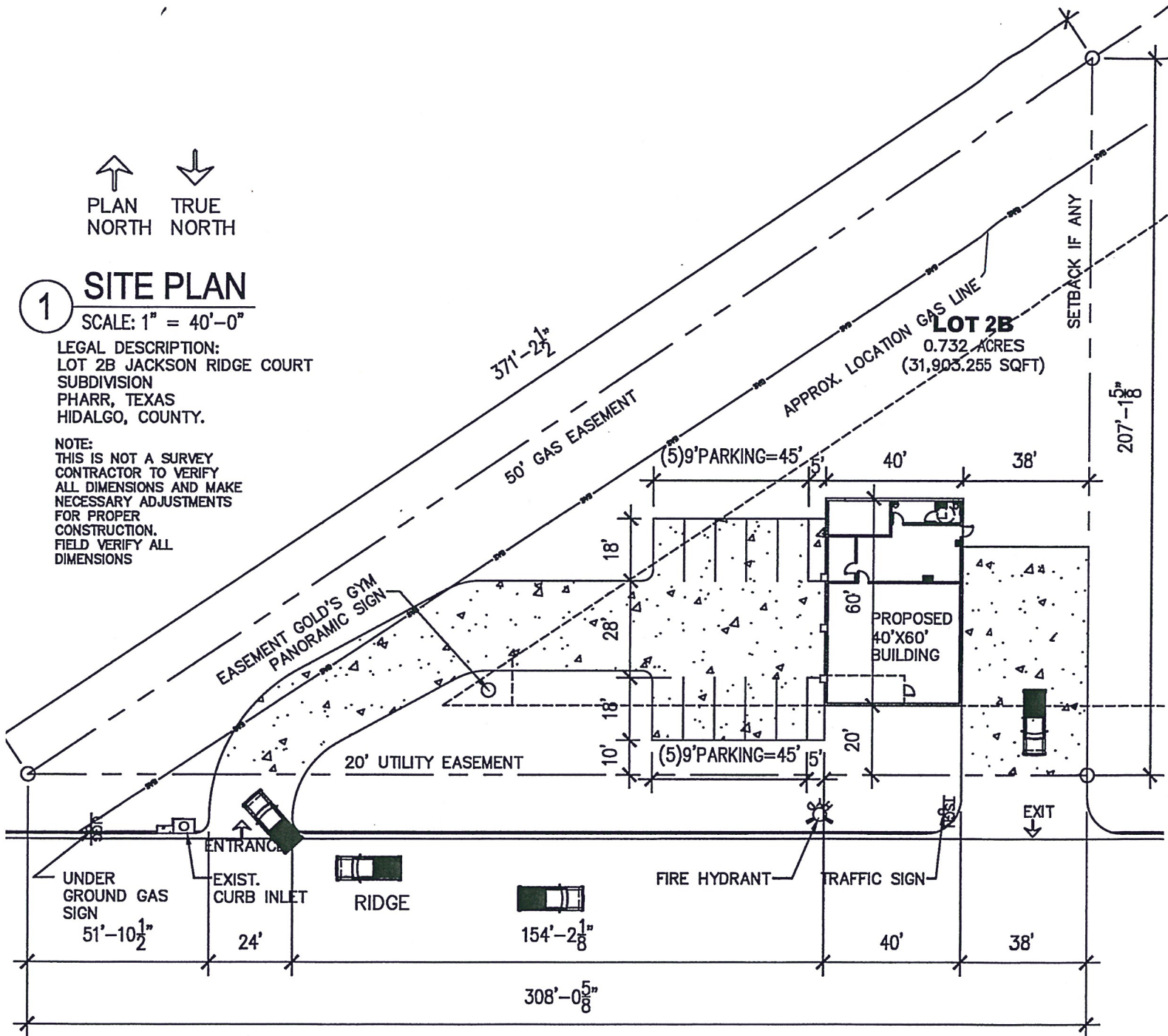
1

SITE PLAN

SCALE: 1" = 40'-0"

LEGAL DESCRIPTION:
LOT 2B JACKSON RIDGE COURT
SUBDIVISION
PHARR, TEXAS
HIDALGO, COUNTY.

NOTE:
THIS IS NOT A SURVEY
CONTRACTOR TO VERIFY
ALL DIMENSIONS AND MAKE
NECESSARY ADJUSTMENTS
FOR PROPER
CONSTRUCTION.
FIELD VERIFY ALL
DIMENSIONS



SANCHEZ GARCIA DESIGN SERVICES (956)472-3758

SHEET: 1 of 1

MRS. NIDIA & MR. ROBERTO CAVAZOS 07172013

DATE: 02-18-2014

SNOWBALL FLAVORS

Banana	Kiwi	Strawberry Short-Cake
Blue Coconut	Lemon	Strawberry Daiquiri
Coconut	Lemon Lime	Tamarindo
Blueberry	Natural Lemon	Natural Tamarindo
Bubble Gum - Pink or Blue	Mango	Tigers Blood
Cantaloupe	Margarita	Tropical Punch
Cherry	Orange	Tutti Frutti
Cherry Kola	Peach	Watermelon
Wild Cherry	Piña Colada	
Cotton Candy - Pink	Pineapple	
Daiquiri	Pink Lemonade	
Grape	Raspberry	
Green Apple	Rootbeer	
Hawaiian Delight	Silver Fox	
Ice Cream	Strawberry	

SPECIALTIES

SNOWBALL
DELIGHT

DIABLO

COOKIE MONSTER

CHAMORASPA



CARIBBEAN

THE JIMMY

TAMARINDO
LOCO

HOT CHEETO
RASPA

TROPICAL ISLAND

RASPAS AND SNACKS!



1911 N VETERANS BLVD (I RD), PHARR, TX.



1801 W RIDGE RD, PHARR, TX.

HOT DOG



CHILLI DOG



NACHOS



NACHOS WITH CHILLI



SNACKS



FRITO PIE



HOT CHEETO MIX



PICA CHEETOS



CACAHUATES PREPARADOS



TAMIRICO



CRAZY CORN NUTS



XTREMES WITH CHAMOY



TAKIS WITH CHEESE



CHEESY CORN NUTS



ELOTES

ELOTE EN VASO



ELOTES ENTEROS



ELOTE ENTERO CHORREADO



CAMARONES



MAR CHURROS LOCOS Y TIERRA



MARRANADAS



ELOTE CHORREADO



LAYS CON CAMARONES



PEPINO LOCO



PREPARA TUS FRITOS FAVORITOS A TU GUSTO! CON QUESO, CREMA Y SALSA, MARRANADA, PARAISO O CON CAMARONES

MORE SPECIALTIES...

TROPICIAMATO



WILD RASPA



LECHE DELIGHT



PICADILLY



UNICORN



CHARUGO



RAINBOW SPECIAL



SNOWBALL SUNDAE



CHAMOYADA



KIDS SPECIAL

\$2.00 REFILL FOR 1.00

MONSTER RASPAS

MONSTER PICADILLY



MONSTER HOT CHEETO RASPA



CUCUMBERDILLY



LA CHECA FRESCA



MONSTER DELIGHT



FRUTA CON LIMON Y CHILE

FRESH FRUITS

MANGO CHUNKS

COCO CON LIMON Y CHILE

COCO MIX

REVOLTIJO

PEPINO CON LIMON Y CHILE

PEPINO SHOTS

REBANADITAS

PIÑA TROPICAL

SUSHI TROPICAL

MANZANA LOKA

TAKITOS DE TAMARINDO

FRESAS CON CREMA

FRUTA CON YOGURT

FRUTA-BIONICA

PEPINO O PICKLE SPLIT



BANANA SPLIT

ICE CREAM

THE BOWL

ICE CREAM DELIGHT

FERRERO DELIGHT

ICE CREAM SHAKES

OREO SHAKE

SUPER BANANA

CHOCO BANANA

DRINKS

TROLEBUSES

TROLEBUS DEL CALLEJON

LICUADOS

JUMEX PREPARADO

SMIRNOFF ESPECIAL

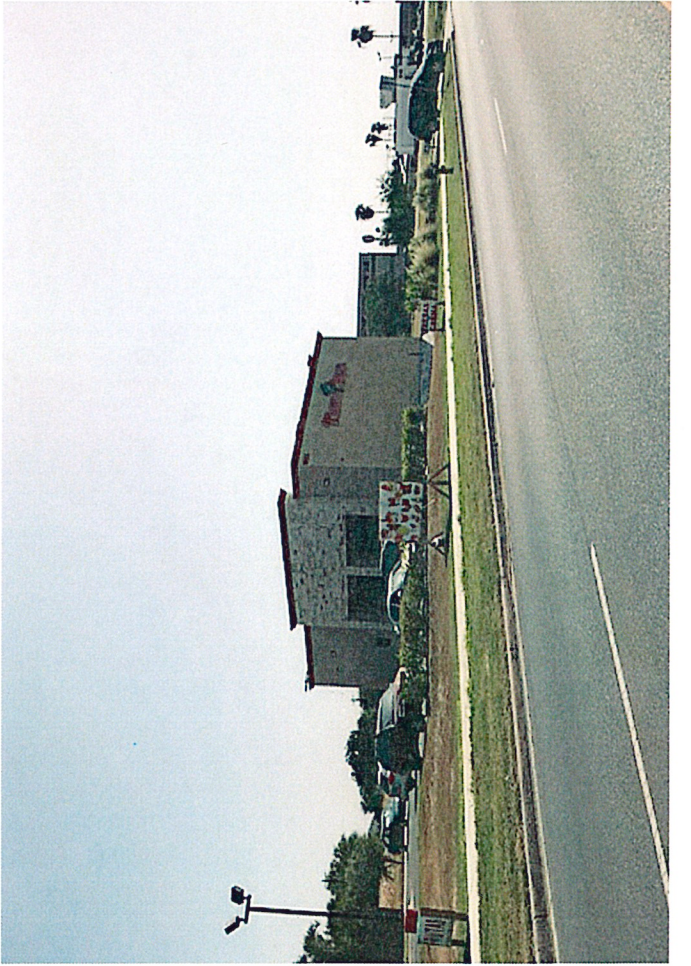
AGUAS FRESCAS

TOPO CHICO, CLAMATO O MICHELADA ESPECIAL

PIÑA TROPICAL CON SMIRNOFF/SQUIRT

RUSA







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT PERMIT FOR ABC FILE NO. CUP#180858 (TROPICAL ISLAND)

GENERAL INFORMATION:

APPLICANT: Nydia Cavazos, d/b/a Tropical Island, 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 Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot B1, Northpoint Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1911 North Veterans Boulevard.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the north and south, Two-Family Residential District (R-2) to the west and city limits lie to the east. This area is generally designated for single-family residential use in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Inspection pending for the Conditional Use Permit.
FIRE DEPARTMENT:	Inspection pending for 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.

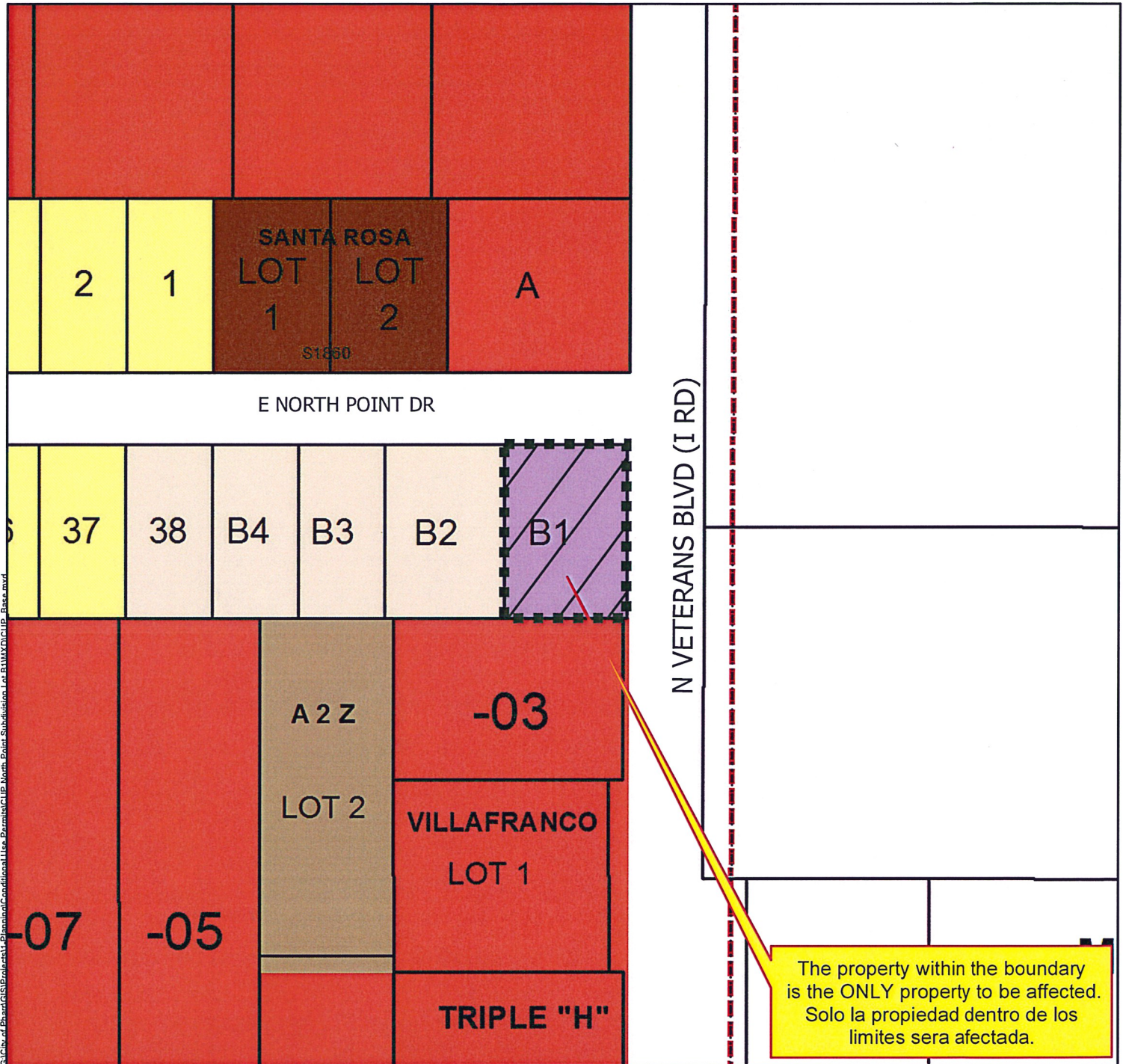
**NOTIFICATION
OF PUBLIC:**

Nineteen (19) 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
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

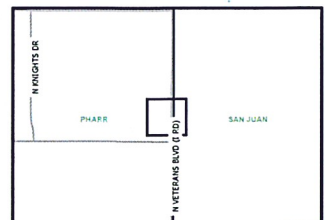
NOTE: This item will go before the City Commission Meeting of **September 17, 2018**
at **4:00 p.m.**



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

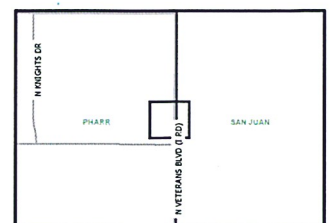
- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail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



Northpoint Dr

Northpoint Dr

Northpoint Dr

N Veterans Blvd

NIRd

N Veterans Blvd

NIRd



1911 N Veterans Blvd (I Rd.)

SNOWBALL FLAVORS

Banana	Kiwi	Strawberry Shortcake
Blue Coconut	Lemon	Strawberry Daiquiri
Coconut	Lemon Lime	Tamarindo
Blueberry	Natural Lemon	Natural Tamarindo
Bubble Gum - Pink or Blue	Mango	Tigers Blood
Cantaloupe	Margarita	Tropical Punch
Cherry	Orange	Tutti Frutti
Cherry/Kola	Peach	Watermelon
Wild Cherry	Pina Colada	
Cotton Candy - Pink	Pineapple	CREAMY FLAVORS
Daiquiri	Pink Lemonade	Pink Milk
Grape	Raspberry	Banana
Green Apple	Rootbeer	Cinnamon
Hawaiian Delight	Silver Fox	Coconut
Ice Cream	Strawberry	Horchata

SPECIALTIES



1911 N VETERENS BLVD (i RD), PHARR, TX.



1801 W RIDGE RD, PHARR, TX.







MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS
AND/OR EQUIPMENT FILE NO. **SUP#180859**

GENERAL INFORMATION:

APPLICANT: Elena Ochoa-Gudino has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 20.31 acre tract of land, more or less, out of Lots 5 & 6, Block 13, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located between the 1600 and 1900 Block of West Military Highway (281).

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) and General Business District (C) to the south and west, and Agricultural and/or Open Space District (A-O) to the east. This area is generally designated for industrial use in the Land Use Plan.

COMMENTS: **CODE COMPLIANCE DIVISION:** Inspection is pending for the Conditional Use Permit.

FIRE DEPARTMENT: Inspection is pending for the Conditional Use Permit.

PLANNING DIVISION: Inspection is pending for the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

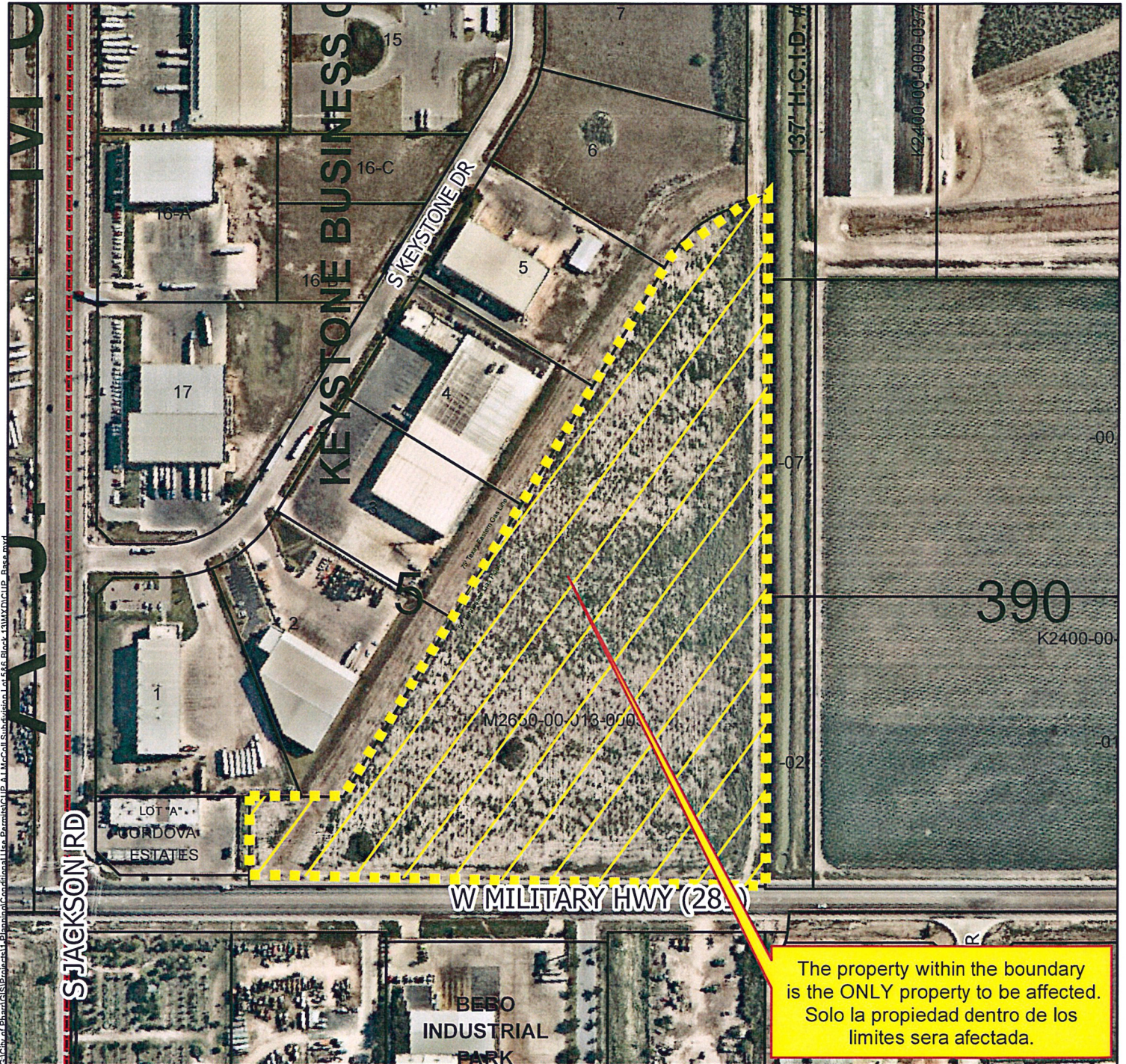
Eighteen (18) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for a Special Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). Applicant shall move forward with the subdivision process as well as being subject to the following conditions:

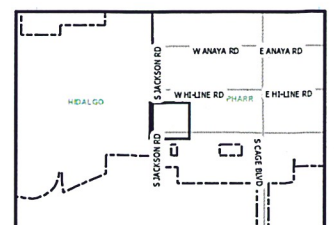
1. The applicant shall comply with all City of Pharr Ordinance requirements any violation of City Ordinance will terminate this Special Use Permit;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. Applicant will be required to now apply for the appropriate permit(s) for improvements/construction that is to occur on the property;
4. Any change in location, change in ownership or applicant or business entity owning or carrying out its operation on the property shall terminate this Special Use Permit;
5. This Special Use Permit is provisional and not to exceed six (6) months;
6. The following shall be considered as grounds for the revocation of the Special 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.
 - Special 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.

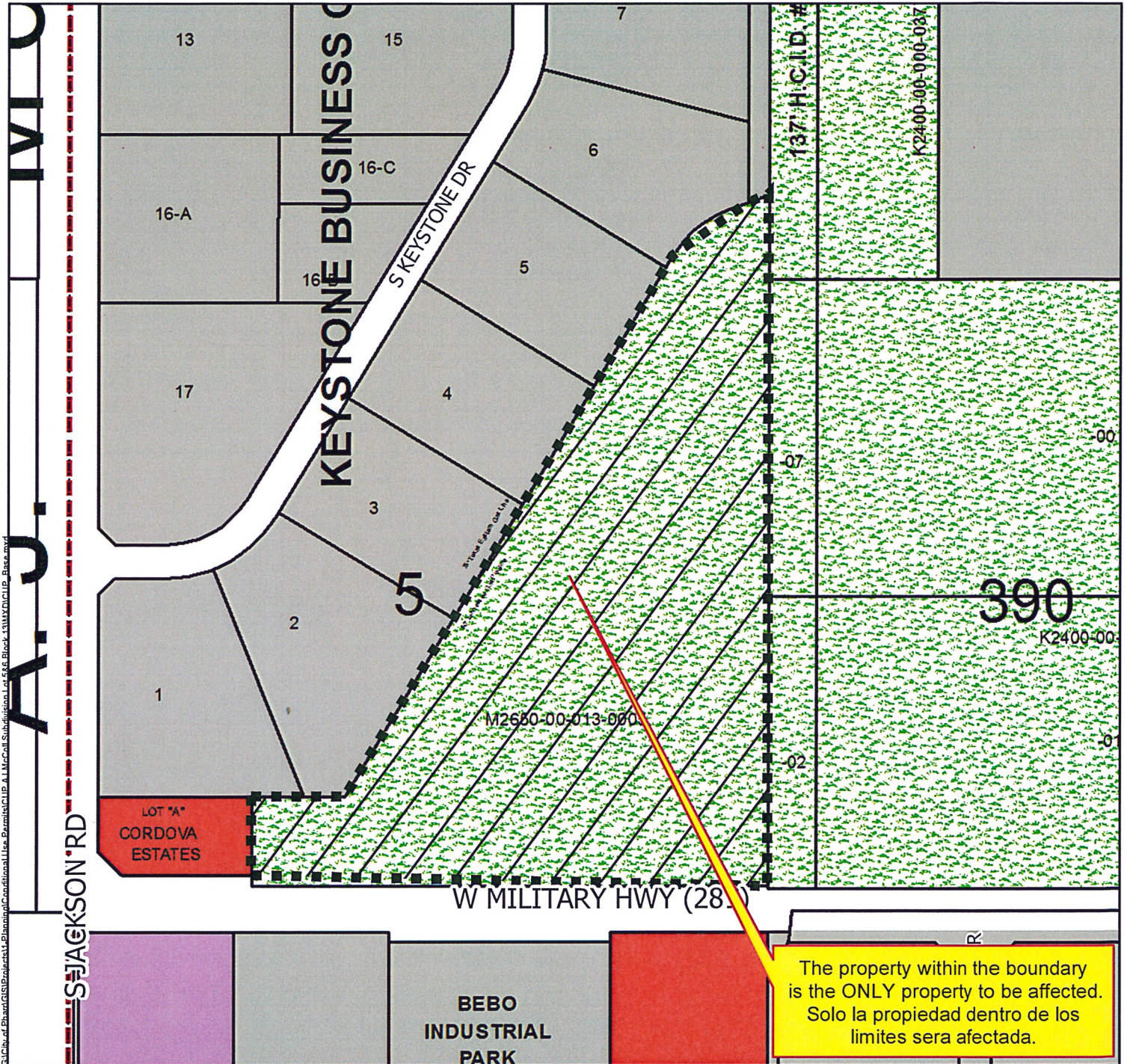
NOTE: This item will go before the City Commission Meeting of **September 17, 2018** at **4:00 p.m.**



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

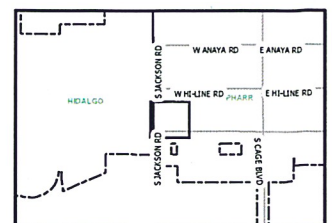
- Valley View ISD
 Planned Unit Development

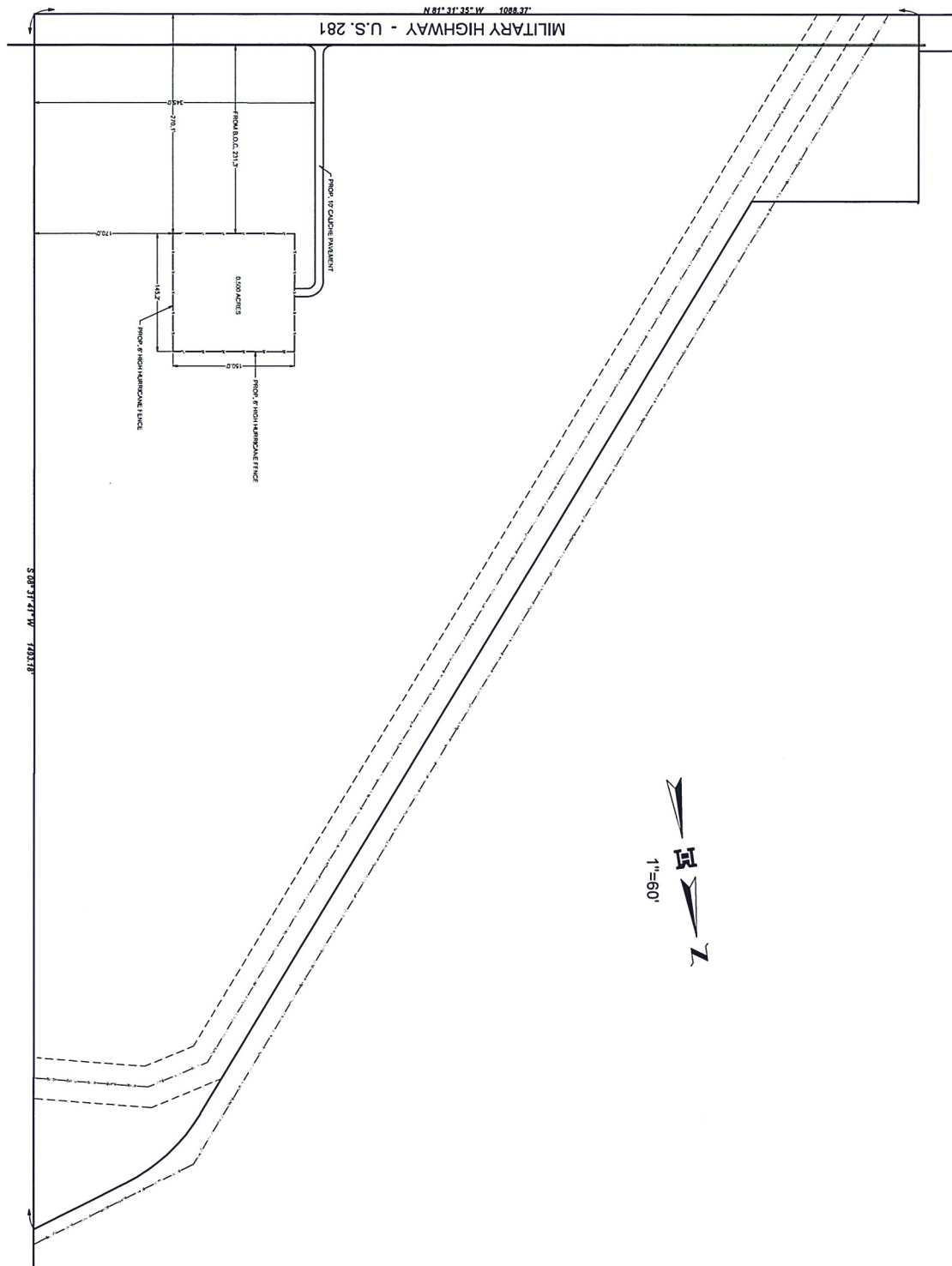




Agricultural Open Space	Townhouse	Heavy Commercial	Valley View ISD
Single Family	HUD Code	Heavy Industrial	Planned Unit Development
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial	
Two Family	Government Owned	Neighborhood Commercial	
Medium Density Multi-Family	General Business	Office Professional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

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MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 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#180860
--

GENERAL INFORMATION:

APPLICANT: Benito Lopez 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 the N180'-W100', Block U, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 229 West Jones 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 and west, High Density Multi-Family Residential District (R-4) to the east and Two Family Residential District (R-2) to the south. This area is generally designated for single-family residential use in the Land Use Plan.

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.

**NOTIFICATION
OF PUBLIC:**

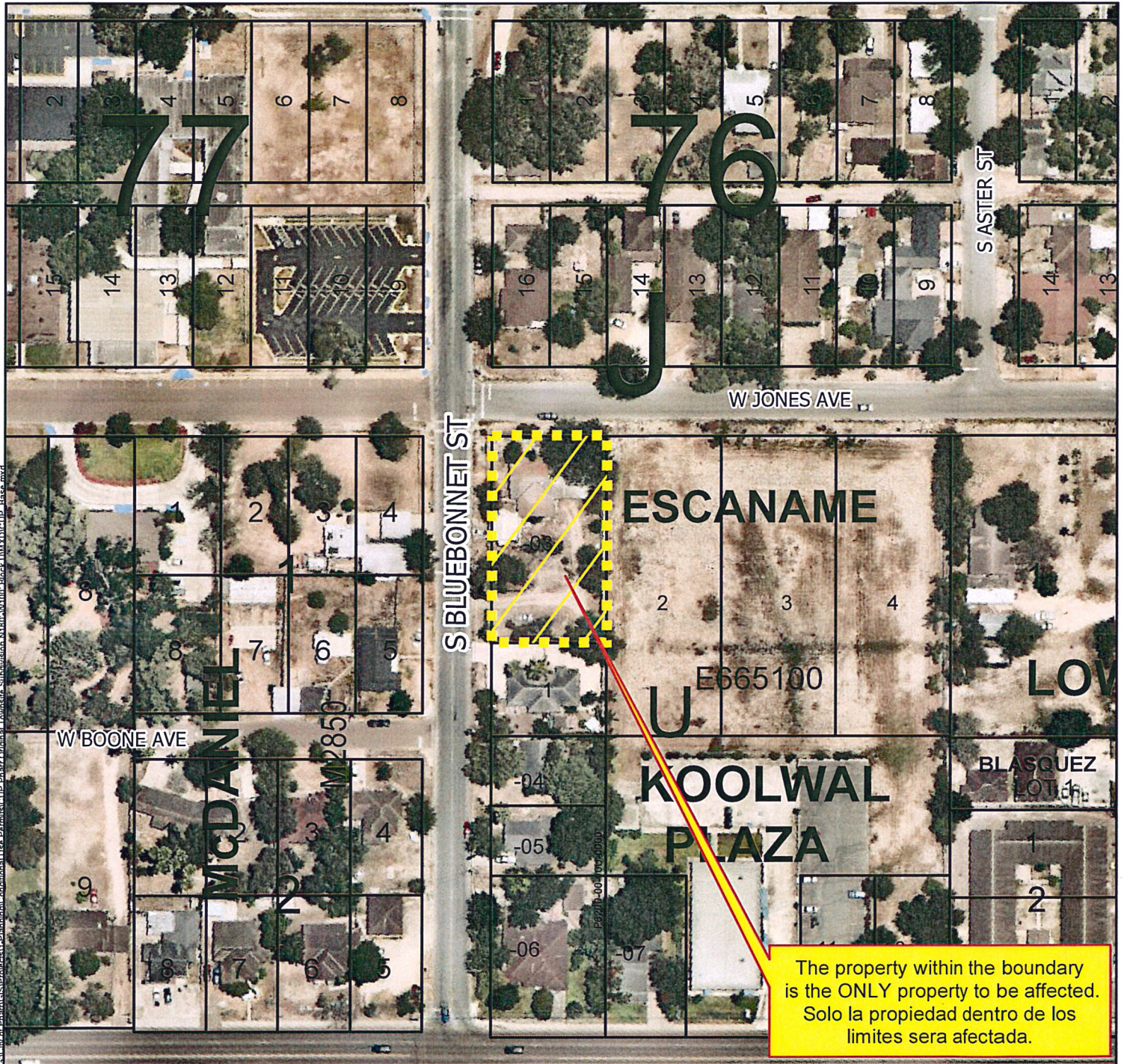
Twenty-eight (28) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

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

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **September 17, 2018** at **4:00 p.m.**



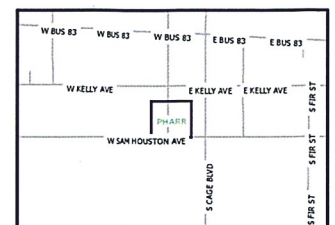
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

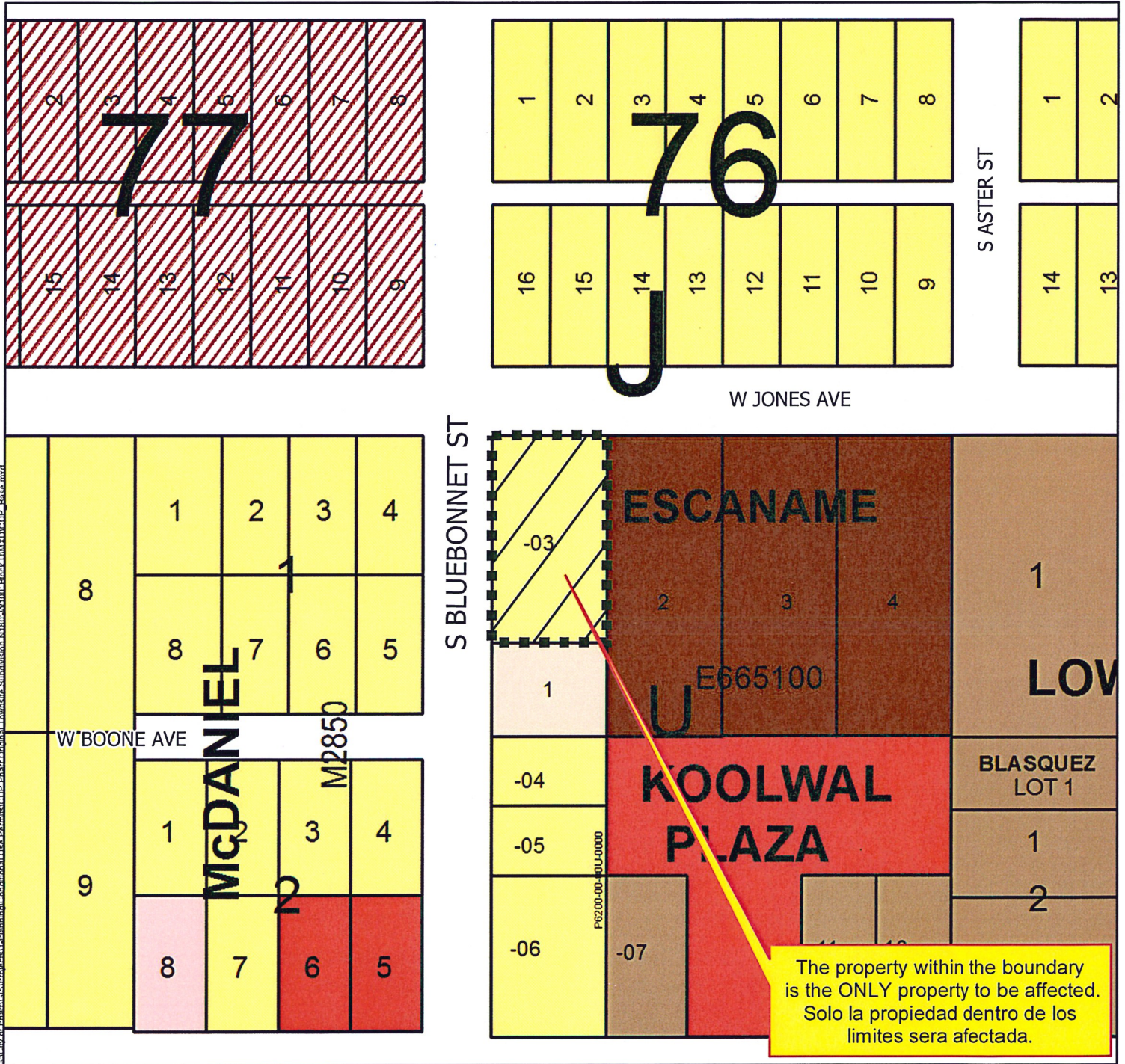
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

- Valley View ISD
- Planned Unit Development

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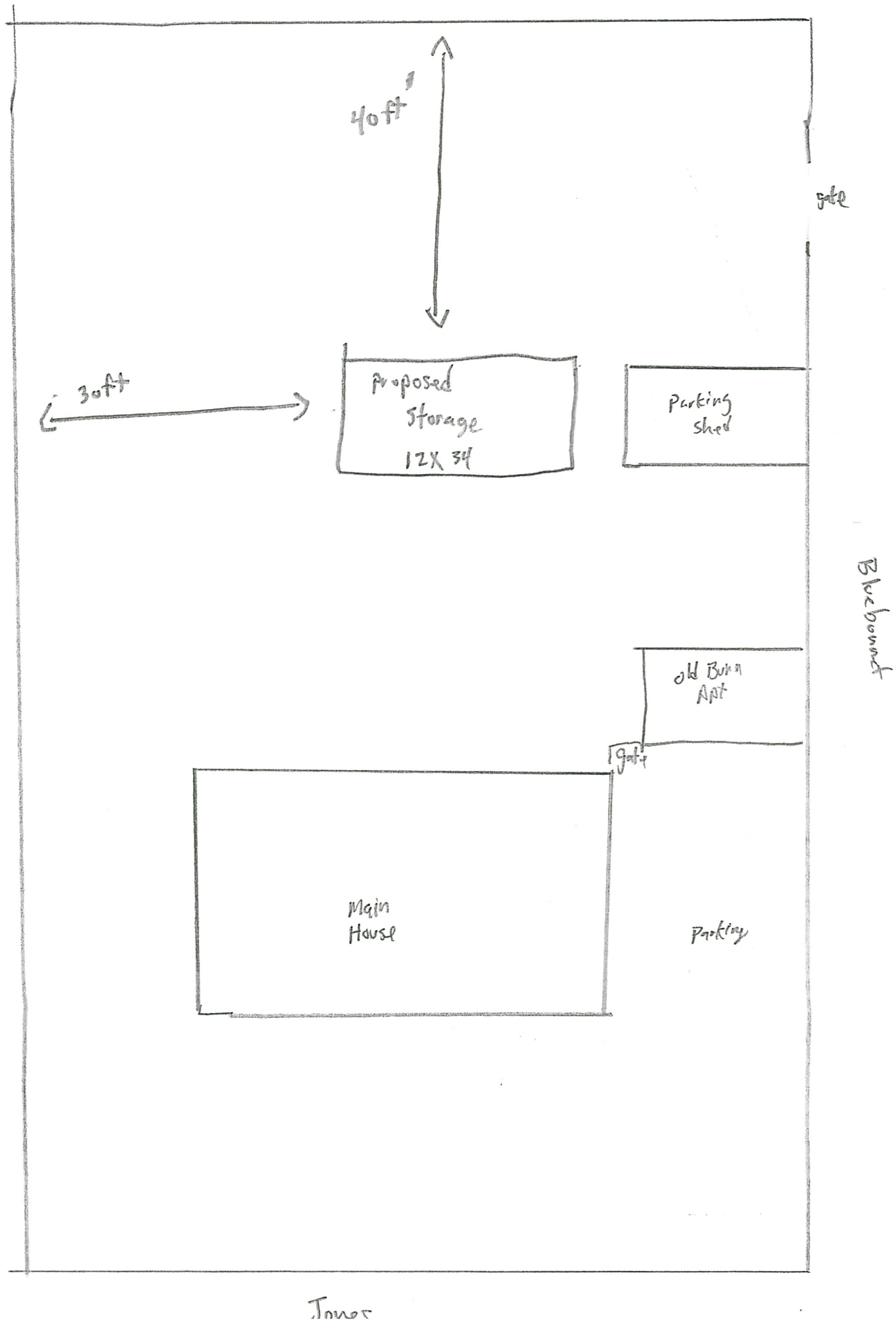
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W.
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- Hidalgo ISD

- Valley View ISD
- Planned Unit Development







MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 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#180539**

GENERAL INFORMATION:

APPLICANT: Delfina Villalobos 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 59, San Gabriel Phase I Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 901 West Starr 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. This area is generally designated for single-family residential use in the Land Use Plan.

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:**

Forty-seven (47) 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:

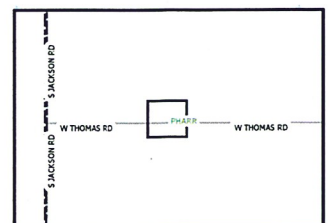
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will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

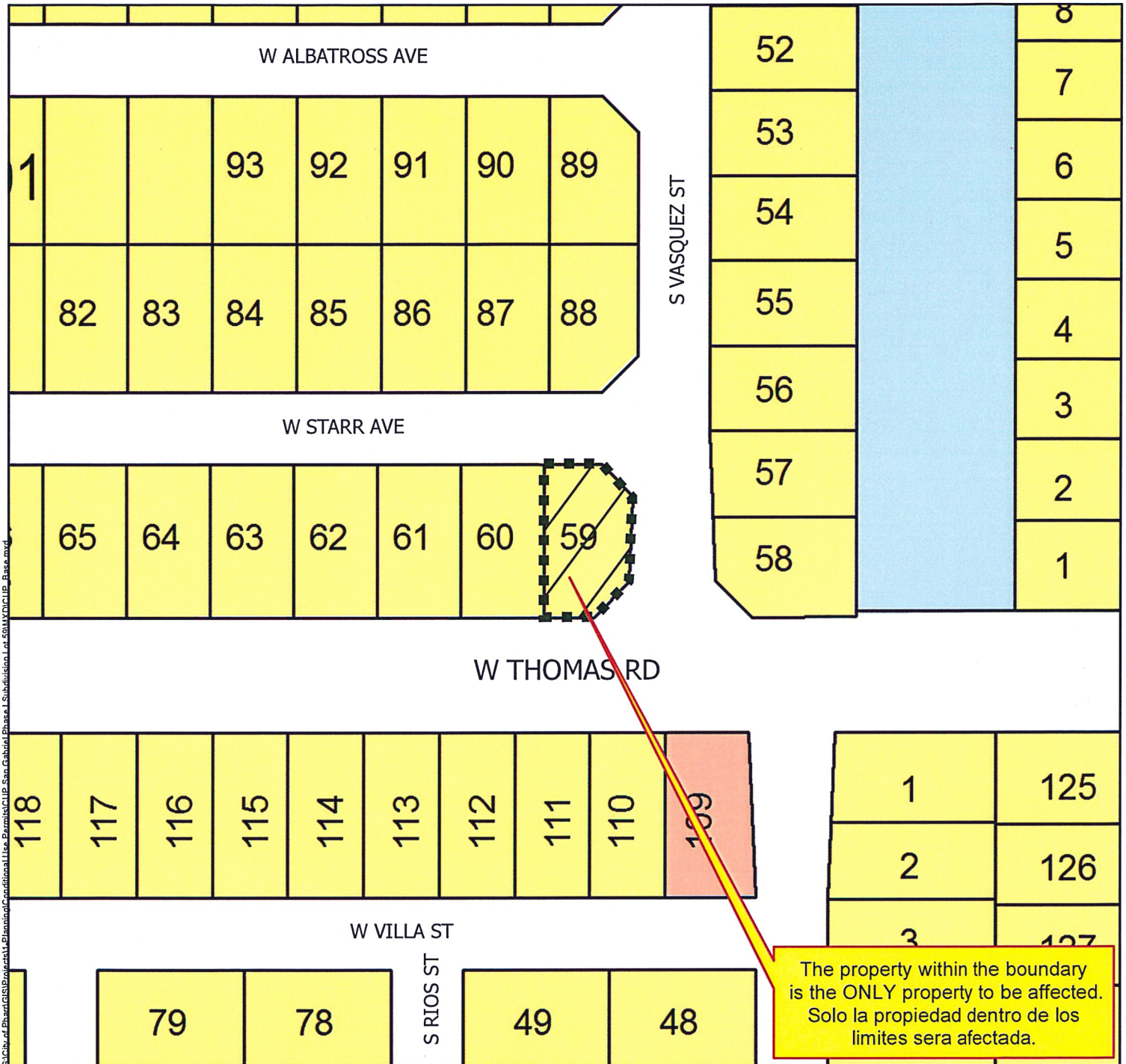
NOTE: This item will go before the City Commission Meeting of **September 17, 2018** at **4:00 p.m.**



- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

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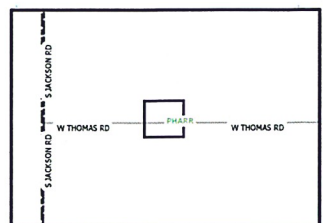


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

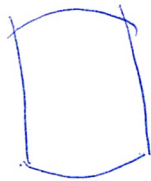
- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
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| Mobile Home | Drainage Easement | Hidalgo ISD |

- Valley View ISD
- Planned Unit Development

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Thomas



4 ft
↓



6 ft
→

12 x 20 x 10

24 ft
↓

Home

Porch

Wesque

Starr Ave
~~Wesque~~





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 27, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: WEST RIDGE ESTATES PHASE II SUBDIVISION FILE NO. SUB#180718

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Phase II Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 17.727 acres of land, more or less, being out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 and 900 Block of West Minnesota Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south and Single Family Residential District (R-1) to the west. The property is designated for commercial 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 West Ridge Estates Phase II Subdivision subject to the following conditions:

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

1. Show existing R.O.W and provide dimensions.
2. Show any additional R.O.W. along W. Minnesota Road.
3. On plat layout label street R.O.W's
4. Show radius on cul-de-sacs.
5. Change Cherry Ave. to N. Hibiscus St. and Honeydew Ave. to N. Robin Ave.
6. R.O.W. for W. Minnesota Rd. is 80-ft. from the road centerline. Please verify and make corrections.
7. Pave 1/3 of R.O.W. for W. Minnesota Rd. in accordance with City Standards. 3-inch HMA, 10-inch Base, 10-inch Stabilized subgrade, 24-inch Reinforced Curb & Gutter, 5-ft. Sidewalk and 18-inch RCP Storm Sewer Pipe (Drainage improvements).

EASEMENTS:

1. Provide 10-ft. easement between lots 79-80, to be exclusive to City of Pharr.
2. Fix utility dimensions within lots.
3. Verify the width of AEP utility easement located between lots 100 and 101 do not add up to 60-ft.

**SIDEWALK:
ADA:**

1. Plat note #6, revise note to say "a 5 foot sidewalk with ADA complaint ramps and landings is required along the south side of W. Minnesota Rd. at subdivision construction stage".

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Relocate 8-inch gate valve from Lot 15 to Lot 61 and Lot 22 to Lot 68.
2. Will require an 8-inch gate valve at southeast corner of Lot 114.
3. Water service for Lot 118 will need to be relocated west of proposed site in effort to allow for a 9-ft. separation from proposed sewer service.
4. Need to show details for water service crossings with PVC casing.
5. All water mains to be constructed in a 15-ft. dedicated utility easement.
6. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Manholes for Lots 89 and 90 will need to be relocated to avoid being placed in future property driveway.
2. Need to provide details for manhole #1 between Lots 79 and 80. Sanitary sewer main between Lots 79 and 80 will need to be in a 15-ft. exclusive easement.

3. Will need projected flow and peak flow and capacity of subdivision sewer.
4. Provide water and sanitary sewer crossing details.
5. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr Standards.
2. Drainage report needs to be approved by H.C.D.D. #1.
3. Drainage statement required detention does not match with calculated required detention. Please verify and make corrections.
4. Plat note #5, incomplete City of Pharr drainage directive, detention volume does not match with the drainage report.

OTHER:

1. Provide engineers signature on plat.
2. Verify setbacks if proposed or by City of Pharr Ordinance.
3. On metes & bound verify wording (description).
4. On metes & bounds second paragraph label on plat.
5. Show recorded subdivisions on location map.
6. Add W. for W. Owassa Rd. on location map.
7. Show true north on location map.
8. HCID #2, Need new warranty deed to be provided to HCID #2, may abandon the 20' exclusive easement to HCID #2 and pay a fee of \$450.00.
9. Plug irrigation line at the delivery point, verify with HCID#2.
10. Add plat note: Developer to construct fence for Lots abutting/fronting any drain ditch regardless of who owns it.
11. SWPPP will be required before Notice to Proceed (NTP) is issued, SWPPP will be submitted at pre-construction meeting.
12. Notice of Intent (NOI/CNOI) will be needed before NTP is Issued.
13. Need SWPPP, 3 hard copies, 1 for review, 2 for finalization.
14. Erosion and sediment control plan.
15. Label centerline on W. Minnesota Rd.



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



Subdivision: West Ridge Estates Phase 2 Plat Review

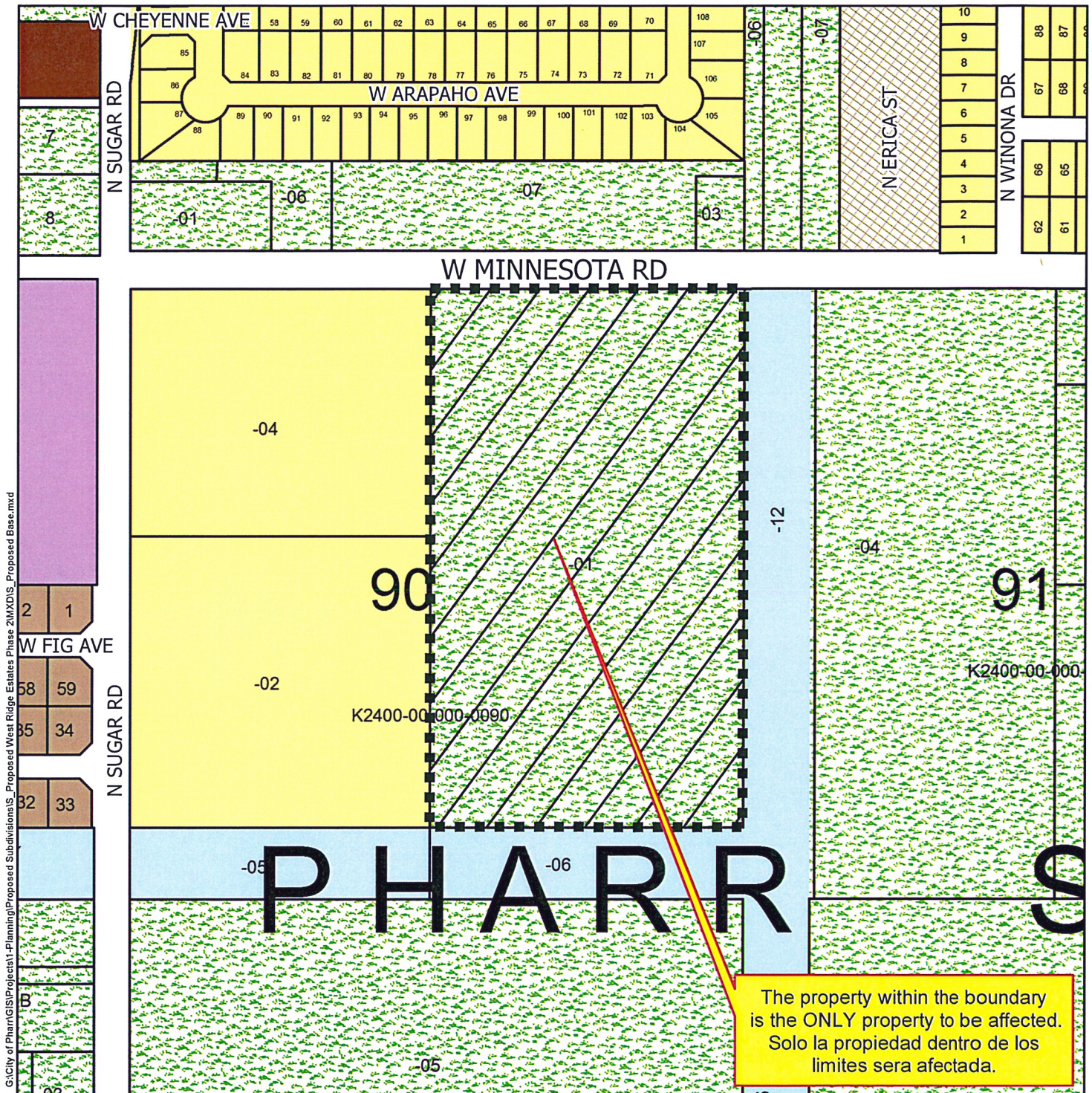
Reviewed By: Jacob Salinas Fire Marshal ^{9.8} Date: August 15, 2018

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:

☒ The proposed, subdivision plat, is indicating an island proposed for vehicle security gates on the north side entrance. Detail must be provided for proposed gates.

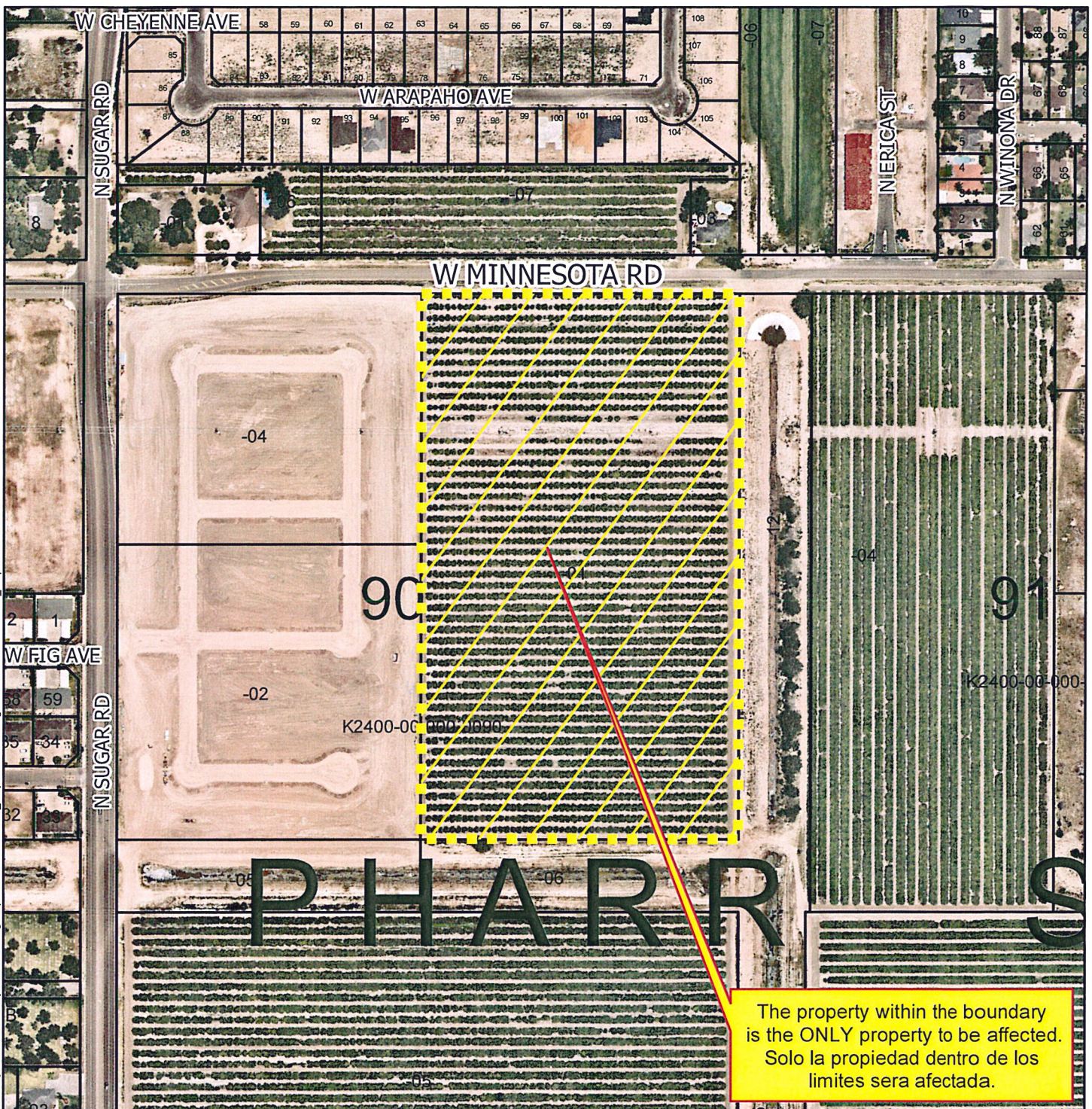
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☐	



Proposed Subdivision
West Ridge Estates Phase 2
Melden & Hunt Inc



G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\Proposed West Ridge Estates Phase 2\MXD\IS_Proposed Base.mxd



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

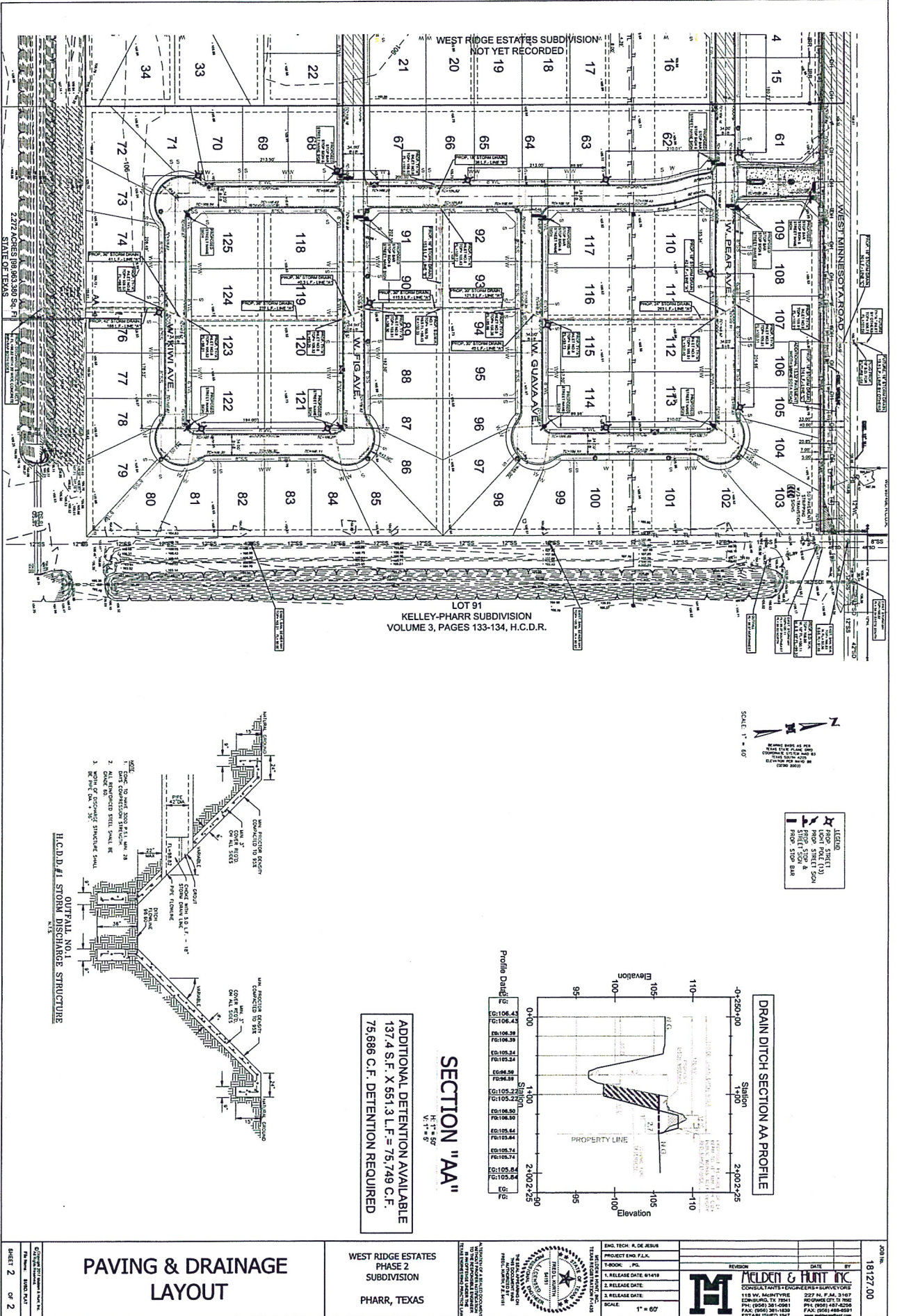
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

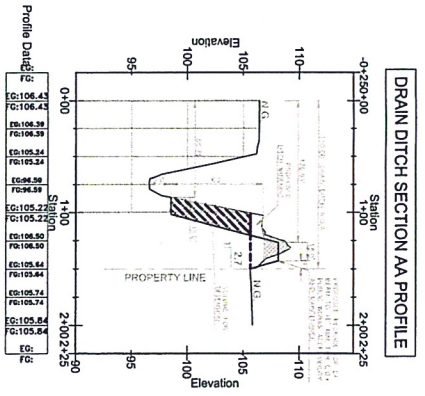


Date: 8/17/2018



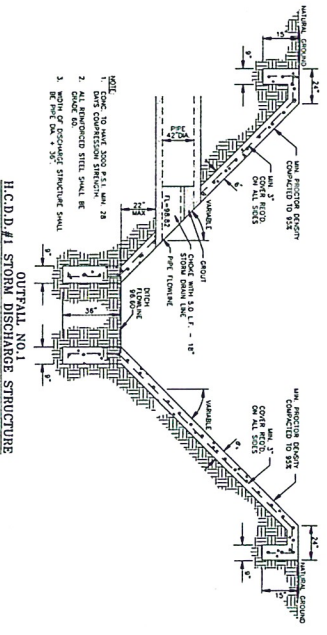
LEGEND
 FROM SHEET (13)
 FROM 1300' & 200'
 FROM 1300' & 200'
 FROM 1300' & 200'

SCALE: 1" = 60'



SECTION "AA"

ADDITIONAL DETENTION AVAILABLE
 137.4 S.F. X 551.3 L.F. = 75,749 C.F.
 75,686 C.F. DETENTION REQUIRED



PAVING & DRAINAGE LAYOUT

WEST RIDGE ESTATES
 PHASE 2
 SUBDIVISION
 PHARR, TEXAS

18127.00

JOB No.

DATE

BY

REVISION

DATE

BY

DATE

BY

118 W. MOUNTAIN

227 N. P.M. 3167

1041 N. TEX. 1000

PH: (956) 361-0961

FAX: (956) 361-0961

ESTABLISHED 1947

ENGINEER

PROJECT ENG. F.L.A.

T-BLOCK, P.L.

1. RELEASE DATE: 6/14/19

2. RELEASE DATE:

3. RELEASE DATE:

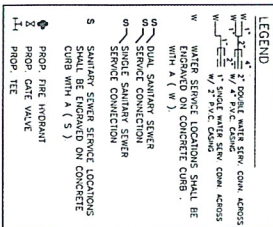
SCALE: 1" = 60'

WEST RIDGE ESTATES SUBDIVISION

NOT YET RECORDED

STATE OF TEXAS

2272 ACRES (88.80, 280 SQ. FT.)



REVISION	DATE	BY
	MELDEM & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS 115 W. MCINTYRE EDINBURG, TX 78541 PH: (505) 361-10951 FAX: (505) 361-1839 © 1995 MELDEM & HUNT INC.	227 N. P.M. 3187 RD 2000 CITY, TX 79221 PH: (505) 487-6258 FAX: (505) 488-8591



MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: SHADDAI ESTATES SUBDIVISION FILE NO. SUB#180716

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Maria Elena Ramirez Lopez, Maria Teresa Ramirez Lopez and Maria Eugenia Ramirez Lopes, all Trustees, are requesting preliminary plat approval of the proposed Shaddai Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 10.00 acres out of Lot 82, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Minnesota Road.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Heavy Commercial District (H-C) to the north, Agricultural and/or Open Space District (A-O) to the east and south and Single Family Residential District (R-1) to the west. The property is designated for single family residential 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 Shaddai Estates Subdivision subject to the following conditions:

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

1. Pave 1/3 of road R.O.W. for E. Minnesota Rd. in accordance with City Standards. 3-inch HMAC, 10-inch Base, 10-inch Stabilized subgrade, 24-inch Reinforced Curb & Gutter, 5-ft. Sidewalk and 18-inch RCP Storm Sewer Pipe (Drainage improvements).
2. Show interior street R.O.W.
3. Use a street name that aligns with existing street.
4. Need to provide street light layout.

EASEMENTS:

1. Label existing or dedicated easements on plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual..

FIRE PROTECTION:

1. See attach comments.

WATER:

1. N.A.W.S.C.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

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

DRAINAGE:

1. Project engineer shall provide a CLMOR letter approved by FEMA.
2. Provide an approved drainage report.

OTHER:

1. SWPPP will be required on any subdivision that is 1 acre or more.
2. Provide engineers signature on plat.
3. Provide one signature block for owners.
4. Update the year the plans were drawn.
5. Plat note #11, remove the word "frontage".
6. Plat note #6, remove the last sentence.
7. Plat note #2, reword see attached comment.
8. On metes and bounds, label the 60 pennie nail and show full name of subdivision and verify bearings and distance.
9. Label center line of E. Minnesota Rd.
10. On location map swap the sequence of street name.
11. North arrow with bearings, move away from line.
12. Need to clear up text overlapping.
13. Bearings within lots fix.

14. Fix lines within E. Minnesota Rd. R.O.W.
15. Lots to be numbered correctly.
16. Text to be consistent.
17. See staff comments attached.



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



Subdivision: Shaddai Estates Subdivision Plat Review

Reviewed By: Dago Soto, Asst. Fire Marshal Date September 4, 2018

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

Additional Comments:

☒ City of Pharr- Standard Manual Section IV-3 Water Improvements #5 the minimum water main diameter for line with fire hydrants shall be 8 to 12" inches in commercial and 12" or better in industrial areas. All waterlines in multi-family and single family areas and lines with fire hydrants shall be looped (two sources) unless otherwise approved by the City of Pharr Utility Department and Fire Department.

☒ Indicate the size of main on E. Minnesota Rd.

☒ Verify the Cul-De-Sac Dimension

PLAT REVIEW FOR: *SHADDAI ESTATES SUBDIVISION*

COMMENTS: **Initials:** J.V. / O.D.L. / R.B. **AUGUST 30, 2018**

WATER:

- NAWS
- Will need to acquire easements for NAWSC

SEWER:

- Will require PVC casing for entrance between lot 166 and 116
- Casing will be required on Fir
- Will need sewer services to be straight for lots 17,18,21,22
- Will need to extend sewer line to & throw the property (Lot 38)
- Will need to install a M/H on S.E. corner of lot 38 for main line (C.O. will not be allowed)
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- 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: _____



SUBDIVISION: Shaddai Estates

DATE: August 28, 2018

REVIEW: Preliminary

PLAT

1. M&B---Azimuth callout for paragraph #2 does not match with site plan.
2. Note No. 2---Revise note to say "18" above top of curb or base flood elevation measured from center of lot, whichever is greater."
3. Note No. 6---For 2nd sentence, revise note to say "and a 5.0-foot sidewalk with ADA compliant ramps to be installed . . . at the time of subdivision construction. Remove last sentence.
4. Add CLOMR note once approved by FEMA.
5. Add note---"Lots . . . have a new flood zone designation as per conditional letter of map revision based on fill dated . . . FEMA case No. . . ."
6. Label centerline for E. Minnesota Rd.
7. Label both the radius of the cul-de-sacs and street B-B.
8. Provide interior street name.
9. Are utility easements existing or dedicated by plat? *Please verify and make corrections on plat.*
10. Is the 15 FT N.A.W.S.C. easement existing or dedicated? *Please verify and make corrections on plat.*
11. Revise Lot 195 callout located on the southwest corner of the property.
12. Remove any text overlapping on all three sheets.

SITE PLAN

1. Pave 1/3 ROW for Minnesota Rd. in accordance with city standards.
2. Provide interior street name.
3. On the street cross section, the caliche base must overlap with the subgrade base by 1 foot.
4. On the street cross section, specify 6" of subgrade.

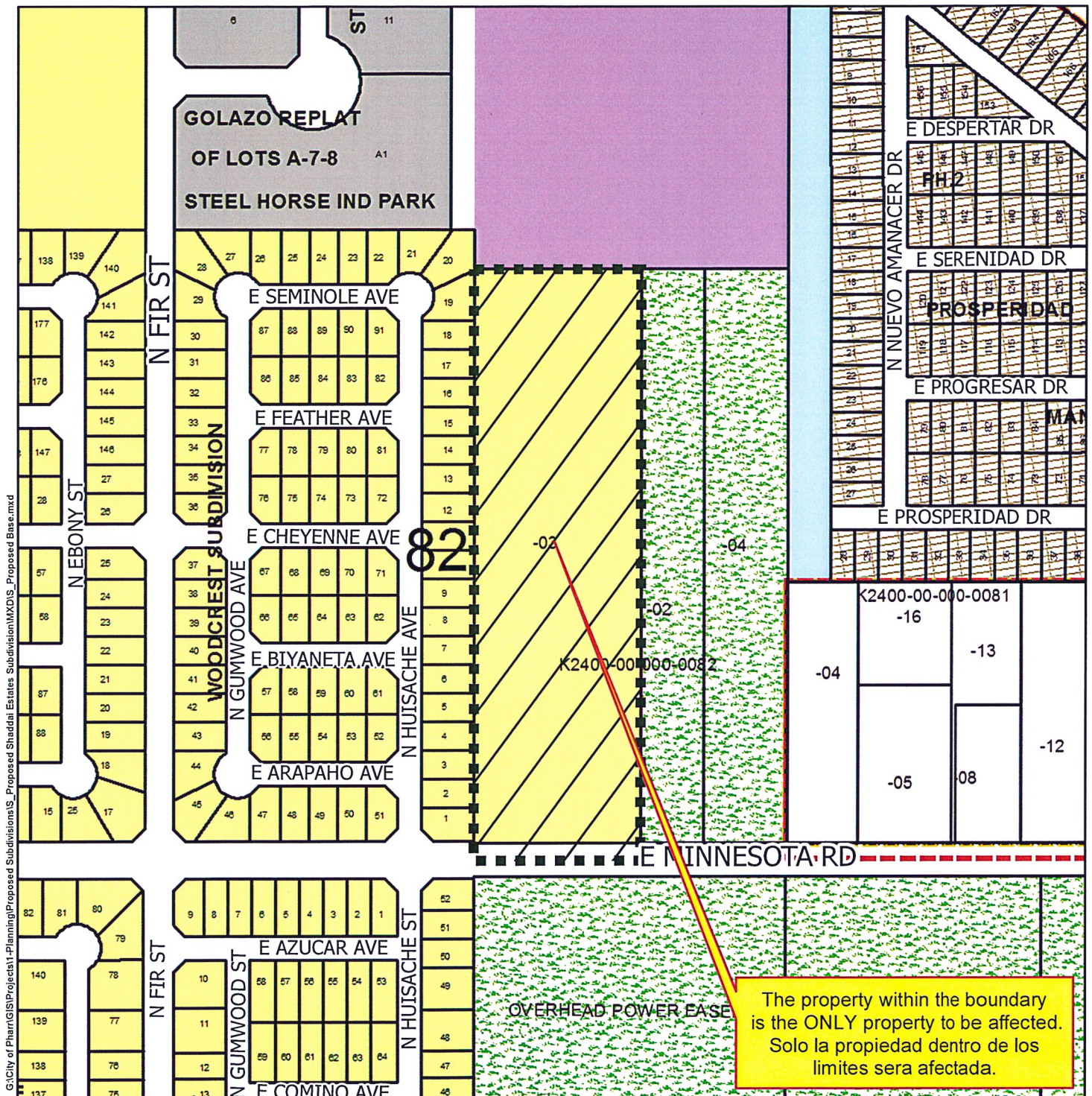
5. Label width of utility easements for both the north and east side of the property. *Refer to plat note #7 when labeling the utility easements.*
6. Water line along the interior street to be outside of the city's ROW. *Refer to public utilities for any questions.*
7. Proposed 8" sanitary sewer line along E. Minnesota Rd. will require PVC casing at driveway crossing.

DRAINAGE

1. Drainage report needs to be approved by H.C.D.D. No. 1.
2. Provide TOP and FL elevations for storm inlet in front of Lot #4.
3. Provide elevations for existing 42" storm inlet running along E. Minnesota Rd.
4. Will proposed storm drain line be RCP? COP will require RCP pipe for all proposed storm drain lines.
5. Provide highpoint at driveway to prevent runoff flowing onto E. Minnesota Rd.

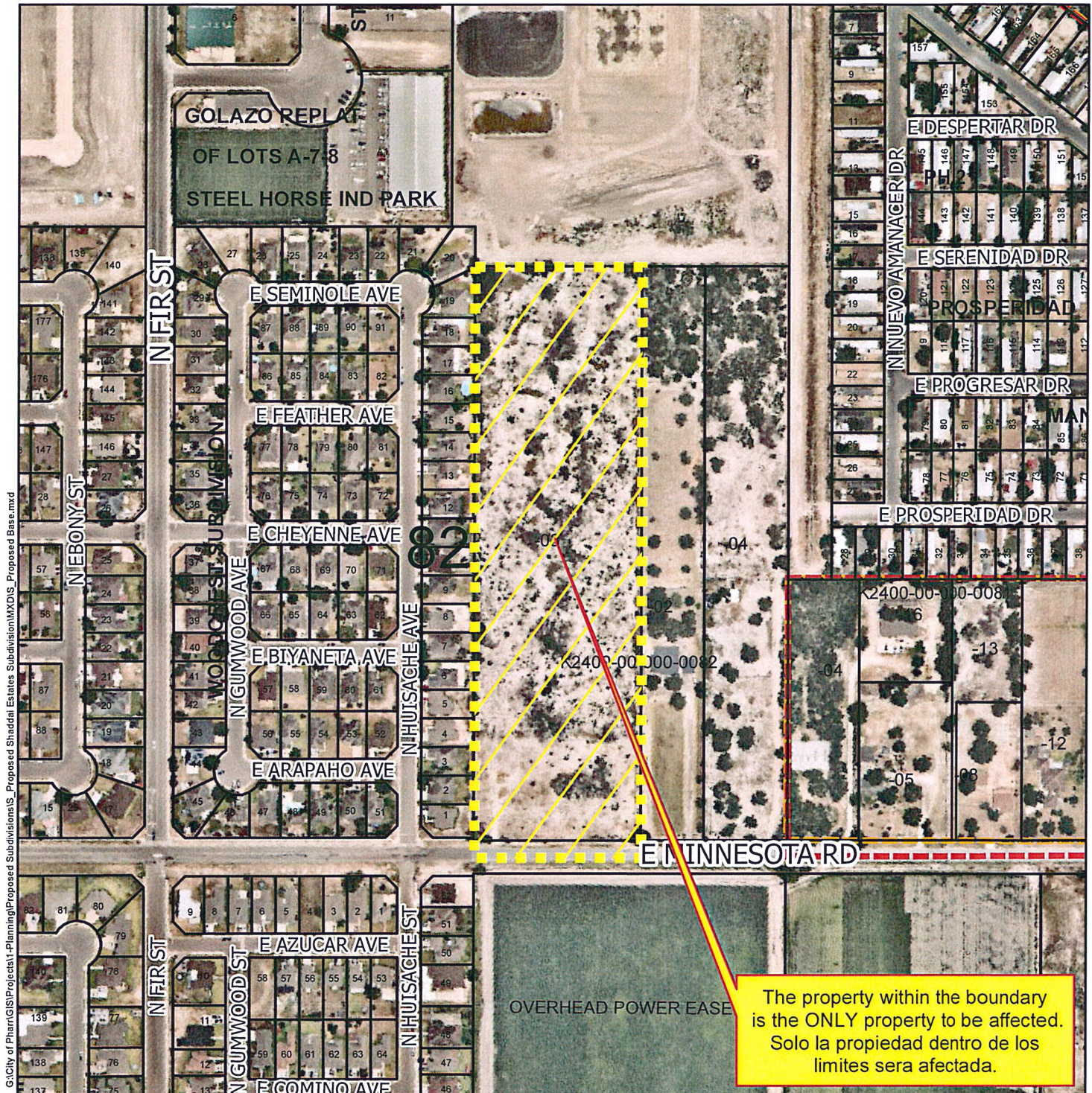
ADDITIONAL COMMENTS

1. 1/3 paved road ROW must include the following.
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk
 - 18" RCP Storm Sewer Pipe (Drainage Improvements).
2. Provide a CLMOR letter approved by FEMA.



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 | |







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: P.S.J.A. AG BARN SUBDIVISION
FILE NO. **SUB#180823**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing City of Pharr, is requesting preliminary plat approval of the proposed P.S.J.A. AG Barn Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a subdivision of 19.434 acres being a part or portion out of Lot 224, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2100 Block of South Veterans Boulevard ("I" Road).

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Medium Density Multi-Family District (R-3) to the north, Agricultural and/or Open Space District (A-O) to the south and west and City limits to the east. The property is designated for public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: P.S.J.A. livestock farm.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed P.S.J.A. AG Barn Subdivision subject to the following conditions:

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

1. Need to provide street light layout.

EASEMENTS:

1. Need to show dedicated easements on plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual..

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. Provide an approved drainage report.

OTHER:

1. Need signatures on plat (engineer and surveyor).
2. Plat note #3, check for spelling.
3. Plat note #12, remove.
4. Plat note #14, reword see attached comment.
5. Add: "and Zoning" next to chairman for P&Z.
6. Show contours on the rest of the property.
7. Verify the easement on the north east corner of property.
8. Show east side R.O.W. of N. Veterans Blvd.
9. Label the dash line on the west side of the property line.
10. Property on north side has more R.O.W., verify.
11. See staff comments attached.



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



Subdivision: PSJA ISD AG Subdivision Staff Review

Reviewed By: Dago Soto, Asst. Fire Marshal Date August 30, 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:

☒ All Access road around the property shall be 26' foot wide due our Large Ladder Trucks, When Ladder Truck are deployed for fire suppression operations, the out riggers that stabilize the Ladder truck need the extra width

☒ The first hydrant going in, on north side of property shall be move to the opposite south side and shall be connected to 12' water main of S. Veterans Rd.



PLAT REVIEW FOR: *P.S.J.A. AG BARN SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B. **AUGUST 30, 2018**

WATER:

- Will need 15" Utility Easements Exclusive to the City of Pharr
- Will need to show water service location and details of connection
- Water service to property line only
- Will need a water valve on E. side of Tee (Detail A)
- Will need a 2" F.O. on the W. side of Tee (Detail A)
- Will need a water valve on second hydrant W. of Veterans (Detail B)
- Water valves to hydrants will need to be on main line (Detail C)
- On E. side of property on Proposed 12" x 12" x 8" Tee will need a 12" and a 8" Valve (Detail D)
- On Details, Only Polyethylene tubing will be allowed
- All parts to water services will need to be brass
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need cut sheets for trap pits
- Will need a M/H 10' W. of water line on Sewer service line
- 15' Utility easement will be required up to M/H location
- Sewer service will remain private within the property
- At all water & sewer crossing locations, sewer will need to be under water lines
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

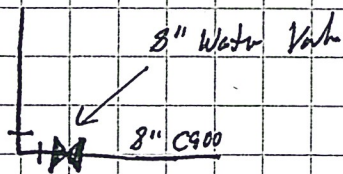
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

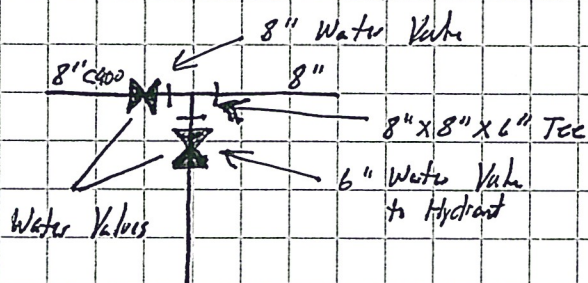
Signature: _____

Date: _____

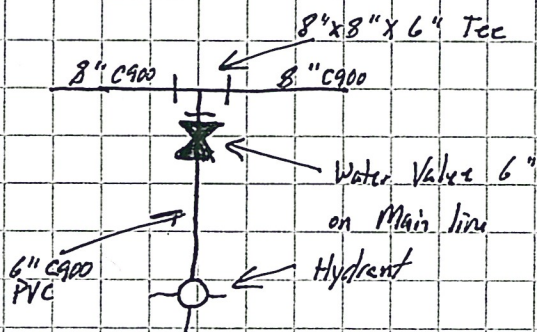
Detail A



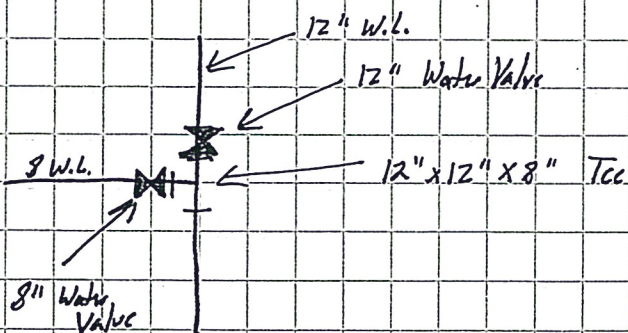
Detail B



Detail C



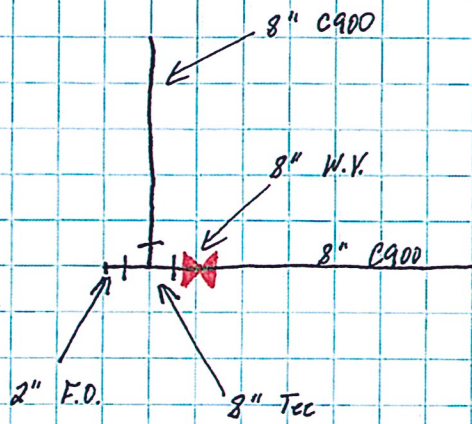
Detail D



R.S.J.A. AG BARN
Subdivision

8-28-18

Detail A



P.S.T.A. AG BARN

8-30-18



SUBDIVISION: PSJA AG Barn Subdivision

DATE: 8/28/18

Residential/Commercial: __19.434__ acres

Staff Review: 8/28/18

Plat Notes:

- Note #12 remove
- SWPPP will be required on any subdivision that is 1 acre or more.
- Approved drainage report needed.

General Notes:

- A drainage report is required for all new subdivisions and/or development(s).
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Street light detail plans to be included at subdivision stage.
- Need S.W.P.P.P. 3 hard copies, 1 for review, 2 for finalization.
- Erosion and sediment control plan.

SUBDIVISION: PSJA AG Barn

DATE: August 28, 2018

REVIEW: Preliminary

PLAT

1. Note No. 3---Ordinance is misspelled.
2. Note No. 4---Required detention volume to be verified after approved drainage report is submitted.
3. Remove Note No. 12.
4. Note No. 14---Revise note to say "... will be required along the west side of S. Veterans Blvd. ("I" Road) at building permit."
5. Location Map---Revise Moore Rd. to E. Moore Rd.
6. Location Map---Revise Veterans Blvd. to S. Veterans Blvd. ("I" Road).
7. Show existing ROW for S. Veterans Blvd.
8. Show E. Moore Rd. all the way to the intersection of S. Veterans Blvd. *Include centerline, existing R.O.W. and width of E. Moore Rd.*
9. Revise Planning & Zoning signature block to say "Danny Wylie, Planning and Zoning Commission".
10. Show & label all utility easements. *Specify if they are existing, dedicated, or exclusive to the COP.*
11. Show contour lines throughout the property.
12. Show all existing easements for Los Senderos Subdivision.

SITE PLAN

1. Show & label all utility easements. *Specify if they are existing, dedicated, or exclusive to the COP.*

DRAINAGE

1. Drainage report needs to be approved by H.C.D.D. No. 1.
2. Provide drainage report.

ADDITIONAL COMMENTS

Subject: PSJA AG Barn Sub
From: "Humberto" <hg_hcid2@sbcglobal.net>
Sent: 8/31/2018 1:27:32 PM
To: "Eddie" <eddie.martinez@pharr-tx.gov>;
CC: "Javier" <jl_hcid2@att.net>;

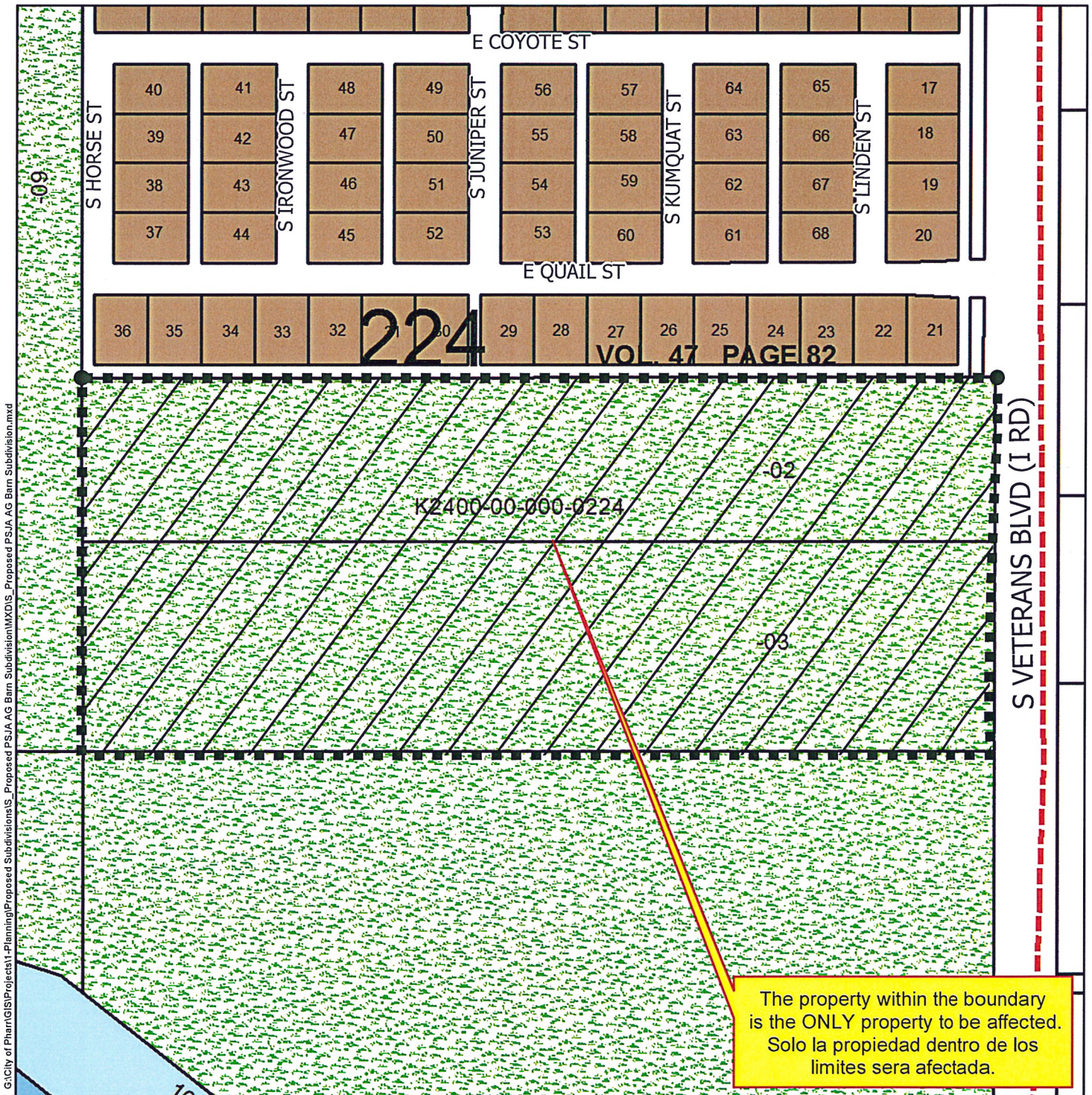
Items found

1 The property deed's shown volume 2724 page 24 is wrong.

2 We claim a 30' right of way as per Volume 20 page 467 HCDR and shown in Volume 16 page 5 map HCMR. It shows 16" irrigation line going south fronting Veterans road.

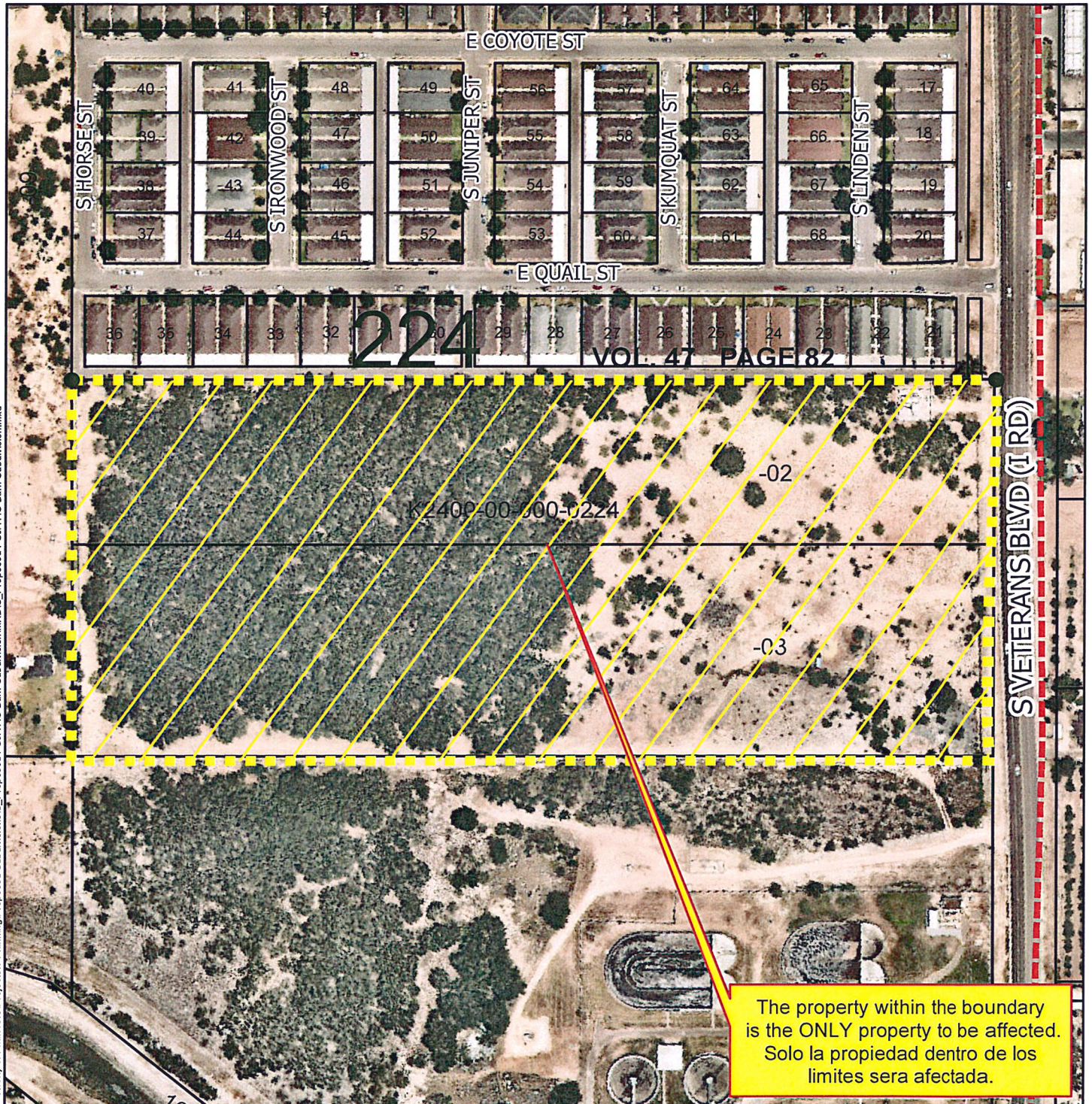
The pipeline is not currently in service. The district would be most likely willing release the right of way if requested. As long as properties south are excluded.

Humberto Gonzalez
Hidalgo County Irrigation District No. 2
PO Box 6
San Juan Texas 78589
(956) 787-1422
(956) 781-7622 Fax



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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	
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Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: WEST RIDGE ESTATES SUBDIVISION FILE NO. SUB#170410
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GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting final plat approval of the proposed West Ridge Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 17.727 acres out of Lot 90, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5100 Block of North Sugar Road.

ZONING: The property is currently zoned Single Family Residential District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south, Heavy Commercial District (H-C) and Medium Density Multi-Family District (R-3) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

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

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

1. Pave 1/3 ROW for Minnesota Rd. in accordance with city standards and PW requirements.

EASEMENTS:

1. Electrical lines shall not be within an Exclusive easement for City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

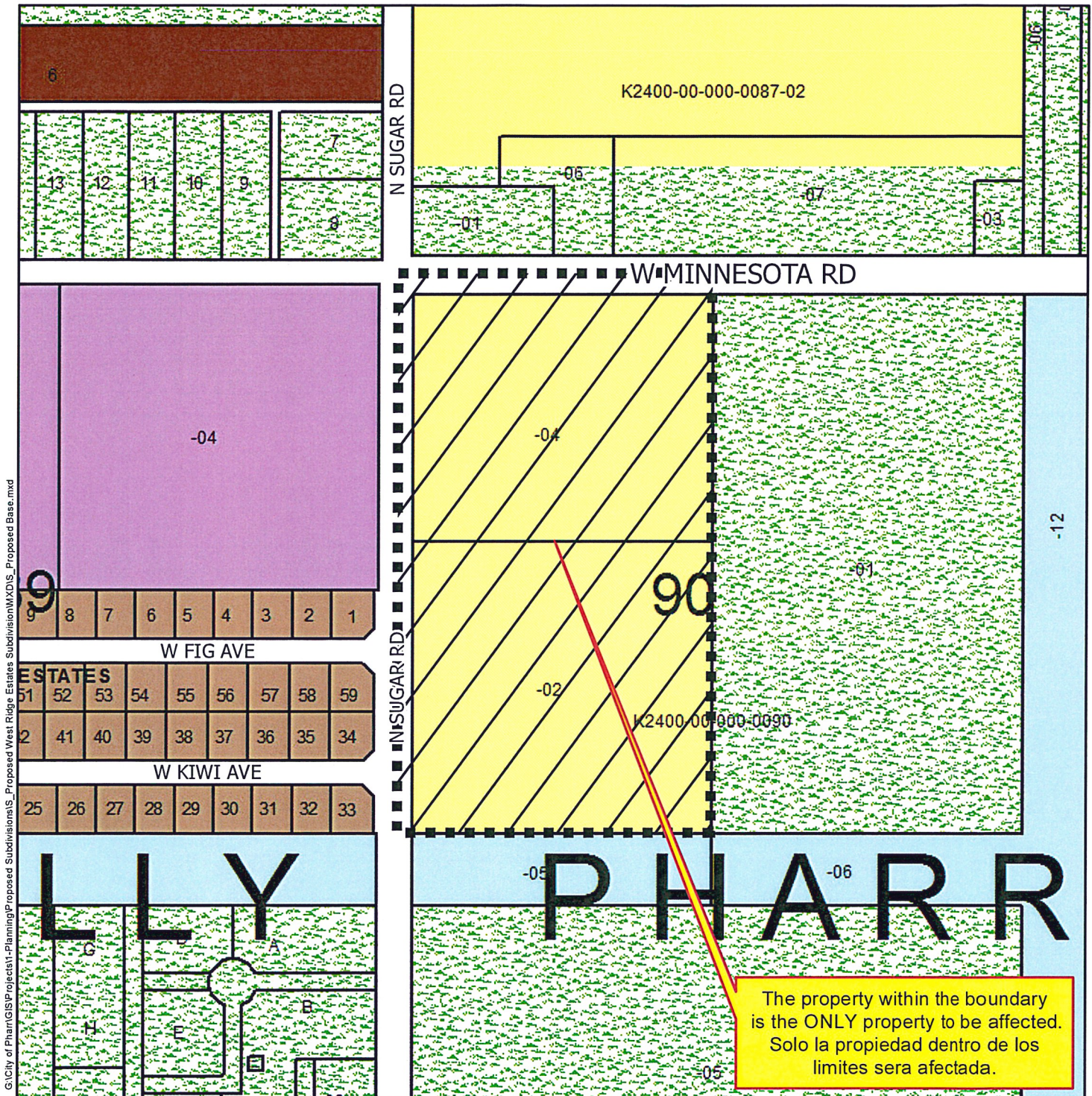
DRAINAGE:

1. In compliance.

OTHER:

1. Must comply with all City requirements.

This item will before the City Commission on September 17, 2018 at 4:00 p.m.



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 |
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