

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. June 24, 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 June 10, 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) Imperium Event Center, LLC. has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas. The property's physical address is 5952 South Cage Boulevard. **CUP#190540**

4) Khanh Nguyen, d/b/a Snow Bite, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.078-acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite L-2. **CUP#190536**

5) Nelda Telles has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). The property is legally described as being the N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlert's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 E. Sam Houston Ave. **COZ#190534**

6) Armando Escamilla has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3). The property is legally described as being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1010 West Caffery Avenue. **COZ#190535**



#### D. PLATS:

1) R. Gutierrez Corporation, representing Andres Rodriguez and Ismael Rodriguez, owner's, are requesting preliminary plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision. The property is legally described as being a 1.00 acre tract of land, being all of Lot 28, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 304 West Las Milpas Road. **SUB#180825**

2) Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting final plat approval of the proposed Junction View Subdivision. The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of North IH 69C. **SUB#190307**

#### 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 21st day of June 2019, at 2:00 p.m., and on the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. June 10, 2019 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 10, 2019 and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie  
Jonathan Larraga  
Rafael Munguia

Charlie Ramirez  
Romeo Robles  
Luis Madrigal

**ABSENT:** Andy Castro

**OTHERS PRESENT:** See attached list

**STAFF PRESENT:** Roland Gomez, Assistant Director  
Cristina Garcia, Senior Planner  
Eddie Martinez, Planner II  
Roy Rodriguez, Interim Building Official  
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.

Jonathan Larraga moved to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

**ITEM B. APPROVAL OF MINUTES**

**1) MINUTES OF MAY 28, 2019**

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of May 28, 2019. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

Charlie Ramirez arrived at 6:01 pm.

**ITEM C. PUBLIC HEARING**

- 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'S PHYSICAL ADDRESS IS 7508 SOUTH CARLOS STREET. CUP#190317 (TABLED)**

Cristina Garcia, Senior Planner, stated the item would remain 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 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)**

Cristina Garcia, Senior Planner, stated the item would remain tabled.

- 3) W. D. MOSCHEL 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.32-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 8, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1527 SOUTH JACKSON ROAD. COZ#190532**

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). A portion of the property to the north was rezoned to General Business District (C) and the other portion was rezoned Medium-Density Multi-Family District (R-3) on April 21, 2015. The property to the south and east is zoned Agricultural and/or Open Space District (A-O) and the city limits lie to the west. The property is generally designated for commercial and single-family 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 staff received no response to the letters or the legal notice.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request to re-zone to General Business District (C) 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.

Chairman, Danny Wylie, asked if the applicant was present.

Cristina Garcia, Senior Planner, confirmed the applicant was not present.

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

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

- 4) SHATT3R HOUSE HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.085-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 10, BLOCK 1, J.T. DOSTER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 115 EAST NEWCOMBE AVENUE (PARK AVENUE). CUP#190533**

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, south, east, and west. This area is generally designated for commercial use in the Land Use Plan. Ms. Garcia stated that the Police Chief, Fire Department, and Planning Division recommend approval. She further reported that Code Compliance and Health Division were pending a reinspection of the Conditional Use Permit. Cristina Garcia, Senior Planner, continued to report thirty (30) 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.

Cristina Garcia, Senior Planner, further stated staff recommended approval of the request for a Conditional Use Permit and Late Hours Permit in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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

Ruben Meza, representing Stephanie Palacios, the applicant, residing at 115 E. Park thanked the Planning and Zoning Commission for hearing the request. He stated that they were a future business with respect and professionalism proposing a better business concept. They have spoken to several individuals, including Make Pharr

Beautiful, about providing a business that would further the Pharr community and provide a presentable business.

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

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit and Late Hours Permit in a Business District (C-2). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) DESTINY THROUGH CHRIST CHURCH, INC., A TEXAS NONPROFIT CORPORATION, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1, 2, AND 4, OUT OF THE REPLAT OF LOT 1, MEXICAN FIESTA SUBDIVISION AND LOT 1, MEXICAN FIESTA SUBDIVISION UNIT NO. 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1302 WEST NOLANA LOOP. CUP#190430**

Cristina Garcia, Senior Planner, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area for Lots 1 & 2 are zoned General Business District (C) to the north, south and east and city limits lie to the west. The surrounding area for Lot 4 is Agricultural and/or Open Space District (A-O) to the north, General Business District (C) to the east and west, and General Business District (C) and Single-Family Residential District (R-1) to the south. This area is generally designated for commercial use in the Land Use Plan. She further reported eighteen (18) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One (1) individual signed up to speak at the Public Hearing in opposition of the item.

Cristina Garcia, Senior Planner, 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, asked if the applicant would like to make a comment.

Rudy Beltran, Lead Pastor for Destiny Through Christ Church, Inc., residing at 1302 W. Nolana stated they purchased the property in November 2018 and looked forward to transforming it to a positive place for the community. He referred to the screen for a video rendering of the proposed church. He continued to state that the church has resided in Pharr for the last ten (10) years and grown to a place where they have the ability to build a new church.

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

Iris Mata, Secretary, stated there was one (1) individual in the affected area that signed up to speak, Pharr Bingo.

Cris Elizondo, representing Pharr Bingo, located at 1400 W. Nolana, stated that the property owner was not against Destiny Through Christ's request for a Conditional Use Permit, but was against the rezoning of the property. She continued to state that the concern was the possible decrease in the property value and the ability to lease the property as a night club in the future.

Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action. Mr. Wylie questioned if this was the only item requesting a Change of Zone.

Roland Gomez, Assistant Director of Development Services, stated that the item was not a Change of Zone, but a request for a Conditional Use Permit for a church.

Charlie Ramirez asked about the impact the church will have on the leasing of the other property as a night club.

Cristina Garcia, Senior Planner, stated that if the Conditional Use Permit was approved, the night club would need to ask the church for permission as it would not meet the one thousand (1,000) foot requirement.

Chairman, Danny Wylie, questioned if the church was similar to a school in regard to the requirements.

Roland Gomez, Assistant Director of Development Services, confirmed Mr. Wylie's statement and noted that the requirement for the sale of alcohol was a three hundred (300) foot radius.

Charlie Ramirez suggested the item be discussed in executive session as he had a legal question.

Roland Gomez, Assistant Director of Development Services, stated that the church meets all the requirements, and should the neighboring property want to open a nightclub or other business that sells alcohol they would need to go through the church for approval.

There being no further discussion Romeo Robles moved to **approve** the request for a life-of-the-use conditional use permit to allow a church in a General Business District (C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.



**ITEM D. PLAT APPROVAL**

- 1) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING RICHARD L. WOLF AND WIFE, SHERRY L. WOLF, OWNERS, ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE OF THE PROPOSED VALENTINA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.25 GROSS ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST FERGUSON AVENUE. SUB#190411**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Commercial District (H-C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and General Business District (C) to the south and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Valentina 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 Valentina Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING HERBERT L. LEVINE, MANAGER FOR MCALLEN LEVCAL LLC, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE OF THE PROPOSED 2<sup>ND</sup> REPLAT OF THE VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRAL MALL NO. 3 AND 4 SUBDIVISIONS. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 49.684 ACRES BEING ALL OF LOTS 1A, 2A, 3A, AND 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF NORTH JACKSON ROAD. SUB#190512**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the East and South, General Business District (C), Heavy Industrial District (H-I), and City Limits to the West and Heavy Commercial (H-C) and General Business District (C) to the North. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed 2<sup>nd</sup> Replat of the Vacated Car-Mel Subdivision, Vacated El Central Mall No.3 and 4 Subdivisions.

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 Rafael Munguia moved to **approve** the request for preliminary and final plat approval of the proposed 2<sup>nd</sup> Replat of the Vacated Car-Mel Subdivision, Vacated El Central Mall No.3 and 4 Subdivisions. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Planned Unit Development District (PUD). The adjacent zones are Planned Unit Development District (PUD) to the north, 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Pharr Investment 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 Valentina Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) NAIN ENGINEERING, L.L.C., REPRESENTING JORGE KAMEL, PRESIDENT FOR 1500 HALL ACRES, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED 1500 HALL ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.785 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 8, A.J. MCCOLL SUBDIVISION AND LOT 113, DUNLYN ESTATES PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 1500 BLOCK OF WEST HALL ACRES ROAD. SUB#170924**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multifamily District (R-3). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) and

Townhouses Residential (R-TH) to the east, General Business District (C) and Townhouses Residential District (R-TH) to the south and High Density Multifamily Residential District (R-4), Townhouses Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for multi-family, commercial and public/semipublic use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed 1500 Hall Acres Subdivision subject to the conditions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action. Mr. Wylie asked if this was a previous item that was a Multi Family District and then changed to Single Family District.

Eddie Martinez, Planner II, confirmed Chairman Danny Wylie's statement.

Chairman, Danny Wylie, asked if the request was to move back to Multi Family District.

Eddie Martinez, Planner II, stated that the applicant had changed the dimensions of the lots, applied for the change of zone, and now presenting as multi family.

There being no further discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed 1500 Hall Acres Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

#### **ITEM E. ANNOUNCEMENTS/OTHER BUSINESS**

Roland Gomez, Assistant Director for Development Services, stated there was a workshop application and agenda placed before the board for Planning Commissioners, Elected Officials and Staff. He stated the department encouraged them to attend and Rita Galvan, Administrative Assistant, or Iris Mata, Secretary, could complete the registration.

Rita Galvan, Administrative Assistant, asked that the members notify staff prior to June 25, 2019 to allow ample time for check requests.

#### **ITEM F. CLOSED SESSION**

None.

#### **ITEM G. RECONVENE**

None.

#### **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 6:27 p.m.

\_\_\_\_\_  
Chairman, Danny Wylie

ATTEST:

\_\_\_\_\_  
Andy Castro, Secretary

APPROVED:\_\_\_\_\_





## MEMORANDUM

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**DATE:** MONDAY, APRIL 08, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

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

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### 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.

|                  |                                  |                                                    |
|------------------|----------------------------------|----------------------------------------------------|
| <b>COMMENTS:</b> | <b>FIRE DEPARTMENT:</b>          | Recommends approval of the Conditional Use Permit. |
|                  | <b>CODE COMPLIANCE DIVISION:</b> | Recommends approval of the Conditional Use Permit. |
|                  | <b>PLANNING DIVISION:</b>        | 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.

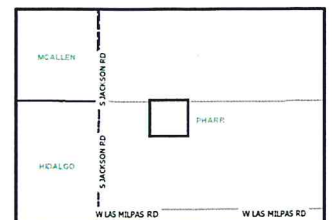
**DEVELOPMENT  
SERVICES  
RECOMMENDATION:**

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:

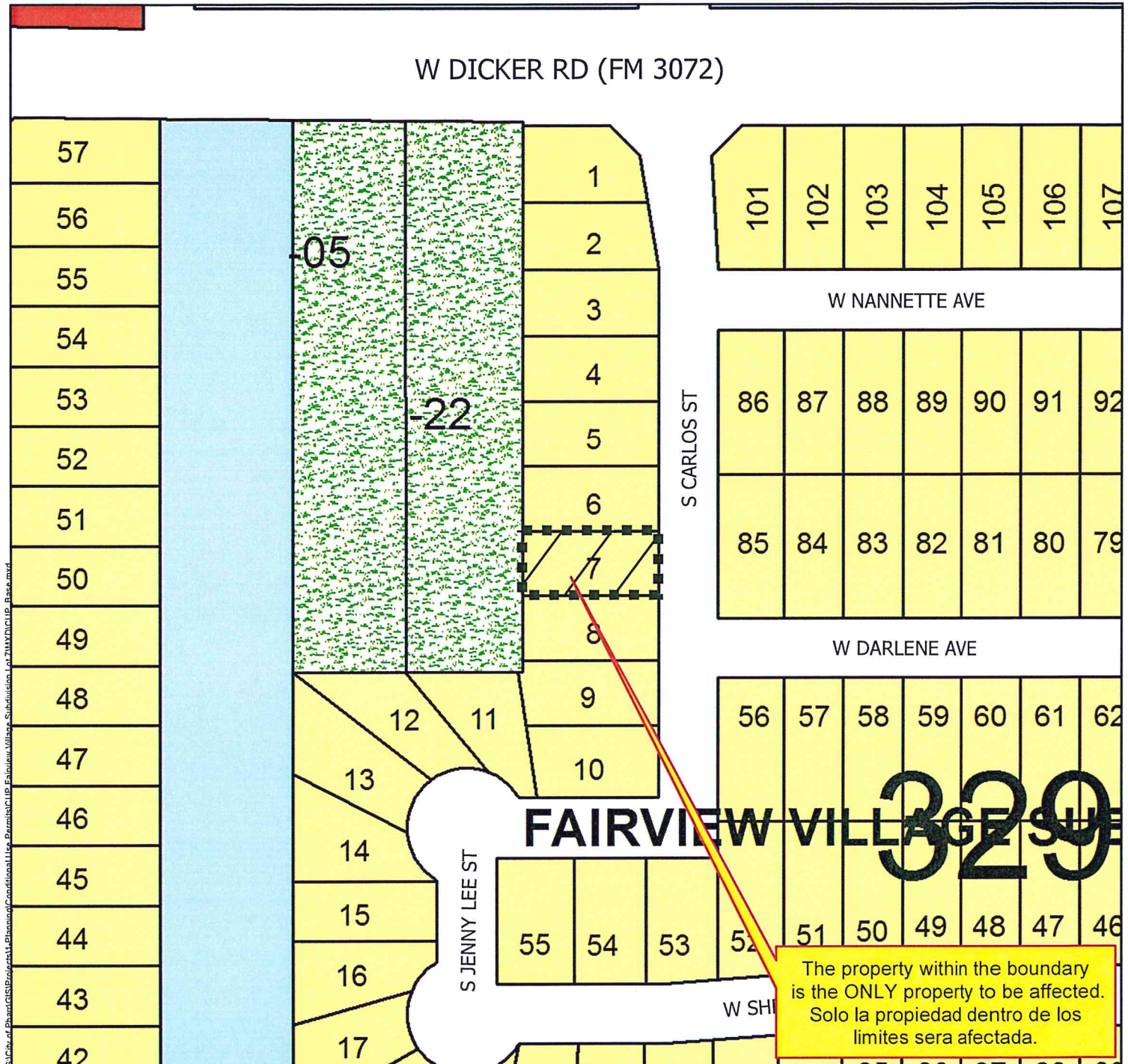
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate 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 **July 1, 2019 at 4:00 p.m.**



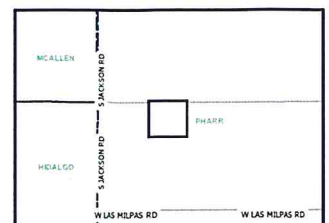




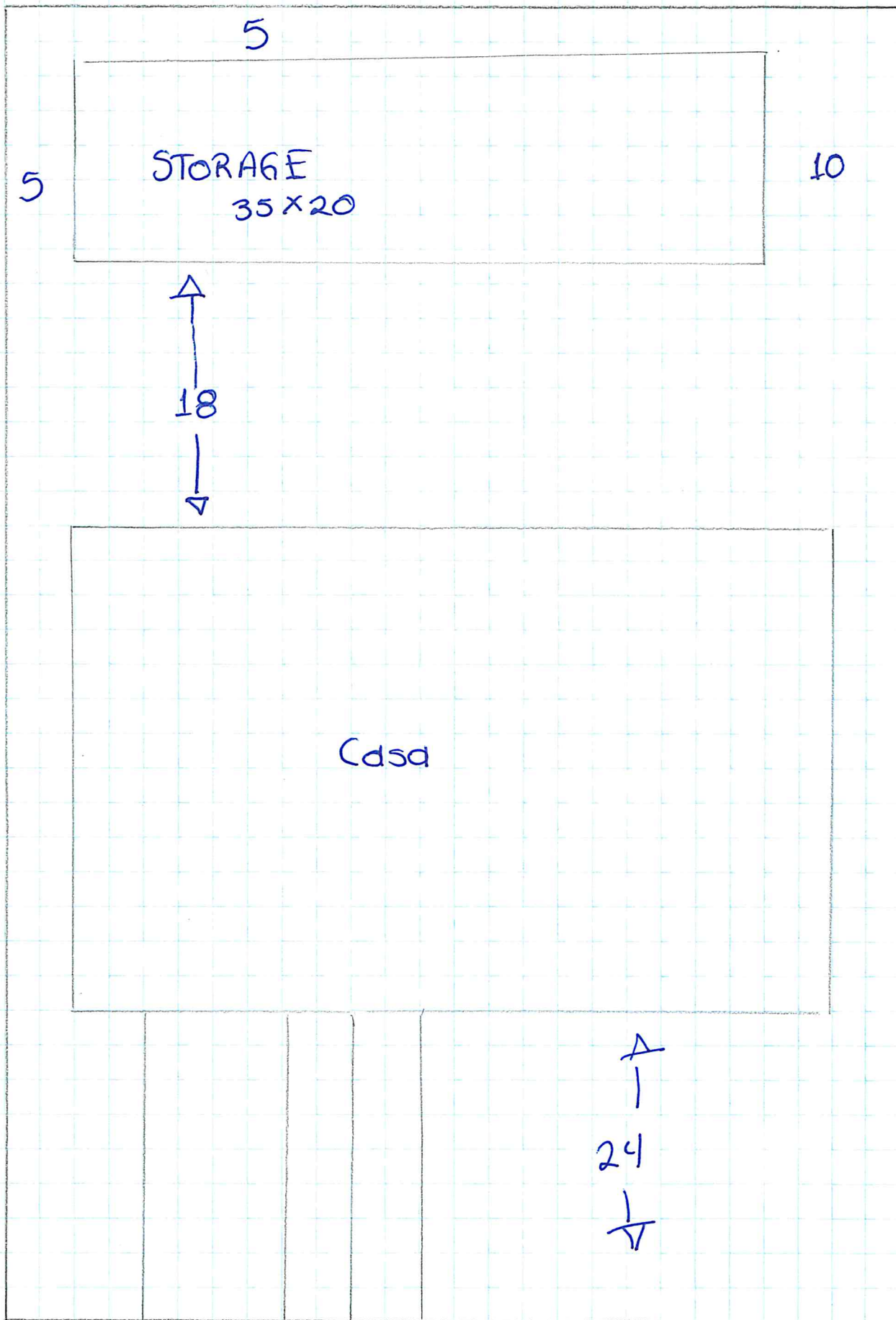


- |                             |                   |                         |                          |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View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

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



S. Carlos St









# Pharr

Development Services



## 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



# Pharr

Development Services



## MEMORANDUM

---

**DATE:** MONDAY, MARCH 25, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> 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. <b>(TABLED)</b></p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

---

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 is located on the south side of the 1500 Block of West Ridge Road and 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 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 property to the north is zoned Agricultural and/or Open Space District (A-O) and on March 05, 1996, the property to the south was re-zoned to Single-Family Residential District (R-1). On March 06, 2012, a portion of the property to the west was re-zoned to General Business District (C) and on April 21, 2015, the remaining portion was re-zoned 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 re-zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property since that time. 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 one (1) telephone call for information only.

Development Services is recommending **approval** of the request to re-zone to High-Density Multi-Family District (R-4) 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.

**NOTE:** This item is scheduled to go before the City Commission Meeting of **July 1, 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.

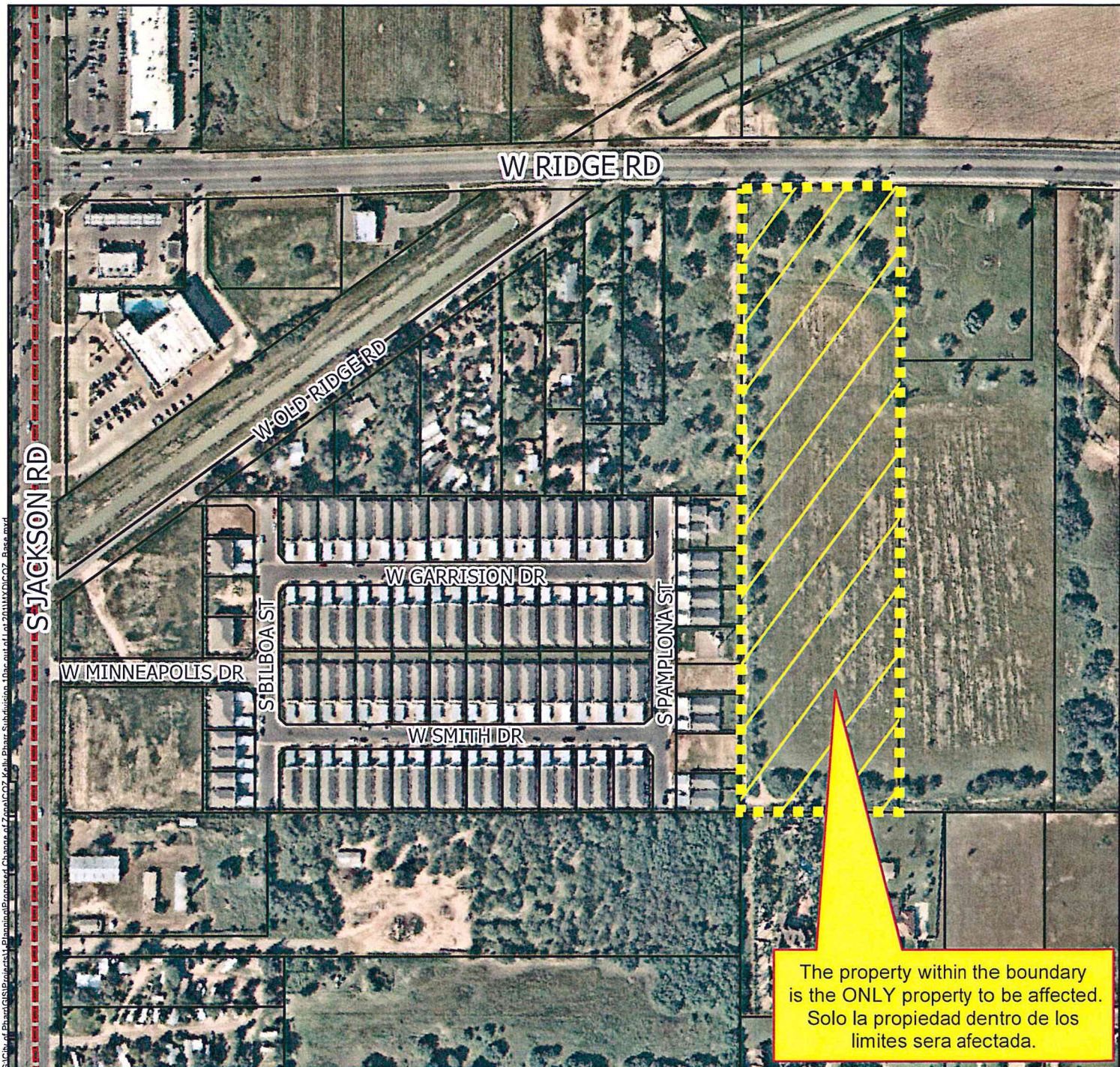
Della Robles, Planner I

PREPARED BY

March 5, 2019

DATE





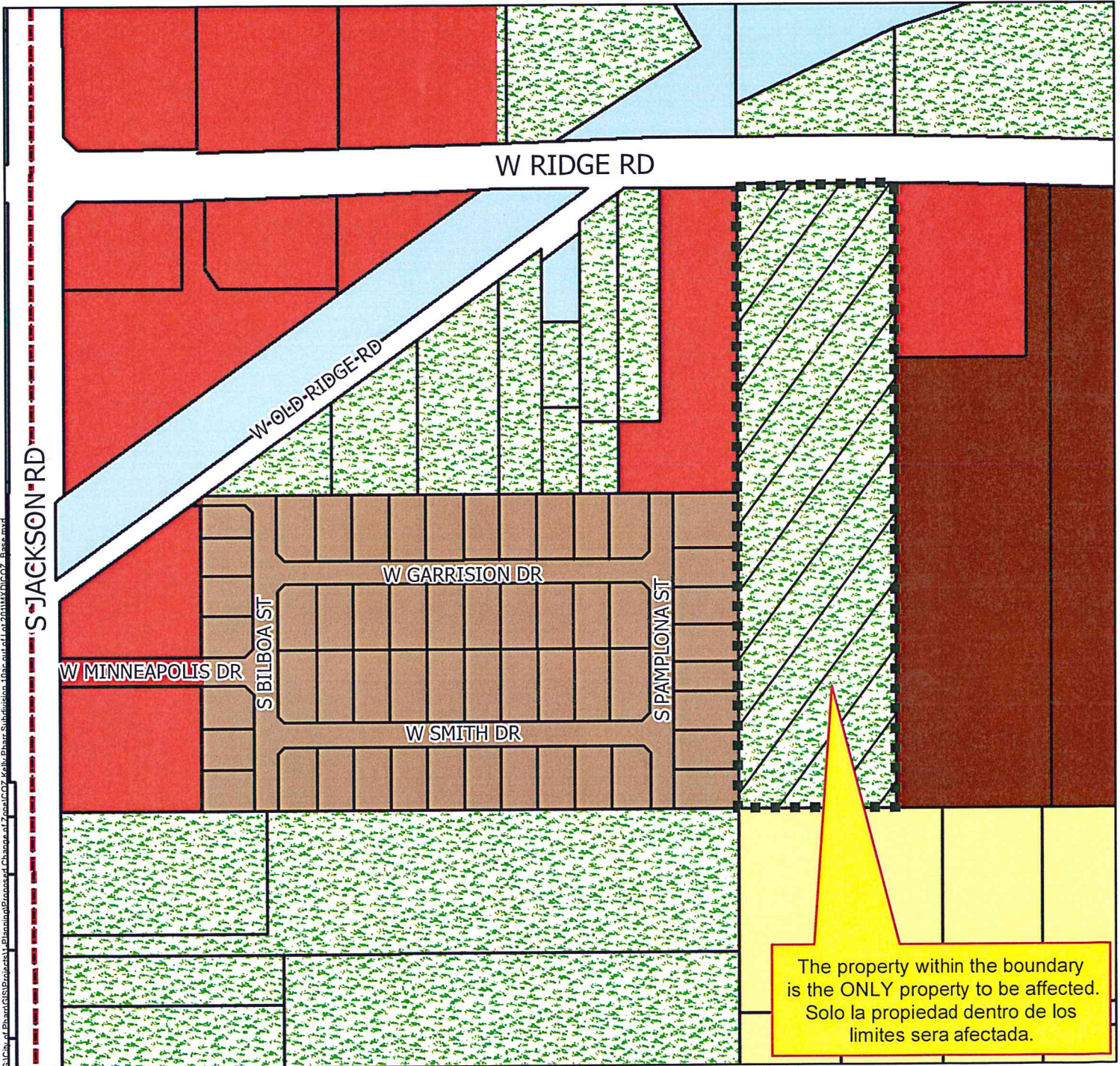
- |                             |                   |                         |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        |
| Single Family               | HUD Code          | Heavy Industrial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

- |                          |
|--------------------------|
| Valley View ISD          |
| Planned Unit Development |

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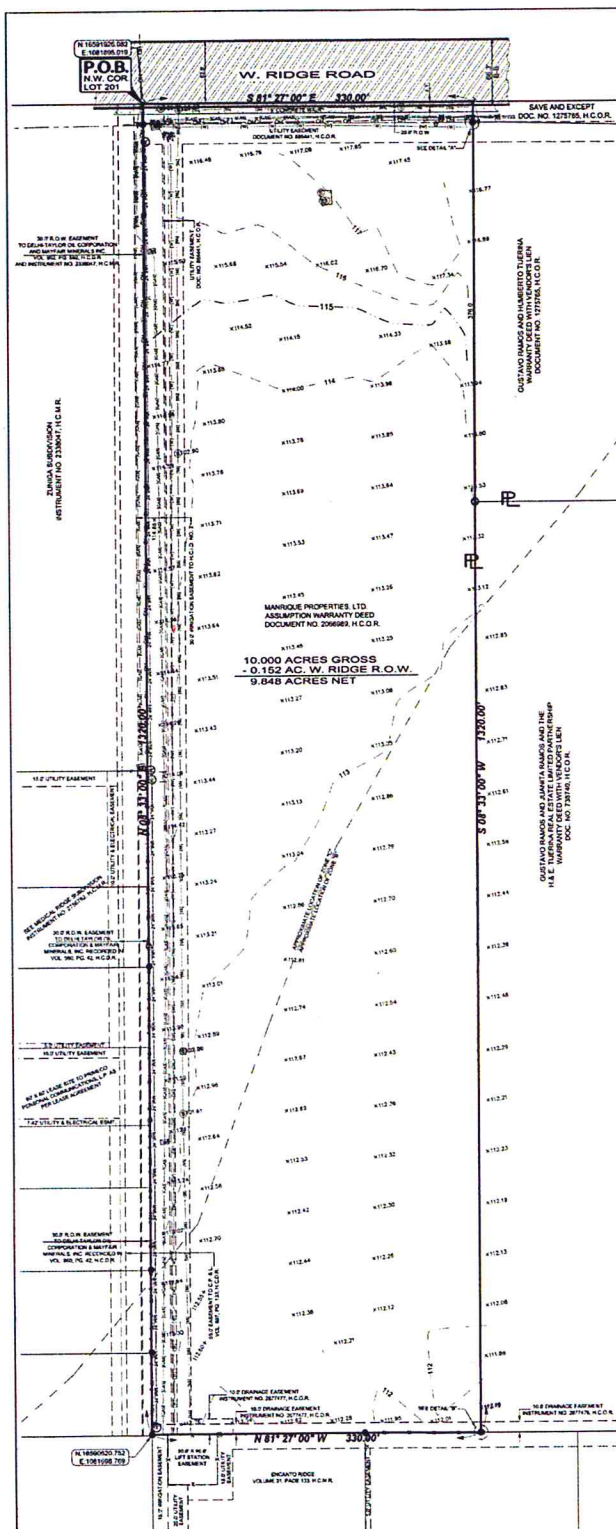


- |                             |                   |                         |                          |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View 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     |                          |
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| Mobile Home                 | Drainage Easement | Hidalgo ISD             |                          |

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**FLOOD ZONE**  
**ZONE 10**  
 AREAS BETWEEN 1/8TH OF THE 100-YEAR  
 FLOOD AND 1/4TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 10.  
 AREAS BETWEEN 1/4TH OF THE 100-YEAR  
 FLOOD AND 1/2TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 11.  
 AREAS BETWEEN 1/2TH OF THE 100-YEAR  
 FLOOD AND 1/1TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 12.  
 AREAS BETWEEN 1/1TH OF THE 100-YEAR  
 FLOOD AND 1/2TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 13.  
 AREAS BETWEEN 1/2TH OF THE 100-YEAR  
 FLOOD AND 1/1TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 14.  
 AREAS BETWEEN 1/1TH OF THE 100-YEAR  
 FLOOD AND 1/2TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 15.

**ZONE 10**  
 AREAS BETWEEN 1/8TH OF THE 100-YEAR  
 FLOOD AND 1/4TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 10.  
 AREAS BETWEEN 1/4TH OF THE 100-YEAR  
 FLOOD AND 1/2TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 11.  
 AREAS BETWEEN 1/2TH OF THE 100-YEAR  
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 AREAS ARE DESIGNATED AS FLOOD ZONE 13.  
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 AREAS ARE DESIGNATED AS FLOOD ZONE 14.  
 AREAS BETWEEN 1/1TH OF THE 100-YEAR  
 FLOOD AND 1/2TH OF THE 100-YEAR FLOOD  
 AREAS ARE DESIGNATED AS FLOOD ZONE 15.

- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND NO. 5 REBAR
  - SET NO. 4 REBAR WITH PLASTIC
  - CAP STAMPED WELDED & HUNT
  - SET NO. 5 REBAR
  - POWER POLE
  - GUY WIRE
  - TRANSMISSION POLE
  - TELEPHONE PLEDESTAL
  - UNDERGROUND CABLE MARKER
  - FIRE HYDRANT
  - WATER SERVICE
  - WATER VALVE
  - CULVERT
  - SANITARY SEWER MANHOLE
  - IRRIGATION VALVE
  - IRRIGATION S&I AND PIPE (SIZE AS NOTED)
  - GAS METER
  - GAS MANHOLE
  - CULVERT
  - CHAIN LINK FENCE
  - WOOD FENCE
  - IRIGATION LINE
  - OVERHEAD POWER LINE
  - SPOTTED CABLE LINE
  - SPOTTED GUY WIRE
  - SPOTTED SANITARY SEWER LINE
  - SPOTTED WATER LINE
  - SPOTTED IRRIGATION LINE
  - SPOTTED GAS LINE
  - SPOTTED FENCE LINE
  - CONCRETE AREA
  - BACK OF CURB TO BACK OF CURB
  - RIGHT OF WAY
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. - NORTHWEST CORNER
  - POINT OF BEGINNING
  - DOC. NO. - DOCUMENT NUMBER
  - ELEV. - ELEVATION
  - VOLUME - VOLUME
  - PG. - PAGE
  - P.L. - PROPERTY LINE

- NOTES**
1. SURVEY IS BASED ON THE 1983 AND 1984 ORIGINAL  
 SURVEY AND SURVEY OF SURVEY.
  2. SURVEY HAS BEEN PREPARED BY THE SURVEYOR  
 OF A SURVEY COMPANY WHOSE NAME MAY BE  
 FOUND ON THE SURVEY. THE SURVEYOR HAS  
 THE RIGHT TO REUSE THE SURVEY FOR THE  
 PURPOSE OF THE SURVEY.
  3. ALL SURVEYS AND DISTANCES ARE BASED ON  
 THE SURVEY.
  4. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR  
 OF A SURVEY COMPANY WHOSE NAME MAY BE  
 FOUND ON THE SURVEY. THE SURVEYOR HAS  
 THE RIGHT TO REUSE THE SURVEY FOR THE  
 PURPOSE OF THE SURVEY.
  5. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR  
 OF A SURVEY COMPANY WHOSE NAME MAY BE  
 FOUND ON THE SURVEY. THE SURVEYOR HAS  
 THE RIGHT TO REUSE THE SURVEY FOR THE  
 PURPOSE OF THE SURVEY.

**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. KURTZ, A REGISTERED PROFESSIONAL  
 LAND SURVEYOR, DO HEREBY CERTIFY THE  
 FOREGOING PLAT TO BE TRUE AND CORRECT  
 REPRESENTATION OF A SURVEY MADE ON THE  
 GROUND ON 02/27/2019 UNDER MY DIRECTION  
 AND SUPERVISION.

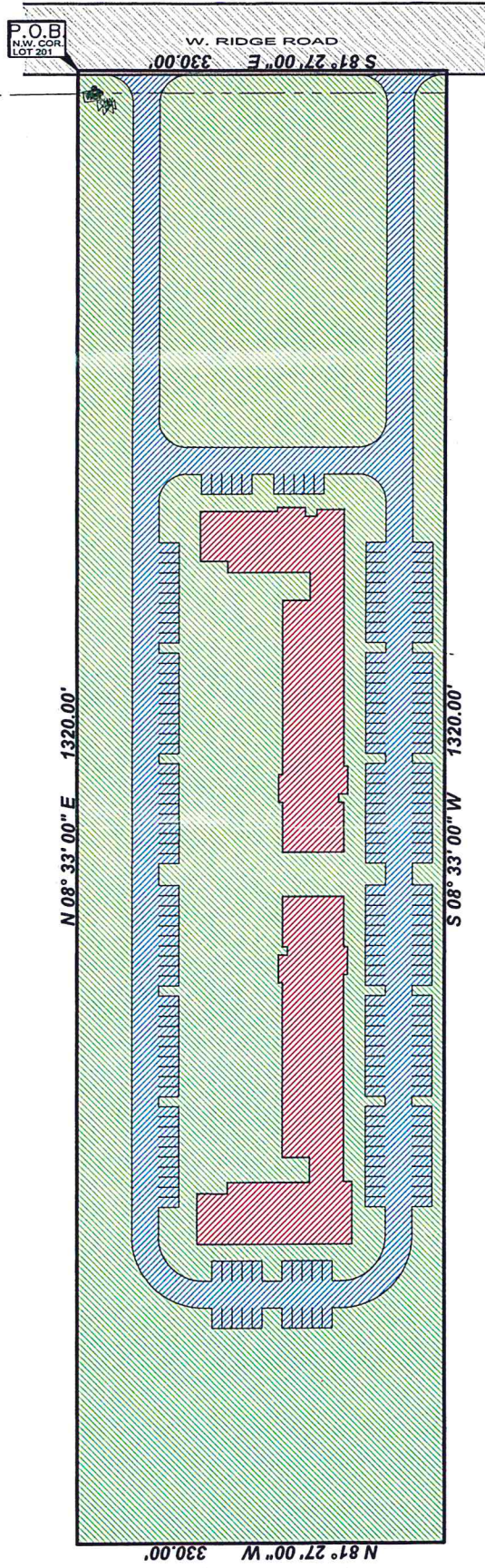
*Fred L. Kurtz* 2-27-19  
 FRED L. KURTZ, RPLS No. 4750 DATE



|                                                                                                                  |            |          |      |    |
|------------------------------------------------------------------------------------------------------------------|------------|----------|------|----|
| JOB No.                                                                                                          | 19061.08   | REVISION | DATE | BY |
| DRAWING DATE                                                                                                     | 02/22/2019 |          |      |    |
| DRAWN BY                                                                                                         | J.C.J.L.G. |          |      |    |
| FILE NAME                                                                                                        | 19061.08   |          |      |    |
| T-1078, PG. 13                                                                                                   |            |          |      |    |
| PAGE 2 OF 2                                                                                                      |            |          |      |    |
|                                                                                                                  |            |          |      |    |
| 115 W. MONTGOMERY - EDINBURGH, TX 78041<br>PH: (281) 583-0241 - FAX: (281) 581-1100<br>E: info@maldenandhunt.com |            |          |      |    |




  
 BEARING BASED AS PER TEXAS
   
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH
   
 ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)
   
 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









## MEMORANDUM

---

**DATE:** MONDAY, JUNE 24, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b> CONDITIONAL USE PERMIT AND LATE HOURS FOR <b>ABC</b><br>FILE NO. <b>CUP#190540</b> (IMPERIUM EVENT CENTER, LLC.) |
|----------------------------------------------------------------------------------------------------------------------------------|

---

### GENERAL INFORMATION:

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

**LEGAL DESCRIPTION:** The property is legally described as being Lot 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 5952 South Cage Boulevard.

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

**COMMENTS:** **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

**FIRE DEPARTMENT:** Pending re-inspection for the Conditional Use Permit

**CODE COMPLIANCE DIVISION:** Pending Inspection report for the Conditional Use Permit.

**HEALTH DIVISION:**

Recommends approval of the Conditional Use Permit.

**PLANNING DIVISION:**

Recommends approval of the Conditional Use Permit.

**HOURS OF OPERATION:**

Office hours will be from 1:00 p.m. to 6:00 p.m. Monday through Friday and by appointment on weekends. Event Center will be by appointment scheduled in advance from 6:00 p.m.-12:00 or 2:00 a.m.

**NOTIFICATION OF PUBLIC:**

Thirty-four (34) surrounding property owner were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:**

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

**NOTE:** This item will go before the City Commission Meeting of **July 01, 2019 at 4:00 p.m.**



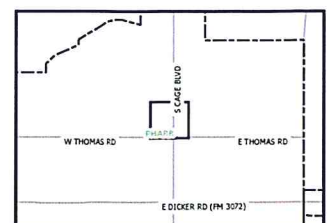


The property within the boundary is the ONLY property to be affected.  
Solo la propiedad dentro de los limites sera afectada.

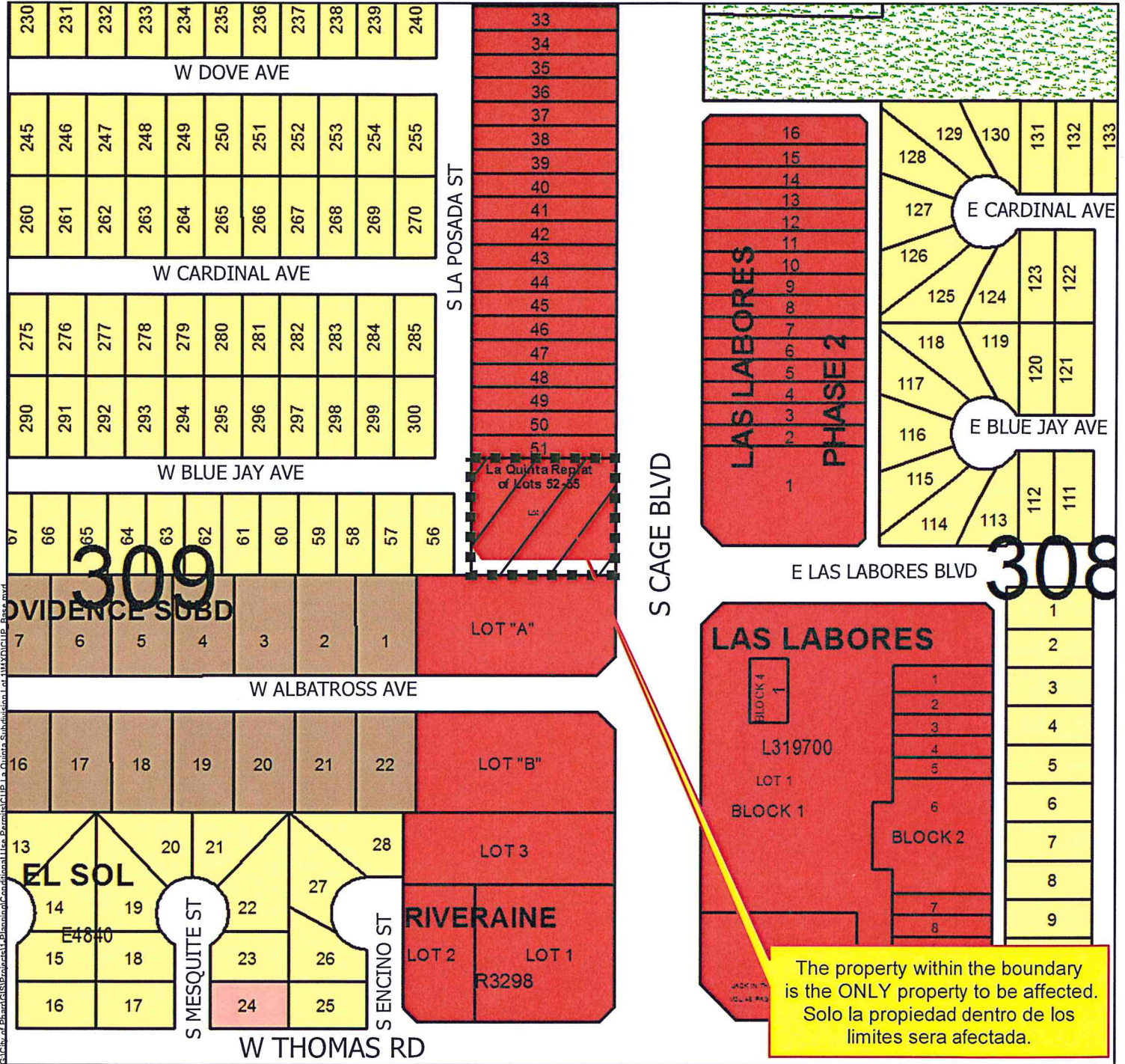
- |                             |                   |                         |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        |
| Single Family               | HUD Code          | Heavy Industrial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

- |                          |
|--------------------------|
| Valley View ISD          |
| Planned Unit Development |

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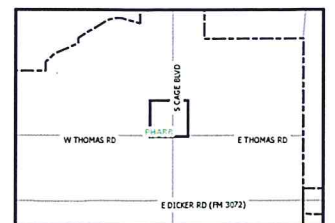






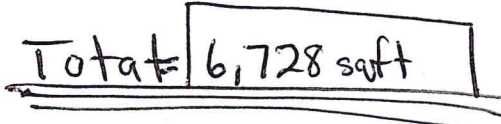
- |                             |                   |                         |
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| Mobile Home                 | Drainage Easement | Hidalgo ISD             |

- |                          |
|--------------------------|
| Valley View ISD          |
| Planned Unit Development |





5952's. Cage Blvd Pharr TX 78577









## MEMORANDUM

---

**DATE:** MONDAY, JUNE 24, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** CONDITIONAL USE PERMIT AND LATE HOURS **ABC**  
FILE NO. **CUP#190536** (SNOW BITE)

---

### GENERAL INFORMATION:

**APPLICANT:** Khanh Nguyen, d/b/a Snow Bite, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

**LEGAL DESCRIPTION:** The property is legally described as being 0.078-acre tract of land, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 500 North Jackson Road, Suite L-2.

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

**COMMENTS:** **POLICE CHIEF:** Recommends approval of the Conditional Use Permit

**FIRE DEPARTMENT:** Recommends approval of the Conditional Use Permit

**CODE COMPLIANCE DIVISION:** Pending Inspection report for the Conditional Use Permit.

**HEALTH DIVISION:**

Pending Inspection report for the Conditional Use Permit.

**PLANNING DIVISION:**

Recommends approval of the Conditional Use Permit.

**HOURS OF OPERATION:**

Hours of operation will be from Monday through Sunday from 11:00 a.m. to 9:00 p.m.

**NOTIFICATION OF PUBLIC:**

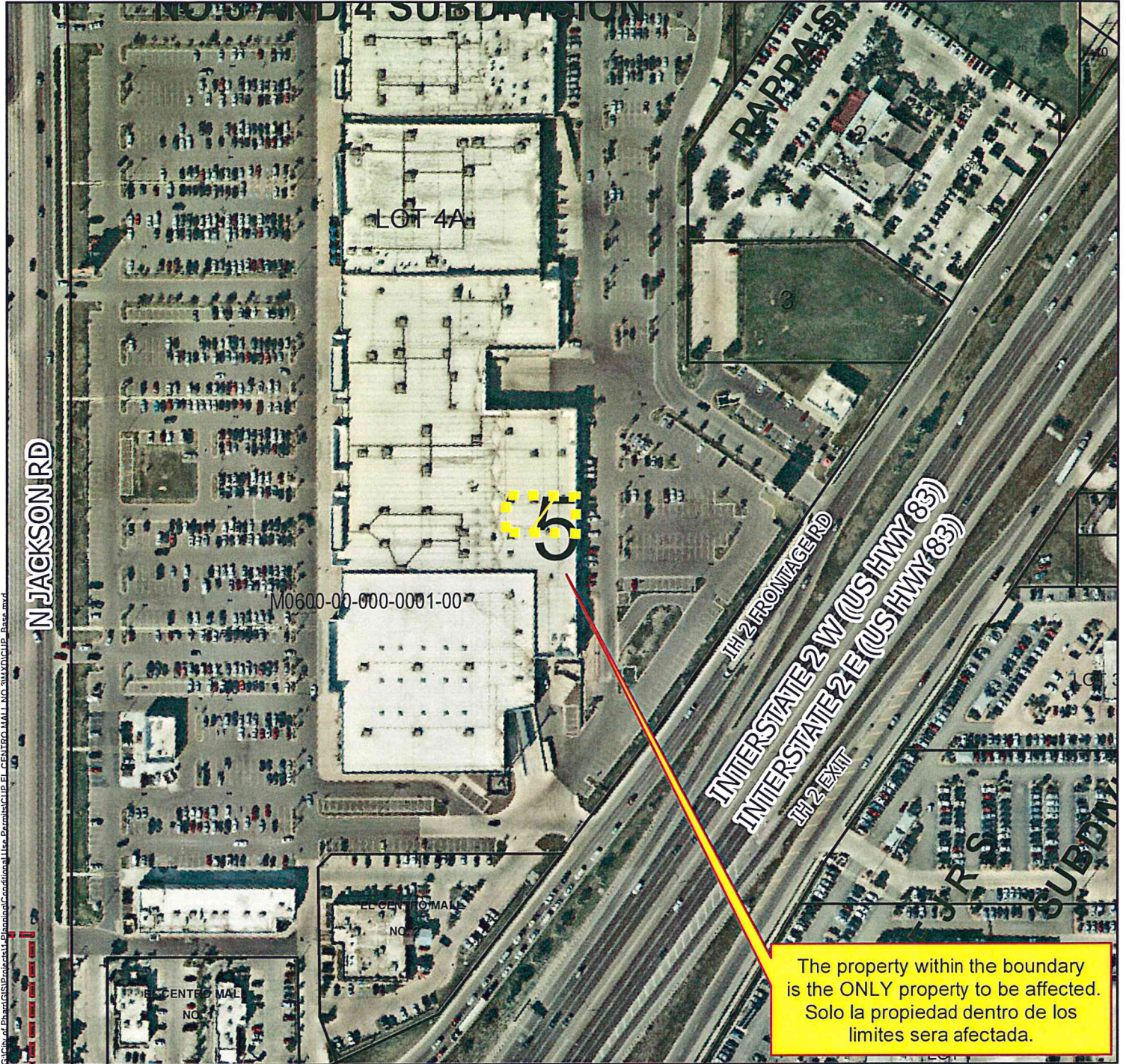
One (1) surrounding property owner was notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT SERVICES RECOMMENDATIONS:**

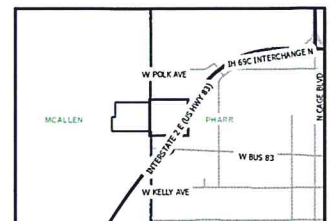
Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

**NOTE:** This item will go before the City Commission Meeting of **July 01, 2019 at 4:00 p.m.**

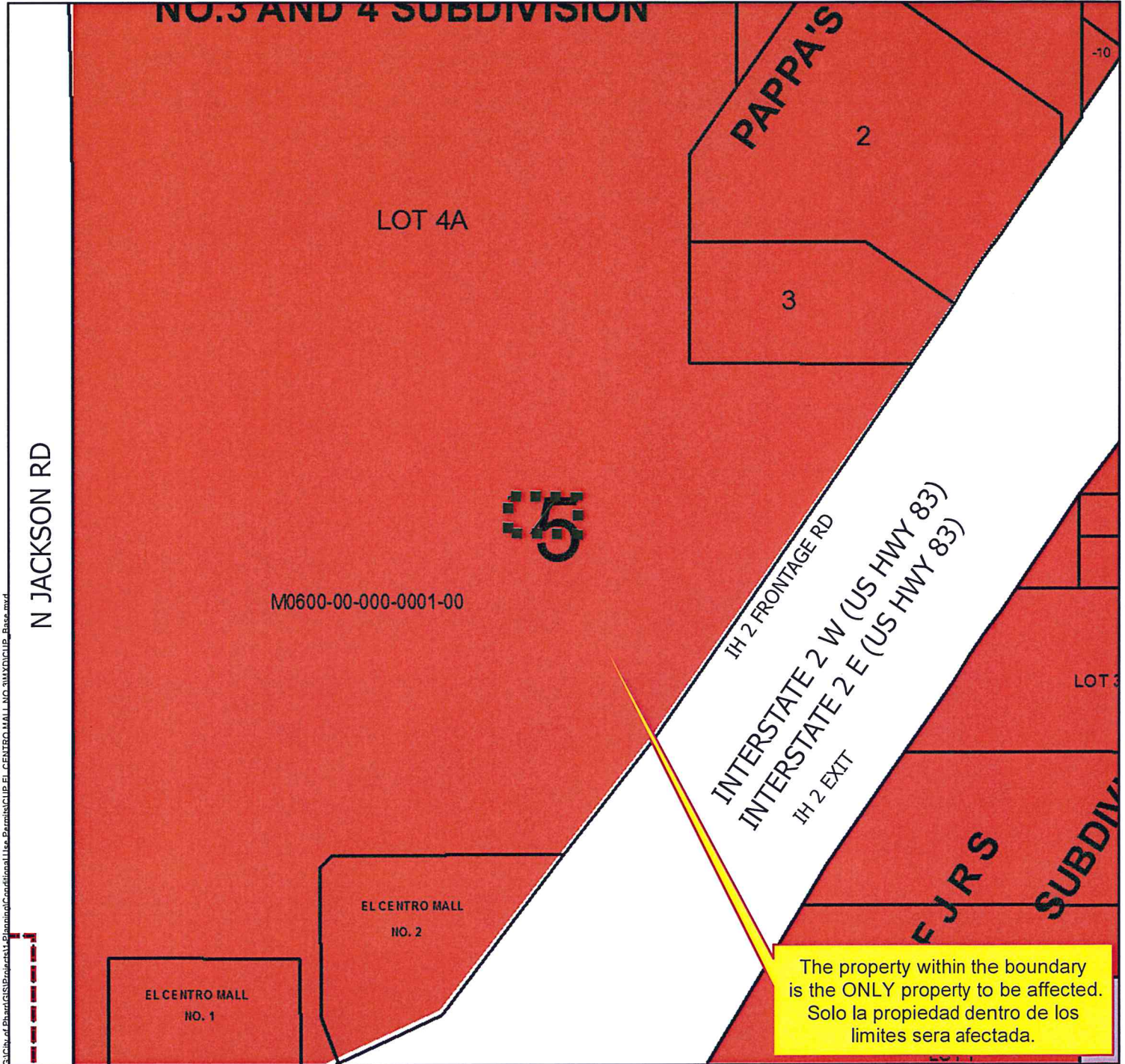




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- |                             |                   |                         |                          |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse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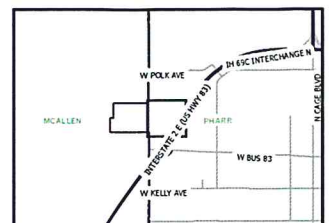
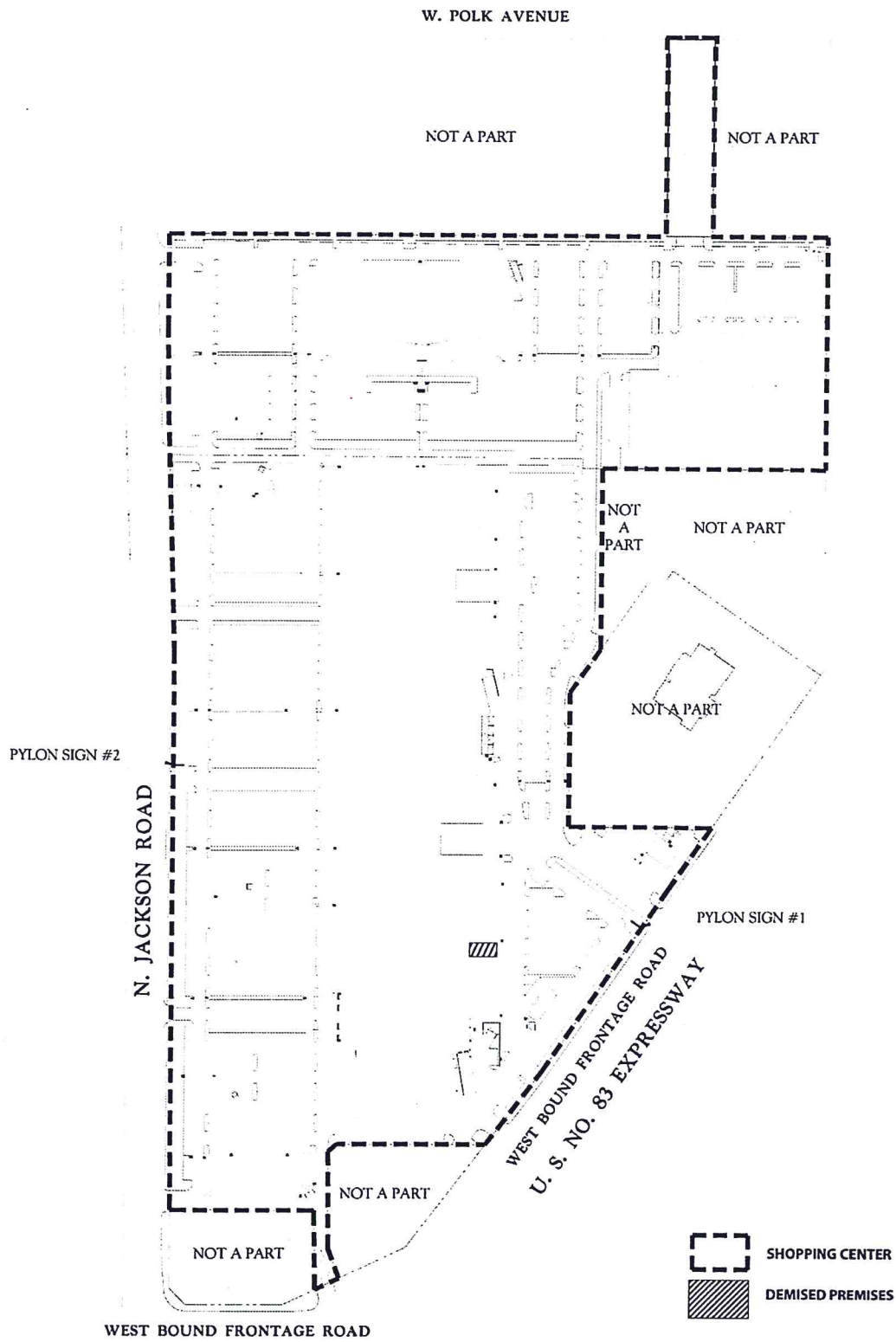






EXHIBIT "A"

SITE PLAN





# 10¢ Flat

## ROLLING ICE CREAM



15  
MINUTE  
RESERVED  
PARKING



NO PARKING





# Pharr

Development Services



## STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 24, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION                      AGENDA ITEM: COZ:#190534  
☒ PLANNING & ZONING COMMISSION      DATE SUBMITTED: May 20, 2019

1. Applicant: Nelda Telles, owner.
2. Requested Action: Re-zoning request from a Two-Family Residential District (R-2) to Single-Family Residential District (R-1).
3. Nature / Intent of Request: In order to re-zone the property from Two-Family Residential District (R-2) to Single-Family Residential District (R-1).

4. Routing to Staff:

A. Melanie Cano, Director

  
Initials

6/20/19  
Date

☒ Approval ☐ Denial

B. Planning Staff  
Recommendations

  
Initials

6-20-19  
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, JUNE 24, 2019  
**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** DEVELOPMENT SERVICES

|                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b> Re-zoning Request: From Two-Family Residential District (R-2) to Single-Family Residential District (R-1): Being the N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 East Sam Houston. Avenue. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

---

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:**

Nelda Telles, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1) since plans have changed from previous years when she wanted to develop it into a multi-family dwelling.

The subject site is located on the south side of East Sam Houston Avenue with a physical address of 222 East Sam Houston Avenue. The property consists of one (1) tract of land legally described as being a N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas.

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

The property is currently zoned Two-Family Residential District (R-2) and was rezoned from Single-Family Residential District (R-1) on November 05, 2012. On March 30, 1982, the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Right of Way use in the Land Use Plan.

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

Twenty-five (25) 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 Single-Family Residential District (R-1) as the property meets area requirements and has 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 **July 01, 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

Nelda Telles, owner

APPLICANT

Two-Family Residential District (R-2)

CURRENT ZONE

222 East Sam Houston Avenue

ADDRESS

Single-Family Residential District (R-1)

PROPOSED ZONE

|                                                                                            | YES | NO |
|--------------------------------------------------------------------------------------------|-----|----|
| 1 Does the property meet the minimum area requirements for the proposed zone?              | X   |    |
| 2 Does the property have adequate ingress and egress?                                      | X   |    |
| 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

June 17, 2019

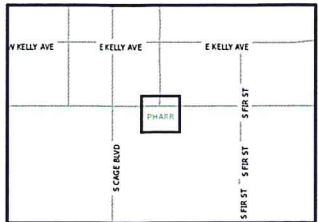
DATE



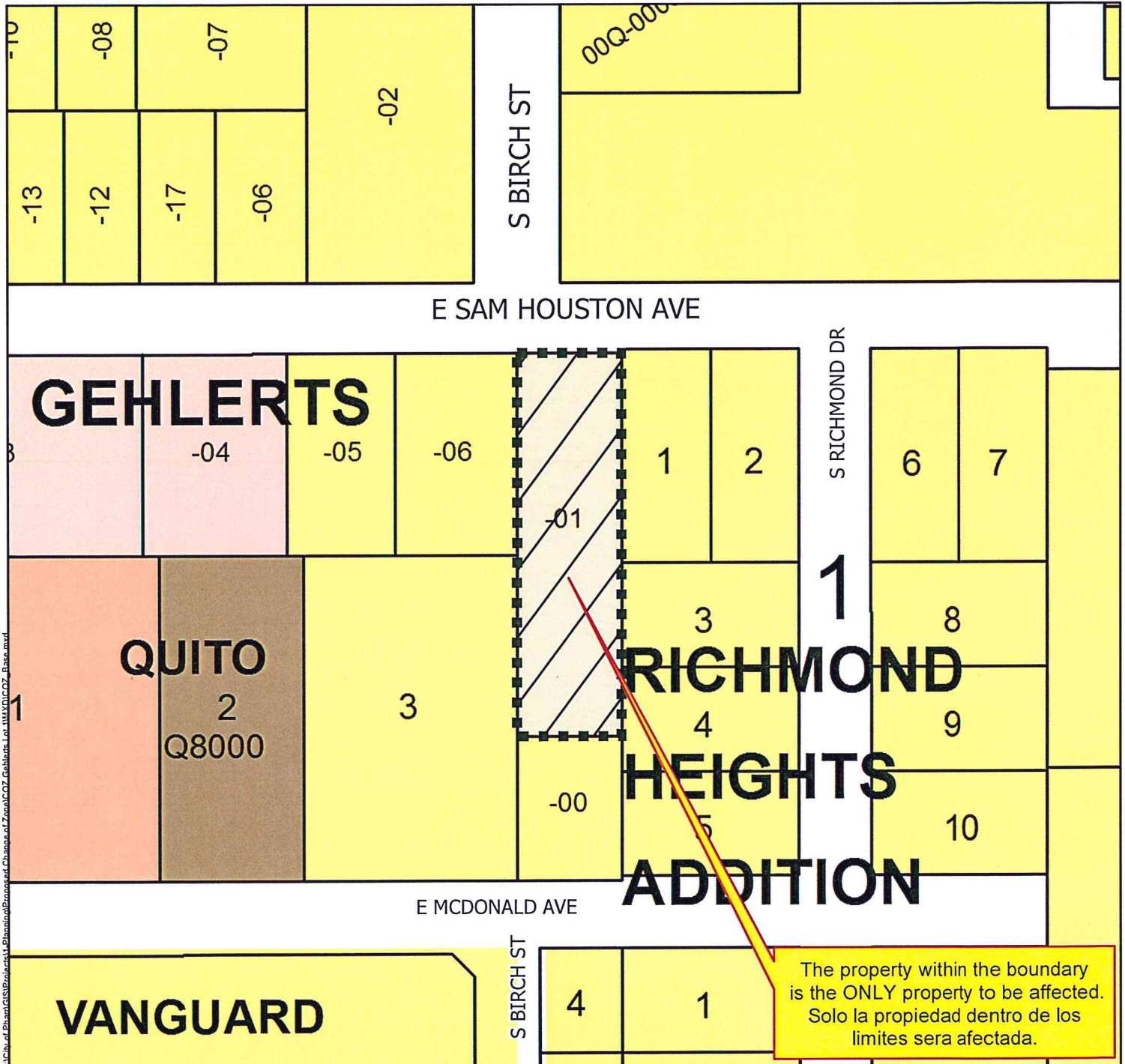


- |                                                                                                                |                                                                                                       |                                                                                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

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

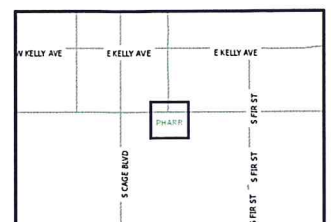


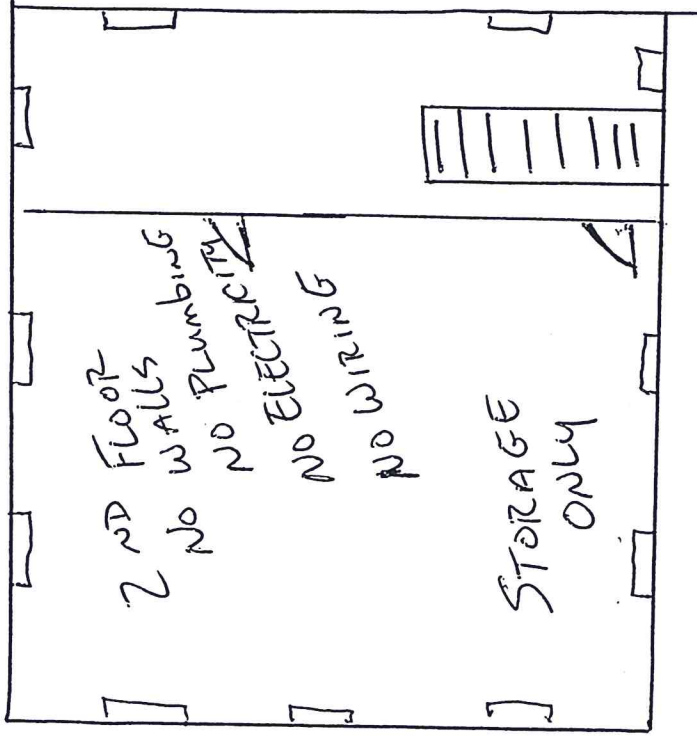
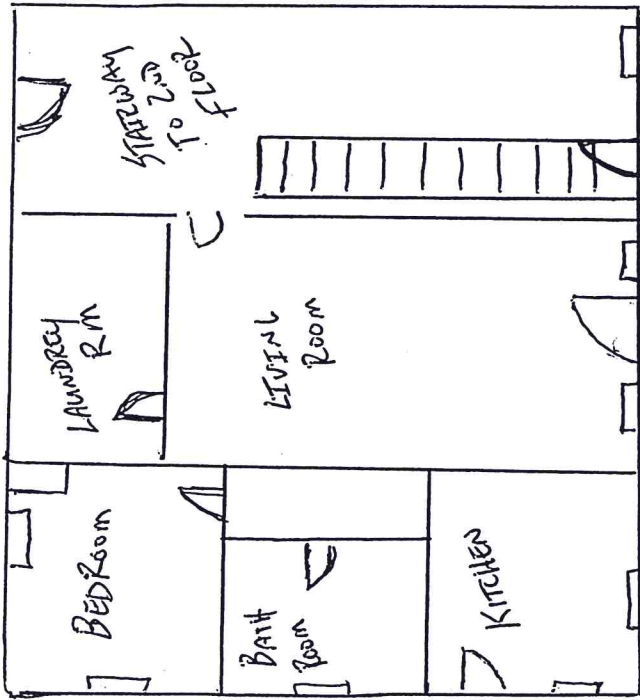




- |                             |                   |                         |                          |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View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

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# Pharr

Development Services



## STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 24, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#190535

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 22, 2019

1. **Applicant:** Armando Escamilla, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Multi Family Residential District (R-3).
3. **Nature / Intent of Request:** In order to develop and construct multi-unit buildings on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

  
\_\_\_\_\_  
Initials

6/20/19  
\_\_\_\_\_  
Date

☒ Approval ☐ Denial

B. **Planning Staff  
Recommendations**

  
\_\_\_\_\_  
Initials

6-20-19  
\_\_\_\_\_  
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





# Pharr

Development Services



## MEMORANDUM

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**DATE:** MONDAY, JUNE 24, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> Re-zoning Request: From Single-Family Residential District (R-1) to Multi Family Residential District (R-3); Being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1010 West Caffery Avenue.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

---

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:

Armando Escamilla, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3) in order to develop and construct multi-unit buildings on said property.

The subject site which is located on the north side of West Caffery Avenue with a physical address of 1010 West Caffery Avenue. The property consists of one (1) tract of land legally described as being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Caffery Avenue, a minor collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). On March 30, 1982, the property and the surrounding properties were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. On October 06, 1992 the property to the west was re-zoned to Medium Density Multi-Family District (R-3). The property to the east was re-zoned to Medium Density Multi-Family District (R-3) on January 17, 1995 and the property to the south was also re-zoned to Medium Density Multi-Family District (R-3) on September 17, 1985. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan.

The medium-density multi-family district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multi-family dwelling units of up to eight units per lot. The area requirements in this district are based on multi-family dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. This district should not run traffic over long distances of single-family residential-sized streets, or through single-family neighborhoods, and should be located close to arterials or collectors capable of carrying the additional traffic.

Fifteen (15) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls for information only.

Development Services is recommending approval of the request to re-zone to Medium Density Multi-Family District (R-3) 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 will go before the City Commission Meeting of **July 01, 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

Armando Escamilla, owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

1010 West Caffery Avenue

ADDRESS

Multi Family Residential District (R-3)

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

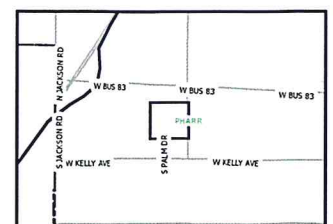
June 17, 2019

DATE

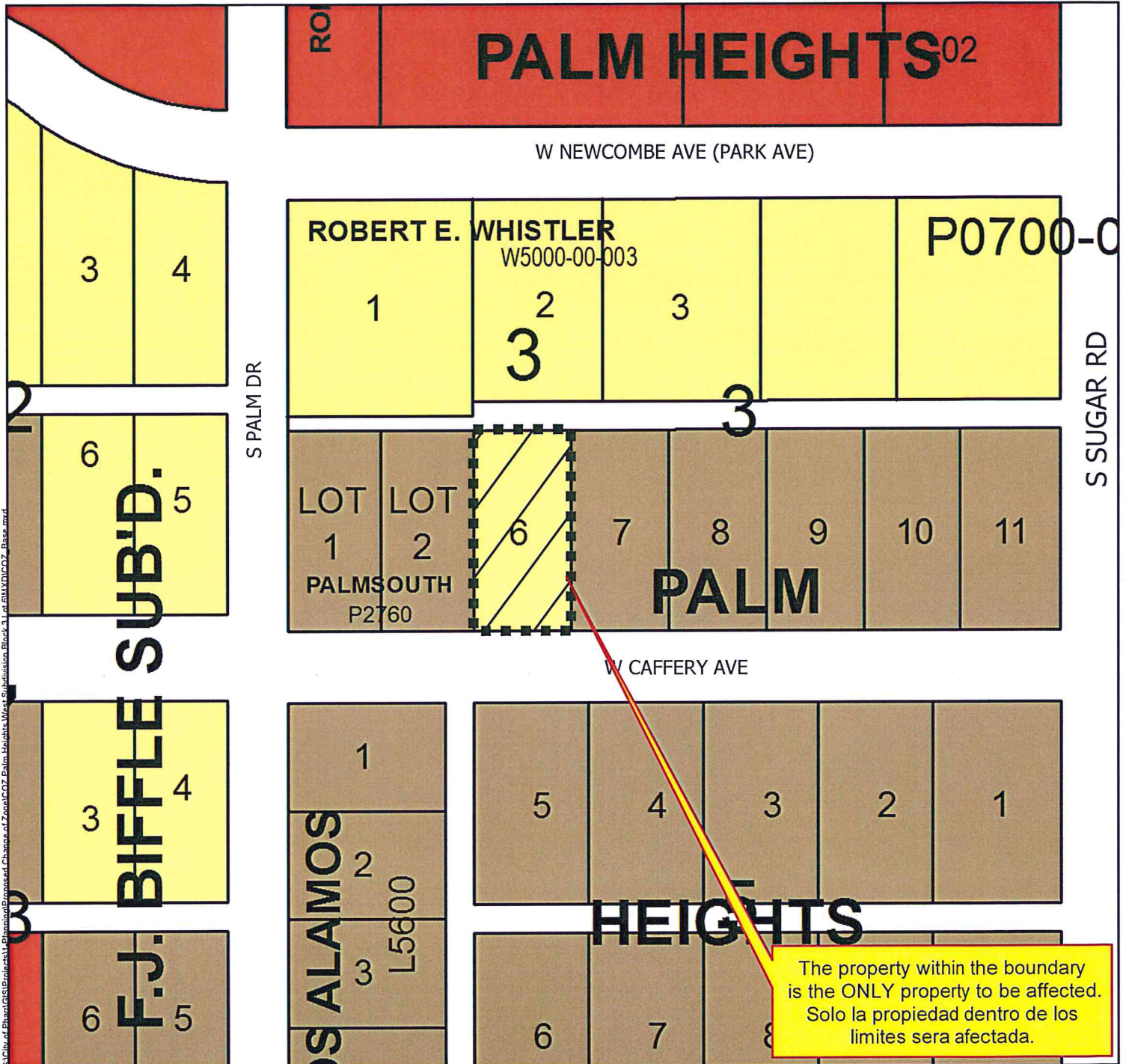




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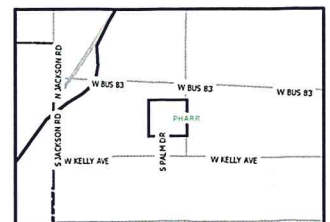
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

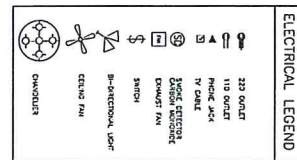
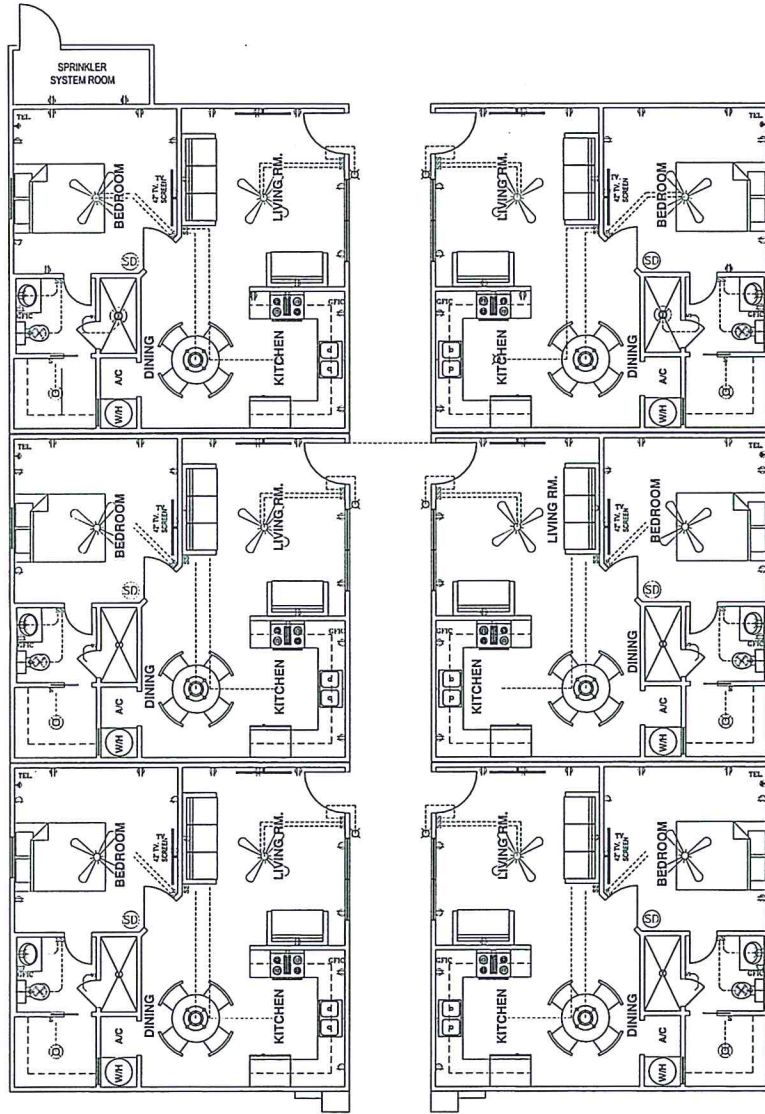
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- 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.





SHEET NO.  
5

# **ELECTRICAL PLAN** SCALE 1/8"=1'-0"

APARTMENT "A" 1854.36  
APARTMENT "B" 1804.16  
TOTAL 3658.52

PROJECT NAME:  
**PROPOSED APARTMENTS**  
LEGAL DESCRIPT.  
LOT 6  
PALM HEIGHTS SUBD  
PHARR TX

**INTERDISCIPLINARY**  
Consultant Design Group  
Call us 856-522-5847  
email interdisc@carrolljones.com

Commercial  
Residential Plans  
As per city code

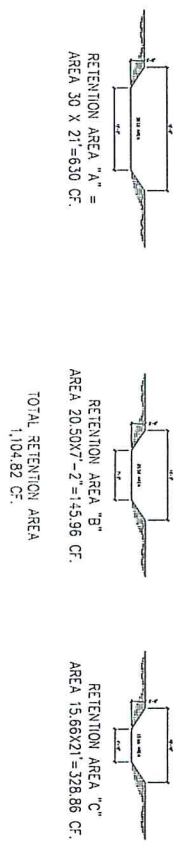
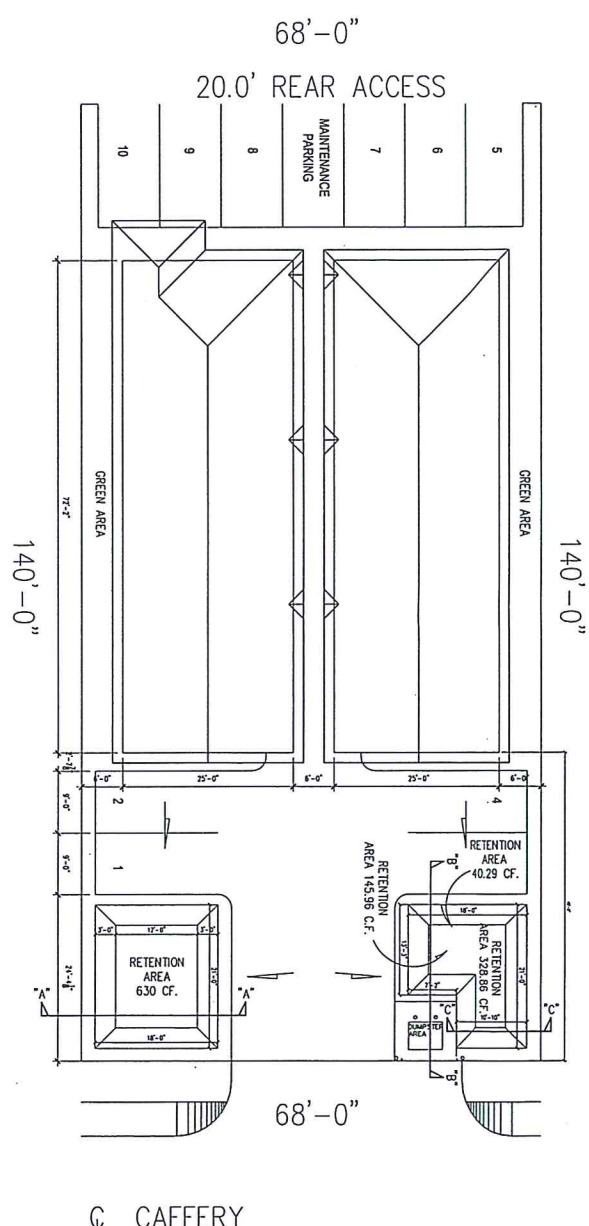
John Overman

PRODUCT NO.  
022519



(50 Year storm)

| APARTMENT   | AREA    | PERIMETER | PERIMETER | PERIMETER |
|-------------|---------|-----------|-----------|-----------|
| APARTMENT A | 1854.36 | 140'-0"   | 140'-0"   | 140'-0"   |
| APARTMENT B | 1804.16 | 140'-0"   | 140'-0"   | 140'-0"   |
| TOTAL       | 3658.52 | 140'-0"   | 140'-0"   | 140'-0"   |



Q.S. PLAM DRIVE

Q CAFFERY

**SHEET NO.**  
1

**SITE PLAN & RETENTIONS CALCULATION**  
SCALE 1/8"=1'-0"

|               |                |
|---------------|----------------|
| APARTMENT "A" | 1854.36        |
| APARTMENT "B" | 1804.16        |
| <b>TOTAL</b>  | <b>3658.52</b> |

**PROJECT NAME:**  
PROPOSED APARTMENTS

**LEGAL DESCRIPT:**  
LOT 6  
PALM HEIGHTS SUBD  
PHARR TX

**INTERDISCIPLINARY**  
Consultant Design Group

Cell ph 526-522-5807  
email interdisciplinayr@gmail.com

**PROJECT NO.**  
022519

Commercial Residential Plans  
As per city code

Leah Gentry









# Pharr

Development Services



## MEMORANDUM

---

**DATE:** MONDAY, JUNE 24, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> REPLAT OF LOT 28, ADDITION TO LAS MILAPS SUBDIVISION<br/>FILE NO. <b>SUB#180825</b></p> |
|------------------------------------------------------------------------------------------------------------|

---

### GENERAL INFORMATION:

**APPLICANT:** R. Gutierrez Corporation, representing Andres Rodriguez and Ismael Rodriguez, owner's, are requesting preliminary plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 1.00 acre tract of land, being all of Lot 28, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property physical address is 304 West Las Milpas Road.

**ZONING:** The property is currently zoned Medium Density Multi-Family District (R-3). The adjacent zones are Two Family Multi-Family District (R-2) to the north and west, Single Family Residential District (R-1) to the south and Two Family Multi-Family District (R-2) and High Density Multi-Family District (R-4) to the east. The property is designated for single family in the Land Use Plan.

**PROPERTY PROPOSED USE:** Multi-Family residential and single family.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision subject to the following conditions:

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

1. H.C.I.D. #2, has a 80' wide canal R.O.W. on the south side property line north, show on plat R.O.W. was purchased.
2. If open cut pavement is required for sanitary sewer crossing, provide street cross section details.
3. Need to obtain a street cut permit at public works department, if street cut is done.
4. Provide 20' additional R.O.W. along W. Las Milpas Rd.

**EASEMENTS:**

1. In compliance.

**SIDEWALK:  
ADA:**

1. In compliance.

**FIRE PROTECTION:**

1. See attach comments.

**WATER:**

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

**SEWER:**

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

**DRAINAGE:**

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

**OTHER:**

1. Need surveyor's signature and seal on plat.
2. Provide petition for water.
3. Location map to be to scale: 1"=1,000'
4. Plat note #12, remove or lot line.
5. Plat note #7 & 8, combine.
6. Verify distance from plat layout with metes & bounds as per H.C.I.D.#2 They have a 80' R.O.W.
7. Need to submit new revised plans to show correct property layout.
8. Existing homes shall meet City of Pharr setback ordinance.





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



Subdivision: **ADDITION TO LAS MILPAS SUBDIVISION PRE-CONSTRUCTION**

Reviewed By: **Dago Soto, Asst. Fire Marshal** Date: **October 31, 2018**

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

☒ **At this time the plat review was found within reasonable compliance with the City of Pharr Standards Manual requirement for fire protection.**

---

# PLAT REVIEW FOR:

## *RE-PLAT OF LOT 28*

## *ADDITION TO LAS MILPAS*

\*\*\*\*\*  
**COMMENTS:**      **Initials: J.V. / O.D.L. / R. B**      **NOVEMBER 1, 2018**  
\*\*\*\*\*

### **WATER:**

- Water meter will need to be cut from main line if new location will be done
- Water meter to lot 28C has existing water at location
- Will need meter boxes to new meter installations
- Will need 1 water service per lot at location
- Will need to provide details to connections to distribution system
- Follow City of Pharr Construction Standards Manual

### **SEWER:**

- 2 B will need 6" Sewer Service (Multi Family)
- Will need 1 sewer service per lot at location
- Will need to provide details for connection to collection system
- 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: \_\_\_\_\_

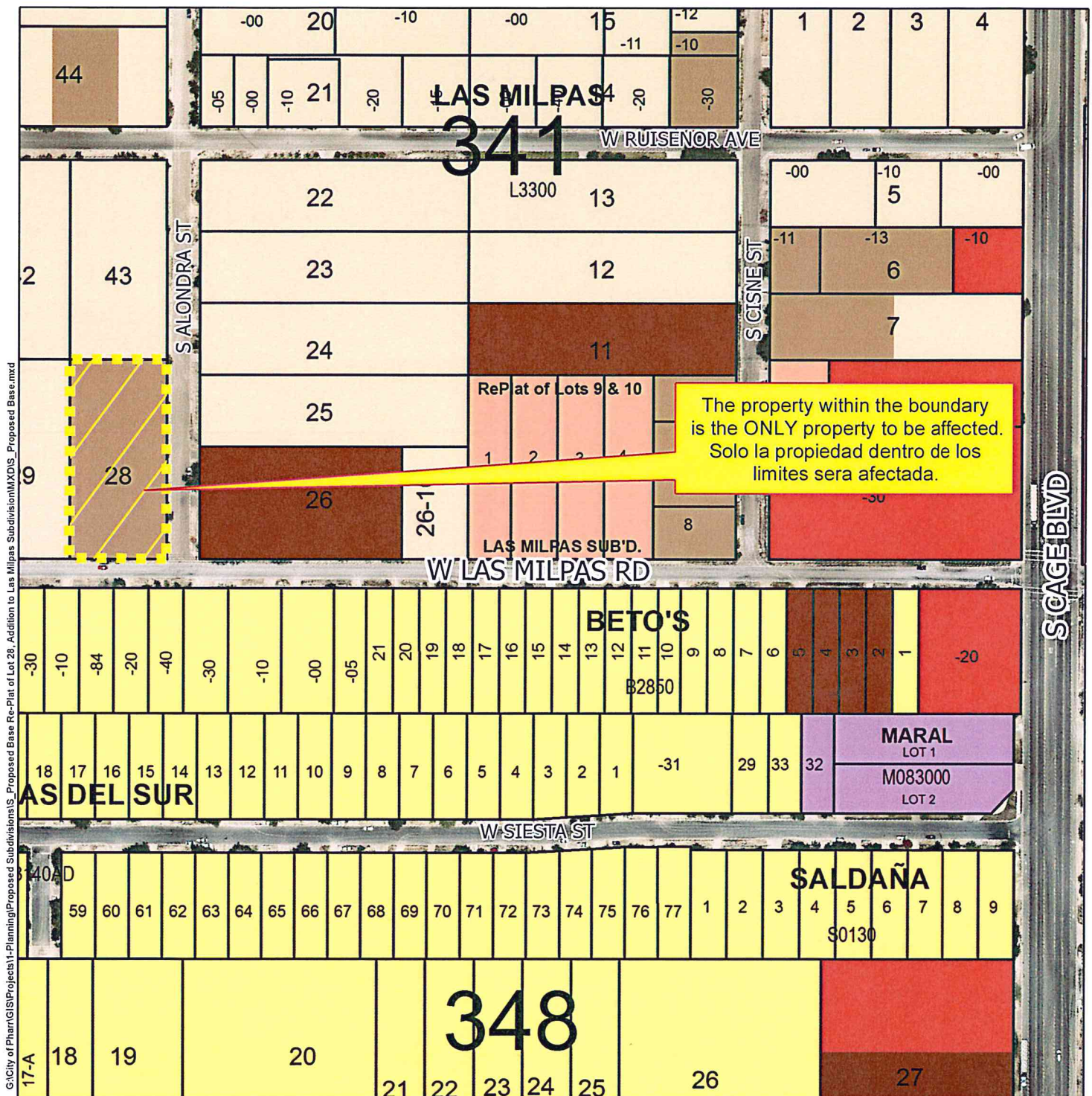
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

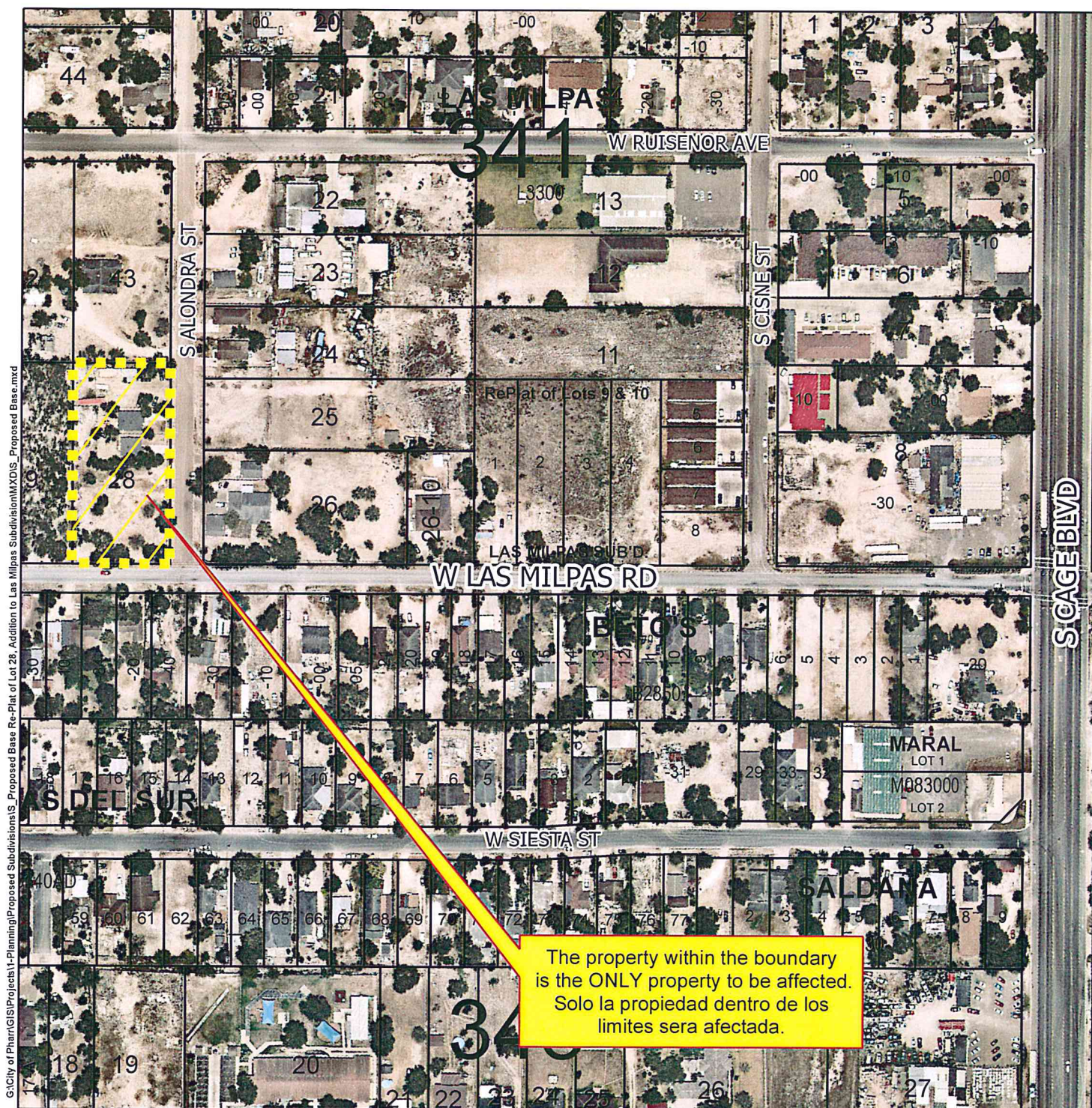






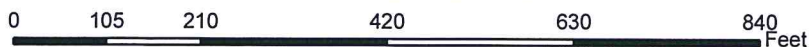






- |                                                                                                                |                                                                                                               |                                                                        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

Scale: 1 inch = 215 feet



Date: 10/22/2018





# Pharr

Development Services



## MEMORANDUM

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**DATE:** MONDAY, JUNE 24, 2019

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

|                                                                                 |
|---------------------------------------------------------------------------------|
| <p><b>SUBJECT:</b> JUNCTION VIEW SUBDIVISION<br/>FILE NO. <b>SUB#190307</b></p> |
|---------------------------------------------------------------------------------|

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### GENERAL INFORMATION:

**APPLICANT:** Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting final plat approval of the proposed Junction View Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 2100 Block of North IH 69C.

**ZONING:** The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Retail.

**VARIANCES:** None requested.

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



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

1. Shall obtain a curb cut permit from TxDot.
2. Provide street light layout.

**EASEMENTS:**

1. Label existing or dedicated easements on plat.
2. Water and sewer easements shall read: 15' Exclusive easement to City of Pharr.
3. Provide a 15' Exclusive easement to City of Pharr on the south side.
4. Provide a 10' Exclusive landscaping easement along the frontage after the 10' utility easement.
5. Show correct easement on the south west corner of property (existing for, Lone Star Business Plaza Subdivision)
6. Provide a 10' easement for fire hydrant along frontage.

**SIDEWALK:  
ADA:**

1. Follow City of Pharr Construction Standards Manual.

**FIRE PROTECTION:**

1. See attach comments.

**WATER:**

1. See attach comments.
2. Install a 12-inch water line on the south side of property north of lot line or as determined by public utilities.
3. Follow City of Pharr Construction Standards Manual.

**SEWER:**

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

**DRAINAGE:**

1. Drainage report to be reviewed and approved by H.C.D.D.#1
2. Need a TxDot discharge permit.

**OTHER:**

1. Subdivision will be recorded with a Letter of Credit.
2. Update location map, show true north and IH 69C for U.S. Expressway 281, show recorded subdivisions.
3. Plat note #5, B.M. verify the northing and easting.
4. Change scale to 1" = 50'.
5. On Mayors signature block remove "Dr.".
6. Review with TxDot the entrance & right turn lane if any.
7. Note No. 7---Revise note to say "All subdivision improvements must comply with the current storm water pollution prevention plan (SW3P) and the current Texas Discharge Pollution Elimination System (T.D.P.E.S.)"
8. Label all monuments.
9. Need to update location map show all existing subdivisions.
10. See staff comments attached.

**This item will go before the City Commission on July 01, 2019 at 4:00 p.m.**





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



Subdivision: JUNCTION VIEW SUBDIVISION STAFF REVIEW COMMENTS

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

**Additional Comments:**

1. ON PLAT NOTE ADD: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

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## STAFF REVIEW FOR: *JUNCTION VIEW SUBDIVISION*

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**COMMENTS:**      **Initials:** O.D.L. / R. B      **MARCH 26, 2019**

\*\*\*\*\*

### **WATER:**

- Will need UIR for both Tie-Ins on Frontage Rd
- Will need 2 – 12" Water isolation valves
- Will need to replace 90° elbows with 4 – 45° elbows
- Will need to install 24" steel casing for drive on frontage Rd.
- Will need a 6" water valve for Fire Hydrant
- Old 8" A/C water line to be removed will be TxDot's recommendation for removal or abandoned in place
- Water service location to have option to connect to 12" W.L. on the N. side of the property
- Will need details for storm line crossing water line
- Water line will need to be over Storm line, not under
- Water line may not within a swale
- Follow City of Pharr Construction Standards Manual

### **SEWER:**

- Will need to extend sewer main line E.
- Will need to install a M/H and not a C/O
- Sewer service line will need to connect to main line, 10' from M/H
- Sewer line may not be within a swale
- 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:** Junction View Subdivision

**DATE:** 3/26/19

Residential/Commercial: \_2.61\_ 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**

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Storm water drain inlets shall be spaced out to be every 500' (Maximum)
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Need S.W.P.P.1 USB for review, 3 hard copies for finalization.
- Discharge Permit from Texas Department of Transportation via UIR system is required if connecting to TxDot System.

- State owned R.O.W. (street) that will require street/curb cut must obtain permit form TxDot office.
- Approved drainage report.
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.



**SUBDIVISION:** Junction View Subdivision

**DATE:** March 26, 2019

**REVIEW:** Preliminary (Plans Dated 03-26-19)

### PLAT

1. Note No. 3--- Revise note to say "...as per city of Pharr setback ordinance".
2. Note No. 5--- Please verify city of Pharr benchmarks, northing should read as 16602406.559.
3. Note No. 7--- Revise to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Discharge Pollution Discharge Elimination System (T.P.D.E.S.)."
4. Revise north arrow to point to true north on location map.

### SITE PLAN

1. Provide all pertinent City of Pharr details (utility line bedding, concrete driveway entrances, etc.). Concrete driveway entrance requires an expansion joint over waterline.
2. 12" water line under proposed concrete driveway located on the east side of the property must have a 24-inch steel casing.
3. No sanitary sewer lines will be allowed to cross under any detention pond, unless Public Utilities gives the approval.

### DRAINAGE

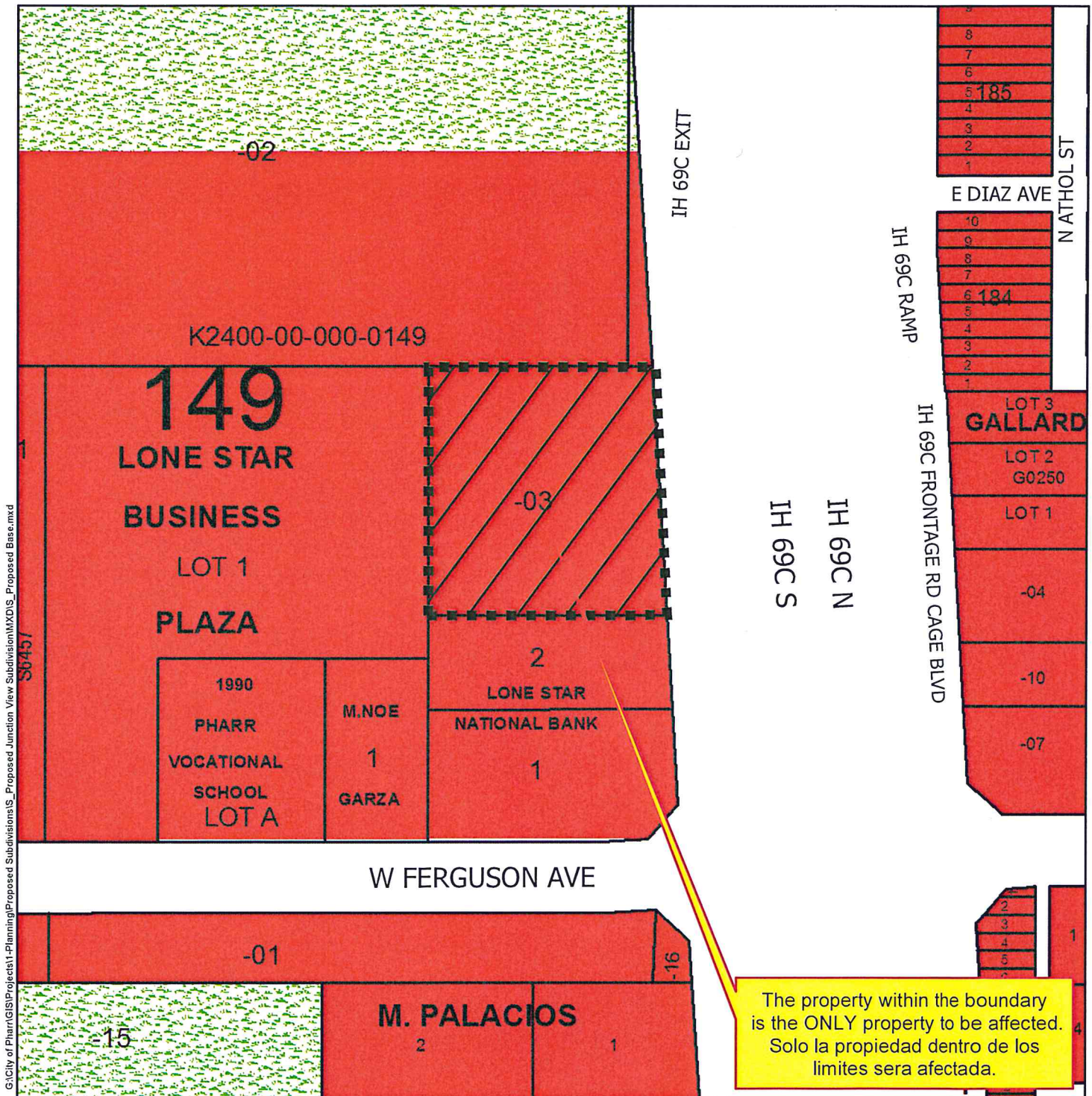
1. Drainage report shall reflect a (50 year) post development minus the (25 year) predevelopment storm runoff as per H.C.D.D. No. 1.
2. Drainage report needs approval from H.C.D.D. No. 1
3. Drainage plan to be reviewed and approved at building permit stage.

### ADDITIONAL COMMENTS

1. Provide a 15' easement on the south side of the property for the 12" sanitary sewer line as per Public Utilities.







G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Junction View Subdivision\MXDIS\_Proposed Base.mxd







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

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