

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 28, 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 May 13, 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) Lizbeth G. Velasco has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas. 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 Agricultural and/or Open Space District (A-O) to the west. This area is generally designated for single-family residential use in the Land Use Plan. **CUP#190317 (TABLED)**

2) Cesar Chavez Foundation or affiliate 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 High-Density Multi-Family Residential District (R-4). The property is legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **COZ#190316 (TABLED)**

3) Angel R. Rojas 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 Office Professional District (O-P). The property is legally described as being a 0.16 acre tract of land, out of, Lot 340, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7905 South Cage Boulevard. **COZ#190427**

D. PLATS:

1) M.A.S. Engineering LLC., representing Jorge Ivan Garza Valdez, President of AZJOR truck & equipment, Inc., is requesting final plat approval of the proposed AZJOR Subdivision. The property is legally described as being a 0.81 acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4000 and 5000 Block of North IH 69C. **SUB#180615**

2) Spoor Engineering Consultants, Inc., representing Thomas F. Phillips, President for McAllen Investment Partners, LTD., is requesting preliminary plat approval of the proposed Pharr Investment Subdivision. The property is legally described as being a replat of Lots 2, 3, 4 and 5, Block 5, Plantation South Subdivision, Unit No. 6 Amended, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Plantation Drive. **SUB#190305**

E. ANNOUNCEMENTS/OTHER BUSINESS:



F. 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.

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

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 24th day of May 2019 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 13, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 13, 2019 and following is the record of attendance.

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

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Alex Meade, City Manager
Patricia Rigney, City Attorney
John Rigney, City Attorney
Melanie Cano, Director
Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planner I
Alvaro De Leon, Building Inspector
Rita Galvan, Administrative Assistant
Iris Mata, Secretary

ITEM A. CALL TO ORDER

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF APRIL 8, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez **moved** to approve the minutes of April 8, 2019. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

- 1) **CESAR CHAVEZ FOUNDATION OR AFFILIATE 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 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (R-4). THE PROPERTY IS LEGALLY DESCRIBED AT BEING A 10.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 201, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1500 BLOCK OF WEST RIDGE ROAD. COZ#190316 (TABLED)**

Della Robles, Planner I, stated the item would remain tabled.

- 2) **LIZBETH G. VELASCO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 7, FAIRVIEW VILLAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7508 SOUTH CARLOS STREET. CUP#190317 (TABLED)**

Della Robles, Planner I, stated the item would remain tabled.

- 3) **MAYRA ELIZABETH PEDRAZA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 48, LOS RANCHITOS NO. 3 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7517 SOUTH PLATA LANE. CUP#190319**

Della Robles, Planner I, stated the item required a motion to untable the item.

Luis Madrigal moved to untable the request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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. This area is generally designated for single-family residential use in the Land Use Plan. She further reported sixty-two (62) 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 four (4) telephone calls; three (3) for information only and one (1) in favor 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 oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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

Chairman, Danny Wylie, asked if the issue with the utility easement had been addressed.

Della Robles, Planner I, stated the applicant obtained letters from the utility companies stating there was not an issue placing the unit on the easement since it was on pad and piers.

Andy Castro asked staff if the storage unit would have electricity.

Della Robles asked Mayra Pedraza, the applicant, to approach the Commission to answer Mr. Castro's question.

Ms. Pedraza stated the unit would not have electricity.

Rafael Munguia asked staff why the unit had to encroach the utility easement.

Della Robles, Planner I, stated that Ms. Pedraza had a fifteen (15) foot utility easement at the back of the property and that she had obtained letters from the utility companies stating there was not an issue placing the unit on the easement since it was on pad and piers.

There being no further discussion Jonathan Larraga moved to **approve** the request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) JHOAN R. GONZALEZ, D/B/A TACOS AND MARISCOS EL SINALOENSE HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOUR PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.12 ACRES. MORE OR LESS, OUT OF LOT 194, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6811 SOUTH JACKSON ROAD. CUP#190322**

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 south, Single-Family Residential District (R-1) to the east and City of Pharr limits lie to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported forty-four (44) 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 and Late Hours Permit in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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

Chairman, Danny Wylie, asked staff how the menu included alcoholic beverages if a Conditional Use Permit had not been approved.

Della Robles, Planner I, stated a complete menu is requested from the applicant to process appropriate fees and Mr. Gonzalez, the applicant, was aware that he could not sell alcoholic beverages until the Conditional Use Permit was approved.

There being no further discussion Andy Castro moved to **approve** the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 5) EDUARDO LARA, REPRESENTING RICHARD L. AND SHERRY L. WOLF, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.24 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 6, MCCOLL TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1403 WEST FERGUSON. CUP#190423**

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 south and west, General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and Agricultural and/or Open Space District (A-O) to the north. This area is generally designated for commercial use in the Land Use Plan. She further reported fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) person signed up to speak at the public hearing in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). Applicant shall move forward with the subdivision process as well as being subject to the listed conditions.

Chairman, Danny Wylie, asked if the applicant would like to make a comment.

Eduardo Lara, the applicant, stated the building collapsed in January and was planning to rebuild once the property was subdivided.

Chairman, Danny Wylie, asked the applicant if the business was a tile business.

Eduardo Lara, the applicant, confirmed the business in question was a tile business.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Rita Galvan, Administrative Assistant, stated there was one (1) individual in the affected area that signed up to speak.

Reverend Ernesto Garza, representing Oasis de Fe, stated the church has been at that location for 20 years and noted over a dozen tenants have occupied the location being discussed. He stated the last tenant, an educational trucking business, scrapped the top layer of dirt from the property and installed caliche which caused flooding in the Oasis de Fe parking lot. Rev. Garza continued to explain that the property owners have not maintained the location which has caused a rodent issue and provided the Commission with pictures. Rev. Garza stated the property behind Oasis de Fe was sold to Frito Lay and they also had not maintained their property. He was hopeful that the applicant would resolve the issues if the Conditional Use Permit was approved.

There being no one else signed up to speak Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action.

Luis Madrigal asked staff if there was a retention requirement for the property.

Della Robles, Planner I, stated the property was going through the subdivision process and that would be addressed at that time.

Chairman, Danny Wylie, asked staff if Item #7 which states that outside storage of materials and/or equipment will be required to be stored on an all-weather surface and meet City Standards, will be required at this time.

Della Robles, Planner I, stated that the applicant had a concrete slab available and would be required to utilize it.

Mr. Wylie questioned if Rev. Ernesto Garza had spoken to staff about his concerns.

Eduardo Lara, the applicant, approached the Commission and stated that the property had been cleaned and would continue to maintain it as such.

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 6) MICHAEL C. COBOS, D/B/A COSA PROPERTIES HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO MEDIUM DENSITY MULTI-FAMILY DISTRICT (R-3). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 22, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1312 WEST KENNEDY STREET. COZ#190424**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding properties are zoned General Business District (C) to the north, Single-Family Residential District (R-1) to the east and west, and General Business District (C) to the south. The property is generally designated for commercial use in the Land Use Plan.

She further reported eleven (11) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Three (3) individuals signed up to speak at the Public Hearing in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Medium Density Multi-Family District (R-3) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Michael Cobos, the applicant, residing at 2116 Goldcrest Avenue McAllen, Texas, spoke in Spanish.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Rita Galvan, Administrative Assistant, stated there were three (3) individuals in the affected area that signed up to speak.

Beatriz Gonzalez, representing Saul Sanchez, residing at 4304 N. Jackson Road stated the 24A, 24B, and 24C properties had been purchased by her and Mr. Saul

Sanchez's parents when it was a rural area with the intention that it would be a residential area. Ms. Gonzalez stated that the apartments built on Lot 26 have caused congestion in the area and the surrounding property owners were not informed that Lot 26 would be building an apartment complex. Ms. Gonzalez further stated that a Medium Density District (R-3) should not run along Single-Family Residential areas or through Single-Family neighborhoods. She also stated that she owns a home at 1112 Kennedy Street and the current apartment complex has already caused more congestion with trash pick-up and excess noise; building another one would not benefit the surrounding property owners.

Blanca A. Coronel, residing at 1308 W. Kennedy, spoke in Spanish.

Rebecca Canchola, residing at 1105 Walnut Ave McAllen, Texas, spoke in Spanish.

Luis Madrigal suggested the item be discussed in executive session.

John Rigney, City Attorney, suggested the item be discussed in executive session after all agenda items had been introduced, in case the other items that followed needed to be discussed in executive session as well.

There was no action taken on this item at this time.

- 7) MARIO REYNA, REPRESENTING TANCITARO'S FINEST FRUIT LLC, OWNERS HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.662 ACRE TRACT OF LAND, MORE OR LESS OUT OF LOT 375, KELLY-PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 801 WEST BONA TERRA DRIVE. COZ#190425**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the south and west and Limited Industrial District (L-I) to the north and east. The property is generally designated for commercial use in the Land Use Plan.

She 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. Staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City

Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Chairman, Danny Wylie, asked why there was a need for a buffer around a parking lot.

Della Robles, Planner I, stated there would be a buffer wall because it is surrounded by an Agricultural and/or Open Space District (A-O) and they normally use it to secure the items in their property.

There being no discussion Rafael Munguia moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BRENTWOOD SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 23.36 ACRE TRACT OF LAND OUT OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST RIDGE ROAD. SUB# 180101**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) and General Business District (C) to the north and east, Mobile Home District (R-MH) to the south, General Business District (C) and Medium Density Multifamily Residential District (R-3) to the west. The property is designated for multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Brentwood Subdivision subject to the conditions.

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

Rafael Munguia stated he would abstain from voting for this item and the next agenda item.

There being no further discussion Luis Madrigal moved to **approve** the request for final plat approval of the proposed Brentwood Subdivision. Andy Castro seconded the

motion and when put to a vote, it carried by majority, Rafael Munguia abstained from voting.

- 2) **QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CARMEL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 28.27 ACRE TRACT OF LAND OUT OF LOTS 202 & 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST RIDGE ROAD. SUB# 180102**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multifamily Residential District (R-3). The adjacent zones are Agricultural and/or Open Space District (A-O), High Density Multi-Family District (R-4) and General Business District (C) to the north, Single Family Residential District (R-1) and General Business District (C) to the east, Single Family Residential District (R-1) and Mobile Home District (R-MH) to the south and High Density Multi-Family District (R-4) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Carmel Subdivision subject to the conditions.

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

There being no discussion Romeo Robles moved to **approve** the request for final plat approval of the proposed Carmel Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried by majority, Rafael Munguia abstained from voting.

- 3) **MELDEN & HUNT INC., REPRESENTING JOSE M. FLORES GONZALEZ, MANAGING MEMBER FOR TANCITARO'S FINEST FRUIT AND FLMU PROPERTIES, LLC., A TEXAS LIMITED PARTNERSHIP IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED TANCITARO'S FINEST FRUIT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.555 ACRES CONSISTING OF 5.893 ACRES BEING ALL OF LOT B, RESUBDIVISION OF LOTS 4, 5, 6 AND 7 P.E.D.C #1 SUBDIVISION AMENDED AND 1.662 ACRES BEING OUT OF LOT 375, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF WEST BONA TERRA DRIVE. SUB# 190309**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently Limited Industrial District (L-I) and Agricultural Open Space District (A-O). The adjacent zones are Limited Industrial District (L-I) to the north, Agricultural Open Space District (A-O) to the south, Planned Unit Development District (PUD) to the east and Limited

Industrial District (L-I) and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Tancitaro's Finest Fruit Subdivision subject to the conditions.

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

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

- 4) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING THOMAS F. PHILLIPS, PRESIDENT FOR MCALLEN INVESTMENTS PARTNERS, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED PHARR INVESTMENT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.555 ACRES CONSISTING OF 5.893 ACRES BEING A REPLAT OF LOTS 2, 3, 4 AND 5, BLOCK 5, PLANTATION SOUTH SUBDIVISION, UNIT NO. 6 AMENDED, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST PLANTATION DRIVE. SUB# 190305**

Eddie Martinez, Planner II, stated the applicant requested to withdraw the agenda item until the next meeting and no action was needed.

- 5) CLH ENGINEERING, INC., REPRESENTING JOSE M. GUERRA CANTU, MANAGING MEMBER FOR KASAVAM L.L.C., A TEXAS LIMITED LIABILITY COMPANY IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JG CUSTOMS FORWARDING 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A THE WEST 9.93 ACRE OF LAND OF LOT 8, CLOSER SUBDIVISION OF PORCION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF EAST MILITARY HIGHWAY. SUB# 190203**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single Family Residential District (R-1) to the north, Agricultural Open Space District (A-O) to the east, Limited Industrial District (L-I) and Heavy Commercial District (H-C) to the south and Limited Industrial District (L-I) to the west. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed JG Customs Forwarding 2 Subdivision subject to the conditions.

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

There being no discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed JG Customs Forwarding 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

1) ELECTION OF OFFICERS

Melanie Cano, Director of Development Services, introduced the item and stated the Vice-Chairman and Secretary would need to be appointed. She further stated that Vice-Chairman, Charlie Ramirez, served as Vice-Chairman for more than three (3) consecutive years and would not be eligible to be nominated for Vice-Chairman.

Chairman, Danny Wylie, asked the Commission for nominations for Vice-Chairman.

Luis Madrigal nominated Rafael Munguia and he accepted the nomination.

Chairman, Danny Wylie, called for a vote for Rafael Munguia for Vice-Chairman; the Commission voted unanimously to elect Rafael Munguia as the Vice-Chairman of the Planning and Zoning Commission.

Chairman, Danny Wylie, asked the Commission for nominations for Secretary.

Luis Madrigal nominated Andy Castro and he accepted the nomination.

Chairman, Danny Wylie, called for a vote for Andy Castro for Secretary; the Commission voted unanimously to elect Andy Castro as the Secretary of the Planning and Zoning Commission.

2) DISCUSSION ON POSSIBLE DATES FOR PLANNING AND ZONING WORKSHOP.

Melanie Cano, Director of Development Services, stated there were some items brought up by the Planning and Zoning Commission, so staff proposed a Workshop to amend the Zoning Ordinance since most of them were outdated. She further stated May 31, 2019, June 6, 2019, June 7, 2019, June 27, 2019, or July 27, 2019 were possible dates for the Planning and Zoning Workshop. She stated that July 27, 2019 would be after the Planning and Zoning Workshop the department is hosting as a part of the APA and would like to have the same speaker also speak at the Planning and Zoning Commission Workshop. She closed stating the Commission could think about the proposed dates and a decision could be made at the next meeting or she would contact them individually.

3) DISCUSSION AND POSSIBLE ACTION, ON CONDITIONS SET FORTH BY PLANNING AND ZONING COMMISSION RELATING TO FENCING REQUIREMENTS FOR AEP SUBSTATIONS.

Melanie Cano, Director of Development Services, introduced the item and stated in 2017 AEP applied for several Special Use Permits for their substations and the Commission set certain requirements for the surrounding fence. She further stated at this time AEP would like to propose some alternatives to the fencing requirements that were set and give a short presentation.

Juan Ludwig, representing CDSMuery stated in 2016 they expanded the substation at 326 Minnesota Drive and as part of the agreement for the Life-of-the-Use Permit they were required to retrofit the Polk Substation. He further stated one of the reasons for the requirement was to make the substation more aesthetically appealing so they evaluated what could be done to meet the requirements at that substation. He then turned over the presentation to Rick Garcia, Planning Engineer for AEP, to explain the background of the Polk Substation.

Rick Garcia, Planning Engineer for AEP, stated the Polk Substation was installed in 1957 and there had been upgrades over the years. He also stated most of the equipment is very old and they do replace it when it fails. He stated the 1st transformer, shown in the illustration, was installed in 2001 and the 2nd one was installed in 1973 and both of them have cooling fans attached to cool down the equipment during peak demand times. He referred to a map indicating where the substations are located throughout the city along with the number of outages that occur yearly at each substation. Mr. Garcia continued stating that if the Young Substation was not installed within the next three (3) or four (4) years that the number of outages would double or even triple because the Polk Substation is currently at 100% capacity. He continued stating with the installation of the Young Substation it would bring the other substation capacities to an average of 50%.

Juan Ludwig stated that AEP is committed to fulfill their requirements however when they evaluated the options they had, they found because of the confined space the substation is in, the requirements set forth by the City would not be feasible for that substation. He continued stating that the fence that is currently surrounding the substation is on the property line. He further stated one option would be to have a permacast masonry fence like the one installed at the Pharr Stat Substation, but because of the overhead lines that would not be an option at the Polk Substation. He also stated they considered moving the fence in between the two distribution poles but the Hidalgo County Irrigation District has an irrigation line in that area and would not allow them to relocate the fence there. Mr. Ludwig continued stating moving the wall inside the substation was not possible because they have clearance requirements to adhere to. He stated that modifying the permacast wall along the frontage was also difficult because the panels require concrete piers 24-36 inches in diameter. He continued to state that installing the permacast wall against the North, South, and East was feasible; however, after evaluating the location's age and configuration they proposed installing the permacast wall with ventilation panels on the West, East, and South sides of the substation. Mr. Ludwig stated that after evaluating the ventilation panels the openings would still not be conducive to

the amount of airflow necessary for the substation. He continued to state that another option was ornamental fencing which would not provide 100% opaqueness but would be a compromise for the City and the substation. Mr. Ludwig stated that they would maintain their current gates which include two (2) on the West side, one (1) on the East side, and install ornamental fencing all along the North side because they cannot install permacast fencing along that side without impacting the substation. Mr. Ludwig proposed two options to the Commission; first option was the permacast wall in combination with the ornamental fencing. The second option was a vinyl fence similar to one installed at a Corpus Christi, Texas substation which would provide the desired opaqueness as required by the City. He continued to explain that for the Corpus Christi, Texas location, they had to reinforce the fence and install five (5) strand barbed wire at the top of the fence in order to secure the area. Mr. Ludwig stated with the vinyl wall they still propose installing the ornamental fencing to achieve proper ventilation for the location. He continued to state that the Commission should consider the reliability of the substation before the esthetics. Mr. Ludwig referred to a picture of the proposed wall layout for the Young Substation where the recommendation for the permacast wall or vinyl fence was discussed with staff. He then reiterated the two (2) proposed options which included the vinyl fencing or the permacast wall with ornamental fencing along the North side of the substation. Mr. Ludwig then asked the Commission if they had any questions.

Rafael Munguia asked Mr. Ludwig, if vegetation could be put around the fence to prevent graffiti.

Juan Ludwig stated that the reason a chain-link fence is installed is to prevent graffiti.

Rafael Munguia proposed placing oleander along the fence.

Juan Ludwig stated that although oleander was a good option, they had to consider the overhead distribution lines.

Rafael Munguia stated that oleander grew to ten (10) feet maximum, but other options could be suggested.

Juan Ludwig stated that there could be other options, but they did not want to cause obstruction or add additional maintenance in order to prevent problems. He stated that the North and South sides of the Polk substation is right on the property line which is difficult, but he understood that they could work with the Hidalgo County Irrigation District to put in low-lying shrubs along the front.

Rafael Munguia stated that installing a six (6) foot fence would create issues.

Juan Ludwig stated that this was a concern, but they were trying to meet the requirements set by the City. He stated that installing an eight (8) foot cyclone fence with barbed wire for security was their typical standard and this assisted in preventing trespassers. He continued to state that they use five (5) strand property fencing which is to keep people out but was not sure that met the City's fencing requirement. Mr. Ludwig

stated that for this option they could make it a smooth barbed wire so it does not look bad, but it would not match the esthetic of the area. He stated that they were in agreement that the vinyl fencing would create a graffiti issue which is why they use the five (5) strand fencing because it was harder to graffiti.

Jonathan Larraga stated he had experience with the vinyl fencing and believed it was fragile especially with high winds.

Juan Ludwig stated that they reviewed the specifications with the manufacturer and identified a product that had a higher wind capacity. He continued to state that the fence panels are about eight (8) to ten (10) feet wide and are typically reinforced in the center with hollow posts, but in this case would be filled with concrete. Mr. Ludwig stated that he visited a similar fence in front of the McAllen Library and he was able to push it with minimal force. He continued to explain that although this was still an issue the product they were selecting was designed to prevent wind problems; however, a masonry fence would be much stronger.

Chairman, Danny Wylie, asked the distance of the transformer from the North fence.

Juan Ludwig stated he was not sure how far the transformer was from the fence, but he knew the capacitor was within ten (10) feet.

Rick Garcia, Planning Engineer for AEP, then approached the Commission and stated the capacitor was within ten (10) feet from the fence.

Chairman, Danny Wylie, asked how far the transformer was from the fence, and he knew the capacitor was within ten (10) feet.

Rick Garcia, Planning Engineer for AEP, stated the transformer was about sixty (60) feet from the fence.

Chairman, Danny Wylie, asked if the transformer was fifty (50) feet from the fence.

Rick Garcia, Planning Engineer for AEP, confirmed fifty (50) to sixty (60) feet.

Chairman, Danny Wylie, asked how high off the ground the transformers were.

Rick Garcia, Planning Engineer for AEP, stated the transformers were about fifteen (15) feet off the ground.

Chairman, Danny Wylie, stated that the capacitor was above the fence.

Rick Garcia, Planning Engineer for AEP, confirmed.

Chairman, Danny Wylie, asked if the transformer was fifty (50) feet from the North fence line.

Rick Garcia, Planning Engineer for AEP, confirmed fifty (50) to sixty (60) feet from the North fence line.

Rafael Munguia stated that he did not understand the airflow issue because they are in an open area. He stated that comparing the vinyl fence to the masonry wall was not comparable and he believed they broke easily and would not be there for longevity. He continued to state that he believed the best option was the masonry wall and they could add vegetation such as bugambilia for security. Mr. Munguia stated that he also believed that the concern of the citizens was the substation's location, their health, and their property value. He asked that Mr. Ludwig understand the citizen's concerns and provide an option that was not appalling. He stated that the vinyl fence and the masonry wall would provide the same amount of airflow and would like to work with them to achieve the necessary airflow for the substation. He continued to state that for future sites they should have the masonry wall along the perimeter with the specifications to allow proper airflow. Mr. Munguia asked Mr. Ludwig if AEP owned the substation out at South Padre Island, Texas.

Mr. Ludwig stated it was an AEP site, Sun Chase.

Rafael Munguia commended AEP for the job done at the South Padre Island substation. He continued to state that the site had a fifteen (15) to eighteen (18) foot wall at this location which he believed had the proper airflow.

Juan Ludwig stated that the Sun Chase location had a different configuration.

Rafael Munguia stated he commended AEP for providing an alternative to the City but believed the masonry wall would be the best option. He stated that if graffiti was an issue, he would recommend that bugambilia be placed in front of the wall.

Luis Madrigal moved to discuss this item in Executive Session.

John Rigney, City Attorney, stated he had additional questions. Mr. Rigney asked Mr. Ludwig to show the aerial view of the Polk substation. He asked Juan Ludwig if there was a logistical issue putting the masonry wall along the North side of the substation because of the overhead lines.

Juan Ludwig stated this was an issue.

John Rigney, City Attorney, asked Juan Ludwig if it was possible to build a modular CMU fence along Polk Road.

Juan Ludwig stated there was a small area between the distribution poles and the overhanging lines which would interfere.

John Rigney, City Attorney, asked if the razor wire along the top of the current fence was ten (10) to twelve (12) inches wide.

Juan Ludwig confirmed the razor wire was eight (8) to ten (10) inches wide.

John Rigney, City Attorney, stated the CMU modular fence is eight (8) inches which is narrower than the top of the fence and would fit.

Juan Ludwig confirmed Mr. Rigney's statement.

Rafael Munguia stated that some blocks could be removed from the wall to provide the needed ventilation.

John Rigney, City Attorney, stated screen blocks could be installed to provide the needed ventilation. He continued to state that a temporary barricade could be installed to create the CMU wall around the substation and the wall could be plastered, stone could be adhered, or bugambilia could be put in to deter graffiti.

Juan Ludwig confirmed Mr. Rigney's statement.

John Rigney, City Attorney, stated the other three (3) sides of the substation could be the permacast wall as discussed earlier.

Juan Ludwig asked the Commission if there was an objection to the proposed gates.

John Rigney, City Attorney, stated he was providing the Commission with other options. He proceeded to ask Juan Ludwig where the gates would be located in reference to the aerial view.

Juan Ludwig stated there were two (2) gates on the East and one (1) gate on the West.

John Rigney, City Attorney, asked where the North direction was in reference to the aerial picture.

Juan Ludwig stated North was up.

Chairman, Danny Wylie, stated Polk was North.

Juan Ludwig stated there were two (2) gates on the East and one (1) gate on the West.

John Rigney, City Attorney, asked Juan Ludwig if prevailing winds come from the South side where there is less visibility could the permacast wall have ventilation ports. He also asked if screen blocks could be put in the block wall for the North side.

Juan Ludwig accepted the statement.

John Rigney, City Attorney, asked Juan Ludwig if calculation of ventilation had been done.

Juan Ludwig stated that calculations had not been done because they were trying to provide an option they had done in the past and was uniform all the way around. He stated that they had not considered CMU. He continued to state that they were being conservative as there would be one hundred and seventy (170) linear feet of the prefabricated panels. He stated they were unaware if the Commission's option to place multiple ventilation points would affect the system and he understood Commission's compromise for esthetics. Mr. Ludwig stated they proposed three (3) eight (8) ft spans on the South side and the full ornamental fence on the North side. He continued to state that due to the age of the station and configuration they were being cautious in their fencing options.

John Rigney, City Attorney, asked Juan Ludwig if the caution he was referring to was the cooling capacity.

Juan Ludwig stated the caution he referred to was the cooling capacity.

John Rigney, City Attorney, stated that the prior requirement the Planning and Zoning Commission had approved was concealment of the substation.

Juan Ludwig confirmed Mr. Rigney's statement.

John Rigney, City Attorney, stated the City wanted the station concealed.

Juan Ludwig confirmed Mr. Rigney's statement and added that in order to fulfill the requirements set by the City they would be compromising the substation.

John Rigney, City Attorney, stated the Commissioners understood the heating capacity, especially Chairman Danny Wylie; however, he wanted to provide an option that would meet the City's requirements. He stated that an eight (8) inch CMU block wall on the North side, permacast wall with ventilation ports on the East, West, and South side, and gates on the East and West could provide the appropriate ventilation.

Juan Ludwig stated John Rigney's suggestion had not been considered and they did not believe that multiple small openings would provide the adequate ventilation necessary to maintain the Polk substation. He stated that proper ventilation to the Polk substation would compromise service. He continued to mention that the construction of the Young substation would offset the burden on the Polk location, but there would still be problems if they are required to confine the location 100% as the equipment had not been updated.

Rafael Munguia asked Juan Ludwig if there was a plan to update the equipment.

Juan Ludwig stated the update in equipment is done in phases.

Rick Garcia, Planning Engineer for AEP, approached the Commission and stated that the Young substation would be brand new and equipment for the Polk substation was not being rehabbed. He continued to state that equipment does not get replaced unless it has failed or is out.

Rafael Munguia asked Rick Garcia if the new equipment was more efficient and provided the equipment with adequate ventilation.

Rick Garcia, Planning Engineer for AEP, stated that the newer substation has a larger footprint.

Rafael Munguia asked Rick Garcia if the new equipment was more efficient.

Rick Garcia, Planning Engineer for AEP, stated the newer equipment was more efficient.

John Rigney, City Attorney, asked if the property to the South of the substation was owned by AEP.

Juan Ludwig approached the Commission and stated the property did not belong to AEP.

John Rigney, City Attorney, asked if the parking lot to the West of the property belonged to AEP.

Juan Ludwig stated the parking lot to the West was not AEP's property. He continued to state that the property line was along the asphalt.

John Rigney, City Attorney, asked about the parking lot on the left side of the aerial map.

Juan Ludwig stated those that work at the location on a day to day basis know what would happen if they confine to station as requested.

John Rigney, City Attorney, asked if they had done the calculation of ventilation for the equipment fans.

Juan Ludwig stated calculations had not been done and the information was from the O&M done on the substation routinely. The input they received was from the individuals that maintain and operate the equipment.

John Rigney, City Attorney, stated that the application of the equipment has a calculated CFM to maintain capacity at a specific temperature.

Juan Ludwig stated that calculations of ventilation had not been done and they were being cautious. He continued to state that the options provided were based on the recommendations given by the O&M professionals. He stated that based on the input

given, the age of the equipment, and operations they wanted to be conservative in their design option. Mr. Ludwig stated 100% opaqueness of the substation would create problems and their presentation was to inform the commission of the possible implications this would bring to this substation. He continued to state that they would like to make the substation look nicer, but their recommendation would be to not completely incase the substation as it would not be good for the City.

Vice Chairman, Charlie Ramirez, asked Mr. Ludwig what the timeline was to expand to the area to the West of the substation.

Juan Ludwig stated that there were no plans to expand this substation at this time. He stated that each substation is designed and configured to provide power to certain sectors. He continued to state that they did not want to have everything in one location because the power would have to travel farther.

Vice Chairman, Charlie Ramirez, stated that he would have thought that the equipment at the Polk station would have been upgraded already.

Juan Ludwig agreed with Vice Chairman, Charlie Ramirez's, statement and stated that because the Polk substation was at capacity they are unloading some at the new substation several miles away. He continued to state that there was a strategy in placement of the substations. Mr. Ludwig stated they spent time on the design, meeting with the City, and Hidalgo County Irrigation District and wanted to provide a resolution, not skirt the issue. He continued to state that they wanted to provide a compromise since completely incasing the station would cause problems in power failure. Mr. Ludwig stated that ventilation calculations for each option could be completed.

Luis Madrigal asked Juan Ludwig if the property to the South was owned by AEP.

Juan Ludwig stated the property to the South was not AEP's.

John Rigney, City Attorney, stated the property to the West was AEP's.

Juan Ludwig confirmed the property to the West was AEP's. He stated that there were distribution and transmission lines to the West.

Luis Madrigal asked Juan Ludwig if a louver could be added to permacast as he was not familiar with the material.

Juan Ludwig stated the issue was not with the back of the property and they had considered placing louvers on each panel.

Luis Madrigal asked if placing a louver on each panel would be cost effective.

Juan Ludwig stated the louvers that were a twenty-four (24) by twenty-four (24) inch window cost about one thousand dollars. He continued to state that they were looking at cost and effectiveness. He stated that the issue with ventilation is from the front of the

property which the CMU option would be possible, but he did not think blocks would achieve the look the City was wanting to achieve.

John Rigney, City Attorney, stated the City was trying to achieve concealment up to eight (8) feet high. He stated he believed the CMU block wall would provide concealment with a decorative item in front. He continued to question if the South side of the property which has minimal visibility from the street could be a chain link fence.

Juan Ludwig stated that the chain link fence on the South side of the property would be a possible compromise they are willing to make.

John Rigney, City Attorney, stated the property owner on the South side of substation could look at the chain link fence. Mr. Rigney stated there was a motion by Luis Madrigal on the table to move to Executive Session and the Commission could consider this item along with Agenda Item C6 of the Public Hearing.

ITEM F. 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 7:31 p.m., Chairman Wylie 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 G. RECONVENE:

The time being 7:58 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM C. PUBLIC HEARING

- 6) MICHAEL C. COBOS, D/B/A COSA PROPERTIES HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO MEDIUM DENSITY MULTI-FAMILY DISTRICT (R-3). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 22, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1312 WEST KENNEDY STREET. COZ#190424**

There being no further discussion, Rafael Munguia moved to approve the rezoning request for a change of zone from General Business District (C) to Medium-Density Multi-Family District (R-3). Mr. Munguia addressed the citizens and stated that the

Commissioners understood their concerns, but they could approach staff with further questions. He stated there was no reason the Commission should deny the request for the Change of Zone for the property. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

3) DISCUSSION AND POSSIBLE ACTION, ON CONDITIONS SET FORTH BY PLANNING AND ZONING COMMISSION RELATING TO FENCING REQUIREMENTS FOR AEP SUBSTATIONS.

Luis Madrigal made a motion to adjust the previously approved AEP fencing requirements per the minutes of April 10, 2017. He continued to state the current requirement was a 100% eight (8) foot opaque wall around the perimeter of the property. He recommended to modify the requirement for the Polk Substation to a 100% opaque eight (8) foot block wall around the north, east, and west side; and an open type chain link fence on the south side; any gate should be solid 8-foot gates. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 8:00 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, APRIL 08, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN
OVERSIZE STORAGE UNIT (LARGER THAN 120 SQUARE FEET)
FILE NO. CUP#190317 (TABLED)

GENERAL INFORMATION:

APPLICANT: Lizbeth G. Velasco has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7508 South Carlos Street.

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

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

**NOTIFICATION
OF PUBLIC:**

Forty (40) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Two (2) people called in, one(1) for information only and another in favor of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending to continue **to table** the request for Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). If approved, this item must comply with the following conditions:

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

NOTE: This item will go before the City Commission Meeting of **June 03, 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

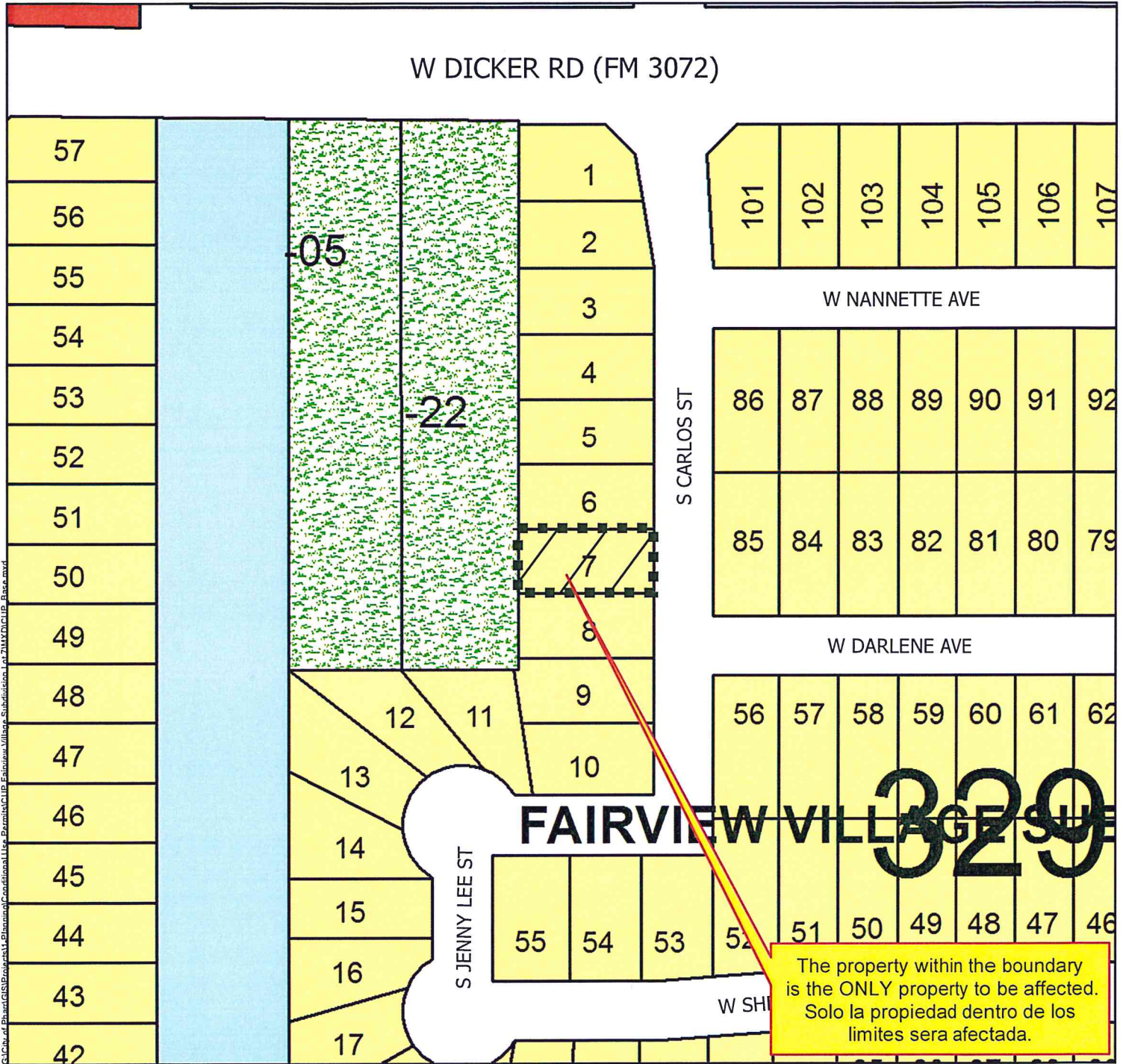
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

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

- Valley View ISD
- Planned Unit Development

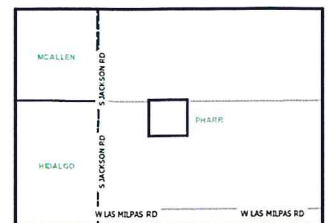
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



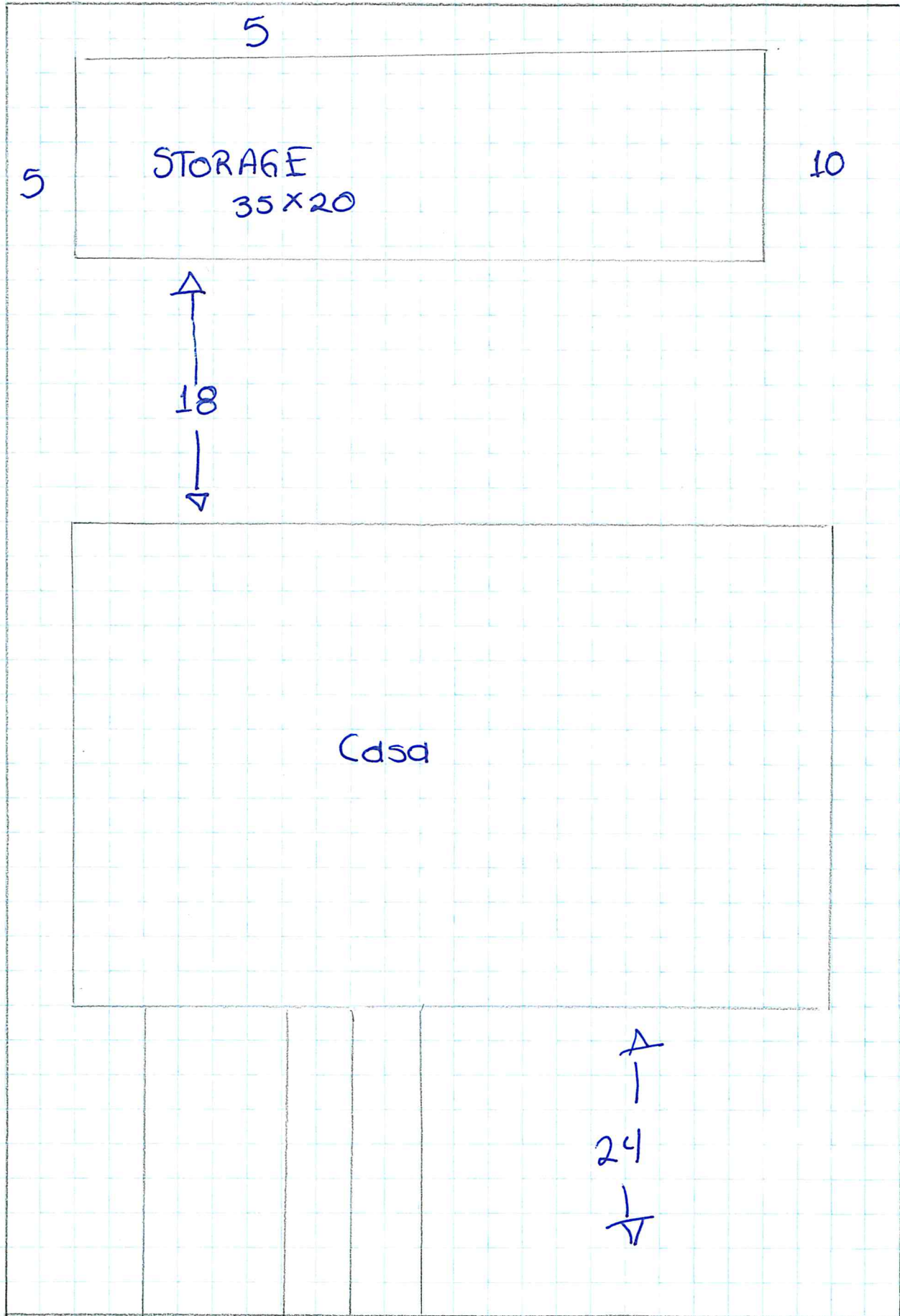


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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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



54



STORAGE
35x20

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18
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↑
24
↓

S. Carlos St





STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 25, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#190316
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: March 01, 2019

1. **Applicant:** Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to Heavy Density Multi-Family District (R-4).
3. **Nature / Intent of Request:** In order to develop and construct a 112 multi-unit residential complex on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**



Initials

3/19/19

Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**



Initials

3-19-19

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, MARCH 25, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4): Being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **(TABLED)**

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:

Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner, 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 High-Density Multi-Family District (R-4) in order to develop and construct a 112 multi-unit residential complex on said property.

The subject site which is located on the south side of the 1500 Block of West Ridge Road and legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, 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 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north and on March 05, 1996 the property to the south was zoned to Single-Family Residential District (R-1). On March 06, 2012, a portion of the property to the west was zone to General Business District (C) and on April 21, 2015, the remaining portion was zone to Medium-Density Multi-Family District (R-3). On May 02, 1995, a portion of the property to the east was zoned to High Density Multi-Family District (R-4) and on June 18, 1996, the remaining portion was zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property. The property is generally designated for multi-family residential use in the Land Use Plan.

The High-Density Multi-Family District (R-4) is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. This zone allows higher density developments and where there is increased water capacity, fire protection, wastewater, and drainage capacity. Higher density multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered.

Twenty-six (26) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to High-Density Multi-Family District (R-4) as the properties meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **June 03, 2019 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

Cesar Chavez Foundation or affiliate, representing Manrique
Properties, LTD

APPLICANT

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

CURRENT ZONE

Within the 1500 Block of West Ridge Road

ADDRESS

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

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

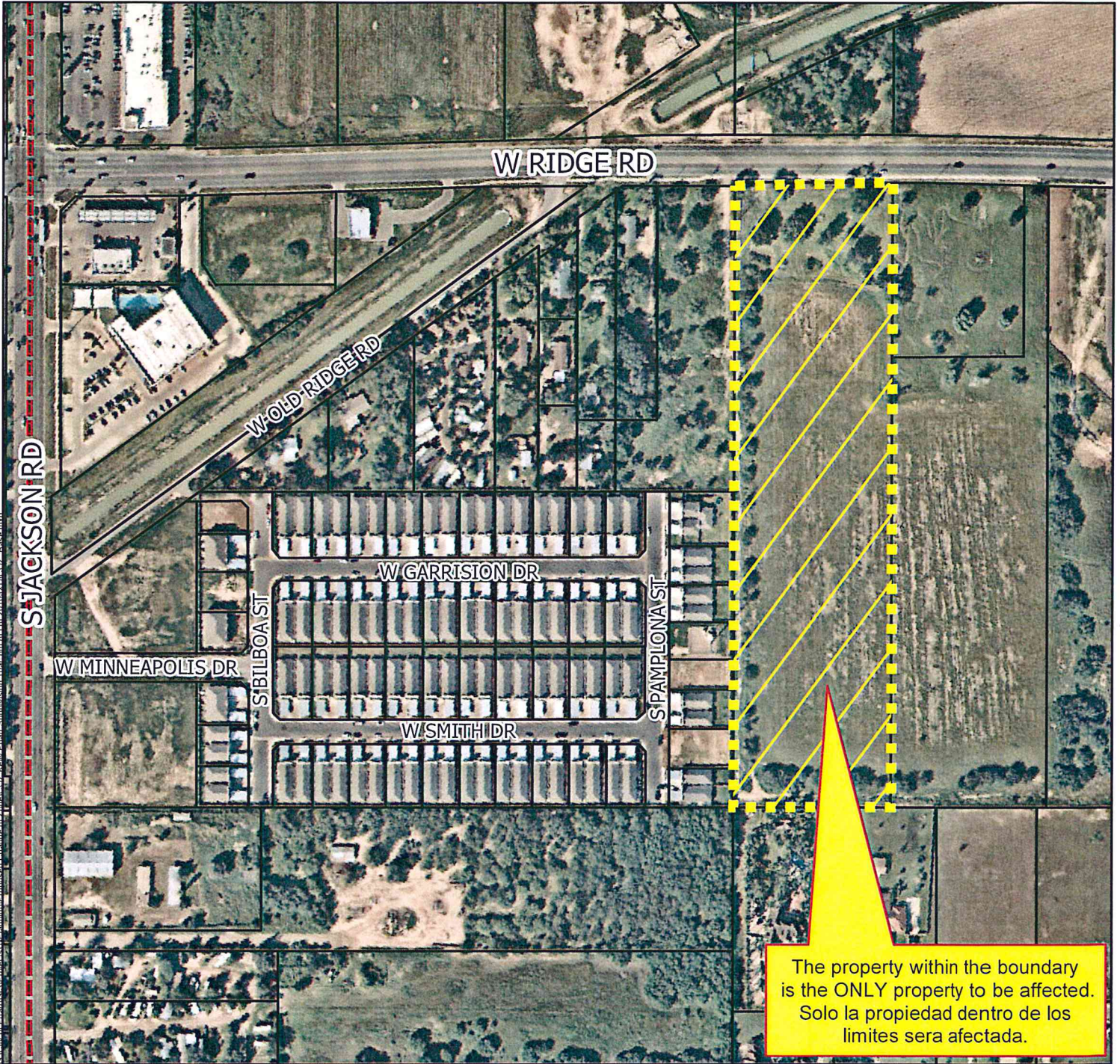
The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

PREPARED BY

March 5, 2019

DATE

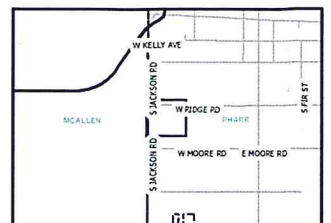


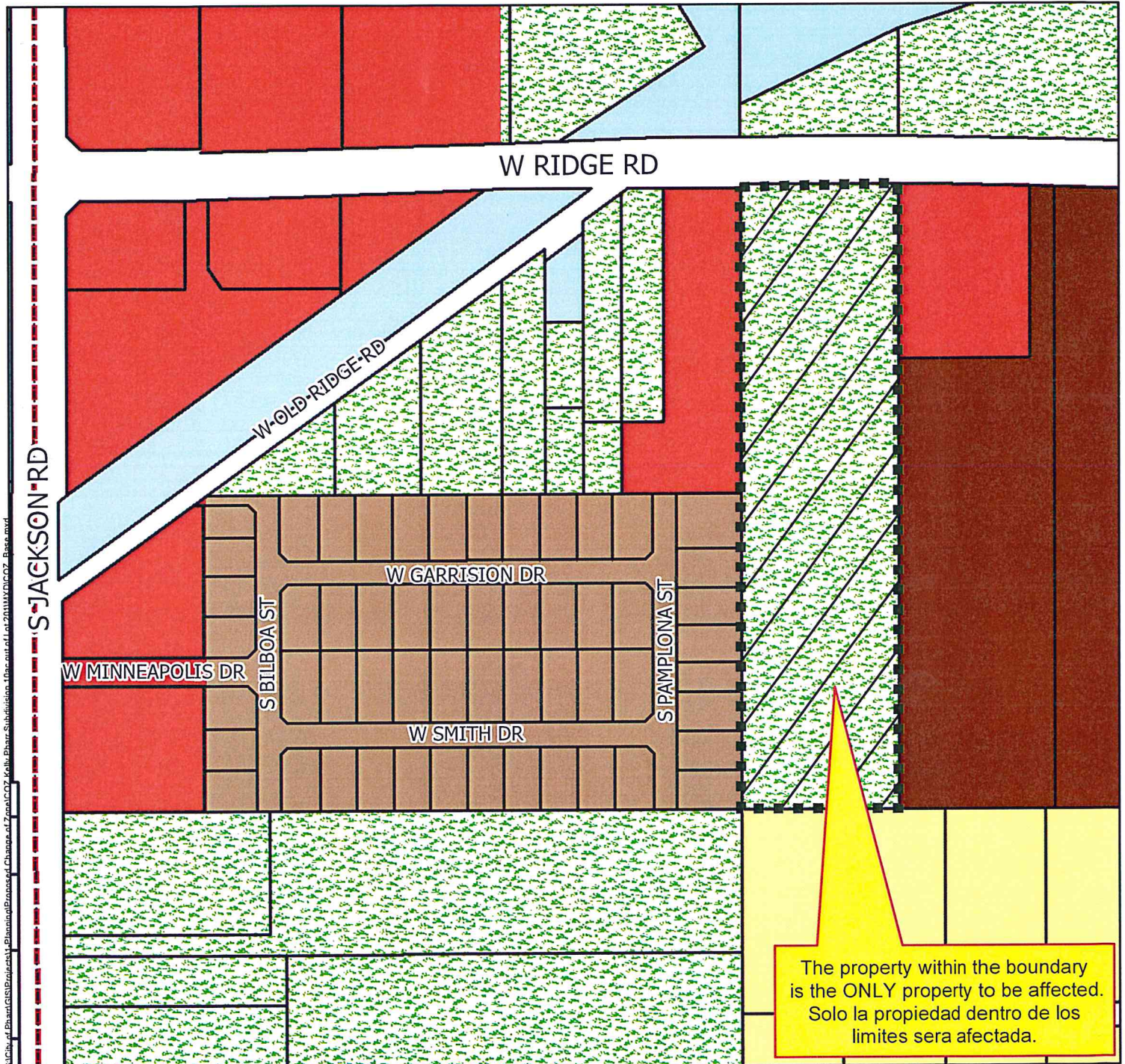
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

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

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

- Valley View ISD
- Planned Unit Development



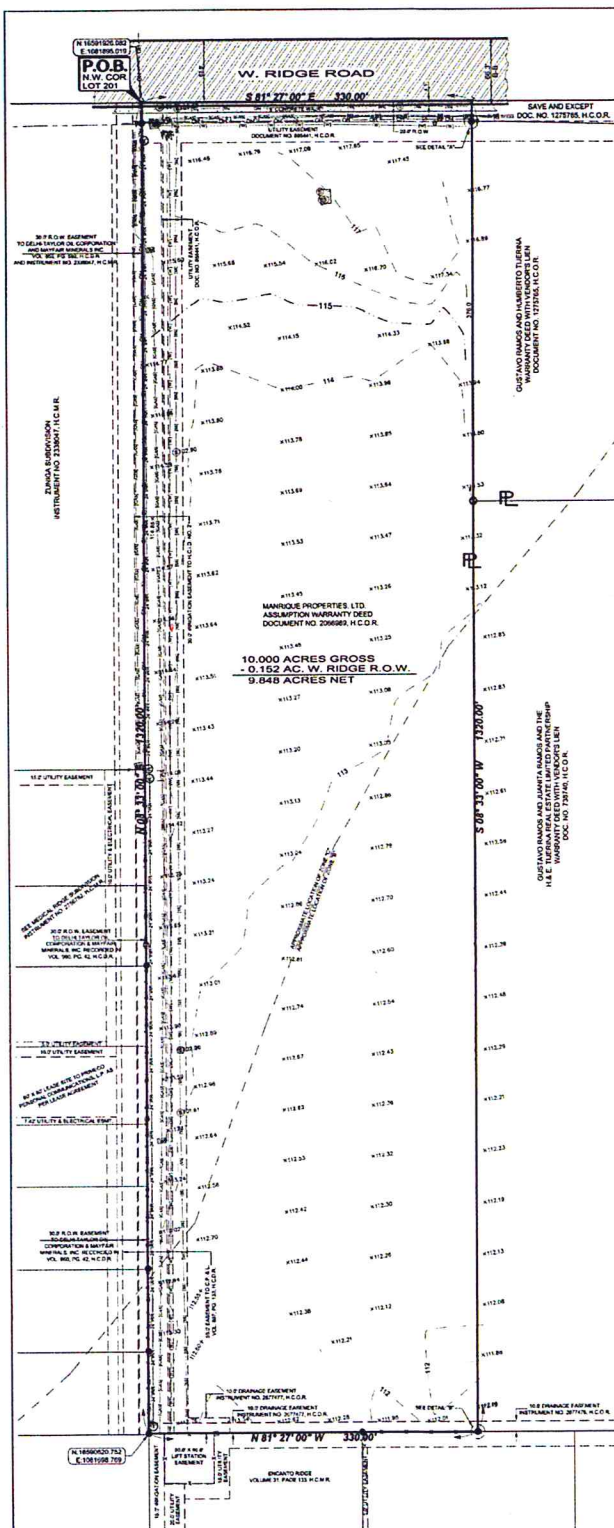


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

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.





FLOOD ZONE
ZONE V
 AREAS BETWEEN A LINE OF THE 100-YEAR FLOOD AND A LINE OF THE 500-YEAR FLOOD ARE DESIGNATED AS FLOOD ZONE V. THESE AREAS ARE NOT SUBJECT TO FLOOD DAMAGE BUT ARE SUBJECT TO DAMAGE FROM WIND AND WAVE ACTION. THESE AREAS ARE NOT ELIGIBLE FOR FLOOD INSURANCE REIMBURSEMENT THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM.

ZONE V
 AREAS OF BRACKISH TO SALINE WATER. (CONFINEMENT OF WATER BEHIND A DAM OR LEVEE MAY CAUSE DAMAGE TO LANDS WITHIN THESE AREAS.)

- LEGEND**
- FOUND NO REMAINS
 - FOUND NO REMAINS
 - SET IN A REMAIN WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT
 - SET IN A
 - POWER POLE
 - OUT PIPE
 - TRANSMISSION POLE
 - TELEPHONE PLEDESTAL
 - UNDERGROUND CABLE MARKER
 - FIRE HYDRANT
 - WATER SERVICE
 - WATER VALVE
 - CLEANOUT
 - SANITARY SEWER MANHOLE
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - GAS METER
 - GAS MARKER
 - CULM
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVERHEAD POWER LINE
 - SPOTTED CABLE LINE
 - SPOTTED GAS LINE
 - APPROXIMATE LOCATION
 - SPOTTED SANITARY SEWER LINE
 - APPROXIMATE LOCATION
 - SPOTTED WATER LINE
 - APPROXIMATE LOCATION
 - ASPHALT AREA
 - CONCRETE AREA
- B.S. - BACK OF CURB TO BACK OF CURB
 R.O.W. - RIGHT OF WAY
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 N.W. COR. - NORTHWEST CORNER
 P.O.B. - POINT OF BEGINNING
 DOC. NO. - DOCUMENT NUMBER
 C.S. - CAUSEMENT
 N.T.S. - NOT TO SCALE
 VOL. - VOLUME
 PG. - PAGE
 P.L. - PROPERTY LINE

PLAT SHOWING
10,000 ACRES
OUT OF LOT 201,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 02/22/2019 UNDER MY DIRECTION AND SUPERVISION.

Fred L. Kurth 2-22-19
 FRED L. KURTH, M.P.L.S. No. 4750 DATE:



JOB NO. 19061.08
 DRAWING DATE: 02/22/2019
 DRAWN BY: J.C./J.L.G.
 FILE NAME: 19061.08
 T-1078, PG. 13
 PAGE 2 OF 2

REVISION DATE BY
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MONTYRE • EDINBURG, TX 78541
 PH: (361) 381-0081 • FAX: (361) 381-1838
 E: FSTAB@MHD1547.com • www.meldenandhunt.com

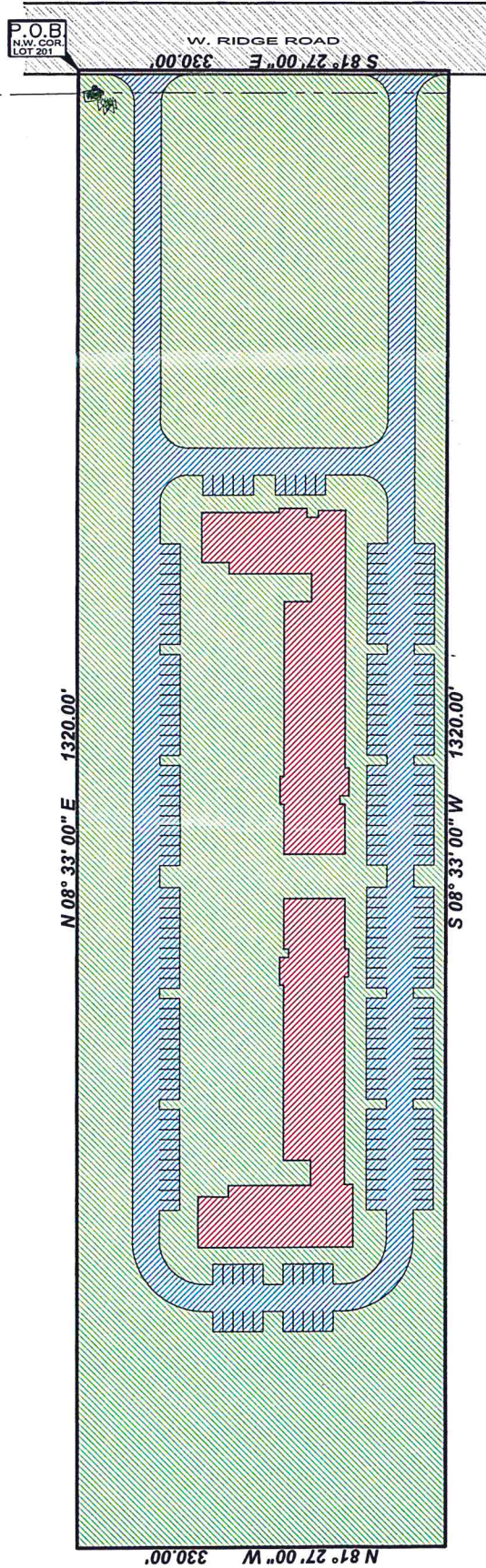


 BEARING BASIS AS PER TEXAS

 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

 ELEVATION DATUM AS PER NAVD 83 (GEOID 2002)

 SCALE: 1" = 100'



WESTRIDGE MULTI-FAMILY DEVELOPMENT

PHARR, TEXAS

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS



115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 28, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190427

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 25, 2019

1. **Applicant:** Angel R. Rojas, owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to Office Professional District (O-P).
3. **Nature / Intent of Request:** In order to develop and construct a professional office building on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

5-23-19
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

5-23-19
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, MAY 28, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Office Professional District (O-P). Being a 0.16-acre tract of land, out of, Lot 340, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7905 South Cage Boulevard.
--

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:

Angel R. Rojas, owner, 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 Office Professional District (O-P) in order to develop and construct a professional office building on said property.

The subject site is located on the east side of 7905 South Cage Boulevard and is legally described as being a 0.16-acre tract of land, out of, Lot 340, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard a 120' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and east was rezoned to Heavy Commercial District (H-C) on April 19, 1994 and on December 15, 1987, upon annexation into the city limits, the property to the west was zoned to Two-Family Residential District (R-2). On December 16, 1986, the property to the south was zoned to Single-Family Residential District (R-1) upon annexation into the city limits. There have been no zoning requests within the general vicinity of the subject property. The property is generally designated for commercial use in the Land Use Plan.

The Office Professional District (O-P) is established to create a restrictive district for "clean," attractive, low-intensity office or professional uses, and is considered the "highest" commercial district. The uses allowed in this district should not have a blighting effect on adjacent residential areas and may be located close to all types of residential uses, with appropriate buffers and landscaping. Uses with excessive amounts of traffic, noise, or litter, or with late-night hours are not suitable for this district. Areas should not be zoned to this usage unless they are located on or close to arterials or collectors capable of carrying the additional traffic they will generate, and where there is increased water, fire protection, wastewater, and drainage capacity.

Five (5) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to (A-O) to Office Professional District (O-P) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 03, 2019 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

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

REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Angel R. Rojas, owner

APPLICANT

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

CURRENT ZONE

7905 South Cage Boulevard

ADDRESS

Office Professional District (O-P)

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

May 21, 2019

DATE

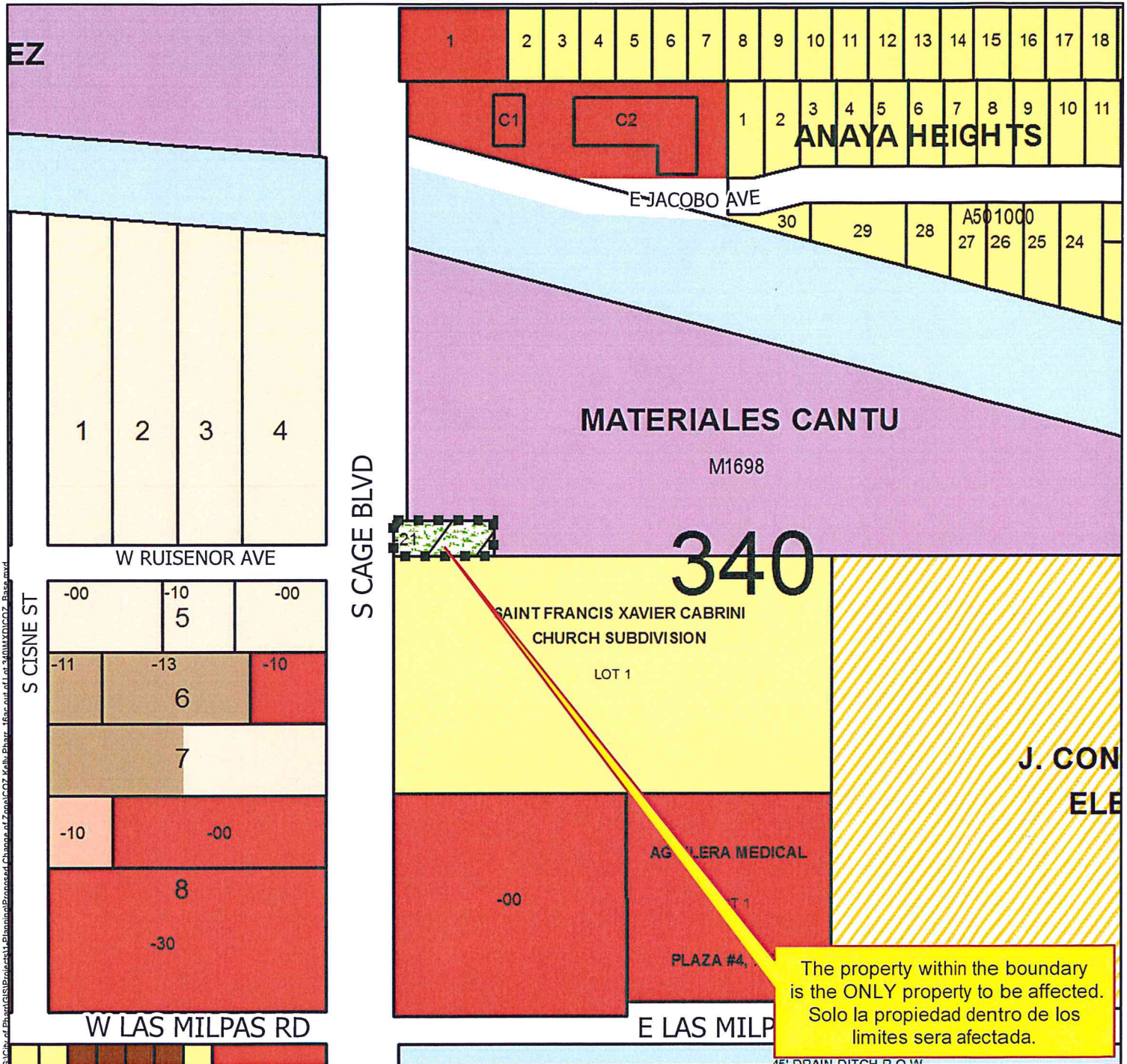


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
límites será afectada.

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

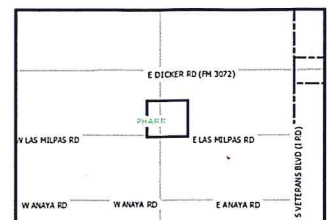
All information displayed on this map is subject
to verification by field survey or by the agency
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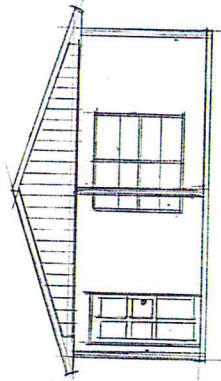




- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
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| Medium Density Multi-Family | General Business | Office Professional | |
| High Density Multi-Family | Business District | PSJA ISD | |
| Mobile Home | Drainage Easement | Hidalgo ISD | |

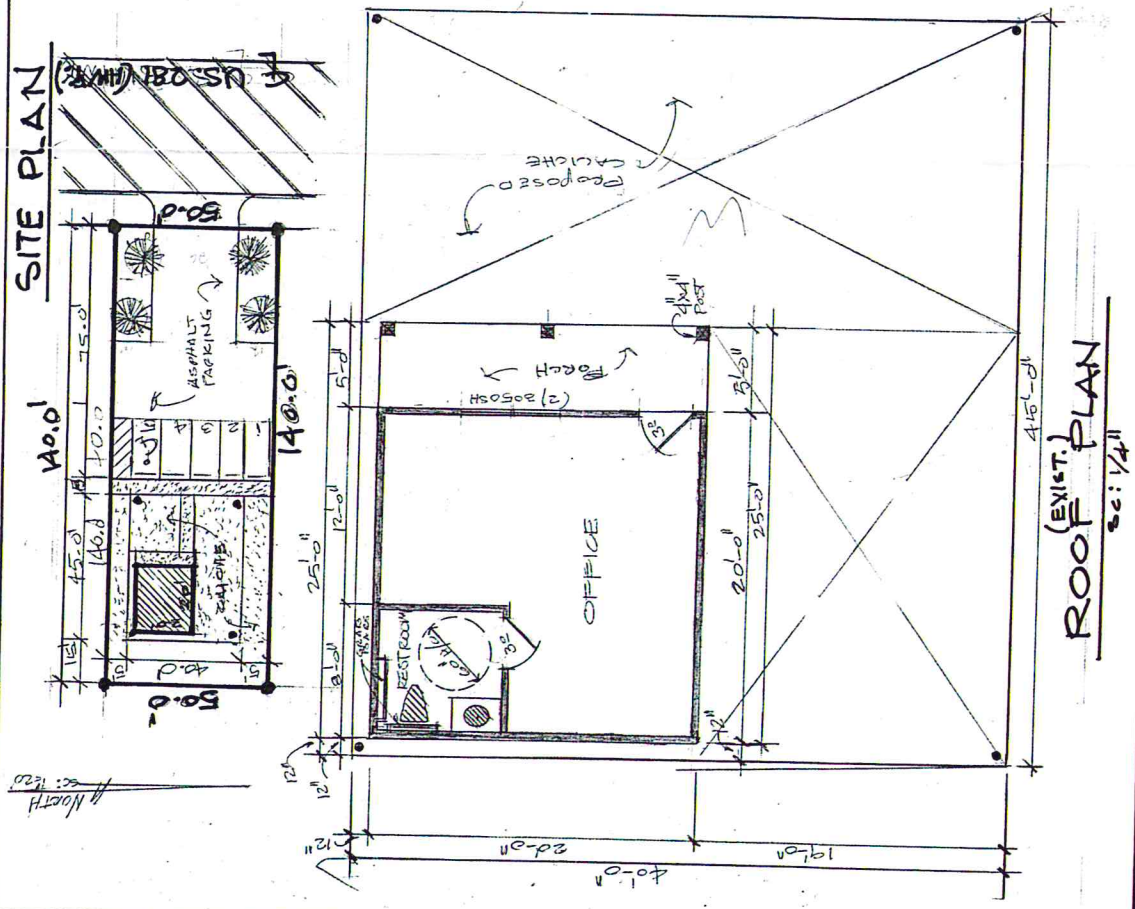
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





FRONT ELEVATION
sc: 1/4"

75 000%



11/7/1:22
ROOF PLAN
(EXIST.)





Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, MAY 28, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: AZJOR SUBDIVISION FILE NO. SUB#180615

GENERAL INFORMATION:

APPLICANT: M.A.S. Engineering LLC., representing Jorge Ivan Garza Valdez, President of AZJOR truck & equipment, Inc., is requesting final plat approval of the proposed AZJOR Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.81 acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4000 and 5000 Block of North IH 69C.

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

PROPERTY PROPOSED USE: Truck sale lot.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. Detention pond to be reviewed and approved at building permit phase.

OTHER:

1. In compliance.

This item will go before the City Commission meeting on June 03, 2019 at 4:00 p.m.

OWNER: 1208 GRIFFIN INVESTMENTS LLC
PROPERTY ID. NO.: 202211
KELLY PARK TRACT
5.367-W1019 27 E.C. 5127-4294 06' LOT R.
7 E.C.
GENERAL WARRANTY DEED
DOCUMENT NO. 2857604, H.C.D.R.

AZJCR SUBDIVISION
PHARR, TEXAS
BEING A 0.81 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING ALL OF THOSE LANDS DESCRIBED

BEING A 0.81 ACRE TRACT OF LAND, MORE OR LESS, COMPRISING ALL OF THOSE LANDS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S CONVEYANCE FROM ESTELIA G. REYNOLD TO AVALOR TRUCK & EQUIPMENT, INC., AS PER DOCUMENT NO. 20855646, OFFICIAL RECORDS OF THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 92, KELLY - PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 03, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS

1. JOINT LAND DATA ANALYSIS OF AZON TRAIL: THE OWNERS OF THE LAND SHOWN ON THIS MAP AS DESIGNATED HERBY AS MOUNTAIN BLT OF LOT 1, AZON TRAIL, TO THE CITY OF PHOENIX, TEXAS AND WHOSE NAME IS SUBSEQUENTLY HERBY, HERBY DEDICATED TO THE PUBLIC AS TRAILS, WALKING COURSES, DRINKS, EXERCISES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION HERBY EXPRESSED.

[illegible]

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HOLD COUNTY DRAINAGE DISTRICT 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 46.021(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE SUBDIVISOR TO MAKE THESE DETERMINATIONS.

BY: RAUL SESN, P.E. DISTRICT MANAGER

I, THE UNDERSIGNED, MAJOR TO THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN AN APPROVAL IS REQUIRED.

AMIROSO HERNANDEZ

CITY MAYOR	DATE
ALIST. CITY SECRETARY	DATE

THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE CITY ORDINANCES AND IS IN FULL COMPLIANCE WITH THE CITY OF PHARR, TEXAS. THE CITY OF PHARR, TEXAS HEREBY APPROVES THIS SUBDIVISION PLAT.

THE UNIVERSITY OF CHICAGO

DANNY WYLLIE
PLANNING AND ZONING COMMISSION CHAIRMAN

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY REGULATION DISTRICT NO. 2 COMMISSIONERS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITH

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	OPENING BALANCE		100.00
1/15/20	PAYROLL	50.00	150.00
1/31/20	RENT	20.00	130.00
2/15/20	SALES	75.00	205.00
2/28/20	UTILITIES	10.00	195.00
3/15/20	PAYROLL	50.00	245.00
3/31/20	RENT	20.00	225.00
4/15/20	SALES	80.00	305.00
4/30/20	UTILITIES	10.00	295.00
5/15/20	PAYROLL	50.00	345.00
5/31/20	RENT	20.00	325.00
6/15/20	SALES	70.00	395.00
6/30/20	UTILITIES	10.00	385.00
7/15/20	PAYROLL	50.00	435.00
7/31/20	RENT	20.00	415.00
8/15/20	SALES	85.00	500.00
8/31/20	UTILITIES	10.00	490.00
9/15/20	PAYROLL	50.00	540.00
9/30/20	RENT	20.00	520.00
10/15/20	SALES	75.00	595.00
10/31/20	UTILITIES	10.00	585.00
11/15/20	PAYROLL	50.00	635.00
11/30/20	RENT	20.00	615.00
12/15/20	SALES	90.00	705.00
12/31/20	UTILITIES	10.00	695.00
TOTAL			695.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID O. SALINAS, A REALTOR, HAVE REVIEWED THE ABOVE PROPERTY AND HAVE CONDUCTED AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER THE ORDER OF THE CITY OF MCALLEN. THE RESULTS OF THE SURVEY ARE IN ACCORDANCE WITH THE CITY OF MCALLEN RECORDS.

**SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DARTMOUTH AVE.**

MCCALLER, TEXAS 76501
(956) 662-9081

STATE OF TEXAS - COUNTY OF HIDALGO

7. The inventor(s), ROBERT O. JOHNSON, of
this PLAT.

MARIO A. SALINAS P.E.
REG. PROFESSIONAL ENGINEER NO. 96611
3911 N. 10TH ST. STE H

MCALLEN, TEXAS. 78501

THIS PLAN HEREBY APPROVED BY THE HEDALGO
NO IMPROVEMENTS OF ANY (INCLUDING WITHOUT

PRESIDENT

FILED FOR
HIDALGO
ARTURO G
MEDALDO C

[illegible]INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF H _____

Gr.

MAS ENGINEERING LLC

CONSULTING ENGINEERING
FIRM NO. E-15499

1 N. 10TH ST. STE H
DEN, TEXAS 78604
E-M

LEVIN, IANAS. / 0304

E-MAIL: MARGALIT@03/0304.IANAS



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



Date: 8/10/2018



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, MAY 28, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PHARR INVESTMENT SUBDIVISION FILE NO. SUB#190305
--

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Thomas F. Phillips, President for McAllen Investment Partners, LTD., is requesting preliminary plat approval of the proposed Pharr Investment Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a replat of Lots 2, 3, 4 and 5, Block 5, Plantation South Subdivision, Unit No. 6 Amended, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of East Plantation Drive.

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

PROPERTY PROPOSED USE: Multi-family.

VARIANCES: None requested.

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

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

1. Provide 20' corner clips at entrance from E. Plantation.
2. Provide 15'x15' corner clips on lots 6, 3, 2, and 14.

EASEMENTS:

1. Provide a 15' Exclusive easement to City of Pharr.
2. Need to show correct location of irrigation easement verify with H.C.I.D. #2.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attach comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by H.C.D.D. No. 1.

OTHER:

1. Add plat note: The homeowner's association for Lots 1 through 17 must collect dues to maintain said private street, street signs, landscape improvements in common areas, street lights electric bill and other amenities improvements for this subdivision. (if owner already has one setup to use owners wording)
2. Plat note #11, reword as per fire department comment. See attach comments.
3. Add plat note: No driveway permits allowed into E. Plantation Drive for Lots 1, 4, 5 and 15.
4. Need to show Lot 2, for beginning on N.E. corner.
5. Provide surveyors seal and signature.
6. Need to call out monuments on corner of property.
7. Provide basis of bearing.
8. Plat needs to be more legible.
9. See staff comments attached.



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



Subdivision: **PHARR INVESTMENT SUBDIVISION STAFF REVIEW COMMENTS**

Reviewed By: Dago Soto, Asst. Fire Marshal Date: April 25, 2019

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. **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 pre-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. **ON PLAT NOTE ADD: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.**
2. **CORNER CLIPS IN THE ENTRANCES AND AROUND THE SUBDIVISION**
3. **PROVIDE DETAIL ON THE ISLAND LOCATED NEAR THE PROPOSED EMERGENCY ACCESS EXIT**

STAFF REVIEW FOR: *PHARR INVESTMENT SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B APRIL 24, 2019

WATER:

- Utility Easements will need to be 15' exclusive to the City of Pharr
- Will need to show existing utility easements
- 8" water line on N. side of property will need to be abandoned in place (will need to install caps on N side of plantation Dr)
- Will need to show details of all water line crossings
- Will need to install 8" water line to connect on N. side of Plantation Dr (east corner of lot 5)
Will need to install 16" PVC Casing for water line crossing plantation Dr
- Water line on plantation Dr is an 8" not a 6"
- On lot 6&7 / 13&14 a tee "T" will need to be installed with a 2" reducer to service lots 7&8 and 12&13
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show details on all sewer services
- Sewer services will need to be single connections (double wye's will not be allowed)
- At lot 13 will need to install M/H not a C/O
- For lots 1&2 / 14&15 wyes will need to be set towards the proper directional flow
- Sewer main line will need to be extended to the end of the property line between lots 6&7
- Will need to install a M/H between lots 6&7
- Will need to install a 6' stub out past M/H for future development between lots 6&7
- All M/H ring and covers will need to be composite base with City of Pharr Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

SUBDIVISION: Pharr Investment Subdivision

DATE: 4/23/19

Residential/Commercial: ____ acres

Staff Review:

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). **NOTE ON PLAT.**
- .5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**
-

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- A drainage report is required for all new subdivisions and/or development(s).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Need S.W.P.P. USB for review, 3 for finalization.

- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued
- Street light detail plans to be included at building permit.
- Approved drainage report.
- Storm Drain plans and details.
- Storm water drain inlets shall be spaced out to be every 500' (Maximum)
- Erosion and sediment control plan.
- No detention shall be built on top of any easement or lot lines.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)



SUBDIVISION: Pharr Investment Subdivision **DATE:** April 23, 2019

REVIEW: Preliminary (plans dated: 04-12-2019)

PLAT

1. Note No. 4---Revise to say... "A 5.0' side walk with ADA compliant wheelchair ramps and landings shall be required along the south side of E. Plantation Drive at building permit phase".
2. Note No. 8 Please verify City of Pharr benchmark; Northing should be **16600687.202**.
3. Note No. 9---Revise to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution discharge elimination system (TPDES)".
4. Note No. 10--- Revise to say... "Landscaping as per City of Pharr ordinance".
5. Add Note--- Owners to maintain detention/retention area.
6. Add Note---Owners to maintain R.O.W. and perimeter of entire subdivision.
7. Missing Professional Land Surveyor Seal.

SITE PLAN

1. Provide all pertinent City of Pharr details (utility line, bedding, stormwater drainage).

DRAINAGE

1. Drainage report shall reflect a (50 year) post development minus the (10 year) predevelopment storm runoff as per H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Drainage report to be reviewed and approved by H.C.D.D. No. 1

ADDITIONAL COMMENTS

Eddie Martinez

From: Javier <jl_hcid2@att.net>
Sent: Wednesday, April 24, 2019 4:24 PM
To: Eddie Martinez
Subject: Pharr Investment

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

1. Blanket R.O.W. V. 19 P. 257
2. 15" pipe runs along East and South side of property V.16 P. 5 .
3. There is an easement that intersects lot 17 and 13 in an angle.
4. No retention pond shall be built on top of easement.
5. I need a point of beginning referred back to main block and lot.

Javier Lopez
Water Operations Superintendent
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jl_hcid2@att.net
Web: hcid2.org

