

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

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

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

1) Minutes of September 24, 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) Quinta Real Events, LLC has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 0.18 acre tract of land, more or less, out of Lot 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2620 South Gardenia Street. **CUP#180864**

2) Attic Development, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to General Business District (C). The property is legally described as being a 4.957 acre tract of land, more or less, out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. They property's physical address is 1001 West Ridge Road. **COZ#180968**

3) Crown Castle, representing Sprint, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). The property is legally described as being a 0.15 acre tract of land, more or less, out of Lot 165, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 202 West Interstate 2. **TWR#180967**

E. PLATS:

1) R. Gutierrez Engineering Corporation, representing Dulce Olivia Gonzalez, owner, is requesting preliminary plat approval of the proposed V.D. De Leon Subdivision. The property is legally described as being a 0.597 of an acre of land, out of Lot 8, Block 3, Earl Thomas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Helmer Street. **SUB#180824**

2) Salinas Engineering & Associates, representing Agustin Carrillo and Maria Luisa R. Carrillo, owners, are requesting preliminary plat approval of the proposed. The Gift Subdivision. The property is legally described as being a 0.52 acre tract of land, known as the west 150 feet of the east 640 feet of the south 150 feet of the north 358.67 feet, out of Lot 348, Kelly-Pharr Subdivision of porciones 69 & 70, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Siesta Street. **SUB#180826**

3) R.E. Garcia & Associates, representing Will Schnakenburg, authorized agent for Notoopharr, LLC, is requesting final plat approval of the proposed Palmview South Subdivision. The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of West Dicker Road. **SUB#170922**

4) Perez Consulting Engineers, representing Carlos Canales Melhem, Owner, is requesting final plat approval of the proposed Trancasa Subdivision. The property is legally described as being a tract of land containing 7.21 acres being a part or portion of Lot 377, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of West HI-Line Road. **SUB#171130**

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.

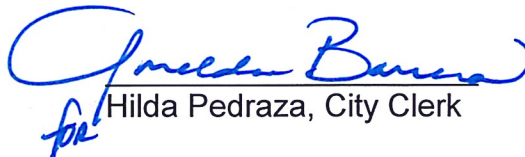
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 19th of October, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 24, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 24, 2018 and following is the record of attendance.

MEMBERS PRESENT: Charlie Ramirez Romeo Robles
 Luis Madrigal Porfirio Rodriguez

ABSENT: Danny Wylie Rafael Munguia
 Jonathan Larraga Andy Castro

OTHERS PRESENT: See attached list

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

ITEM A. CALL TO ORDER

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

Luis Madrigal **moved** to excuse the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF September 10, 2018 and September 17, 2018

Vice Chairman, Charlie Ramirez, introduced the item.

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

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he would like to speak and use his public comment time to talk about Costco to help defend the neighborhood that is going to receive the CUP# 180865 in the agenda packet. Dr. Fletcher believes it is going to be Costco all over again and would like to prevent them from experiencing the semi-truck business and that can be accomplished by directing all lights into the parking lot and away from the houses in the neighborhood. He further stated the nearest house is ten feet away from the sounds of the semi-trucks aligning and backing up noises. Dr. Fletcher continued stating there was a person in the audience that is affected and would like to address some concerns but there is a confusion about the address that did not allow him to speak. Dr. Fletcher commented that he would like to remind the Planning and Zoning Commissioners that they have the ability and power to add the statement at the Building Permit stage to build a fifteen (15) foot wall. He further commented there should be a buffer wall according to section 134.31 that is fifteen (15) feet high. Dr. Fletcher also believes that even though caliche is in the Pharr Standards Manual it is a problem all over the City of Pharr and would like for them to pave the parking lots. He further commented he would like the City to add on the City of Pharr Standards Manual to allow concrete and asphalt only. Dr. Fletcher believes the person he would like to welcome to come speak in public comments is out of the area but lives ten (10) feet away from the current address of the same trucking company and stand for his rights. He further stated the light, noise and vibration nuisance is a hazard living close to the trucks. Dr. Fletcher commented it is not the residents that live near the area's fault that already have established their property but the City of Pharr that does not enforce the city ordinance section 134.31. Dr. Fletcher continued stating the definition of a buffer wall is the visual screen constructed on concrete block or masonry and one hundred (100) percent opaque. Dr. Fletcher closed by stating his neighborhood is still experiencing the noise and lights coming from Costco and he signed up to speak during the Public Hearing portion of the meeting.

Antonio Manuel Maldonado Ortiz, residing at 1301 East Jones Avenue, approached the podium and spoke in Spanish.

Jorge Canales, residing at 1018 East Kathy, approached the podium and spoke in Spanish.

ITEM D. PUBLIC HEARING

- 1) VANGUARD ACADEMY, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN AN OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 400 SOUTH VETERANS BOULEVARD. CUP#180862**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Office Professional District (O-P). The surrounding property is zoned Single-Family Residential District (R-1) to the north and west, Office Professional District (O-P) and Single-Family Residential District (R-1) to the south and the City of Pharr limits lie to the east. This area is generally designated for single-family residential and public/semi-public use in the Land Use Plan. She further reported twenty-five (25) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received two telephone calls for information only and one person signed up to speak in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P) subject to the conditions.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak.

Linda Del Carmen Maldonado, residing at 1301 East Jones, stated she received the legal notice for lot 1308 and would like to express her concerns. Ms. Maldonado asked if a traffic analysis has been conducted, how would it impact the surrounding property owners, and what were the results of the traffic analysis. Ms. Maldonado stated she would like to know who the contact person would be when the traffic problem presents itself because right now whether it is in the morning or afternoon on Sam Houston, Ironwood, and Kelly the traffic is lined up and there is no policeman to direct traffic. She continued stating on Kelly she has seen vehicles turning left and believes they are not supposed to turn left on that road, but vehicles continue to do so. Ms. Maldonado further stated that Vanguard Academy grew fast and are using classrooms in the Templo Bethel, so vehicles are going around the corner on Veterans and making a line to get inside so for anyone trying to turn right to go south on Veterans they are backed up because of the line waiting to turn into the Templo Bethel parking lot. Ms. Maldonado stated that she went to inquire with the school district about directing traffic and they advised her that the school would send out a notice to parents, but she does not believe that will solve the traffic problem. She further stated that she had talked to the Assistant Principal and shared her concern but believes she lives in McAllen and does not live with the traffic flowing slowly and school lights shining into her house, which is bothersome in the evening. Ms. Maldonado closed asking how her concerns will be addressed and if modifications would be made to make traffic flow more quickly.

Dr. Narciso Garcia, Superintendent of Vanguard Academy, stated he has been with the Vanguard Academy as the Superintendent for a year and a half and stated it is a very successful school district. Dr. Garcia stated he would like to share the history of Vanguard Academy and go into topics that he would like to discuss this evening. He further stated in the words of the honorable Mayor Dr. Ambrosio Hernandez, the school is progressing and has grown eighteen (18) percent overall in the Edinburg, Alamo and Pharr campuses and this year grew up to twenty (20) percent. He further stated the school's progress is not slowing down for the district or the City and the school would

like to be good stewards and good to their neighbors around the school. Dr. Garcia stated he would like to say thank you to the City of Pharr and the Pharr Police Department for assisting with traffic flow for the first three (3) weeks of the new school year. He further stated the school is looking into hiring an off-duty police officer to help with traffic control and that the school has made contact with Jose Luengo, Police Chief, in regard to that issue. He continued stating the school has committed to providing signs for the nearby residence that are interested in putting a sign on the drive way to ensure no one blocks their driveway. He further stated the school is in the process of pressure washing and repairing the porch of an elderly widow's home by the name of Mrs. Rutledge because she does not have the means to do so and that is the type of service Vanguard provides to its community. Dr. Garcia stated Vanguard Academy has been in existence for seventeen (17) years and was founded in 2001 by Templo Bethel Church pastors, congregation and community members. He continued stating they started with thirty-two (32) students and this year they currently have 4,186 students. Dr. Garcia stated the school wants to make sure that they comply with the City of Pharr ordinances and become good neighbors. He further stated the school would like to share if allowed its master plan for the area they purchased which includes five (5) acres of land right behind Vanguard Academy that is in the process of re-platting. Dr. Garcia stated Aldana Engineering is in the process of conducting a traffic impact analysis and he has not spoken to the family that was present earlier but is willing to meet with them after the meeting to address their concerns and see what can be done to help them. Dr. Garcia commented Vanguard Academy is ranked third (3rd) in the entire state of Texas for their academic performance and is providing great opportunities to their student, parents and community. He further stated the school would like to maintain the safety for the students, teachers and staff, so we have implemented speed bumps to ensure the safety. Dr. Garcia closed by stating they are here to stay and if there is any questions or comments he is willing to answer.

Luis Madrigal asked the applicant if he was aware of the lights and the other concerns expressed about the existing structure. Mr. Madrigal suggested for the applicant to discuss the issues later with the public because they were not there for that reason but would like to confirm the information that has been brought up.

Dr. Garcia stated the lights were installed by City of Pharr, but he would address it. He further stated the school will make sure and work with the City to take care of the lights and wrote down notes on all the concerns expressed by Ms. Maldonado.

Porfirio Rodriguez commented that he has seen the same problem on Kelly with Escobar Elementary.

Dr. Garcia stated their Assistant Principal was the principal at Escobar Elementary and he knows that campus.

Porfirio Rodriguez commented the City of Pharr and Vanguard Academy might get public schools to address the problem in case an emergency arises they would be able to get in and out of the schools.

Dr. Garcia stated the master plan that should take effect by 2020 would relieve a lot of the traffic from Ironwood and Sam Houston. Dr. Garcia stated the school is willing to invest on a street that would be used for emergencies. He further commented he cannot wait to look at the traffic impact analysis from Aldana Engineering.

Porfirio Rodriguez stated he would like to suggest the school districts implement a different time frame when student arrive to school and when they are released to relieve the traffic.

Dr. Garcia stated yes sir we can look into the time frames.

Vice Chairman, Charlie Ramirez asked applicant changing Lot 1, what are your plans and what is going to be placed inside the location.

Dr. Garcia stated the school is planning to have two classrooms for pre-kinder, six for kinder and one for the cafeteria.

Vice Chairman, Charlie Ramirez asked the applicant if the building of the church and land that is vacant and facing Veterans road, what is that location going to be utilized for and if he was asking for the rezoning of Lot 1.

Dr. Garcia stated no sir the school is confined to the parking of the church and that is enough parking. He continued stating the only building the school will be using is up for approval which consist in eight (8) classrooms and cafeteria within the church. Dr. Garcia stated seventeen (17) years ago the school utilized the ten (10) classrooms and time has changed and now the school is only using eight classrooms including a cafeteria.

Vice Chairman, Charlie Ramirez, commented the way I am looking at the master plan is that you are asking to do a change of zone for the entire area.

Dr. Garcia stated in closing just the building was added to the master plan to give an idea of what the school is going for the future.

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

At this time, Luis Madrigal recommended the item be discussed in closed session. There was no objection.

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

**THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE
WITH THE FOLLOWING BELOW**

The time being 6:29 p.m., Vice Chairman, Charlie Ramirez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:54 p.m., Vice Chairman, Charlie Ramirez, stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 1) **VANGUARD ACADEMY, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN AN OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 400 SOUTH VETERANS BOULEVARD. CUP#180862**

There being no further discussion Luis Madrigal **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P) with the condition that a fire alarm system be installed in every classroom within the next sixty (60) days. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **COMMUNITY DEVELOPMENT INSTITUTE-HEAD START HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 20, LAS FUENTES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 210 WEST NAVARRO STREET. CUP#180863**

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, east and west. The area is generally designated for public/semi-public use in the Land Use Plan. She further reported fifty-seven (57) 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 a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) 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 October 1, 2018 for final approval.

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

Vice Chairman, Charlie Ramirez, asked the applicant if she would like to comment on the request for a Conditional Use Permit.

Criselda Cuevas, representing Community Development Institute-Head Start located at 210 West Navarro Street thanked the Commission for having them present tonight. Ms. Cuevas continued stating the company is applying to continue to provide migrant and seasonal Head Start Services to migrant farm workers with children in the surrounding area. She further stated the Head Start Program is a community-based family-oriented service, so the majority of the Head Start Centers are located within a residential area. Ms. Cuevas, stated they have gone before the City of Pharr Fire Department Inspection, fire panel inspection and Health Division. She further stated the Community Development Institute (CDI) is a National Interim Management Company, and the prior organization lost its funding so the Community Development Institute (CDI) will operate and manage it until the Migrant Head Start Center is given a new grant.

Porfirio Rodriguez, asked applicant if this is a pre-existing Head Start Center and approximately how many migrant workers is Community Development Institute going to service.

Criselda Cuevas, stated the company will be servicing at that the center between eighty (80) to one hundred and twenty (120) children. She continued stating CDI is licensed to service children six (6) weeks to school age children and currently the company has identified about fifty-six (56) children that will be receiving services through our program. Ms. Cuevas closed by stating the migrant family fluctuates as the migrants come in and out of the area and we will reached full enrollment in December or January, once all the families return to South Texas.

There being no further discussion Romeo Robles moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) AZJOR TRUCKS AND EQUIPMENT HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1, 2 AND 3, AZTEC**

**COMMERCIAL PARK SUBDIVISION, PHARR, HIDALGO COUNTY,
TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1102 EAST
INTERSTATE HIGHWAY 2. CUP#180865**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned Heavy Commercial District (H-C) to the east and west, General Business District (C) to the north and Single-Family Residential District (R-1) to the south. The area is generally designated for commercial use in the Future Land Use Plan. She further reported thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one letter of opposition via email.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

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

Luis Madrigal, asked staff referring to the page of opposition in our agenda packet he would like to address item No. 3 in regard to it stating that the changes would increase the accumulation of water. He further stated is there going to be a one hundred (100) percent paving of the area or leaving some space for adequate detention or retention.

Della Robles, Planner I, stated there going to be using the facility as is and the only requirement is going add landscaping to the location. She further stated the areas that are paved is what they're going to utilizing.

Luis Madrigal, asked staff if they know if there is retention or detention at the location and if they're going to be adding any retention to that property.

Della Robles, Planner I, stated no sir currently no retention will be added on in the property.

Luis Madrigal closed stating it seemed to be against the expressway.

There being no further discussion Luis Madrigal **moved** to approve the request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

**4) 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

Della Robles, Planner I, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal moved to untable the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, introduced the item and stated 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 west. The area is generally designated for commercial use in the Land Use Plan. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the conditions and advised the item will be presented to the City Commission meeting of October 1, 2018 for final approval.

Vice Chairman, Charlie Ramirez, 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.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Ivan Cavazos, residing at 1801 West Ridge Road, asked if there were any questions or comments that they would like for him to answer. He continued stating the business currently holds a BQ license that allow the sale of alcoholic beverages for off premise consumption and they would like to change it to a BG license in order to sell for off and on-premise consumption that would include mix drinks on the go. He further stated the business has a picnic table that is in compliance with TABC and all alcoholic beverages will be sealed in compliance with TABC. Mr. Cavazos stated there will be no mixing of liquor and all drinks will be wine and alcohol based lower than a fourteen or seventeen percent alcohol.

Luis Madrigal, asked applicant where the picnic table is located.

Ivan Cavazos stated he has one picnic table on location and during the day they have the picnic table placed inside the business, so it can be in the shade and during the evening when there are more customers it is placed outside the drive-thru.

City Attorney, John Rigney, stated he would like to inform the Planning and Zoning Commission that he and Ms. Robles did meet with TABC to discuss the requirements of this particular permit and TABC expressed that it is legal and the only thing they required for the business is to have a table with chairs, so the customers will be able to sit down. He further stated we did express the questions in keeping a customer from sitting at the table with their open container and getting in their vehicle and driving off. Mr. Rigney stated TABC said the business has no duty to stop the customer and naturally once the customer gets into the vehicle and drives off with an open container that is a violation of the law, but the business has no duty to stop the customer. Mr. Rigney closed by stating the business is not violating the law by doing what there are asking for and is in compliance with TABC.

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

- 5) TROPICAL ISLAND 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT B-1, NORTHPOINT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1911 NORTH VETERANS BOULEVARD. CUP#180858**

Della Robles, Planner I, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal **moved** to untable the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the north, south, Two-Family residential District (R-2) to the west and City limits of Pharr lie to the east. The area is generally designated for single-family residential use in the Land Use Plan. She further reported nineteen (19) 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 a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the conditions and advised the item will be presented to the City Commission meeting of October 1, 2018 for final approval.

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

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Della Robles, Planner I, advised the board that City Attorney, John Rigney and I did meet with TABC and they meet all the requirements.

Porfirio Rodriguez, asked staff if there is a buffer wall and if the traffic creates a problem for the community.

Della Robles, Planner I, stated yes sir there is a wooden fence and no they have not had any calls or complaints at this time.

There being no discussion Romeo Robles **moved** to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:12 p.m.

Vice Chairman, Charlie Ramirez

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. **CUP#180864** (QUINTA REAL EVENTS, LLC)

GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being a 0.18 acre tract of land, more or less, out of Lot 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2620 South Gardenia Street.

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

COMMENTS: **POLICE CHIEF:** Recommends approval of 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.

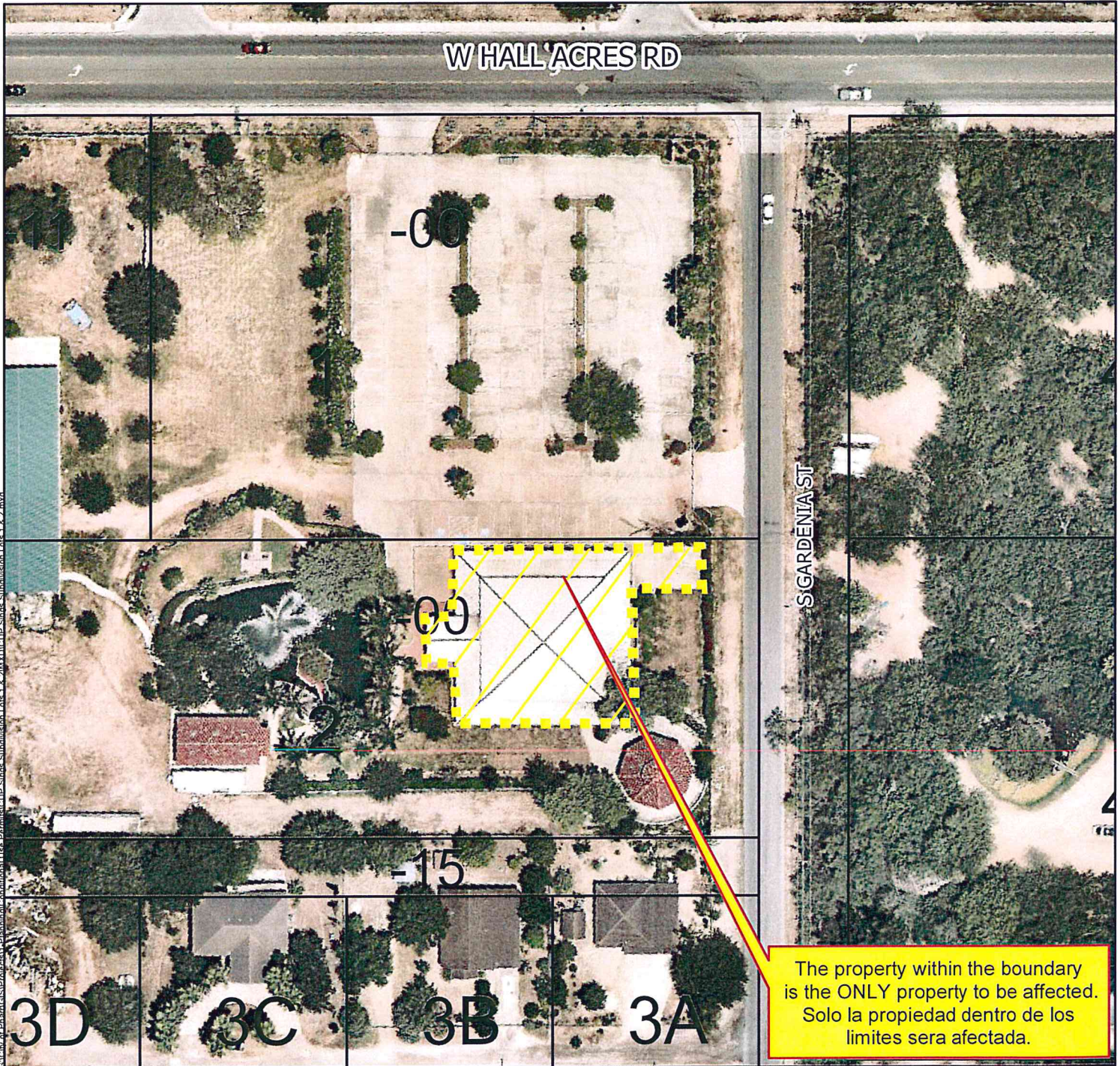
**NOTIFICATION
OF PUBLIC:**

Thirty-four (34) 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:**

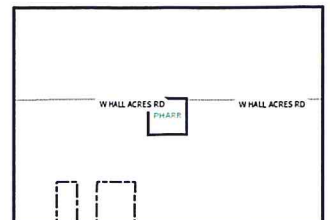
Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of
November 05, 2018 at 4:00 p.m.

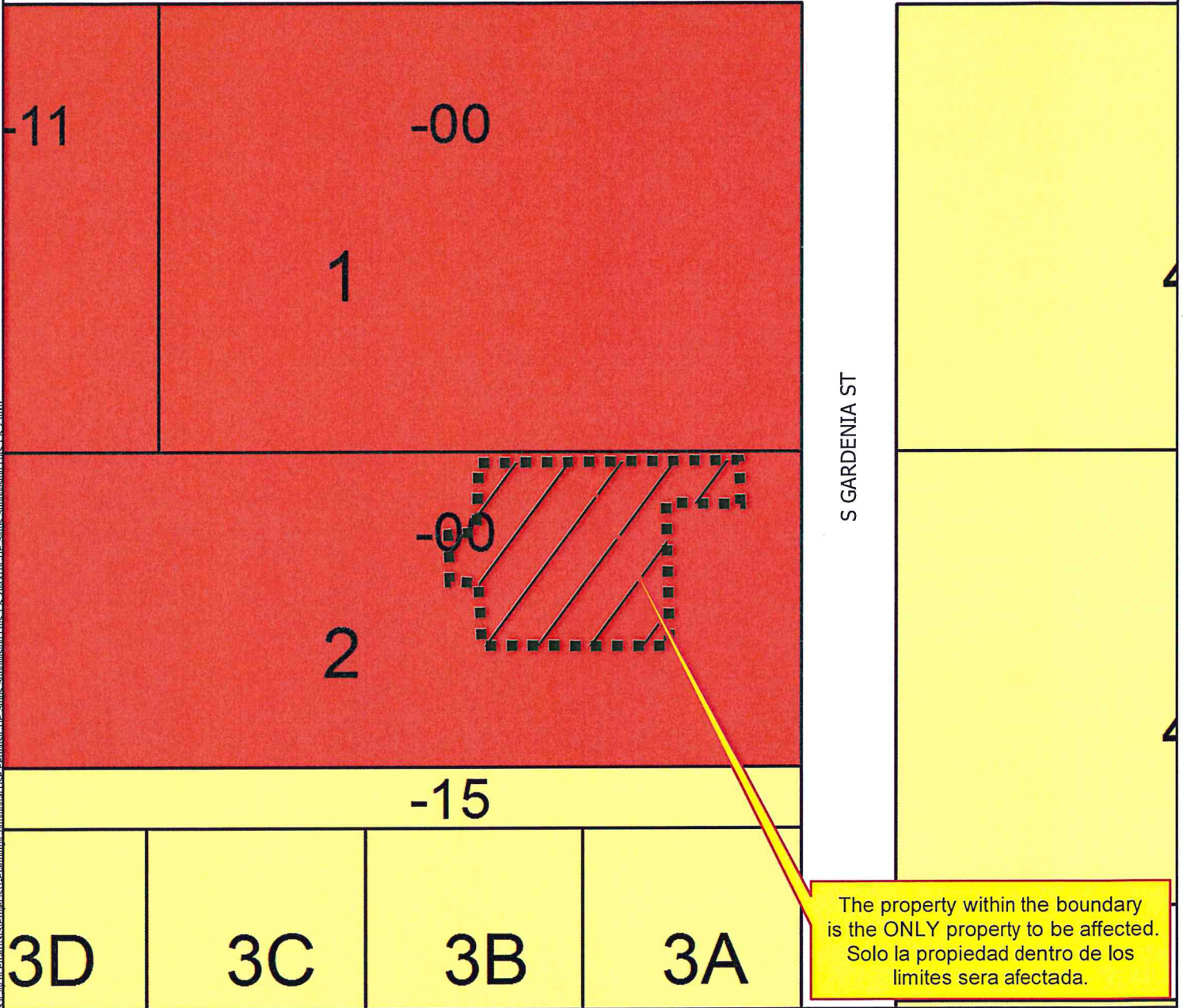


Agricultural Open Space	Townhouse	Heavy Commercial	Valley View ISD
Single Family	HUD Code	Heavy Industrial	Planned Unit Development
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial	
Two Family	Government Owned	Neighborhood Commercial	
Medium Density Multi-Family	General Business	Office Professional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

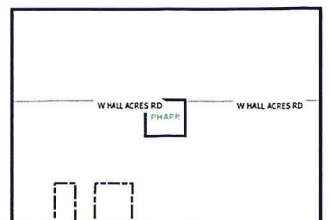
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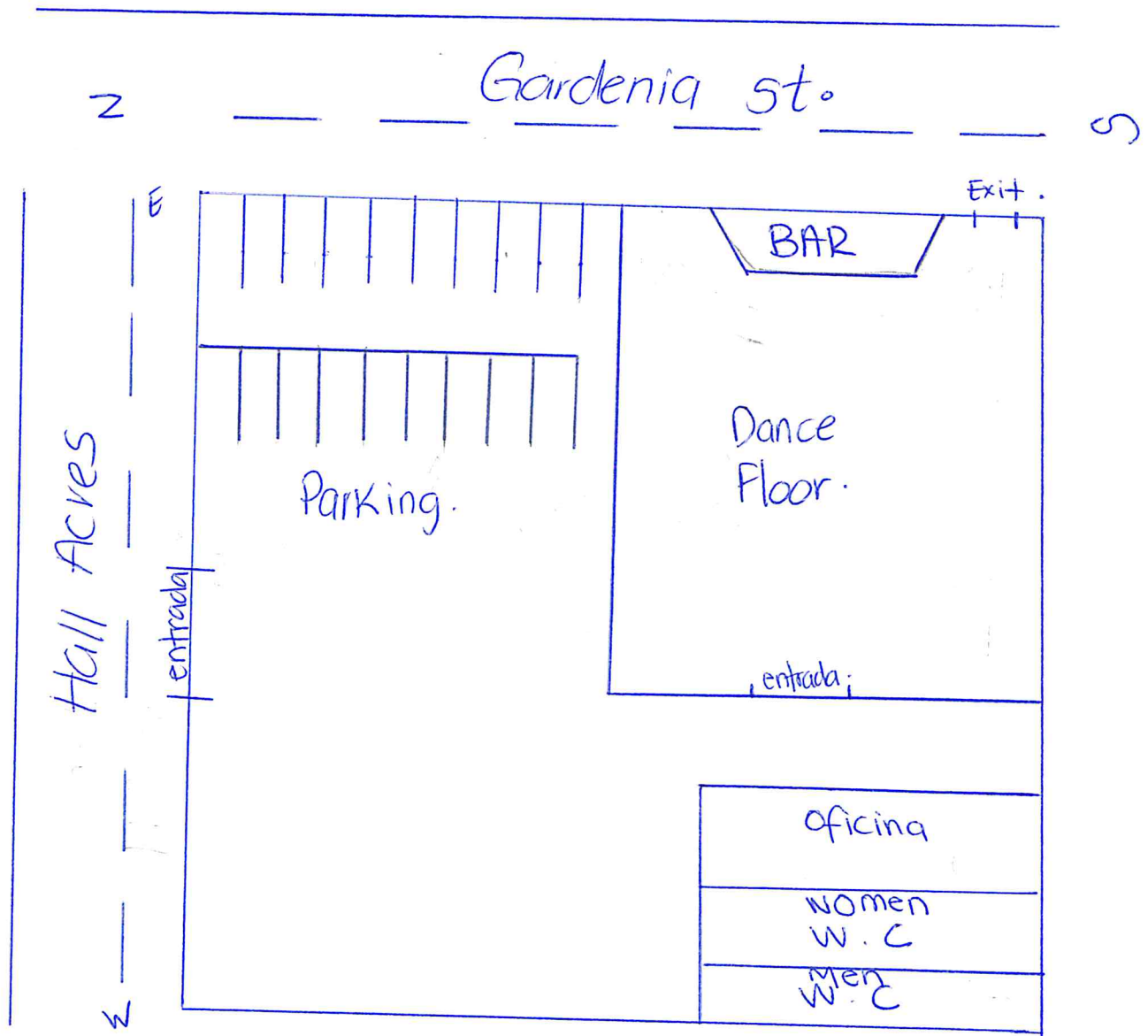
W HALL ACRES RD



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



2620 S. Gardenia St. Pharr, Texas 78577.





PHARR-SAN JUAN-ALAMO ISD

Business Services

Janet Robles, Chief Financial Officer

September 11, 2018

Norma Garza
Quinta Real Events, LLC
2620 S. Gardenia Street
Pharr, TX 78577

Dear Ms. Garza:

At the regular board meeting of September 10, 2018, the Pharr-San Juan-Alamo Board of Education did not object to your notification of a request for a wine & beer retailers permit for Quinta Real Event Center.

Should you have any questions, please call me at 354-2018.

Sincerely,

Janet Robles
Chief Financial Officer

cc: Dr. Daniel King, Superintendent

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

601 E. Kelly St., Pharr, TX 78577 P.O. Box 769, Pharr, TX 78577 P: (956) 354-2018 F: (956) 354-3002 www.psjaisd.us

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: October 22, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180968

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: September 28, 2018

1. **Applicant:** Attic Development, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, owners.
2. **Requested Action:** Re-zoning request from a High-Density Multi-Family District (R-4) to General Business District (C).
3. **Nature / Intent of Request:** In order to construct commercial storage units on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

Initials

10/16/18

Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

Initials

10-16-18

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, OCTOBER 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From a High-Density Multi-Family District (R-4) to General Business District (C): Being a 4.957 acre tract of land, more or less, out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 West Ridge Road.

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

Attic Development, LLC, representing Lynn Tract, LP, a Texas Limited Partnership, owners, has filed with the Planning and Zoning Commission a request for a change of zone from High-Density Multi-Family District (R-4) to General Business District (C).

The subject site is located on the south side of West Ridge Road with the property's physical address being 1001 West Ridge Road. The property is legally described as

being a 4.957 acre tract of land, more or less, out of Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Ridge Road, a 100' minor arterial which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned High-Density Multi-Family District (R-4). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north and east, High-Density Multi-Family District (R-4) to the west and Medium Density Multi-Family Residential District (R-3) to the south. The property is generally designated for commercial use in the Land Use Plan.

On January 06, 2004, the property was zoned to High-Density Multi-Family District (R-4). The property to the west was rezoned to High-Density Multi-Family District (R-4) on September 20, 1994 and on April 02, 2018, the property to the south was rezoned to Medium Density Multi-Family District (R-3). There have been no other zoning requests within the general vicinity of the subject property since that time.

Attic Development, LLC is requesting the change of zone in order to construct commercial storage units on said 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. 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.

Three (3) 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 letter 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, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 05, 2018 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Attic Development, LLC rep. Lynn Tract, LP

APPLICANT

1001 West Ridge Road

ADDRESS

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

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

STAFF RECOMMENDATIONS:

Approval

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

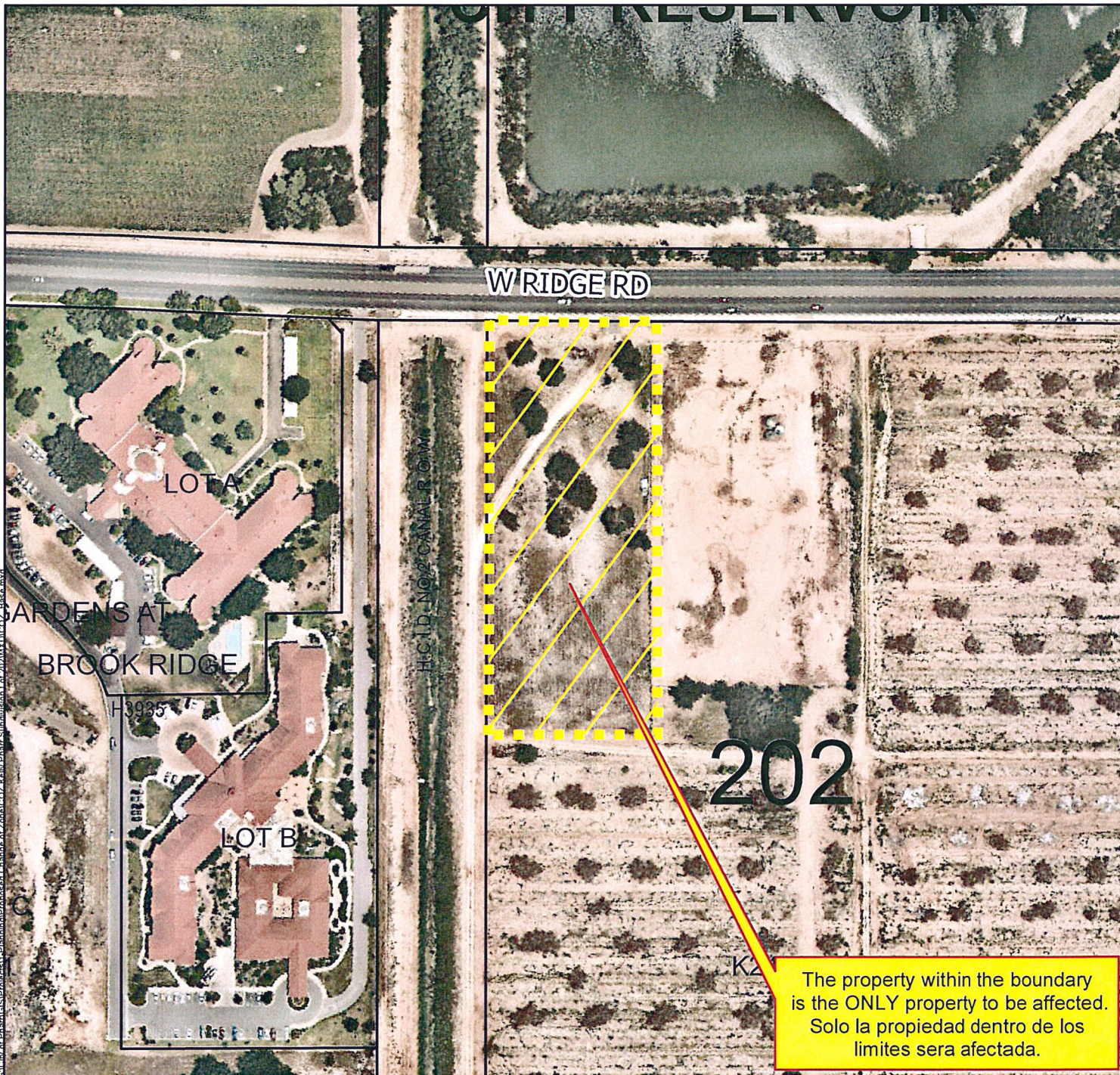
Della Robles, Planner I

PREPARED BY

October 15, 2018

DATE

Proposed Change of Zone
4.957 Acres out of Kelly Pharr Subdivision Lot 202
Azael Gomez/ Attic Development

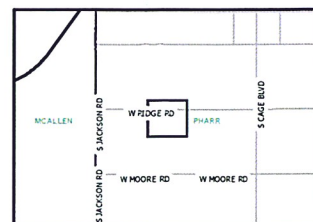
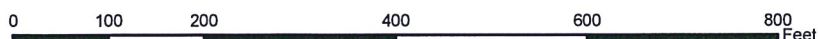


Agricultural Open Space	Townhouse	Heavy Commercial	Valley View ISD
Single Family	HUD Code	Heavy Industrial	Planned Unit Development
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial	
Two Family	Government Owned	Neighborhood Commercial	
Medium Density Multi-Family	General Business	Office Professional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

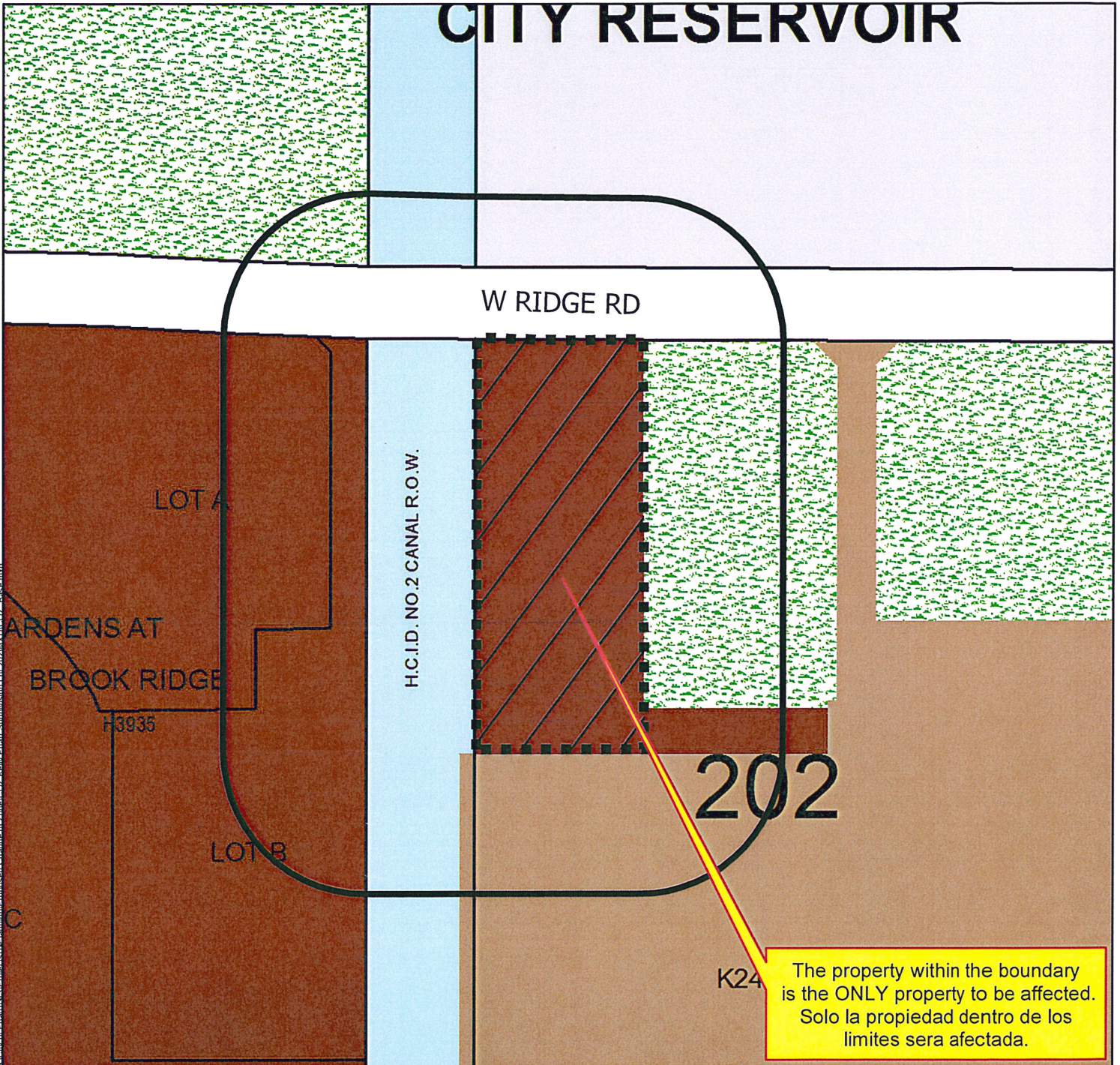
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City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet

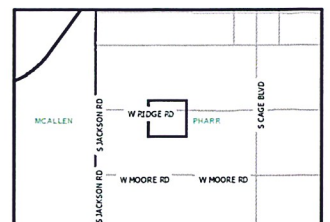


Date: 10/18/2018

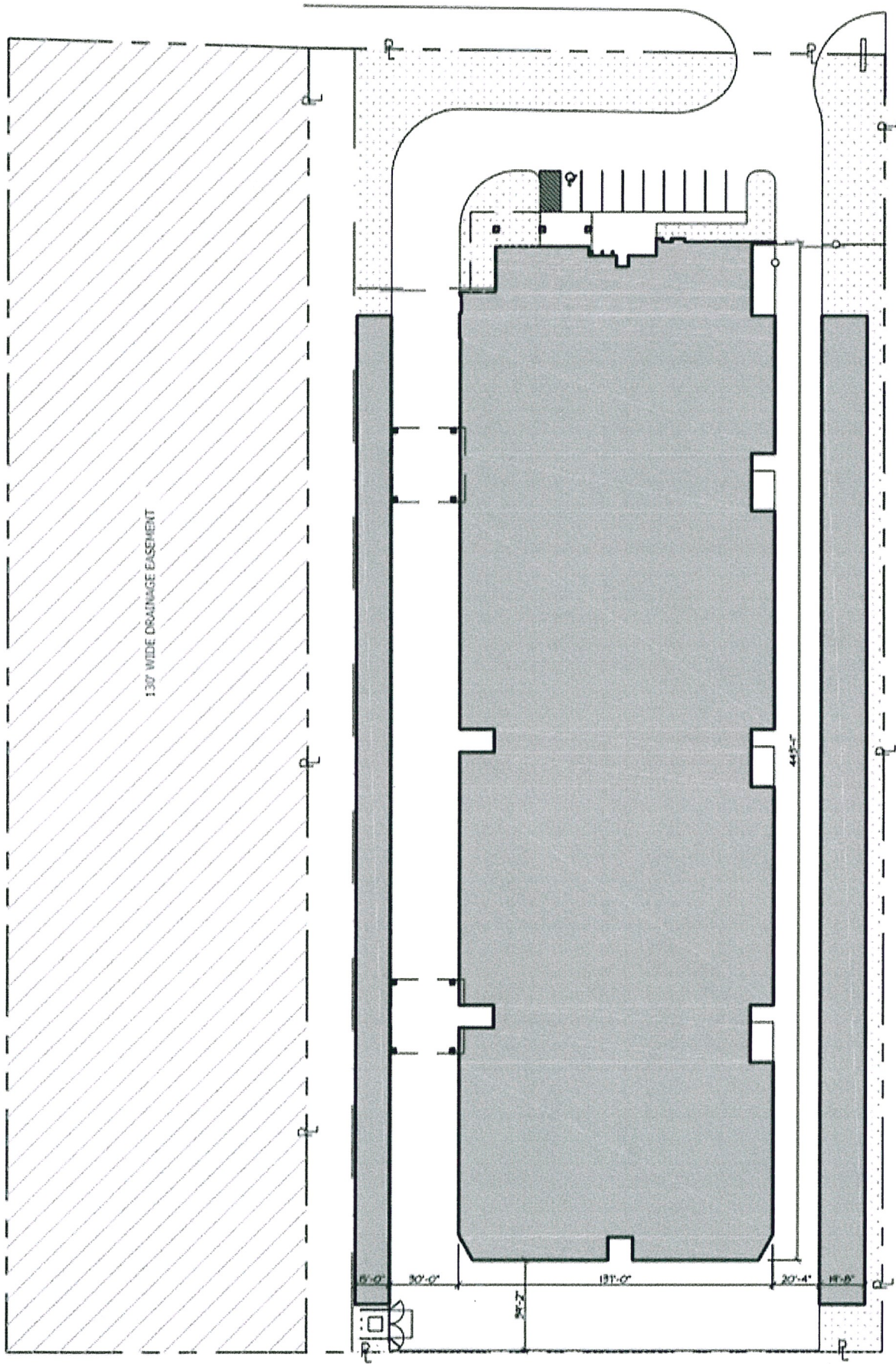


- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail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







MEMORANDUM

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

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR COLOCATION OF TELECOMMUNICATION EQUIPMENT FILE NO. TWR#180967 (SPRINT)

GENERAL INFORMATION:

APPLICANT: Crown Castle, representing Sprint, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.15 acre tract of land, more or less, out of Lot 165, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 202 West Interstate 2.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Residential Mobile-Home District (R-MH) to the north and General Business District (C) to the south, east and Heavy Commercial District (H-C) to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **PLANNING DIVISION:** Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

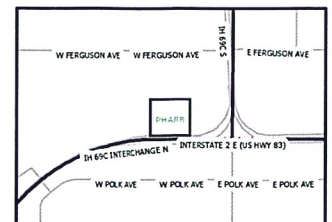
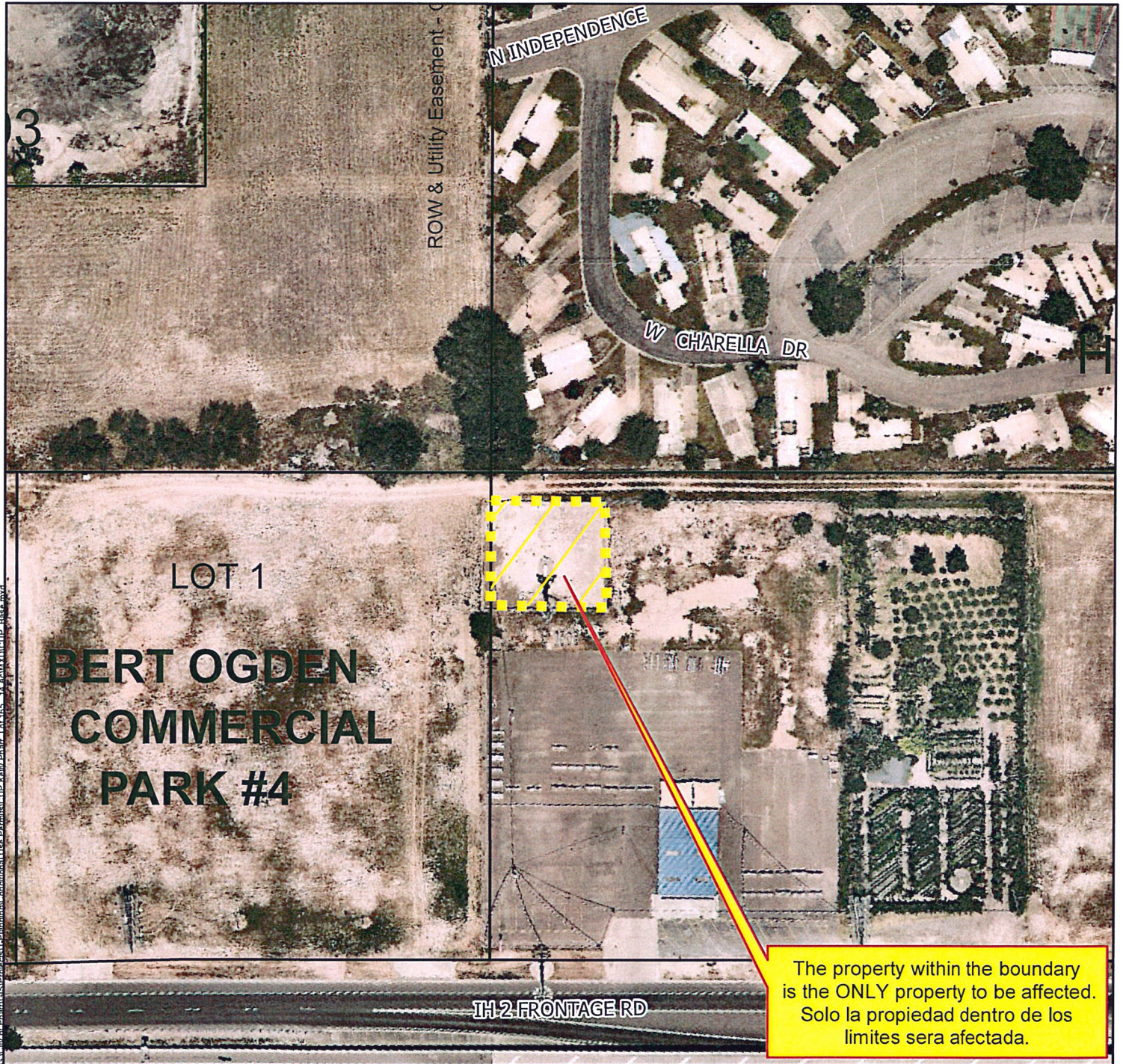
Two (2) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or the legal notice.

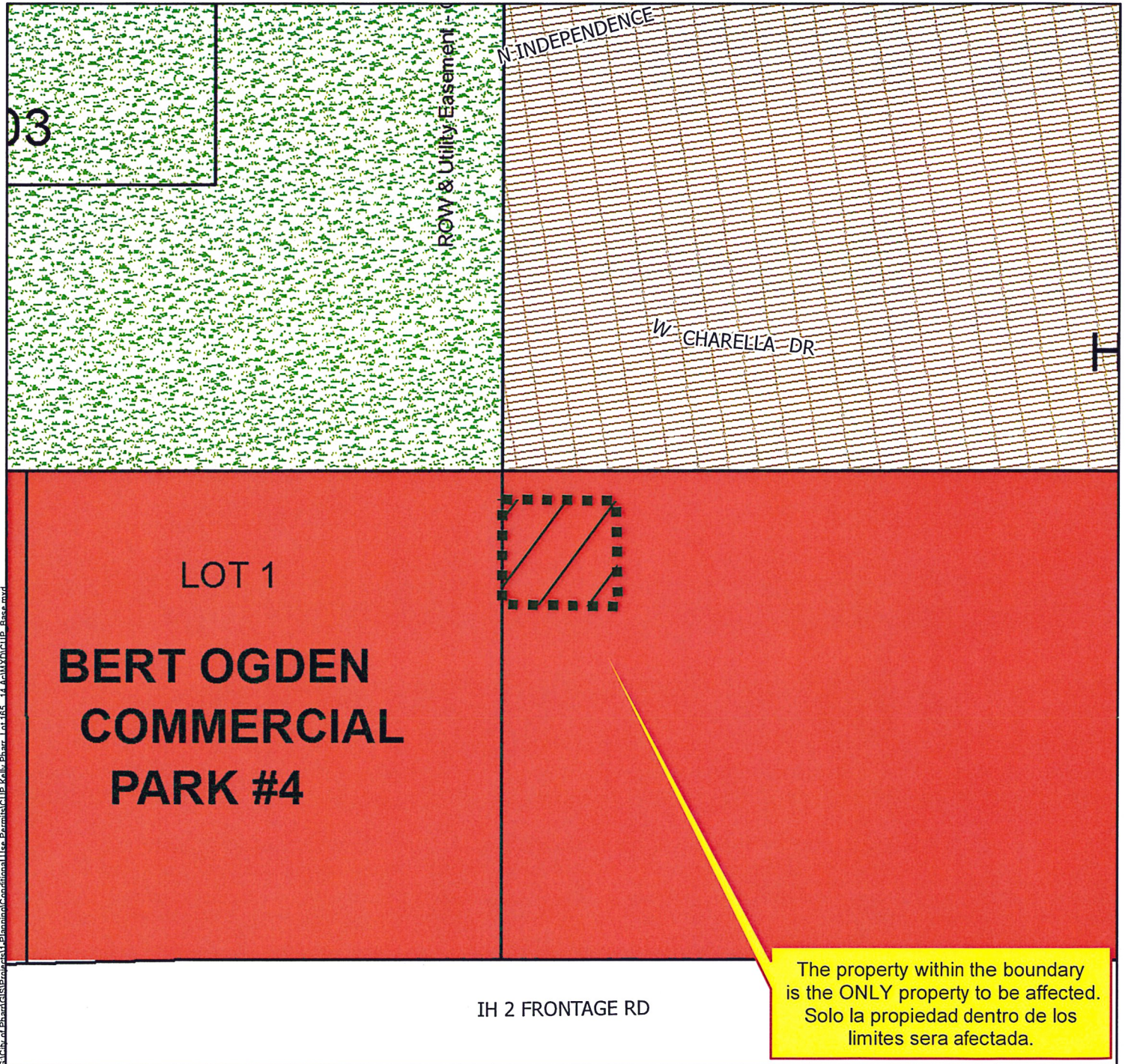
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C) 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 Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item is scheduled to go before the City Commission Meeting of **November 05, 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

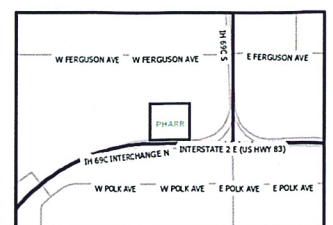
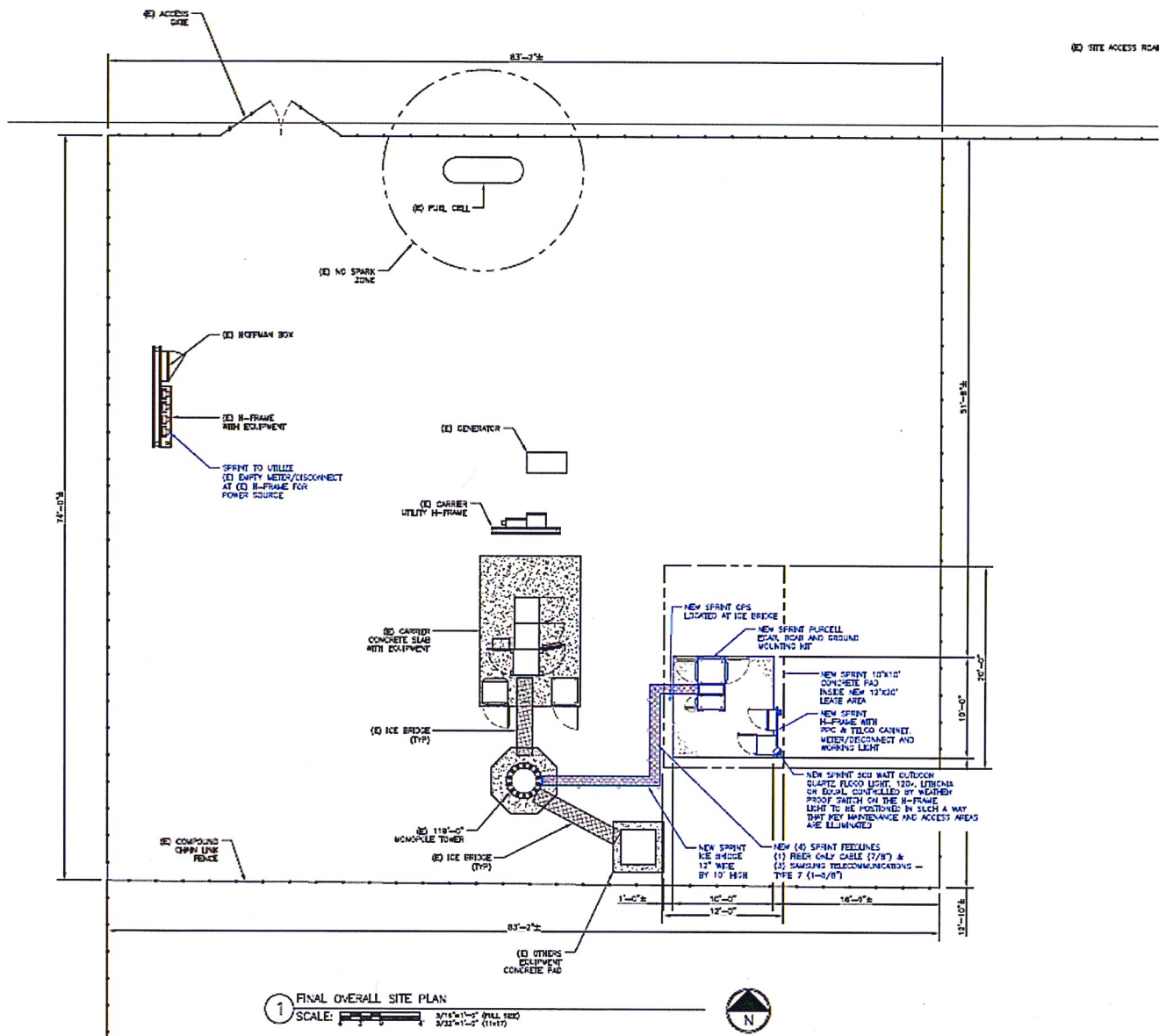


Exhibit 1.02.1

Detailed engineer sealed drawings



ADDENDUM TO THE CITY OF PHARR WIRELESS FACILITY SITING PERMIT APPLICATION FORM

All available documentation is provided herein. Please give detailed information on any requirement not addressed.





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: V.D. DE LEON SUBDIVISION
FILE NO. **SUB#180824**

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Dulce Olivia Gonzalez, owner, is requesting preliminary plat approval of the proposed V.D. De Leon Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.597 of an acre of land, out of Lot 8, Block 3, Earl Thomas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of East Helmer Street.

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

PROPERTY PROPOSED USE: Residential home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed V.D. De Leon Subdivision subject to the following conditions:

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

1. Show the existing dimensions on street and radius for cul-de-sac.
2. Show center line of streets and label them.

EASEMENTS:

1. Within property need a 15' utility easement on the west side.
2. Show the 80' easement for the H.C.I.D. #2.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Recommendation to have a 2-inch service reduced to a 1-inch meter with a 4-inch casing. (for future use)
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attach comments.
2. Sanitary sewer connection to be outside of the proposed swale.
3. Relocate sanitary sewer line with both the connection and cleanout outside of city's R.O.W. and into the property.(northeast corner of property)
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Detention swale to be reviewed and approved at building permit stage.

OTHER:

1. Need surveyor's seal on plat.
2. Plat note #7, add "of Pharr" before ordinance.
3. Plat note #5, revise note to say "will be required along the south side of E. Helmer St. at building permit stage."
4. Remove plat note #11.
5. Plat note #12, revise note to say "top of curb of street at center of lot."



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: V.D De Leon Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal *JS*

Date: 10/16/18

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:

☒ Provide an unobstructed utilities easement with width of no less than 15ft.

PLAT REVIEW FOR: *V.D. DELEON SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / OCTOBER 11, 2018

WATER:

- Water line on South side of the Rd will need to be eliminated in the front of the property
- 2" Water line will need to be removed
- Casing will need to be 4" on water line crossings
- Follow City of Pharr Construction Standards Manual

SEWER:

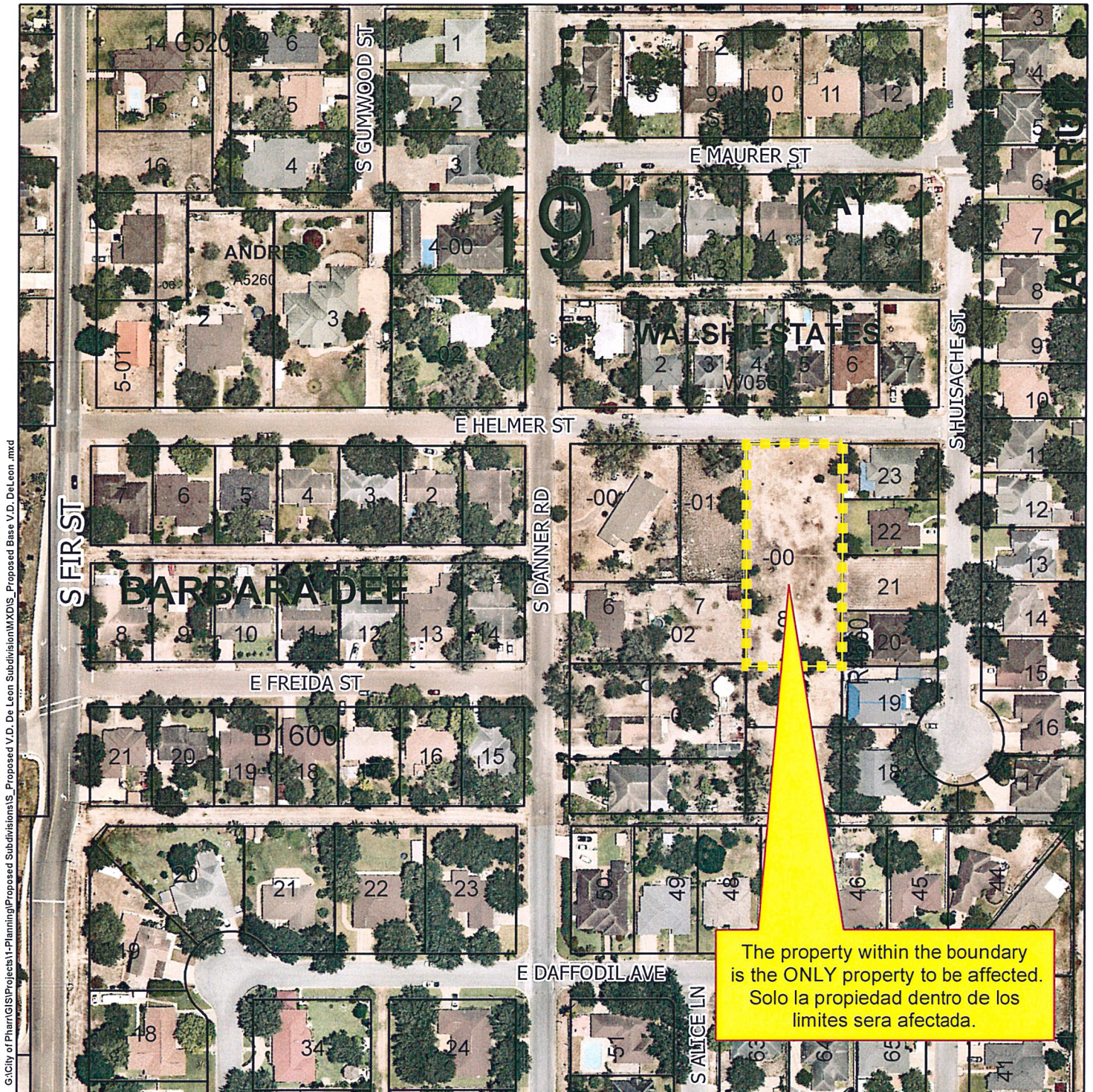
- Will need to field verify sewer service location on the street (existing) on the E. side of the property
- Will need to extend sewer service line to and through the property in order to provide sewer service to the lots in the back.
- Follow City of Pharr Construction Standards Manual

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: _____

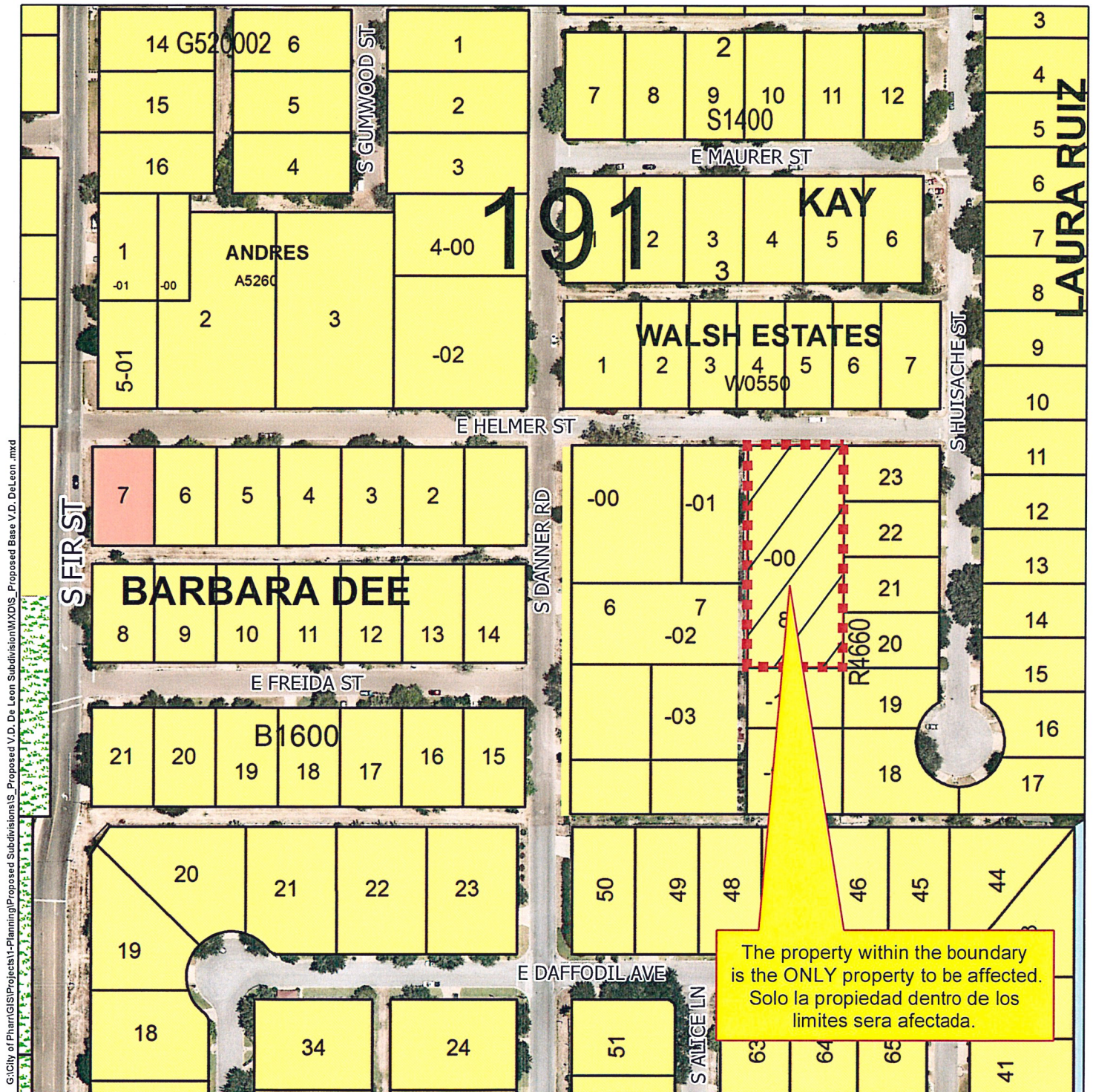
Signature: _____

Date: _____



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



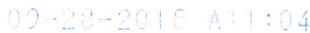


G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed V.D. De Leon Subdivision\XDS\Proposed Base V.D. DeLeon.mxd

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

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







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, OCTOBER 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: THE GIFT SUBDIVISION
FILE NO. **SUB#180826**

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Agustin Carrillo and Maria Luisa R. Carrillo, owners, are requesting preliminary plat approval of the proposed. The Gift Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.52 acre tract of land, known as the west 150 feet of the east 640 feet of the south 150 feet of the north 358.67 feet, out of Lot 348, Kelly-Pharr Subdivision of porciones 69 & 70, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of West Siesta Street.

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

PROPERTY PROPOSED USE: Residential homes.

VARIANCES: None requested.

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

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

1. If open cut pavement is required for sanitary sewer crossing, provide street cross section details.
2. Need to obtain a street cut permit at public works department, if street cut is done.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Revise location of water services.
3. Show existing water services.
4. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attach comments.
2. Show existing sewer services
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report needs to be approved by H.C.D.D. No. 1.
2. Revise FIRM date to January 2, 1981 on the drainage report.

OTHER:

1. Need engineer signature and seal on plat.
2. Label net or gross on plat layout and on metes & bounds.
3. Add: "W" for West Siesta St.
4. Need to darken the lines on the location map.
5. On the signature block for Planning and Zoning to read: Danny Wylie, Chairman, Planning and Zoning Commission.
6. Need petition for exclusion from H.C.I.D. #2.
7. One dwelling per lot only.
8. Match the distance from plat layout with metes & bounds.
9. Existing homes shall meet City of Pharr setback ordinance.
10. Note No. 3, add to note "Lots 1 through 3 will be required to detain 158.71 C.F."
11. Provide erosion and sediment control plan.



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



Subdivision: The Gift Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal ^{7.8} Date: October 11, 2018

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

Additional Comments:

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

PLAT REVIEW FOR: *THE GIFT SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / OCTOBER 11, 2018

WATER:

- For lots 1 & 2 a 1" U-branch will be installed to service both lots with ¾" meters
- All lots will require ¾" meters
- Follow City of Pharr Construction Standards Manual

SEWER:

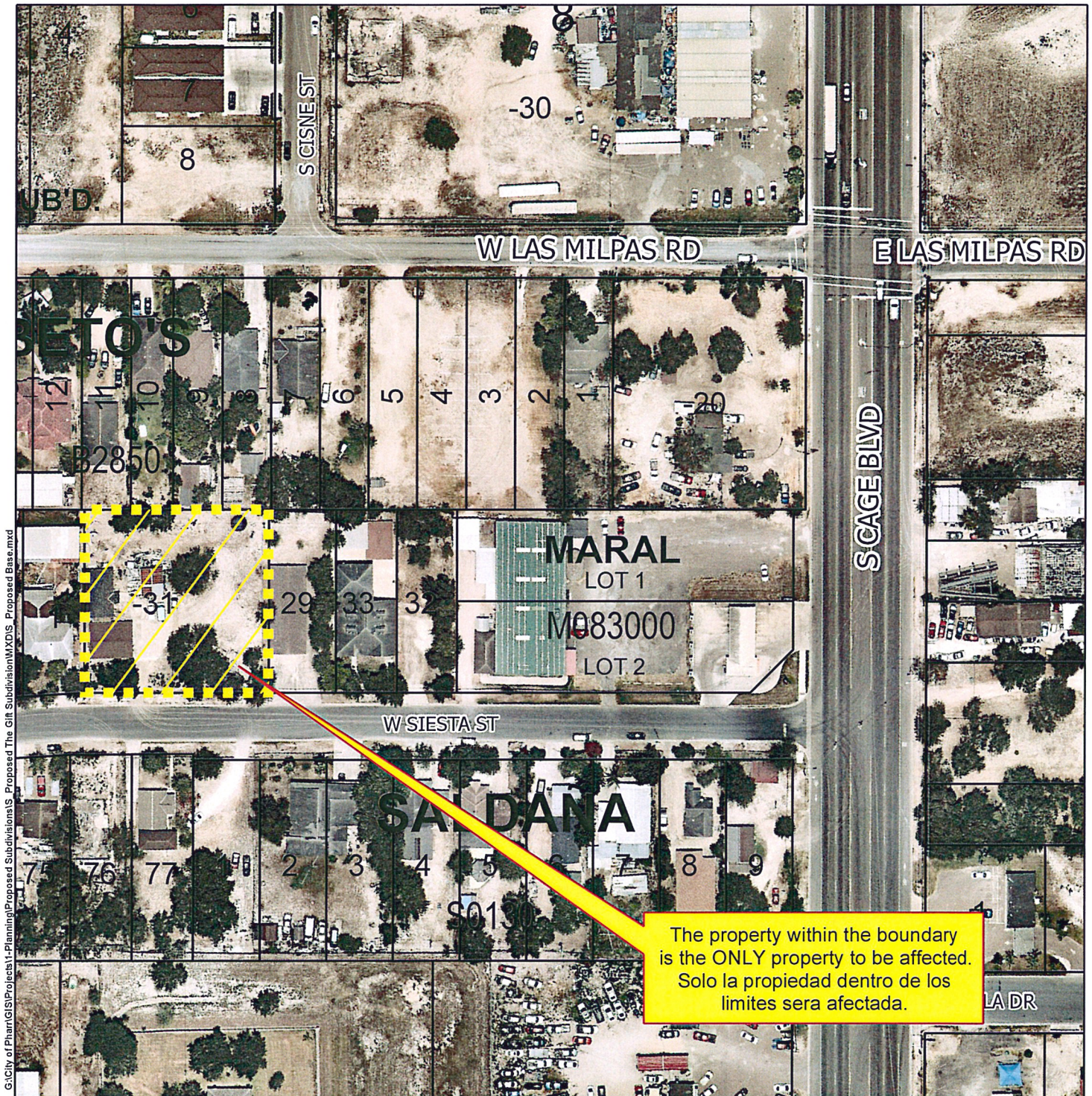
- Will need to verify sewer main location
- Will require 3 - 4" sewer services (1 - 4" sewer service per lot)
- Street cut may be required depending on sewer main location
- Follow City of Pharr Construction Standards Manual

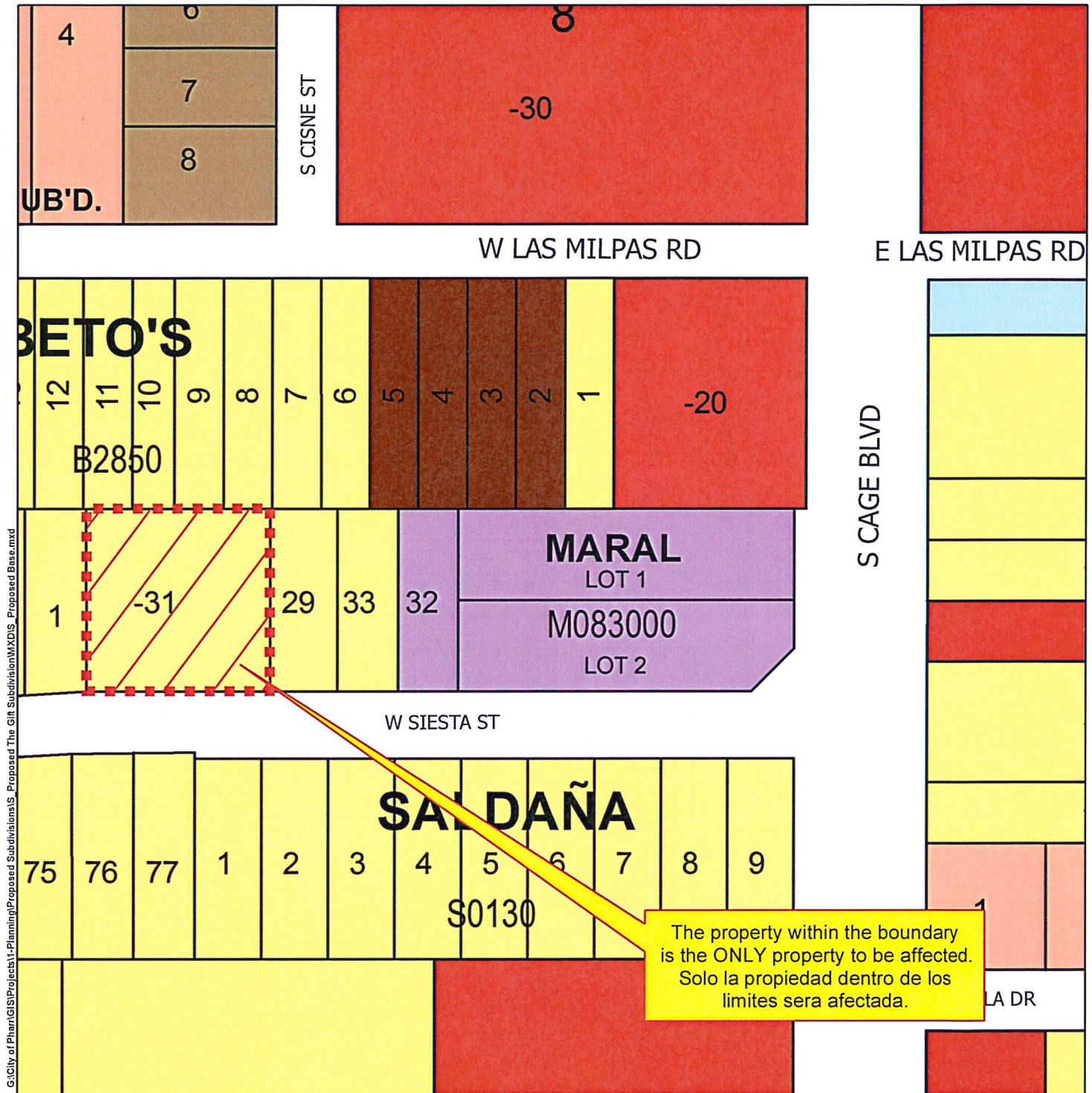
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: _____

Signature: _____

Date: _____





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MEMORANDUM

DATE: MONDAY, OCTOBER 22, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALMVIEW SOUTH SUBDIVISION FILE NO. SUB#170922
--

GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates, representing Will Schnakenburg, authorized agent for Notoopharr, LLC, is requesting final plat approval of the proposed Palmview South Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1900 Block of West Dicker Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the east and south, Single-Family Residential District (R-1) and General Business District (C) to the north and city limits lie to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-commercial spaces.

VARIANCES: None requested.

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

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

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



Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Palmview South Subdivision (Final Failed)Revised

Reviewed By: Dago Soto, Asst. Fire Marshal

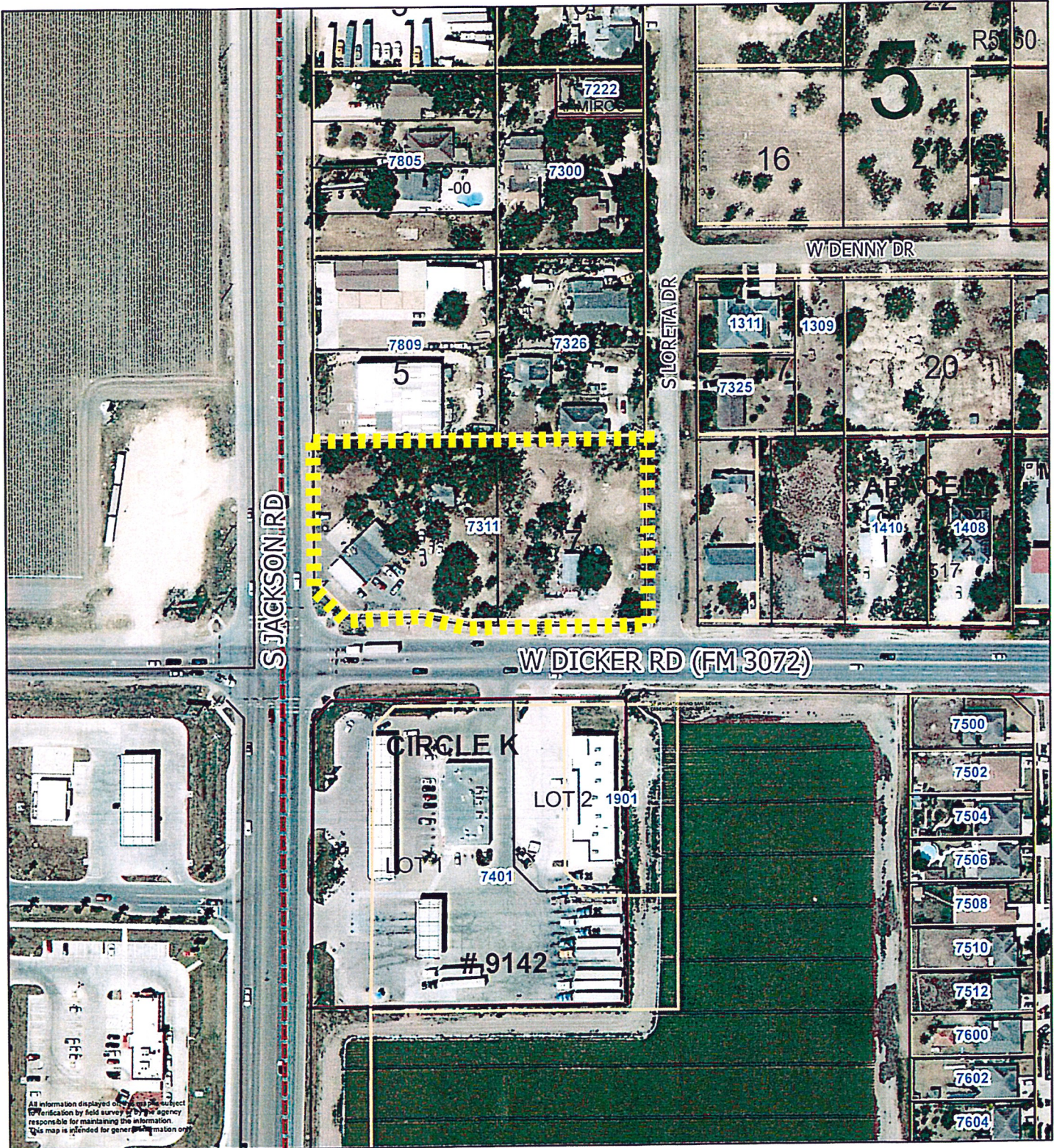
Date: October 17, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. Educational Facility 12" diameter minimum.
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:

1. Fire Hydrants did not have water when check for pressures (Water Vales are Closed)
2. Fire Hydrant on the southwest corner shall face west and was too close to curb minimum 3ft from curb. Option is to eliminate a parking space next to Fire Hydrant for clearance with added Fire Lane stripping.
3. Fire Hydrant eastside of building is to close to curb needs a minimum of 3ft away from curb.
4. Fire Line located on the east side of building shall concrete collar 30 x 30 x 6 with mesh.
5. The FDC piping shall have a cap to prevent debris going in.

6. Fire Hydrant on the main entrance shall be facing west.
7. Water valves shall be centered in the roadway box.(Center Boot for Valves)
8. Stabilize concrete collar on the North West corner of Subdivision

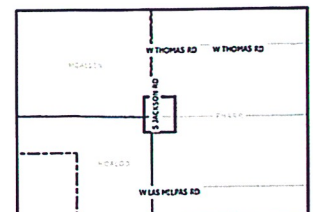
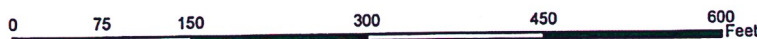


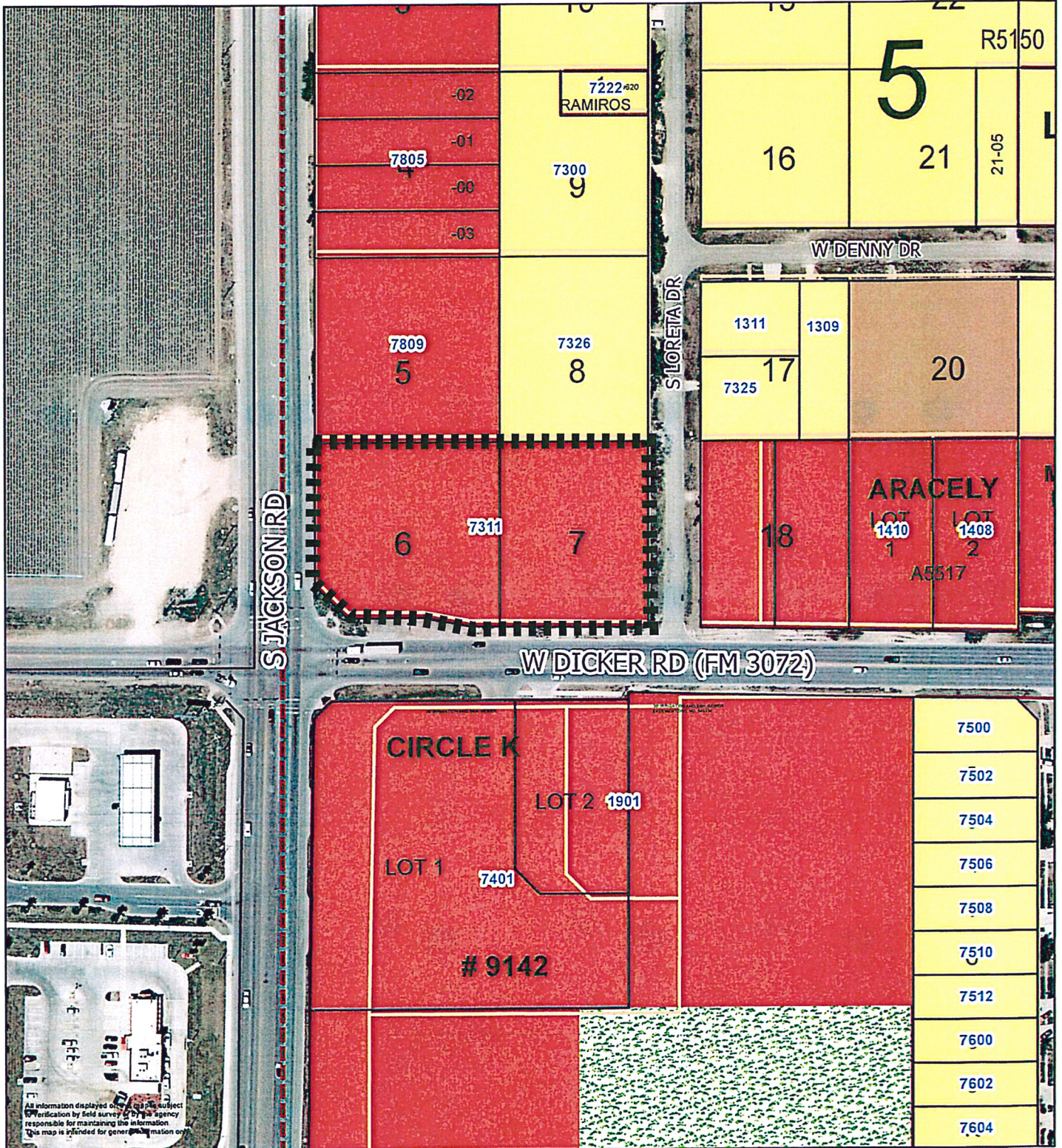
- Pharr City Limit
- Pharr Parcels
- Subdivisions

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/9/2017

Scale: 1 inch = 156 feet



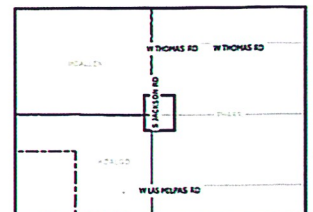


- Pharr City Limit
- Agricultural Open Space
- General Business
- Pharr Parcels
- Single Family
- Medium Density Multi-Family
- Subdivisions

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 156 feet

0 75 150 300 450 600 Feet



2.58 ACRE TRACT OF LAND BEING A PORTION OF LOT 5, BLOCK 11, A. J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, PAGES 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1515, PAGE 719, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LEN RECORDED IN VOLUME 1819, PAGE 607, DEED RECORDS, HIDALGO COUNTY, TEXAS

DATE: AUGUST 02, 2017

SCALE: 1" = 40'

SCALE IN FEET

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS (P-000) & SUBMITTAL (L-000000)
1200 N. 12th St., Suite 301
Tomball, Texas 77375-3811 • 281-1081
FAX: 281-550-0729
E-MAIL: REGARCIA@ATTN.COM

NO.: 2016-047
OWN BY: D.E.S.

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "PAVING SOUTH", SUBMITTING TO THE CITY OF PHOENIX AND WHOSE NAME IS SUBSCRIBED TO THE BOTTOM OF THIS PLAN, HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAN IS NOT A PART OF ANY COURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

WILL SCHROEDINGER, AUTHORIZED AGENT
MOTOCHARG, LLC, A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 829
EVANSVILLE, INDIANA 47704-0829
VANDEBILT COUNTY, INDIANA

THE STATE OF _____
COUNTY OF _____

BY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MANHOLE STRUCTURES OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON THE INFORMATION PROVIDED. THE DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DATA OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE _____

ROBERT L. SHERMAN, P.E., CEM

GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2:
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON MOJAVE COUNTY IRRIGATION DISTRICT NO.2 RIGHT-OF-WAYS OR EASEMENTS.

ATTESI:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHENEVER BY APPROVAL IS REQUIRED.

DATE _____

NOTESMAN, PLANNING AND ZONING COMMISSION

DATE _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHENEVER MY APPROVAL IS REQUIRED.

 STATE OF TEXAS
COUNTY OF _____
CITY OF PHOENIX

ATTEST:

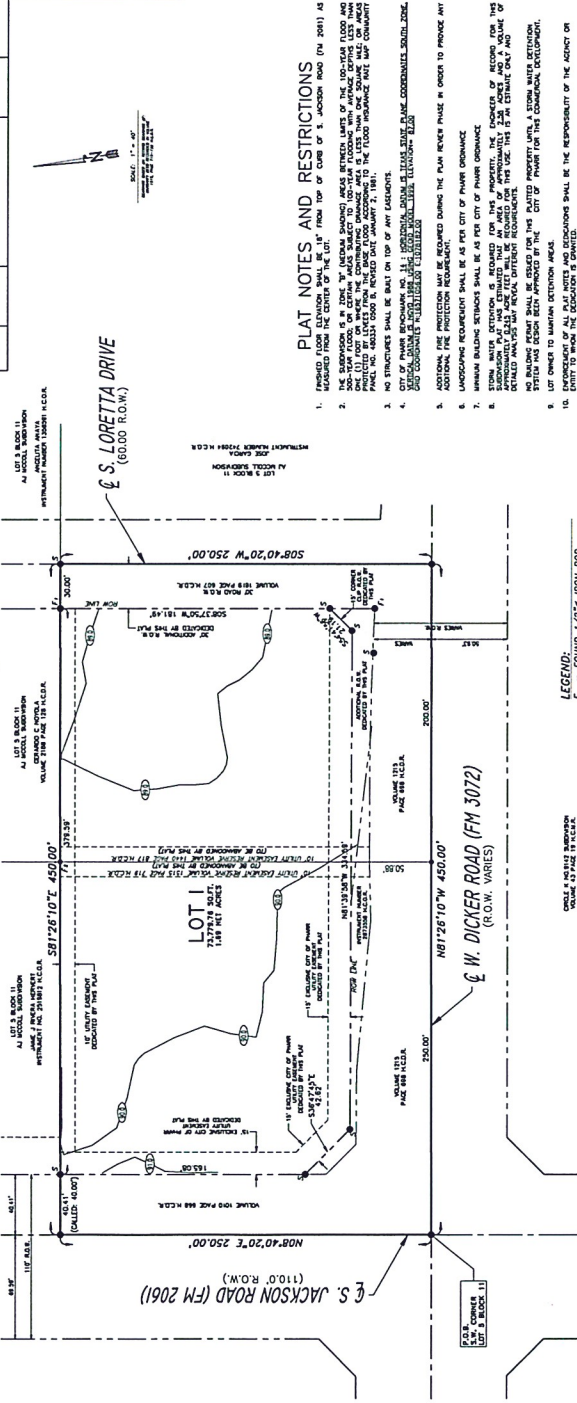
CLERK, CITY OF PHOENIX

DATE

AZOROUS HERNANDEZ
MAYOR, CITY OF PHOENIX

DATE

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



PLAT NOTES AND RESTRICTIONS

- [illegible]

METES AND BOUNDS DESCRIPTION

A 2.56 ACRE TRACT OF LAND (GROSS) BEING A PORTION OF LOT 3, BLOCK 11, A. J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT OF LAND AND INTEREST THEREIN, BEING A PORTION OF LOT 3, BLOCK 11, A. J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT OF LAND AND INTEREST THEREIN, BEING A PORTION OF LOT 3, BLOCK 11, A. J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN TRACT OF LAND AND INTEREST THEREIN, BEING A PORTION OF LOT 3, BLOCK 11, A. J. MCCOLL SUBDIVISION, AS RECORDED IN VOLUME 21, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WITHIN THE S. JACKSON ROAD (FM 2081) RIGHT-OF-WAY BEING THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 11, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1515, PAGE 719, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

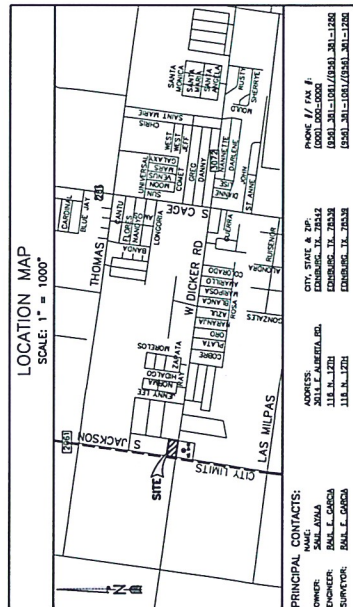
THENCE N08°40'20"E 250.00 FEET ALONG THE WEST LINE OF SAID LOT 5, BLOCK 11, WITHIN SAID S. JACKSON ROAD (FM 2061) RIGHT-OF-WAY TO A POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1515, PAGE 719, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S81°28'10"E PARALLEL TO THE SOUTH LINE OF SAID LOT 3, BLOCK 11, PASS AT 40.41 FEET A SET ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID S. JACKSON ROAD (FM 2081), PASS AT 250.00 FEET A FOUND THREE QUARTER INCH IRON PIPE BEING NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1515, PAGE 719, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING

THE NORTHWEST CORNER OF SAND TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1019, PAGE 607, DEED RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 420.00 FEET A FOUR ONE-HALF INCH IRON PIPE BEING THE WEST RIGHT-OF-WAY LINE OF S. LORETTA DRIVE AND CONTINUING FOR A TOTAL DISTANCE OF 450.00 FEET TO A POINT ON THE CENTERLINE OF SAND S. LORETTA DRIVE BEING THE NORTH-EAST CORNER OF SAND TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1019, PAGE 07, DEED RECORDS.

THENCE S 08° 40' 20" W 250.00' ALONG S40 CENTERLINE OF S. LORETTA DRIVE BEING PARALLEL TO THE CENTERLINE OF DICKER ROAD (FM 2072) ALSO BEING THE SOUTH LINE OF BLOCK LOT 3, BLOCK 11, SUBDIVISION OF THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, HEDGECOCK COUNTY, TEXAS, PAGE 807, DEED RECORDS, HEDGECOCK COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 81° 26' 10" W. ALONG SAO CENTERLINE OF W. DICKER ROAD (FM 3077) ALSO BEING THE SOUTH LINE OF 200.00 FEET A POINT BEING THE SOUTHWEST CORNER OF SAO TRACT DESCRIBED IN PASS APTS. 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111ST, 112ND, 113RD, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 158TH, 159TH, 160TH, 161ST, 162ND, 163RD, 164TH, 165TH, 166TH, 167TH, 168TH, 169TH, 170TH, 171ST, 172ND, 173RD, 174TH, 175TH, 176TH, 177TH, 178TH, 179TH, 180TH, 181ST, 182ND, 183RD, 184TH, 185TH, 186TH, 187TH, 188TH, 189TH, 190TH, 191ST, 192ND, 193RD, 194TH, 195TH, 196TH, 197TH, 198TH, 199TH, 200TH, 201ST, 202ND, 203RD, 204TH, 205TH, 206TH, 207TH, 208TH, 209TH, 210TH, 211ST, 212ND, 213RD, 214TH, 215TH, 216TH, 217TH, 218TH, 219TH, 220TH, 221ST, 222ND, 223RD, 224TH, 225TH, 226TH, 227TH, 228TH, 229TH, 230TH, 231ST, 232ND, 233RD, 234TH, 235TH, 236TH, 237TH, 238TH, 239TH, 240TH, 241ST, 242ND, 243RD, 244TH, 245TH, 246TH, 247TH, 248TH, 249TH, 250TH, 251ST, 252ND, 253RD, 254TH, 255TH, 256TH, 257TH, 258TH, 259TH, 260TH, 261ST, 262ND, 263RD, 264TH, 265TH, 266TH, 267TH, 268TH, 269TH, 270TH, 271ST, 272ND, 273RD, 274TH, 275TH, 276TH, 277TH, 278TH, 279TH, 280TH, 281ST, 282ND, 283RD, 284TH, 285TH, 286TH, 287TH, 288TH, 289TH, 290TH, 291ST, 292ND, 293RD, 294TH, 295TH, 296TH, 297TH, 298TH, 299TH, 300TH, 301ST, 302ND, 303RD, 304TH, 305TH, 306TH, 307TH, 308TH, 309TH, 310TH, 311ST, 312ND, 313RD, 314TH, 315TH, 316TH, 317TH, 318TH, 319TH, 320TH, 321ST, 322ND, 323RD, 324TH, 325TH, 326TH, 327TH, 328TH, 329TH, 330TH, 331ST, 332ND, 333RD, 334TH, 335TH, 336TH, 337TH, 338TH, 339TH, 340TH, 341ST, 342ND, 343RD, 344TH, 345TH, 346TH, 347TH, 348TH, 349TH, 350TH, 351ST, 352ND, 353RD, 354TH, 355TH, 356TH, 357TH, 358TH, 359TH, 360TH, 361ST, 362ND, 363RD, 364TH, 365TH, 366TH, 367TH, 368TH, 369TH, 370TH, 371ST, 372ND, 373RD, 374TH, 375TH, 376TH, 377TH, 378TH, 379TH, 380TH, 381ST, 382ND, 383RD, 384TH, 385TH, 386TH, 387TH, 388TH, 389TH, 390TH, 391ST, 392ND, 393RD, 394TH, 395TH, 396TH, 397TH, 398TH, 399TH, 400TH, 401ST, 402ND, 403RD, 404TH, 405TH, 406TH, 407TH, 408TH, 409TH, 410TH, 411ST, 412ND, 413RD, 414TH, 415TH, 416TH, 417TH, 418TH, 419TH, 420TH, 421ST, 422ND, 423RD, 424TH, 425TH, 426TH, 427TH, 428TH, 429TH, 430TH, 431ST, 432ND, 433RD, 434TH, 435TH, 436TH, 437TH, 438TH, 439TH, 440TH, 441ST, 442ND, 443RD, 444TH, 445TH, 446TH, 447TH, 448TH, 449TH, 450TH, 451ST, 452ND, 453RD, 454TH, 455TH, 456TH, 457TH, 458TH, 459TH, 460TH, 461ST, 462ND, 463RD, 464TH, 465TH, 466TH, 467TH, 468TH, 469TH, 470TH, 471ST, 472ND, 473RD, 474TH, 475TH, 476TH, 477TH, 478TH, 479TH, 480TH, 481ST, 482ND, 483RD, 484TH, 485TH, 486TH, 487TH, 488TH, 489TH, 490TH, 491ST, 492ND, 493RD, 494TH, 495TH, 496TH, 497TH, 498TH, 499TH, 500TH, 501ST, 502ND, 503RD, 504TH, 505TH, 506TH, 507TH, 508TH, 509TH, 510TH, 511ST, 512ND, 513RD, 514TH, 515TH, 516TH, 517TH, 518TH, 519TH, 520TH, 521ST, 522ND, 523RD, 524TH, 525TH, 526TH, 527TH, 528TH, 529TH, 530TH, 531ST, 532ND, 533RD, 534TH, 535TH, 536TH, 537TH, 538TH, 539TH, 540TH, 541ST, 542ND, 543RD, 544TH, 545TH, 546TH, 547TH, 548TH, 549TH, 550TH, 551ST, 552ND, 553RD, 554TH, 555TH, 556TH, 557TH, 558TH, 559TH, 560TH, 561ST, 562ND, 563RD, 564TH, 565TH, 566TH, 567TH, 568TH, 569TH, 570TH, 571ST, 572ND, 573RD, 574TH, 575TH, 576TH, 577TH, 578TH, 579TH, 580TH, 581ST, 582ND, 583RD, 584TH, 585TH, 586TH, 587TH, 588TH, 589TH, 590TH, 591ST, 592ND, 593RD, 594TH, 595TH, 596TH, 597TH, 598TH, 599TH, 600TH, 601ST, 602ND, 603RD, 604TH, 605TH, 606TH, 607TH, 608TH, 609TH, 610TH, 611ST, 612ND, 613RD, 614TH, 615TH, 616TH, 617TH, 618TH, 619TH, 620TH, 621ST, 622ND, 623RD, 624TH, 625TH, 626TH, 627TH, 628TH, 629TH, 630TH, 631ST, 632ND, 633RD, 634TH, 635TH, 636TH, 637TH, 638TH, 639TH, 640TH, 641ST, 642ND, 643RD, 644TH, 645TH, 646TH, 647TH, 648TH, 649TH, 650TH, 651ST, 652ND, 653RD, 654TH, 655TH, 656TH, 657TH, 658TH, 659TH, 660TH, 661ST, 662ND, 663RD, 664TH, 665TH, 666TH, 667TH, 668TH, 669TH, 670TH, 671ST, 672ND, 673RD, 674TH, 675TH, 676TH, 677TH, 678TH, 679TH, 680TH, 681ST, 682ND, 683RD, 684TH, 685TH, 686TH, 687TH, 6



PRINCIPAL CONTACTS:

NAME: _____
 CLASS: _____

ENGINEER: PAUL E. GARCIA

SURVEYOR: PAUL E. GARCIA



MEMORANDUM

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

SUBJECT: TRANCASA SUBDIVISION FILE NO. SUB#171130

GENERAL INFORMATION:

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

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

LOCATION: The property is located within the 1500 Block of West HI-Line Road.

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

PROPERTY PROPOSED USE: Truck yard.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. The three (3) fire hydrants inside the subdivision were too low to the ground. Shall be raised so the fire hydrant wrench will be able to open the 2½ and 5" caps.

WATER:

1. Fire hydrants will need to be adjusted as per City Standards.

SEWER:

1. In compliance.

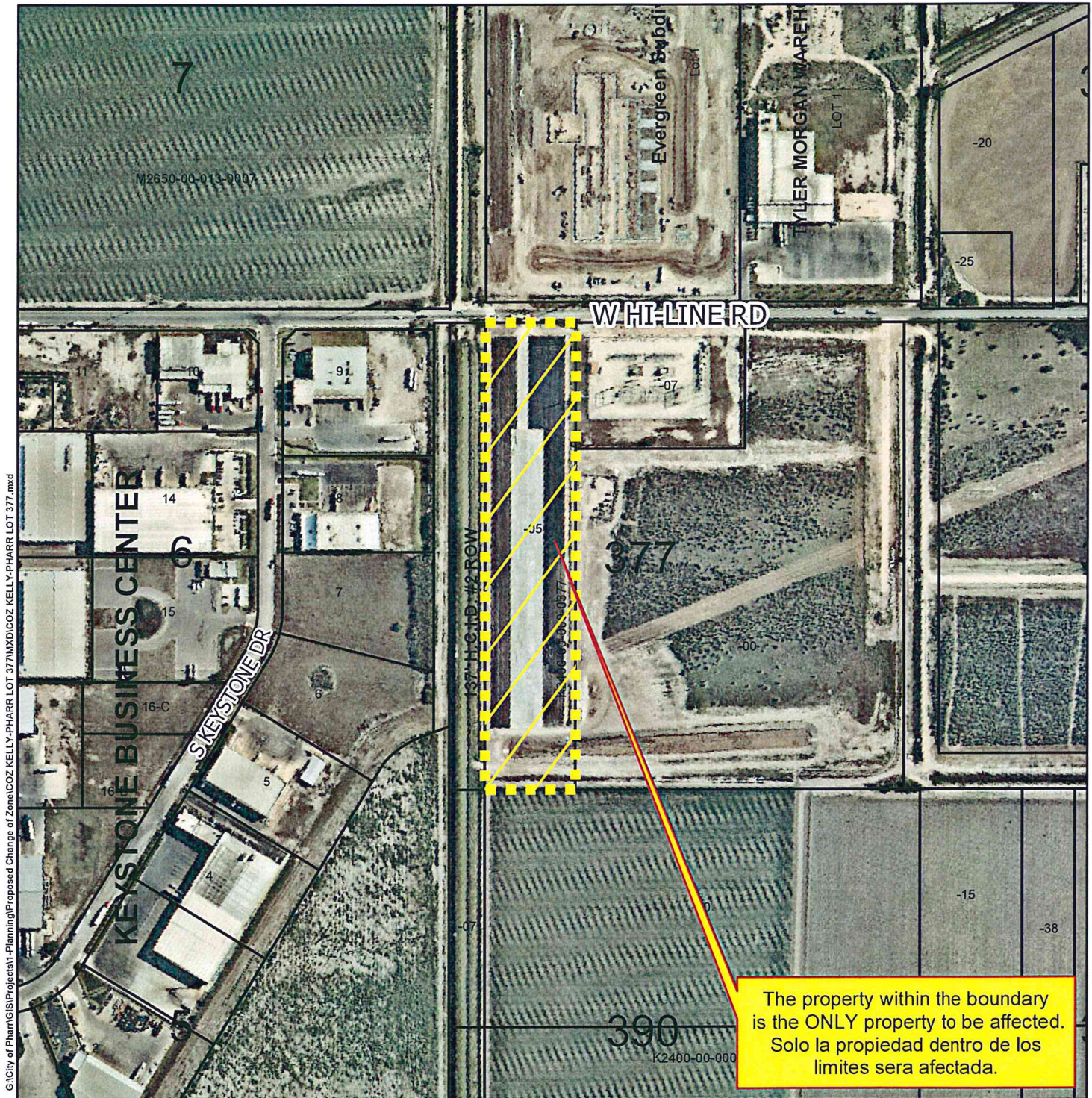
DRAINAGE:

1. In compliance.

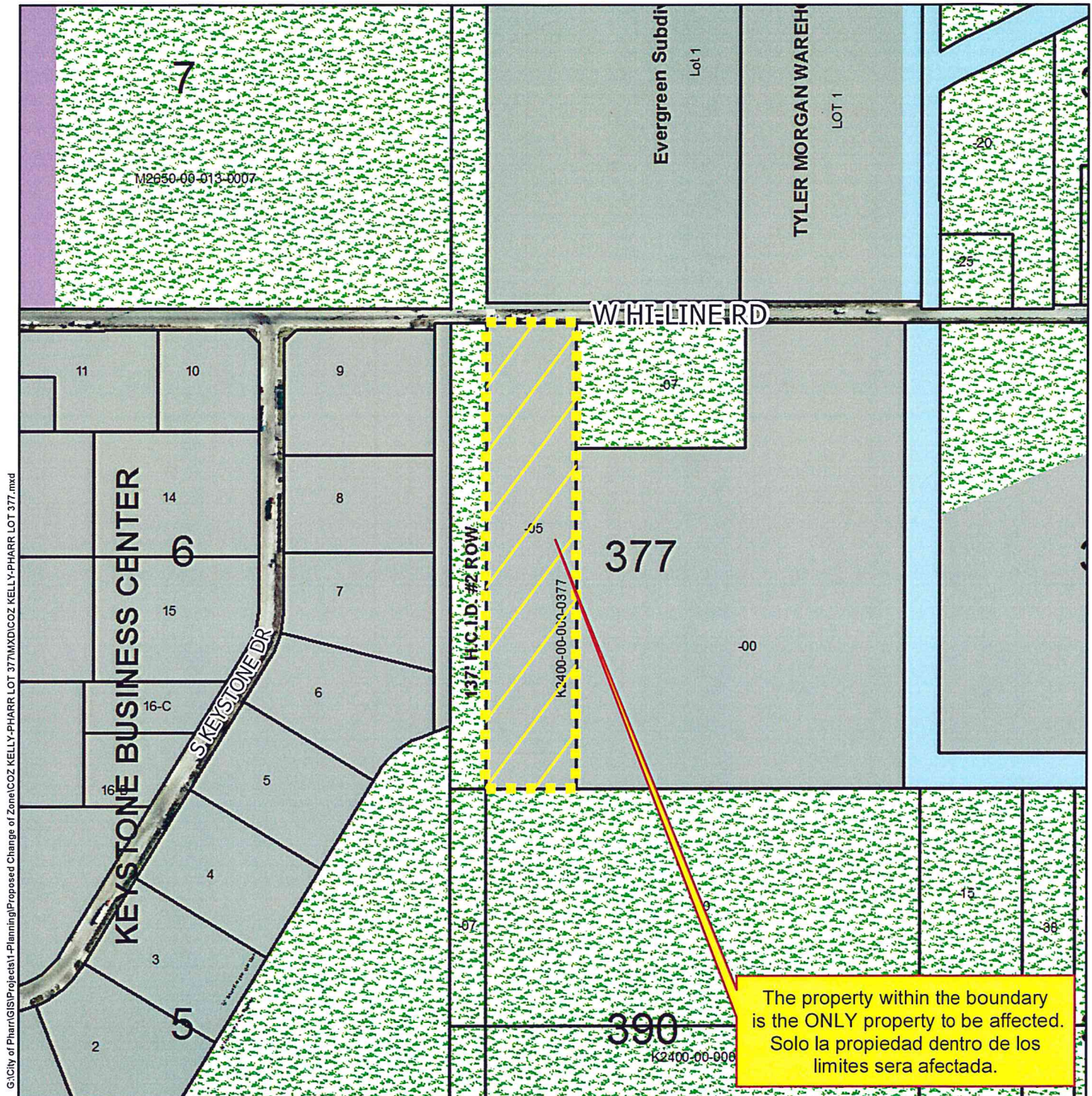
OTHER:

1. In compliance.

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



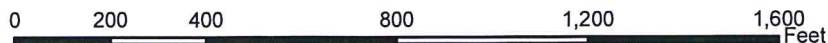
Proposed Change of Zone
KELLY-PHARR LOT 377
PHARR BRIDGE INVESTMENT CO



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 400 feet



Date: 10/19/2018

