



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 11, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

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 January 28, 2019.

C. PUBLIC HEARING: (*Ordinance No. O-2018-45*). *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) Crafton Communications, representing T-Mobile, 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 an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.11 acre tract of land, more or less, out of Lot 1, Iglesia Apostolica de la Fe en Cristo Jesus Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8801 South Cage Boulevard. **CUP#190101**

2) Illenium Event Center 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 Business District (C-2). The property is legally described as being Lots 26 and 27, Block 2, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 125 East Newcombe Avenue (Park). **CUP#190102**

3) Vincent Gerard & Associates, Inc., representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for the Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Single-Family Residential District (R-1). The property is legally described as being a 0.04 acre tract of land, more or less, out of Lot 1, Grace Community Church Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 133 North Sugar Road. **CUP#190104**

D. ANNOUNCEMENTS/OTHER BUSINESS:

E. 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.

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

G. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of February, 2019 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



Hilda Pedraza
Hilda Pedraza, City Clerk

[Signature]

[Signature]

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 28, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 28, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Jonathan Larraga
 Charlie Ramirez Rafael Munguia
 Luis Madrigal Romeo Robles

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Alex Meade, City Manager
 Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 Eddie Martinez, Planner II
 Rogelio Rodriguez, Interim Building Official
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

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

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JANUARY 14, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga **moved** to approve the minutes of January 14, 2019. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

Charlie Ramirez arrived at 6:03 p.m.

ITEM C. PUBLIC HEARING

- 1) DIANA MASCORRO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 5, BLOCK 1, SARAH JANE MANOR SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1011 NORTH ATHOL STREET. CUP#181286**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and east and General Business District (C) to the west. This area is generally designated for single-family residential use in the Land Use Plan. She further reported twenty-two (22) 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 letter or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

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

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

There being no discussion Luis Madrigal moved to approve the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 37.397 ACRES TRACT OF LAND OUT OF LOTS 367 & 370, KELLY PHARR SUBDIVISION AND LOT 14, BLOCK 1, CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 800-1200 BLOCK OF EAST HI-LINE ROAD. COZ#181284**

Eddie Martinez, Planner II, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, east and west and a combination of Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the south. On December 16, 2014, a portion of property to the south was re-zoned from Heavy Commercial District (H-C) to Limited Industrial District (L-I). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. He further reported seven (7) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. He stated staff received no response to the letter or the legal notice.

Eddie Martinez, Planner II, further stated staff recommended approval of the a request for a Change of Zone from Agricultural Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop the property for a warehouse and storage facility for a heavy industrial business subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Change of Zone.

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

Rafael Munguia asked staff is a buffer wall would be required because the surrounding land is agricultural.

Eddie Martinez, Planner II, stated it would be required because it is an industrial area.

There being no further discussion Charlie Ramirez **moved** to approve the request for a change of zone from Agricultural and/or Open District (A-O) to Heavy Industrial District (H-I). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE -USE CONDITIONAL USE PERMIT FOR COLOCATION OF TELECOMMUNICATION EQUIPMENT FILE NO. CUP#190101 (T-MOBILE)
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GENERAL INFORMATION:

APPLICANT: Crafton Communications, representing T-Mobile, 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 an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 0.11 acre tract of land, more or less, out of Lot 1, Iglesia Apostolica de la Fe en Cristo Jesus Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 8801 South Cage Boulevard.

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

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

Six (6) surrounding property owners were notified of the request by letter and a legal notice was published in The Monitor. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in an Agricultural and/or Open Space District (A-O) 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 will go before the City Commission Meeting of **February 18, 2019** at **4:00 p.m.**



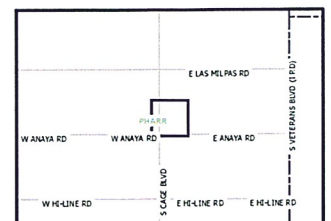
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

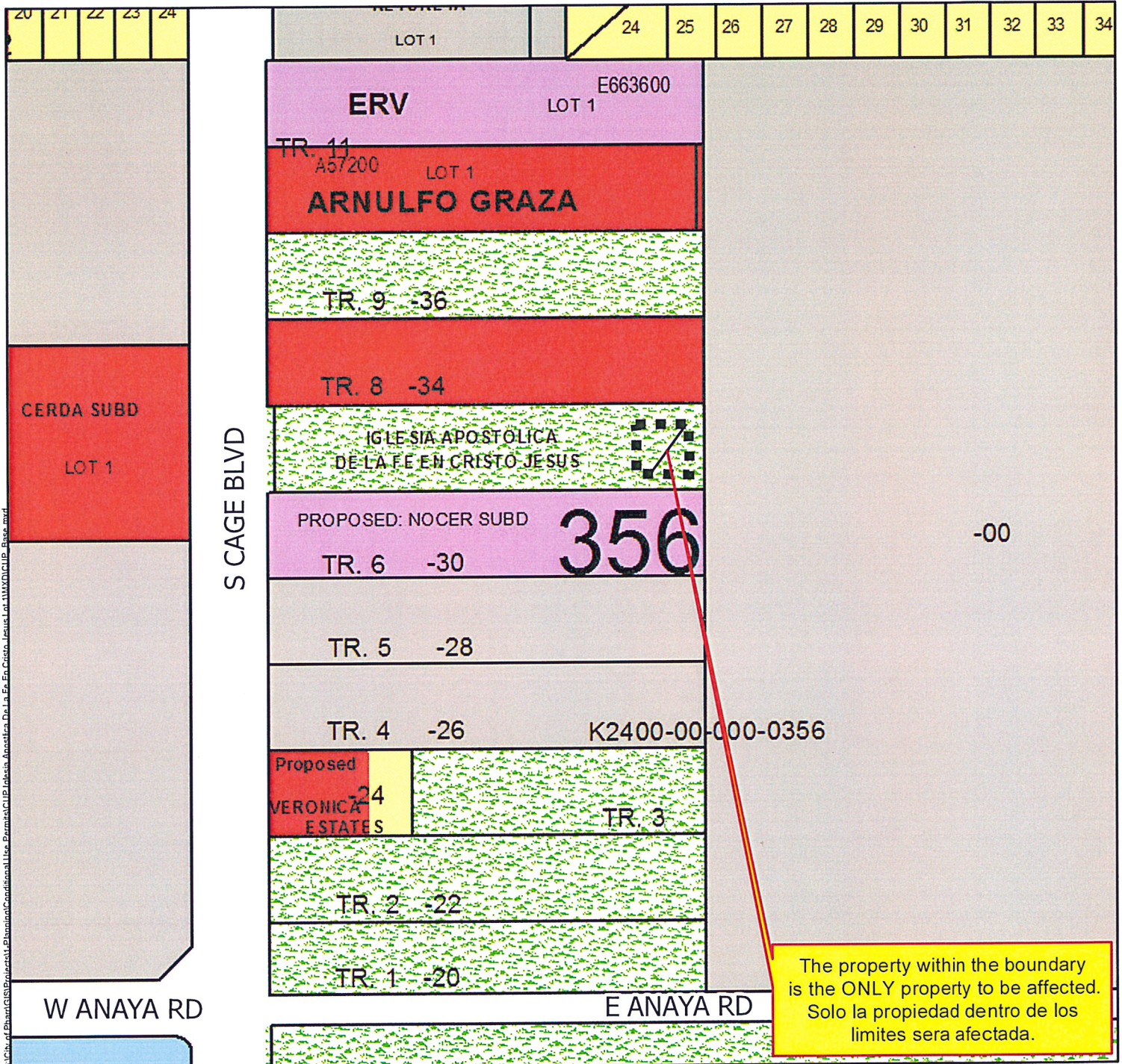
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

- Valley View ISD
- Planned Unit Development

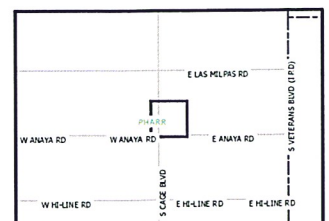
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

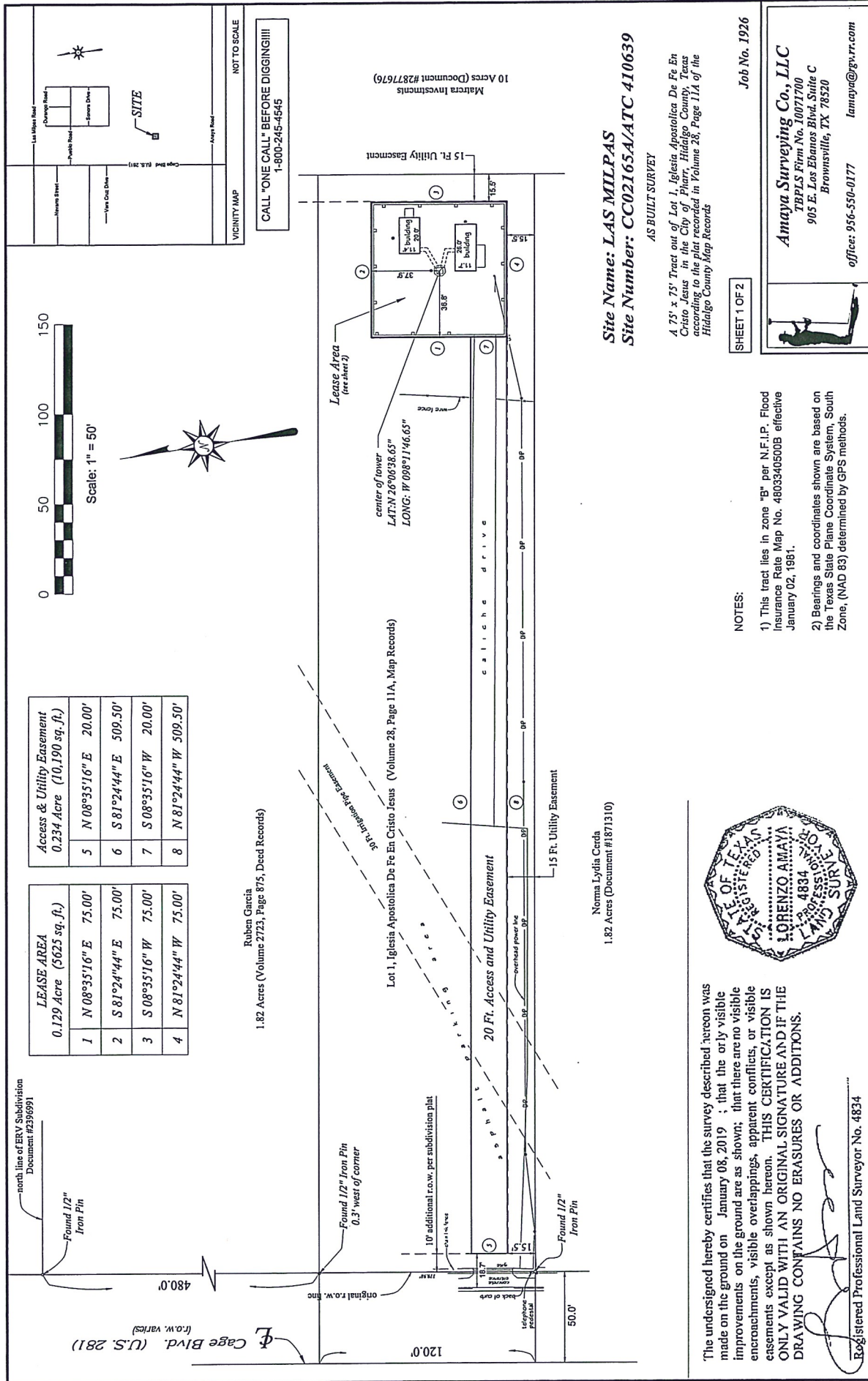




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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

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





The undersigned hereby certifies that the survey described herein was made on the ground on January 08, 2019 ; that the only visible improvements on the ground are as shown ; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible encroachments except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

Registered Professional Land Surveyor No. 4834

NOTES:

- 1) This tract lies in zone "B" per N.F.I.P. Flood Insurance Rate Map No. 4803340500B effective January 02, 1981.
- 2) Bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Zone, (NAD 83) determined by GPS methods.

Site Name: LAS MILPAS
Site Number: CC02165A/ATC 410639

AS BUILT SURVEY

A 75' x 75' Tract out of Lot 1, Iglesia Apostolica De Fe En Cristo Jesus in the City of Pharr, Hidalgo County, Texas according to the plat recorded in Volume 28, Page 11A of the Hidalgo County Map Records

Job No. 1926

Amaya Surveying Co., LLC

BPLS Firm No. 10071700
E. Los Ebanos Blvd. Suite C
Brownsville, TX 78520

office: 956-550-0177
lamaya@rgv.rr.com

LEASE AREA	
0.129 Acre (5625 sq. ft.)	
1	N 08°35'16" E 75.00'
2	S 81°24'44" E 75.00'
3	S 08°35'16" W 75.00'
4	N 81°24'44" W 75.00'

NOTES:

- 1) This tract lies in zone "B" per N.F.I.P. Flood Insurance Rate Map No. 4803340500B effective January 02, 1981.
- 2) Bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Zone, (NAD 83) determined by GPS methods.

Site Name: LAS MILPAS
Site Number: CC02165A/ATC 410639

AS BUILT SURVEY

A 75' x 75' Tract out of Lot 1, Iglesia Apostolica De Fe En Cristo Jesus in the City of Pharr, Hidalgo County, Texas according to the plat recorded in Volume 26, Page 114 of the Hidalgo County Map Records

SHEET 2 OF 2

Job No. 1926

Amaya Surveying Co., LLC
TBPLS Firm No. 10071700
905 E. Los Ebanos Blvd. Suite C
Brownsville, TX 78520

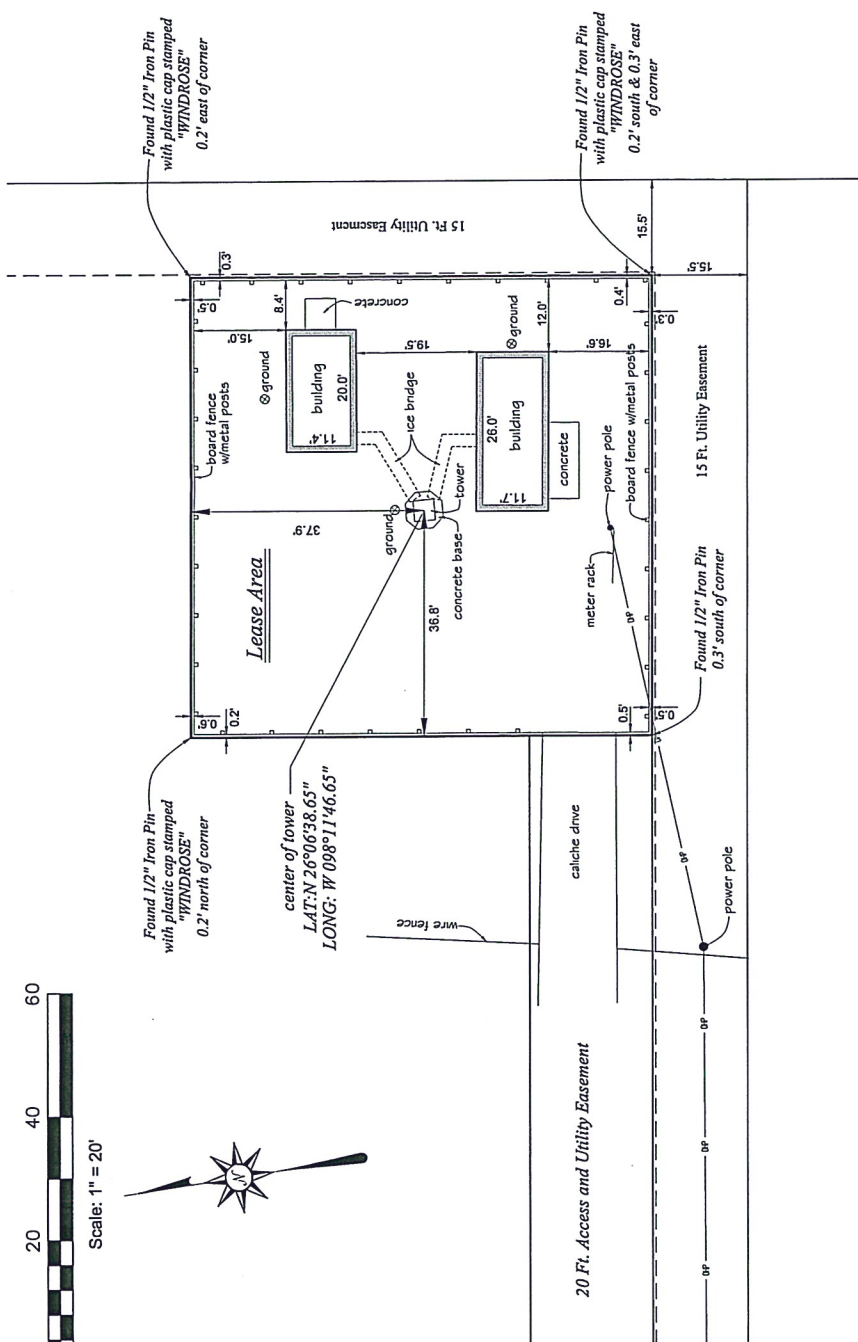
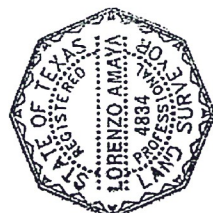
office: 956-550-0177 lamaya@rgvrr.com



The undersigned hereby certifies that the survey described hereon was made on the ground on January 08, 2019; that the only visible improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

[Signature]

Registered Professional Land Surveyor No. 4834







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#190102 (ILLENIUUM EVENT CENTER)

GENERAL INFORMATION:

APPLICANT: Illenium Event Center 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 Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as being Lots 26 and 27, Block 2, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 125 East Newcombe Avenue (Park).

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, south, east and west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Pending Inspection Report for the Conditional Use Permit.
FIRE DEPARTMENT:	Pending Inspection Report for the Conditional Use Permit
CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

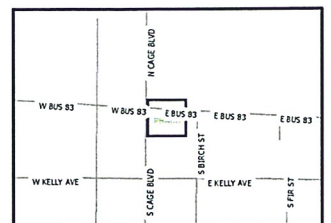
**NOTIFICATION
OF PUBLIC:**

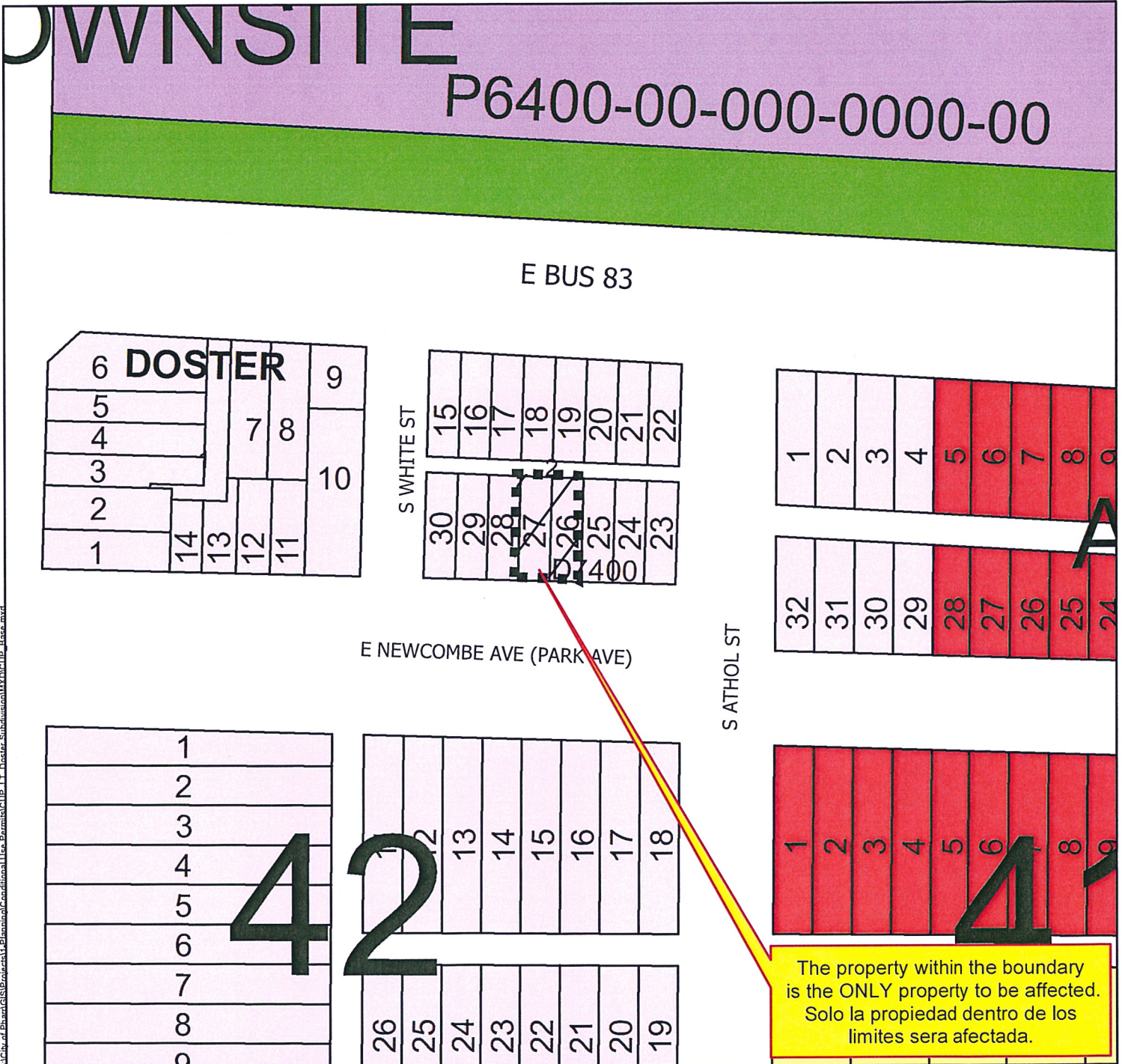
Thirty-one (31) surrounding property owners were notified of the request by letter and a legal notice was published in The Monitor. Staff received no response to the letters or the legal notice.

**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 Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

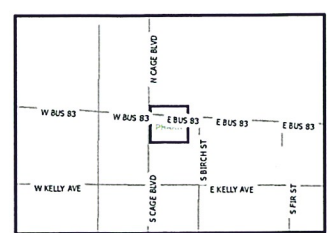
NOTE: This item will go before the City Commission Meeting of **February 18, 2019 at 4:00 p.m.**



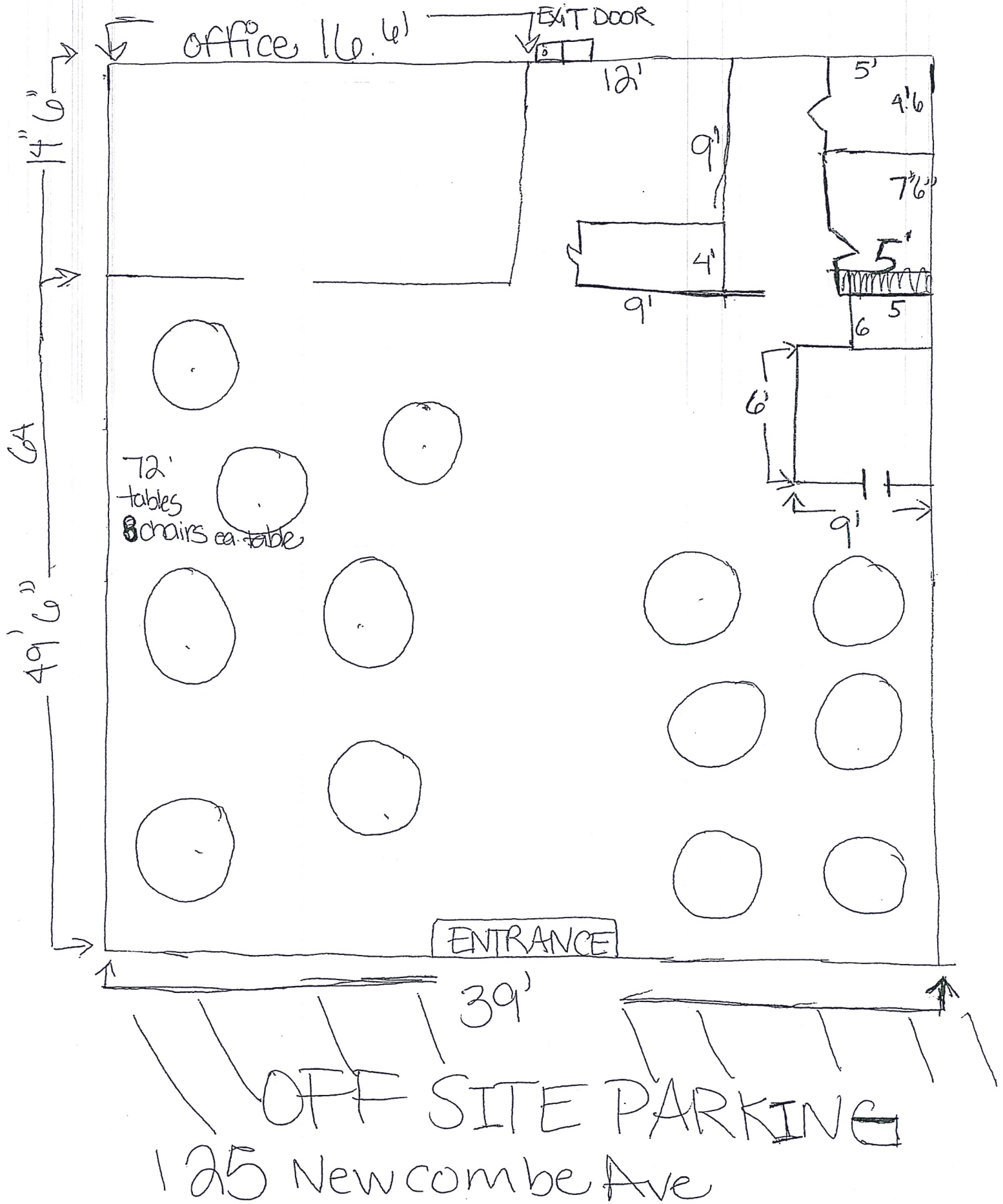


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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

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



ILLINIUM EVENT CENTER





• CUMPLEAÑOS •
• DISPEDIDAS •
• XV ANOS •
• BAUTIZOS •
• GRADUACIONES •
• BODAS •
• BABY SHOWER •
• Y PARA TODO •
• EVENTO SOCIAL •

1 2 5



Mon - Sun
9:00 am - 12:00 am
For Reservations
(950) 961-1409

NOTICE -
AN APPLICATION TO SELL
AND CONSUME ALCOHOLIC
BEVERAGES IS PROPOSED
FOR THIS LOCATION.
TYPE OF LICENSE PERMIT:
NAME OF APPLICANT:
ADDRESS OF APPLICANT:
US Representative: [Signature]
Date: 12/18/17

1 2 5

ILLENium EVENT CENTER
• BIRTHDAY PARTIES •
• WEDDING SHOWERS •
• WEDDINGS •
• RECEPTIONS •
• GRADUATIONS •



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, FEBRUARY 11, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TOWER FILE NO. CUP#190104 (VERIZON WIRELESS)

GENERAL INFORMATION:

APPLICANT: Vincent Gerard & Associates, Inc., representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for the Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being a 0.04 acre tract of land, more or less, out of Lot 1, Grace Community Church Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 133 North Sugar Road.

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

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

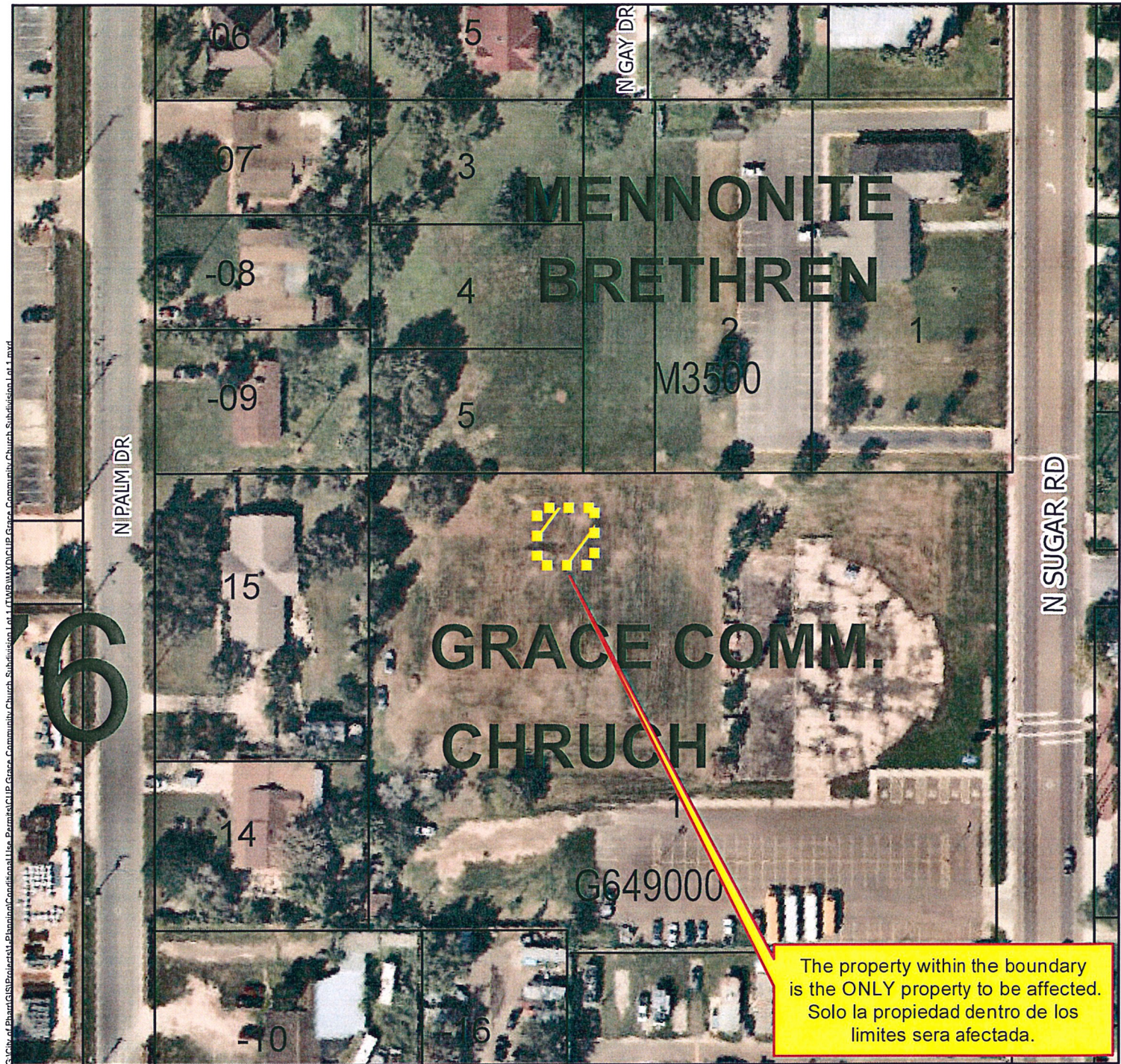
Sixteen (16) surrounding property owners were notified of the request by letter and a legal notice was published in The Monitor. Staff received one telephone call for information only.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

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

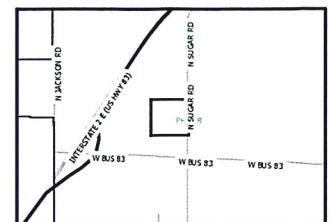
1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any 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.

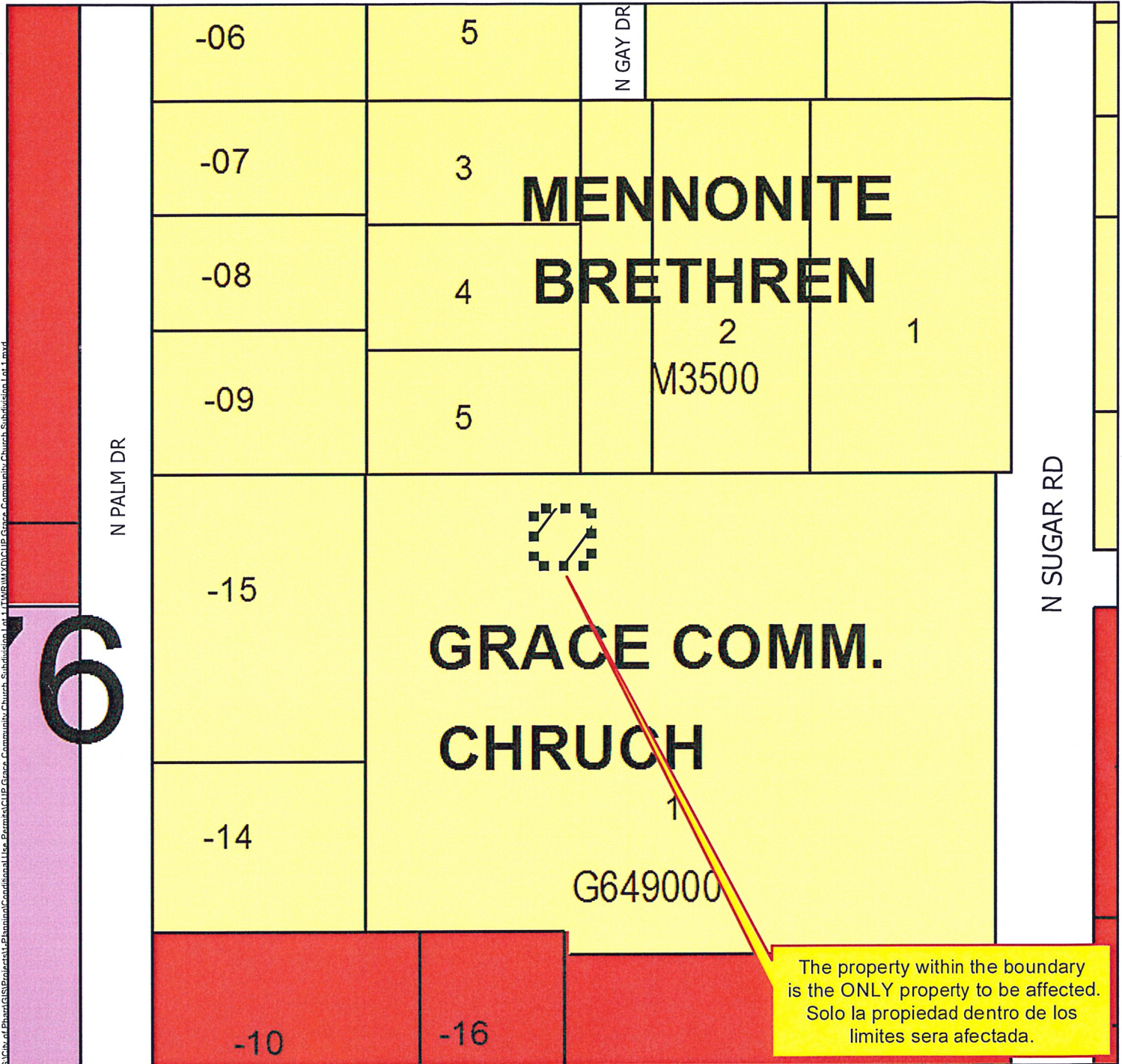
NOTE: This item will go before the City Commission Meeting of **February 18, 2019** at **4:00 p.m.**



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

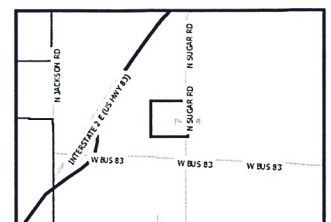
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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

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





Ms. Melanie Cano
Planning Director
City of Pharr Texas
118 S Cage Blvd,
Pharr Texas 78577

January 14, 2019

RE: Conditional Use Permit 133 N Sugar Road, Pharr Texas 78577

Ms. Cano,

As agents for Verizon Wireless and the property owner of the address listed above, we respectfully request a Conditional Use Permit for a new communications facility with Verizon Wireless structure, facility, equipment and site area. This site is needed to improve the capacity challenges brought on from the data volume & numerous applications on three surrounding sites identified in the RF information package attached to this summary letter. Capacity on sectors Pharr NE, McAllen and 2nd Street have exceeded the normal levels for communication services in Pharr Texas. Without this site, customers would soon experience blocked calls, dropped calls and slow data volume downloads on their hand-held smart phones.

As a priority, all options of collocating on any existing vertical structures were reviewed. Our research found that this area was completely absent of any existing vertical opportunities. The closest tower to our proposed site is over 1,800' west in McAllen by the old mall at Expressway 83.

Land Use

Verizon would like to construct a 100' monopole within the vacant lot of the Grace Covenant Church. The site complies with City of Pharr wireless communications setbacks and site location in Section 1.39. It is a necessary addition for offloading the existing communications infrastructure for the community of Pharr. The exact distance from the residential structure to the northwest is +200', twice the height of the tower. The current use is vacant/recreational open space.



Radio Frequency Maps & Pharr Coverage

The Verizon RF project manager has put together maps using existing and proposed coverage for Pharr. These maps show the proposed coverage for 133 N Sugar and their surrounding existing infrastructure. This area is an extremely high traffic area for Verizon customers on Expressway 83 and within the Pharr city limits. Development of this site is a major step in continuing 911 service communications to the immediate area while also benefitting others with an additional colocation opportunity. Verizon is committed to allowing other secondary carriers on this location.

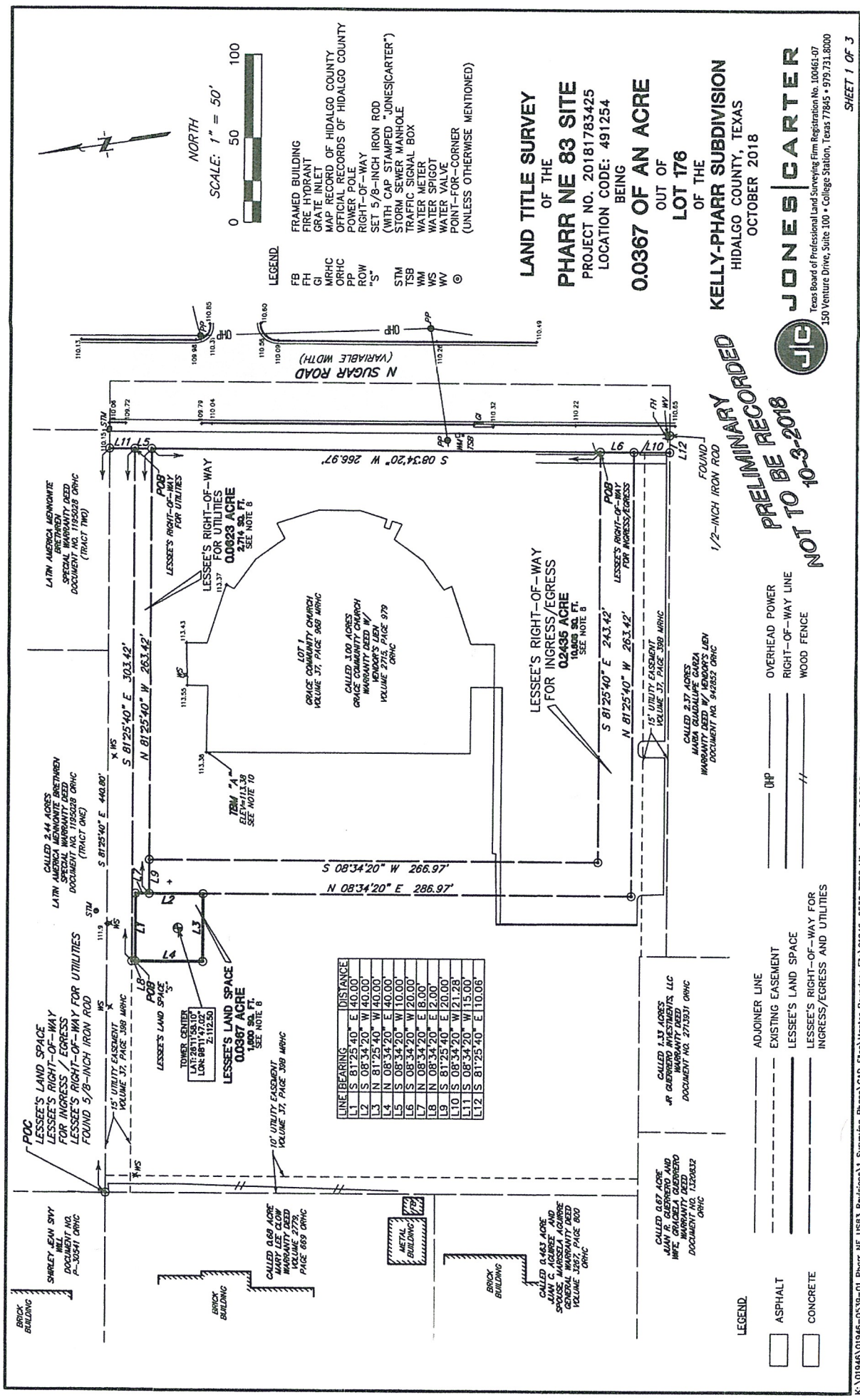
Site specifics

We currently show landscaping along the exterior of the fenced area. The site shows adequate space for additional carriers and height is available at 90' and below for others.

We appreciate your consideration of this Conditional Use Permit request. Please contact us if you have any questions or concerns.

Respectfully,

Vincent G. Huebinger



LAND TITLE SURVEY
OF THE
PHARR NE 83 SITE
PROJECT NO. 20181783425
LOCATION CODE: 491254
BEING
0.0367 OF AN ACRE
OUT OF
LOT 178
OF THE
KELLY-PHARR SUBDIVISION
HIDALGO COUNTY, TEXAS
OCTOBER 2018

JONES CARTER
Texas Board of Professional Land Surveying Firm Registration No. 100461-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

PRELIMINARY
NOT TO BE RECORDED
10-3-2018

LEGEND
☐ ASPHALT
☐ CONCRETE
ADJONER LINE
EXISTING EASEMENT
LESSEE'S LAND SPACE
LESSEE'S RIGHT-OF-WAY FOR INGRESS/EGRESS AND UTILITIES
OVERHEAD POWER
RIGHT-OF-WAY LINE
WOOD FENCE

ZONING SITE PLAN



1/27/2017

1/27/2017

PROPOSED 30kW DIESEL GENERATOR TANK ON 8' x 8' CONCRETE PAD

PROPOSED 100'-0" MONOPOLE

PROPOSED WETER AND DISCONNECT ON PROPOSED UTILITY FRAME

PROPOSED CHALKLINE & VINYL TAPE WITH 3 ROWS OF CLAS II BARRED WIRE (TP)

PROPOSED CHALKLINE & VINYL TAPE WITH 3 ROWS OF CLAS II BARRED WIRE (TP)

PROPOSED ICE BRIDGE ASSEMBLY

1/27/2017

SITE INFORMATION

SITE NAME: PHARR NE / VERIZON
SITE ADDRESS: 133 N. SUGAR ROAD
PHARR, TEXAS 78577
JURISDICTION: CITY OF PHARR, TEXAS
HIDALGO COUNTY
LATITUDE: 26° 11' 58.10" N
LONGITUDE: 98° 11' 47.02" W
OCCUPANCY: N/A (UNMANNED)
USE: TELECOMMUNICATIONS
SITE ZONING: SINGLE FAMILY

VINCENT GERARD & ASSOCIATES
1715 S. CAPITAL OF TEXAS HWY, SUITE 207
AUSTIN, TEXAS 78746
PHONE: (512) 328-2693
CONTACT: VINCE HUEBINGER

VERIZON
6696 TRI-COUNTY PARKWAY, SUITE 100
SCHERTZ, TEXAS 78154
PHONE: (210) 488 -2623
CONTACT: LUCAS CONDER

125' MONOPOLE TOWER SITE

DATE _____

SITUATED IN LOT 17B, KELLY-PHARR
SUBDIVISION IN HIDALGO COUNTY, TEXAS
BEING OUT OF LOT 1, GRACE COMMUNITY
CHURCH RECORDED IN VOLUME 37, PAGE 96
OF THE MAP RECORDS OF HIDALGO COUNTY,
TEXAS AND BEING THE SAME TRACT OF LAND
CONVEYED BY WARRANTY DEED WITH
VENDOR'S LIEN TO GRACE COMMUNITY
CHURCH RECORDED IN VOLUME 2715, PAGE
079 OF THE OFFICIAL RECORDS OF HIDALGO
COUNTY, TEXAS

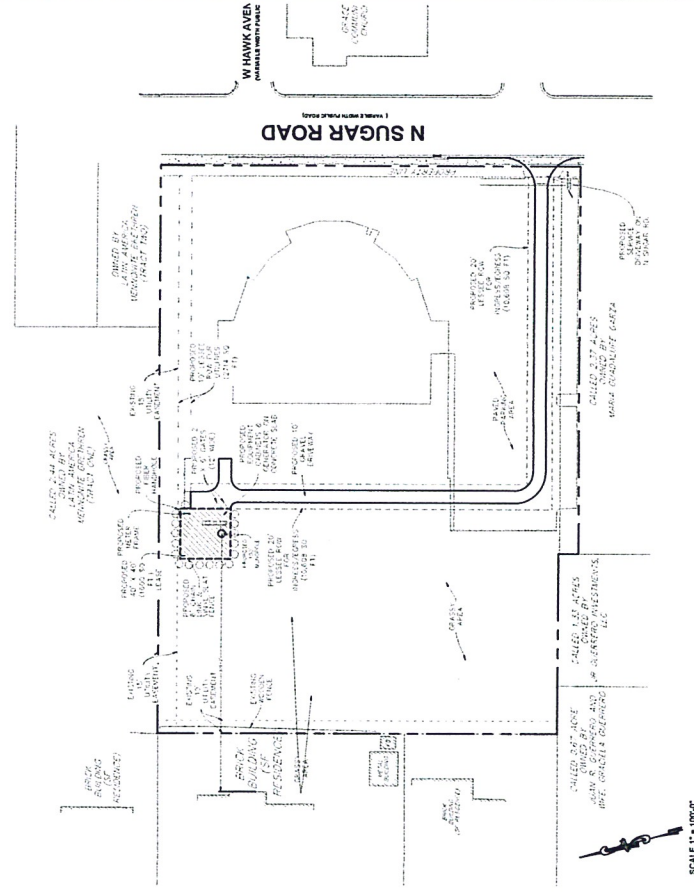
VERIZON
6696 TRI-COUNTY PARKWAY, SUITE 100
SCHERTZ, TEXAS 78154

ZONING DRAWING - NOT FOR CONSTRUCTION
**THIS SITE COMPLIES WITH THE CITY OF PHARR,
OFFICIAL CODE, SECTION 1.49 TELCOM.**

ADVERTISING IS PROHIBITED ANYWHERE ON A
WTF, WITH THE EXCEPTION OF THE MINIMUM
SIGNAGE AS REQUIRED BY THE FEDERAL
COMMUNICATIONS COMMISSION (FCC)
REGULATIONS OR NECESSARY FOR THE
OPERATIONS OF A WTF.

AN IDENTIFICATION SIGN FOR EACH SERVICE PROVIDER RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A WTF AT THE SITE, NOT LARGER THAN TWO SQUARE FEET, SHALL BE POSTED AT A LOCATION FROM WHICH IT CAN BE EASILY READ FROM OUTSIDE THE PERIMETER OF THE WTF, AND SHALL PROVIDE THE NAME, ADDRESS, AND EMERGENCY NUMBER OF THE RESPONSIBLE SERVICE PROVIDER.

GRACE COMMUNITY CHURCH
P O BOX 775
PHARR, TEXAS 78577

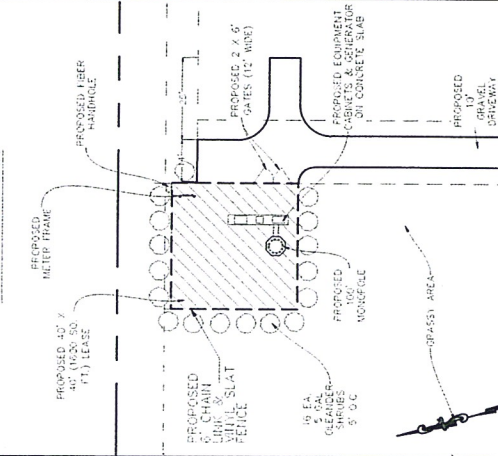


NOTES:

1. Future carriers are shown for compliance with City of Pharr, Official Code, Section 1.49 Telcom.
2. Height setback per City of Pharr Official Code is 20' separation distance to nearest Residential Structure for 100' monopole
3. SITE COMPLIES WITH THE CITY OF PHARR - WIRELESS CODE (SEC. 1.39 TELCOM).

NOT TO SCALE

DETAIL SITE PLAN



SCALE 1" = 40'-0"

APPROVAL BOX

ACCEPTED FOR APPROVAL ON (DATE): _____

ACCEPTED FOR APPROVAL BY (SIGNATURE): _____ CITY OF DALLAS TEXAS

Verizon Wireless

133 N. SUGAR ROAD
PHARR, TEXAS 78577
PHARR NE / VERIZON
KGI WIRELESS
ZONING SITE PLAN



VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, SUITE 207
AUSTIN, TEXAS 78746
(512) 328-6693 | F: (512) 328-4011 | vincent@vincentgerard.com

