

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 13, 2020 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. 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.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of December 9, 2019.

D. PUBLIC HEARING: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding 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) Orgo Family Ltd. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being all of Lot 1, Shallow Brook Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3715 South Cage Boulevard. **COZ#191169**

2) East Point Investments, LLC 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 2.09 acres, more or less, out of Lots 13-14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1300-1500 Block of North Veterans Boulevard. **COZ#191271**

3) Aiesty, Inc., d/b/a Seoul Asian Market, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite M. **CUP#191272**

E. PLATS:

1) Melden & Hunt Inc., representing Mark Bissell, Managing member for Bissell Southwest DC Leasing, LLC., is requesting final plat approval of the proposed Gemini Subdivision. The property is legally described as being a 37.397 acres out of Lots 367 and 370, Kelly-Pharr Subdivision and out of Lot 14, Block 1, a Re-subdivision of Closer Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East HI Line Road. **SUB#181238**

2) M Garcia Engineering LLC, representing Zaragoza Hinojosa Jr., President of Heavy Investments, LTD. A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Subdivision Plat East Park Subdivision. The property is legally described as a tract of land containing 17.13 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue. **SUB#191229**

3) Perez Consulting Engineers, representing, Charles Clark, General Partner Clark-Knapp Honda, is requesting final plat approval of the proposed Clark Knapp Honda Subdivision Section 2. The property is described as being a tract of land containing 4.00 acres out of Lot 170, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1000 Block of West Polk Avenue. **SUB#160720**



F. ANNOUNCEMENTS/OTHER BUSINESS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 10th day of January, at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
Hilda Pedraza, City Clerk
for

[Signature]

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 9, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, December 9, 2019 and following is the record of attendance.

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

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisa Licerio, Planner I
 Alvaro De Leon, Building Inspector
 Rita Galvan, Administrative Assistant

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 12, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of November 12, 2019. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **L&G INVESTMENTS, LLP HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE REAR 1.78 ACRES, MORE OR LESS, OUT OF LOT 1, STEELE WHEELS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3225 NORTH SUGAR ROAD. CUP#191167**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) and Residential Multi-Family High-Density (R-MFHD) to the north, General Business District (C) to the south and Heavy Commercial District (H-C) to the east and west. This area is generally designated for industrial and drainage use in the Land Use Plan. She further reported twenty (20) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) individual called for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). If approved, the owner must comply with all City Ordinances and City Department requirements.

Blake Box, Aztec Realty, residing at 500 East Pecan, representing owner, stated there are future plans to develop the property for a commercial building. He continued to state the current plan is to lease short term for ATVs and trailer and being in a little income to help pay property taxes.

Chairman, Danny Wylie, asked staff if the Special Use Permit would be valid for one (1) year.

Della Robles, Planner I, stated staff's recommendation was one (1) year, but the Planning & Zoning Commission could recommend a different time frame.

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

There being no discussion Jonathan Larraga moved to **approve** the request for a Special Use Permit to allow the outside storage of materials and/or equipment in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) DANNENBAUM ENGINEERING COMPANY, REPRESENTING CHARLES D. MULLER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN CENTER ON RIDGE ROAD LOTS 3-6 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.36 ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT TWO HUNDRED THREE (203), KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST RIDGE ROAD. SUB#191025**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north and Single Family Residential District (R-1) to the south, east 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 plat approval of the proposed Master Plan Center on Ridge Road Lots 3-6 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 Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Master Plan Center on Ridge Road Lots 3-6 Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING DULCE OLIVIA GONZALEZ, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED V.D. DE LEON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.597 OF AN ACRE OF LAND, OUT OF LOT 8, BLOCK 3, EARL THOMAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF EAST HELMER STREET. SUB#180824**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the V.D. Deleon 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 Jonathan Larraga moved to **approve** the request for preliminary plat approval of the proposed V.D. Deleon Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

- 1) **DISCUSSION ON ADDITIONAL CONDITIONS SET FORTH BY THE PLANNING AND ZONING COMMISSION FOR THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN BUSINESS DISTRICT (C-2) LOCATED AT 212 W. STATE, PHARR, HIDALGO COUNTY, TEXAS.**

Roland Gomez, Development Services Assistant Director, stated on July 8, 2019, the Planning & Zoning Commission recommended review of the Conditional Use Permit after ninety (90) days. He stated that the Pharr Police Department and the Planning Department had not received any complaints for the property. Mr. Gomez stated no action was needed and the Conditional Use Permit would be taken to the City Commission for renewal in July 2020.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn** Rafael Munguia second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:10 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 23, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#191169

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: November 22, 2019

1. Applicant: Orgo Family Ltd., owners.
2. Requested Action: Re-zoning request from Single-Family Residential District (R-1) to General Business District (C).
3. Nature / Intent of Request: In order to remodel existing building into a medical office.

4. Routing to Staff:

A. Melanie Cano, Director


Initials

12/18/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

12-18-19
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, DECEMBER 23, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being all of Lot 1, Shallow Brook Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3715 South Cage Boulevard.
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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:

Orgo Family Ltd. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to remodel existing building into a medical office.

The subject site is located on the east side of South Cage Boulevard and has a physical address of 3715 South Cage Boulevard. The property is legally described as being all of Lot 1, Shallow Brook Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120'-150' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). On February 18, 1986, the property was zoned to Single-Family Residential District (R-1). The surrounding properties to the north, south, east and west are zoned Agricultural and/or Open Space District (A-O). The property is generally designated for commercial use in the Land Use Plan.

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

Six (6) 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 from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. 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 **January 20, 2020** 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

Orgo Family Ltd., owners

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

3715 South Cage Boulevard

ADDRESS

Genral Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is in line with the

Future Land Use Plan.

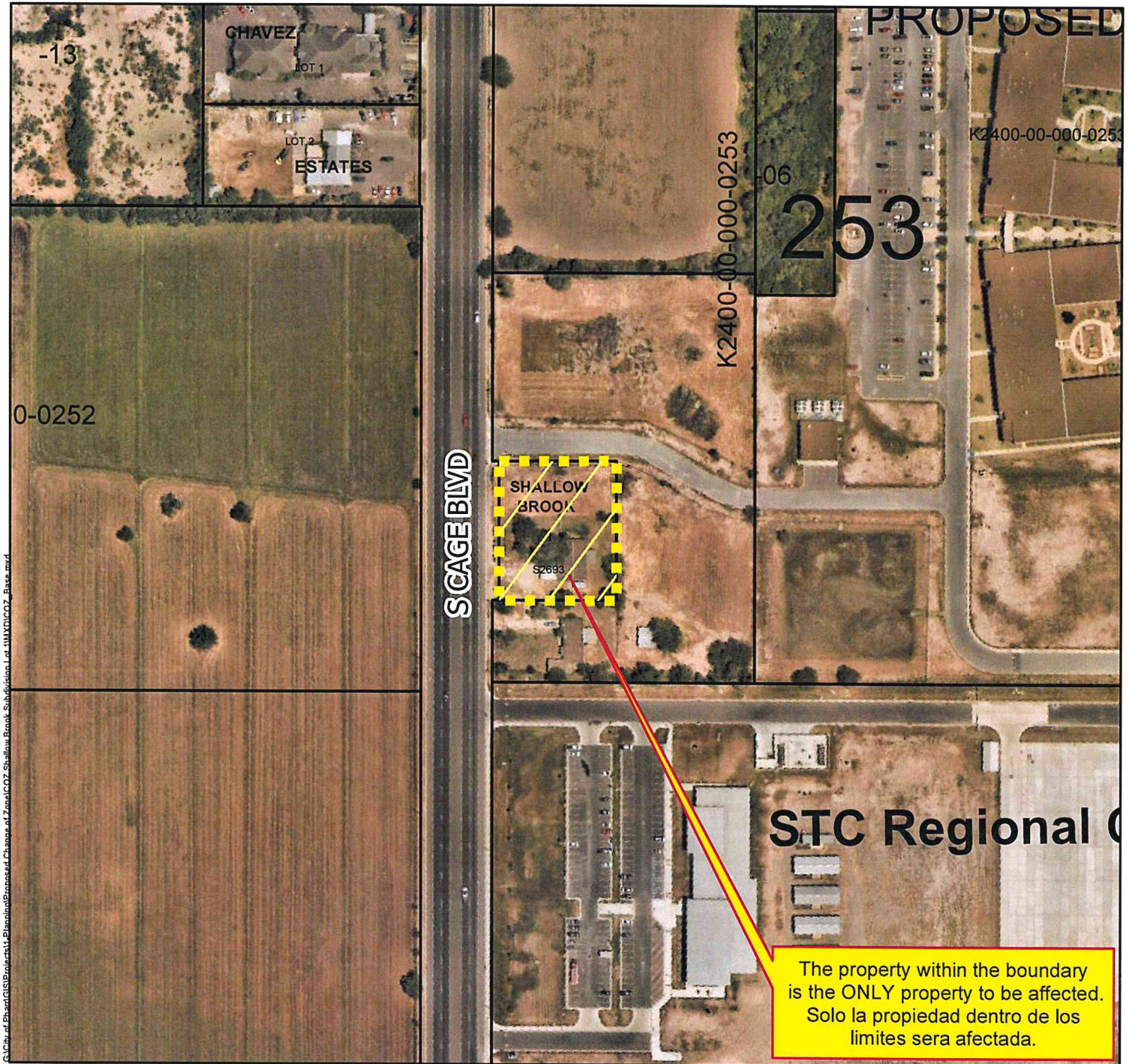
Della Robles, Planner I

PREPARED BY

December 16, 2019

DATE

Proposed Change of Zone
Shallow Brook Subdivision Lot 1
Orgo Family Ltd., Myra&Gerardo
Athanasios Orafanos



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

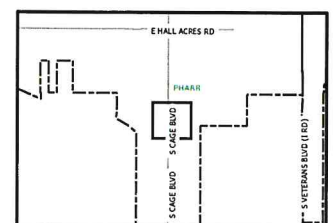
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

City of Pharr, Texas
Engineering Department
956.402.4242

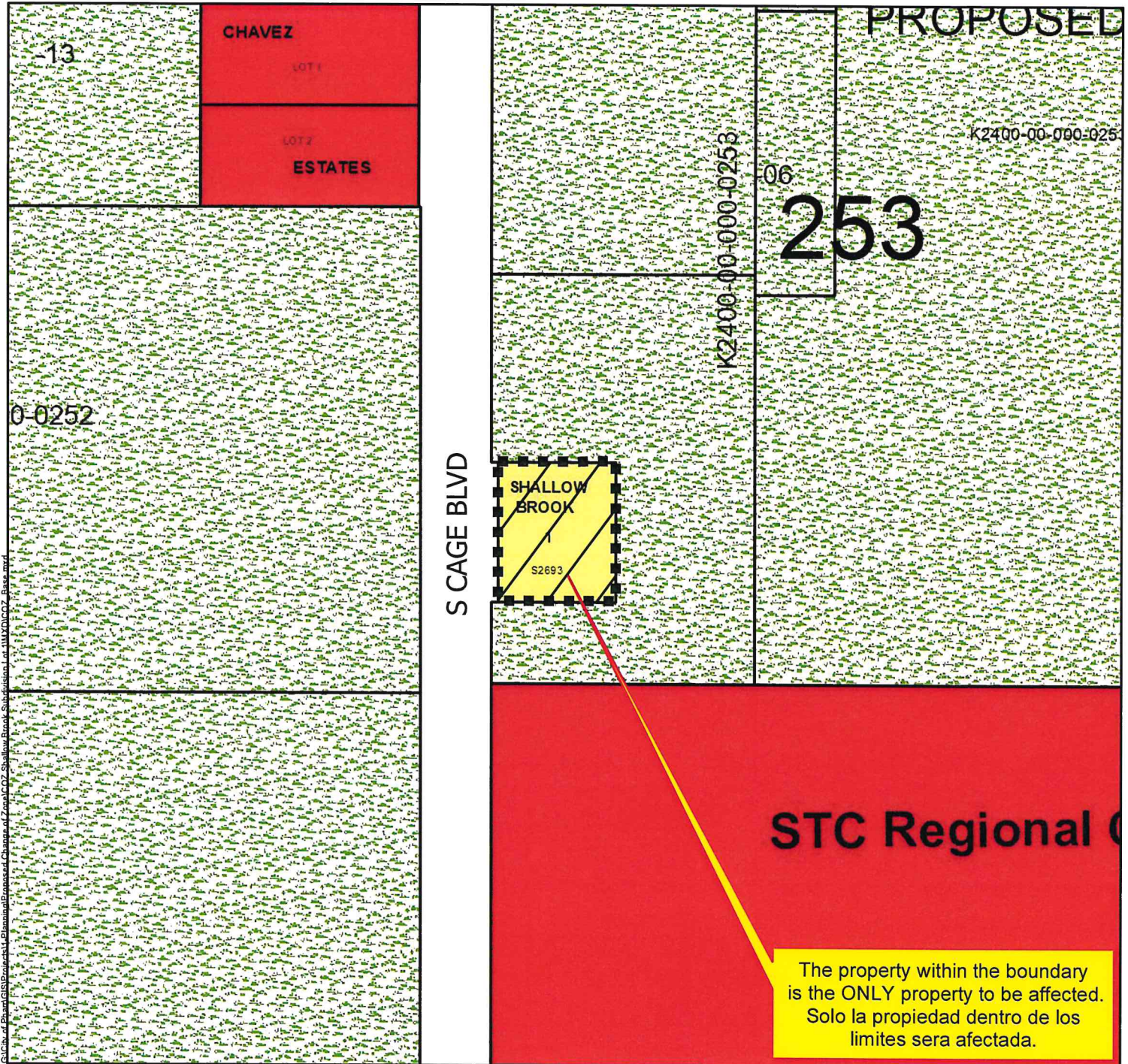
Scale: 1 inch = 200 feet



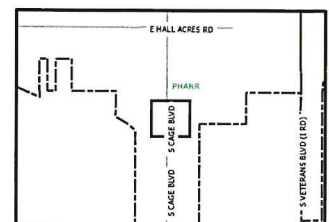
All information displayed on this map is subject
to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.



Date: 11/25/2019



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



EXISTING LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- CHUNK FENCE
- CONCRETE CURB AND GUTTER
- CONCRETE
- FOUND 1/2" IRON ROD OR AS NOTED
- WATER METER
- SEWER CLEAN OUT
- POWER POLE
- LIGHT POLE
- ELECTRICAL TRANSFORMER BOX
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FLUSH VALVE
- WATER VALVE
- FIRE HYDRANT
- TREES
- PALM TREES
- R.O.W. - RIGHT OF WAY
- VOLUME
- PG. - PAGE
- ESMT. - EASEMENT
- UTIL. - UTILITY
- OR.H.C.T. - RECORDS
- M.R.H.C.T. - MAP RECORDS
- D.R.H.C.T. - DEED RECORDS
- () - RECORD CALL
- CL - CENTERLINE

PROPOSED LEGEND

- PROPOSED LANDSCAPING PLANT
- PROPOSED CONCRETE PARKING AREA
- GREEN AREA

- THIS SITE PLAN IS TO BE USED FOR EXHIBIT PURPOSES ONLY. IT IS NOT AN ACTUAL BOUNDARY SURVEY OR CONSTRUCTION PLANS.
- PROPOSED DETENTION AREA SHOWN HEREON IS CONCEPTUAL. SURFACE AREA AND VOLUME TO BE DETERMINED BY CIVIL ENGINEER'S CALCULATIONS.
- EXHIBIT PREPARED FOR ORGO FAMILY LTD.

JOB NO. 19118 SHEET 01 OF 01

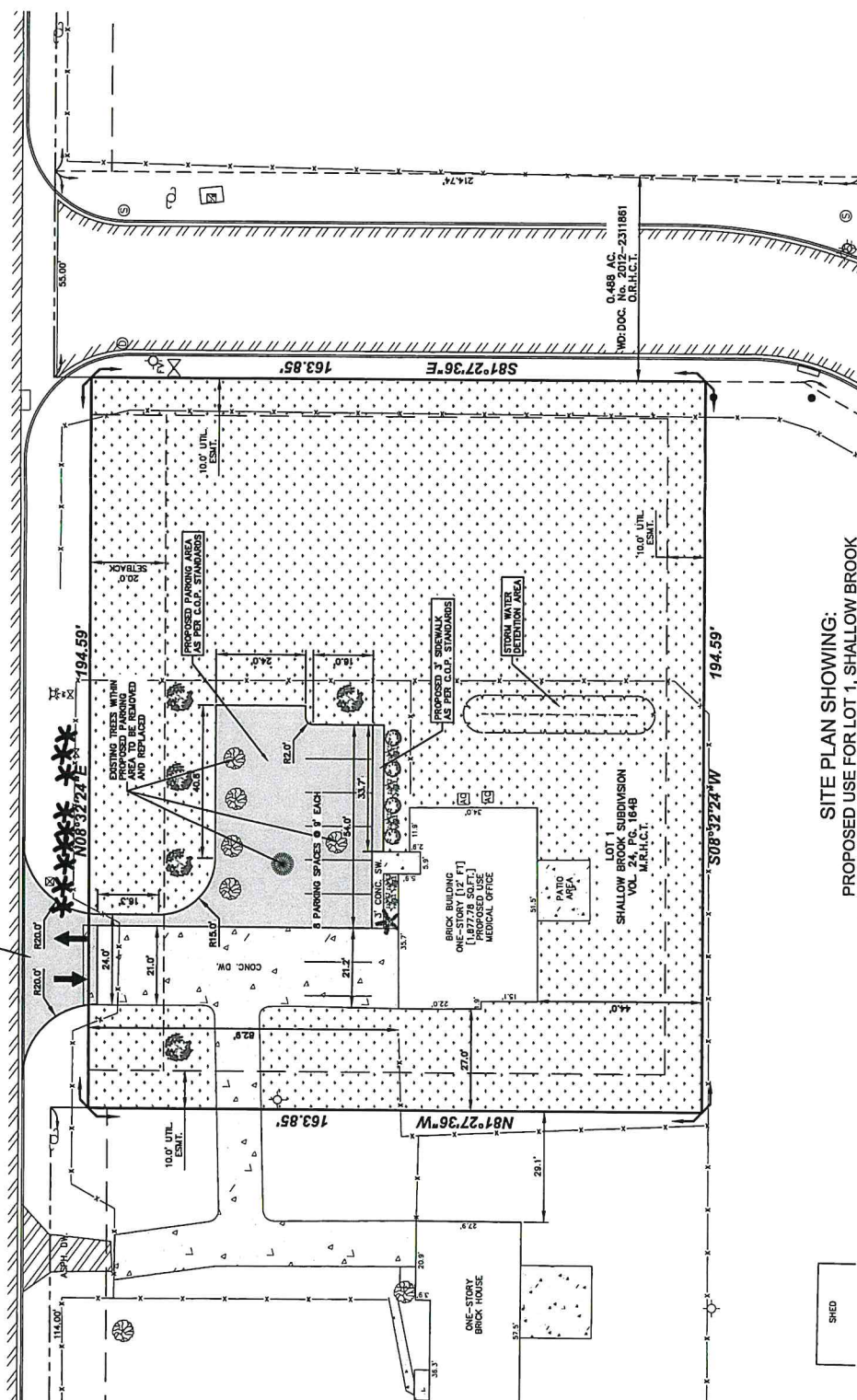


SCALE: 1"=30'
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

§ SOUTH CAGE BOULEVARD
[100.00' R.O.W.]

LOT 252
LOT 253

PROPOSED DRIVEWAY
AS PER C.O.P. STANDARDS
(18.75' PERMIT REQUIRED)

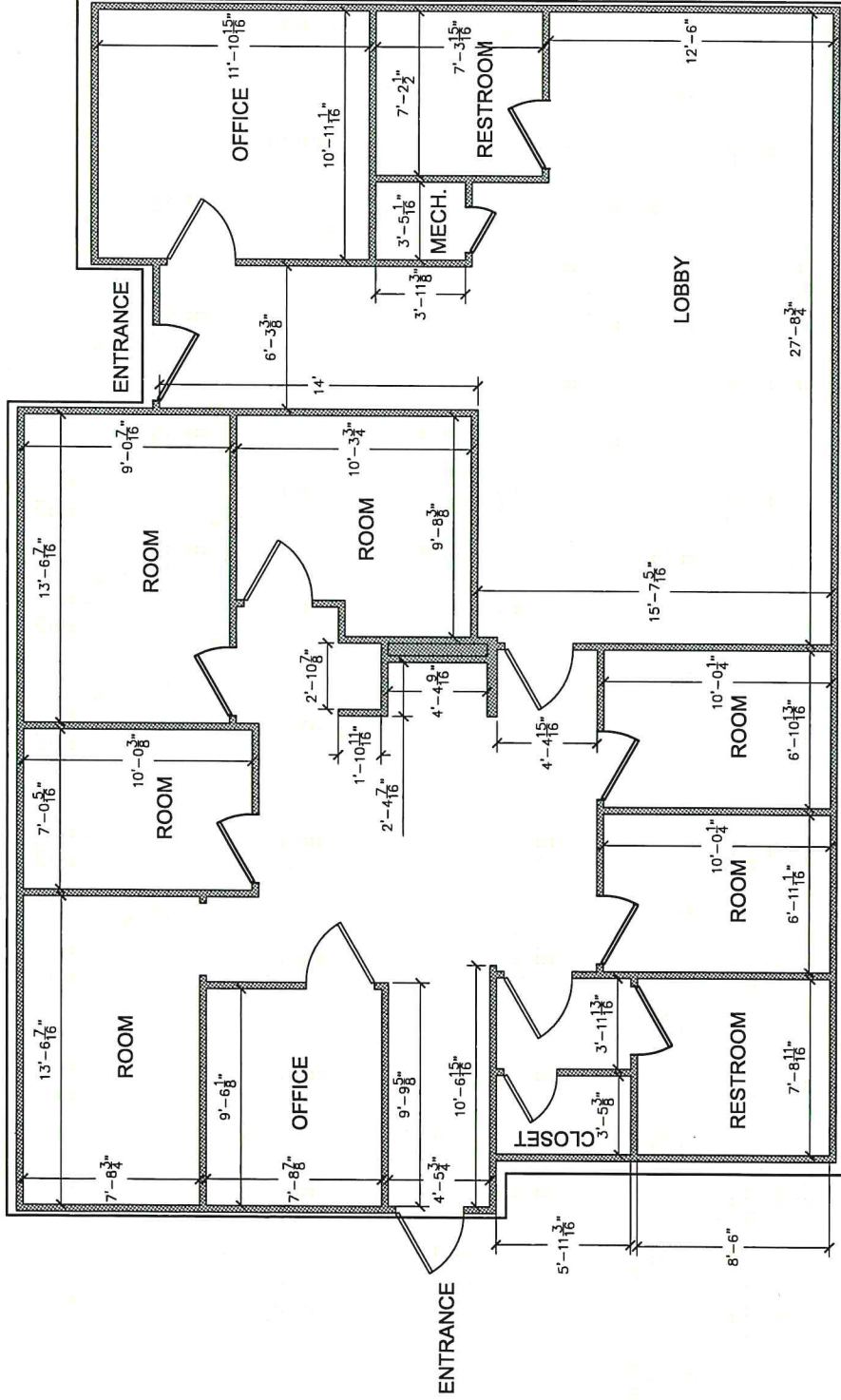


SITE PLAN SHOWING:
PROPOSED USE FOR LOT 1, SHALLOW BROOK
SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP
OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE
164B, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SHED



SCALE: 1/8" = 1'



NOTES:

1. THIS SITE PLAN IS TO BE USED FOR EXHIBIT PURPOSES ONLY.
2. EXHIBIT PREPARED FOR ORGO FAMILY LTD.

JOB NO. 19118

SHEET 01 OF 01



Texas Registered Surveying Firm
TSPS FIRM No: 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

PROPOSED FLOOR PLAN:
FOR LOT 1, SHALLOW BROOK SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF
RECORDED IN VOLUME 24, PAGE 164B, MAP
RECORDS, HIDALGO COUNTY, TEXAS.





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 13, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#191271

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: December 5, 2019

1. **Applicant:** East Point Investments, LLC, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C)
3. **Nature / Intent of Request:** In order to develop and construct a commercial plaza on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

1/9/20
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

1-8-2020
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, JANUARY 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). Being a 2.09 acre tract of land, more or less, out of Lots 13-14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1300-1500 Block of North Veterans Boulevard.

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

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

DESCRIPTION OF PROPERTY:

East Point Investments, LLC, owners, have 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) in order to develop and construct a commercial plaza on said property.

The subject site is located on the west side of North Veterans Boulevard and physically located within the 1300-1500 Block of North Veterans Boulevard. The property is legally described as being a 2.09-acre tract of land, more or less, out of Lots 13-14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard, a 100' minor arterial that runs north and south 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). On February 20, 2017, the property to the north was re-zoned to General Business District (C). The property to the west is zoned Agricultural and/or Open Space District (A-O) and the city limits lie to the east. The property to the south was zoned Single-Family Residential District (R-1), on March 30, 1982, when the city adopted the current zoning ordinance we use today. The property is generally designated for commercial use in the Land Use Plan.

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

Ten (10) letters were mailed out to the surrounding property owner 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 from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress and is in line with the Future Land Use Plan. 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 **January 20, 2020** 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

East Point Investments, LLC, owners
APPLICANT

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

1300-1500 Block of North Veterans Boulevard
ADDRESS

General Business District (C)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with

the surrounding properties and is in line with the Future Land Use Plan.

Della Robles, Planner I
PREPARED BY

January 8, 2020
DATE



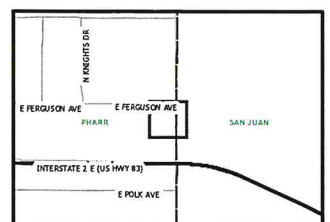
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

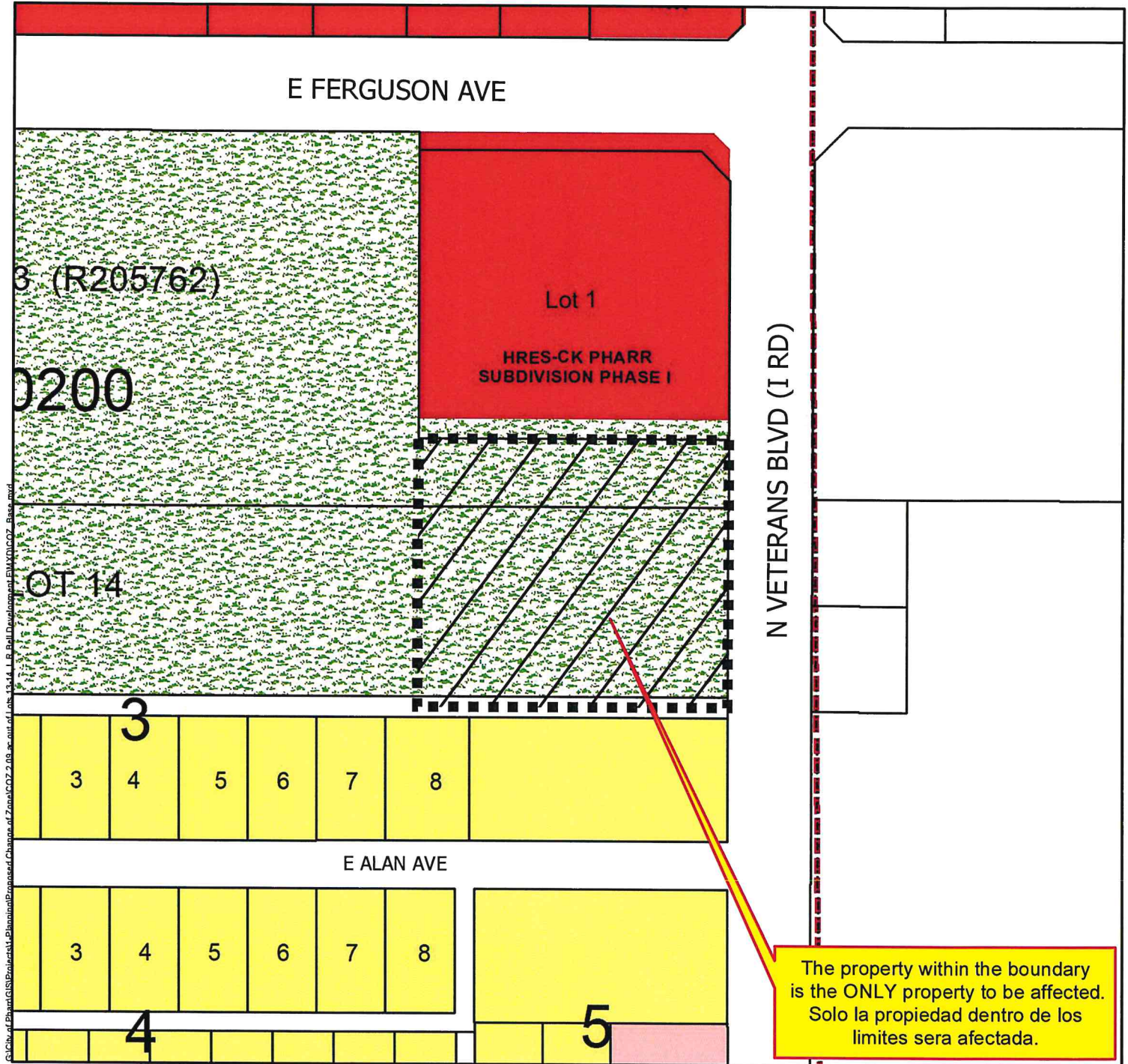
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 150 feet

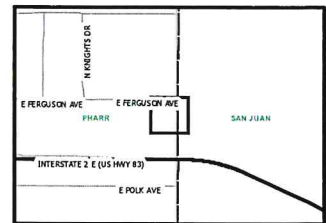
0 75 150 300 450 600 Feet

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

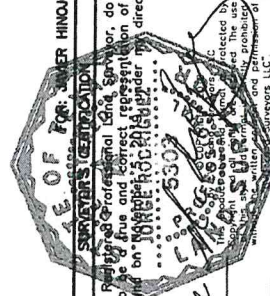
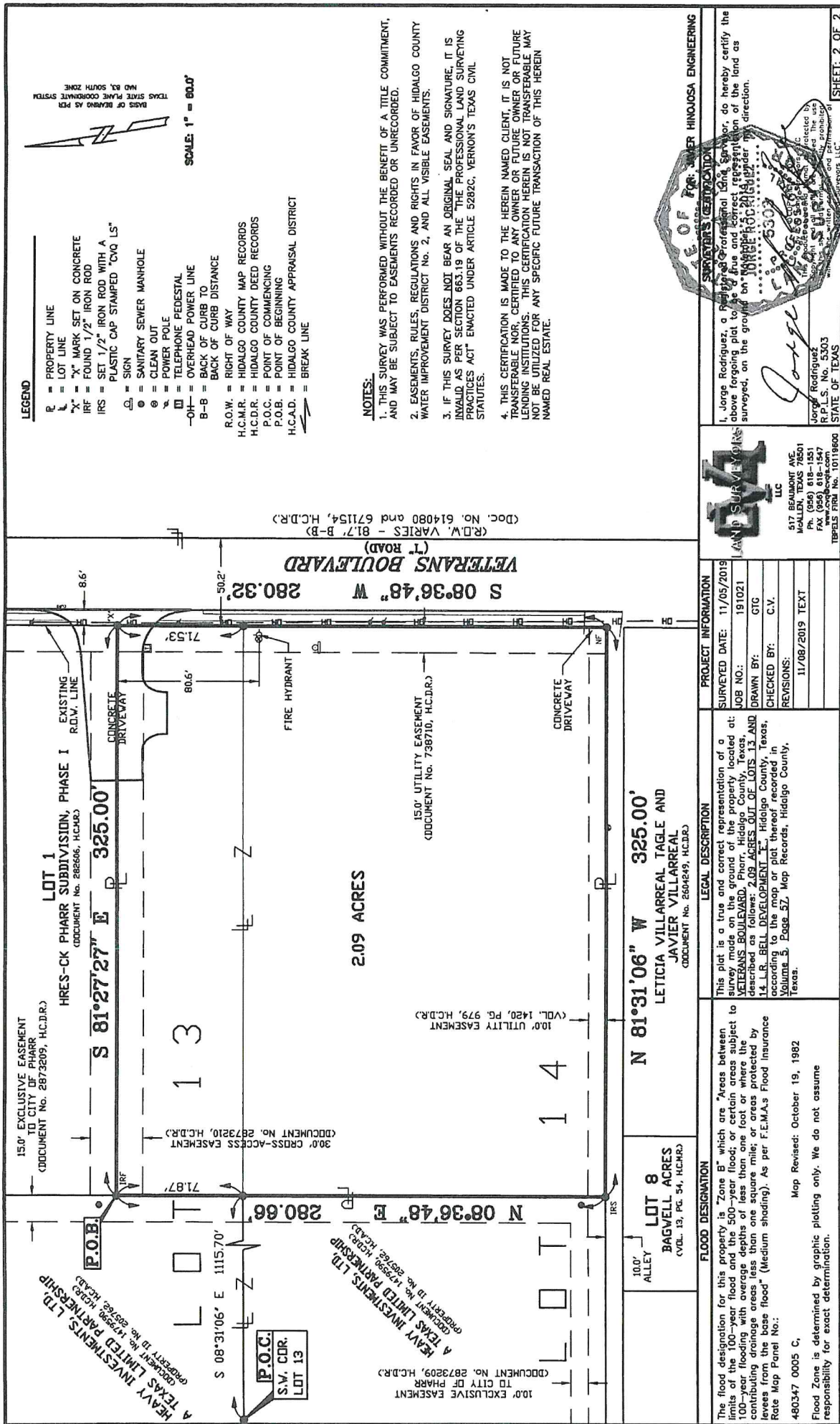




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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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







JAVIER HINOJOSA ENGINEERING, LLC
 517 BEAUMONT AVE.
 MOULTON, TEXAS 76551
 TEL (817) 818-1551
 FAX (817) 818-1551
 www.jhinojosa.com
 TEPBLS FIRM No. 10119600



MEMORANDUM

DATE: MONDAY, JANUARY 13, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#191272 (SEOUL ASIAN MARKET)
--

GENERAL INFORMATION:

APPLICANT: Aiesty, Inc., d/b/a Seoul Asian Market, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas

LOCATION: The property's physical address is 500 North Jackson Road, Suite M.

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:	Pending re-inspection for the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**HOURS OF
OPERATION:**

Hours of operation will be from Tuesday through Sunday from
11:00 a.m. to 6:00 p.m.

**NOTIFICATION
OF PUBLIC:**

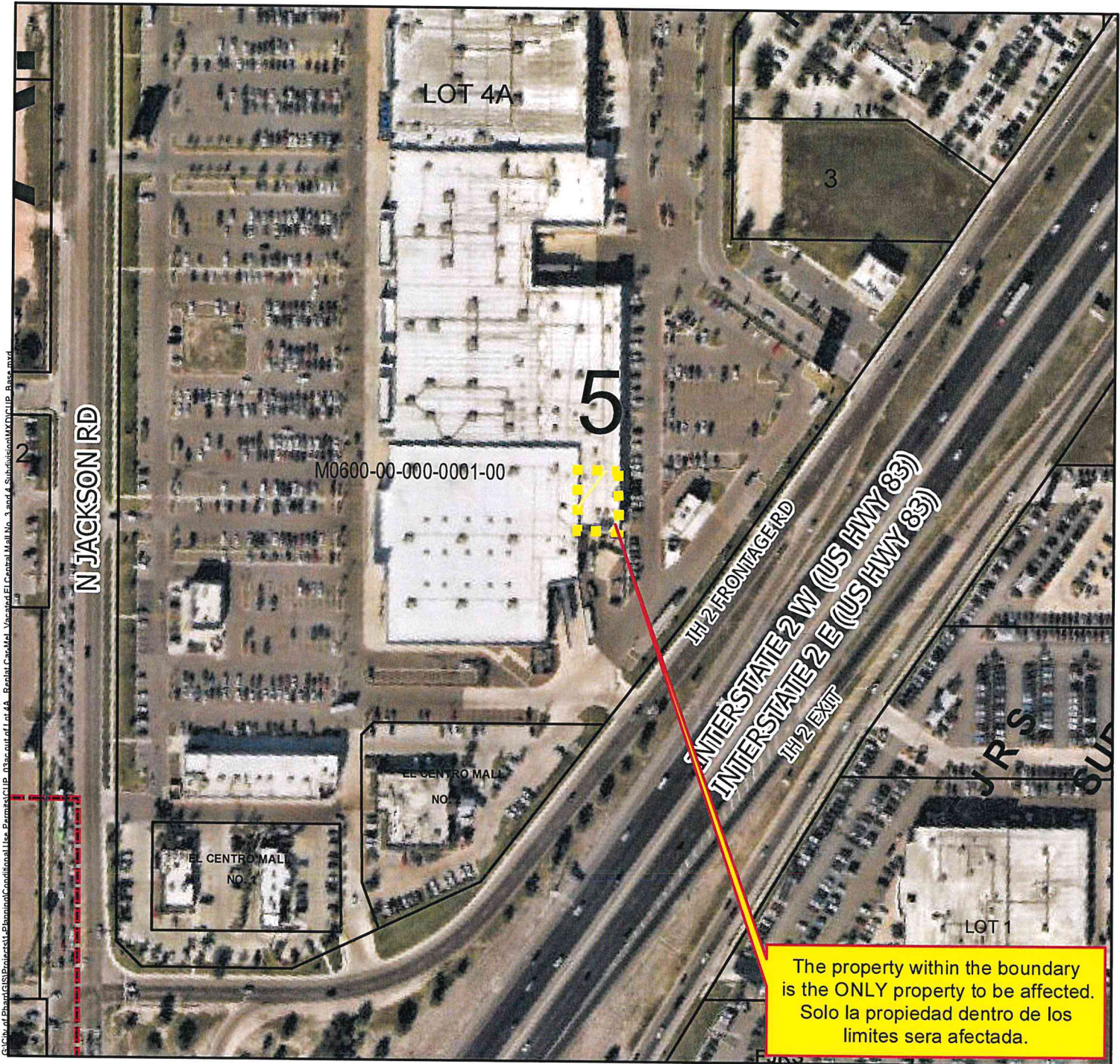
One (1) surrounding property owner was notified of the request
by letter and a legal notice was published in the Advance News
Journal. Staff received no response to the letters or the legal
notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the
Conditional Use Permit 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 **January 20, 2020** at
4:00 p.m.

Proposed Conditional Use Permit
 .3ac out of Lot 4A, Replat of Vacated Car-Mel Sub,
 Vacated El Centro Mall No. 3 & 4
 Aiesy Inc./ Seoul Asian Market



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

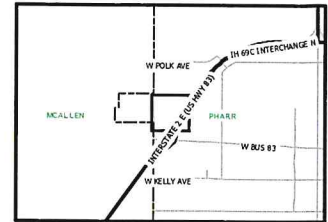
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

City of Pharr, Texas
 Engineering Department
 956.402.4242

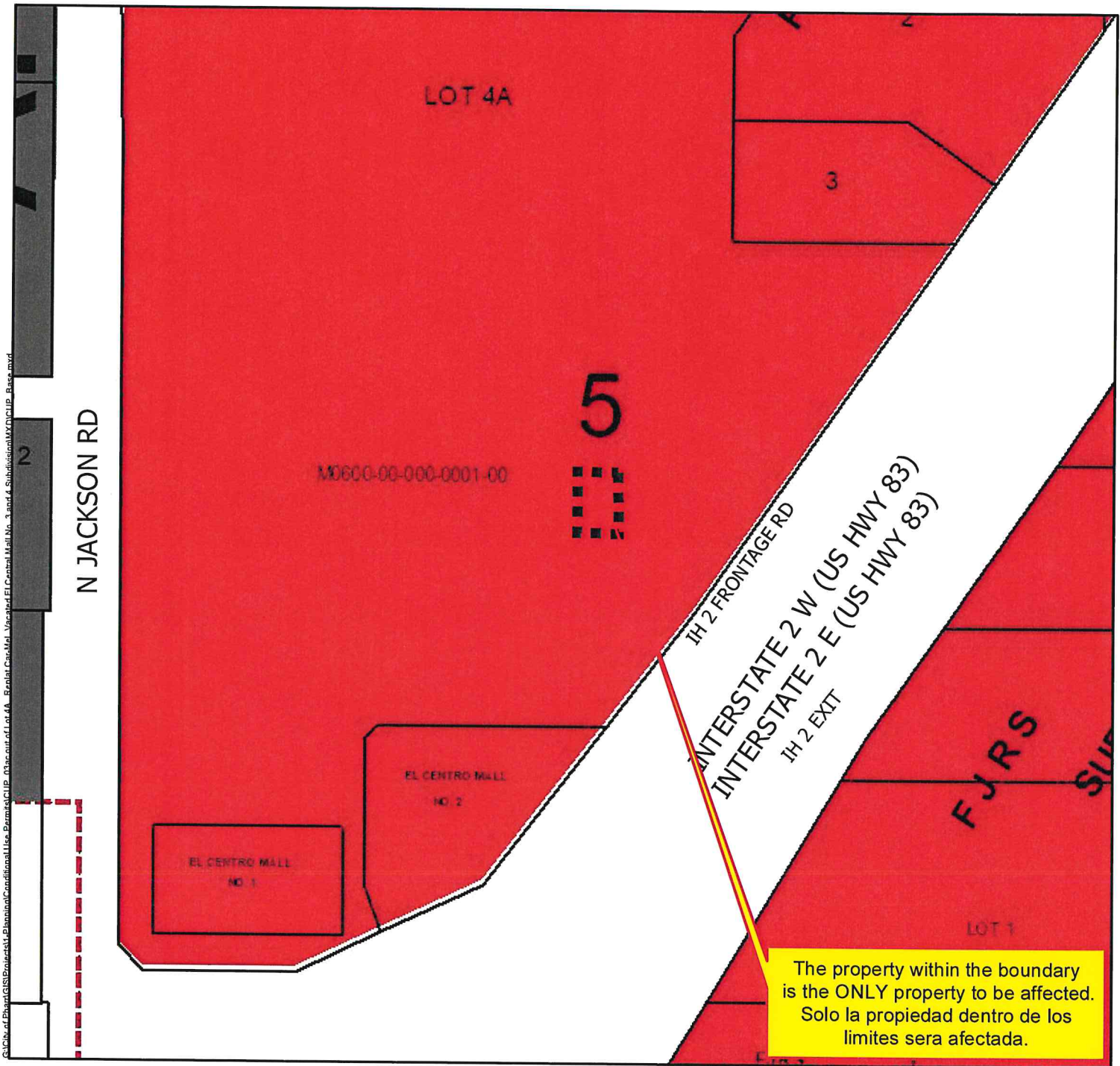
Scale: 1 inch = 200 feet



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.



Proposed Conditional Use Permit
 .33ac out of Lot 4A, Replat of Vacated Car-Mel Sub,
 Vacated El Centro Mall No. 3 & 4
 Aiesy Inc./ Seoul Asian Market



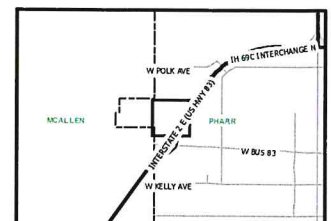
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
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| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 200 feet



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Date: 12/26/2019

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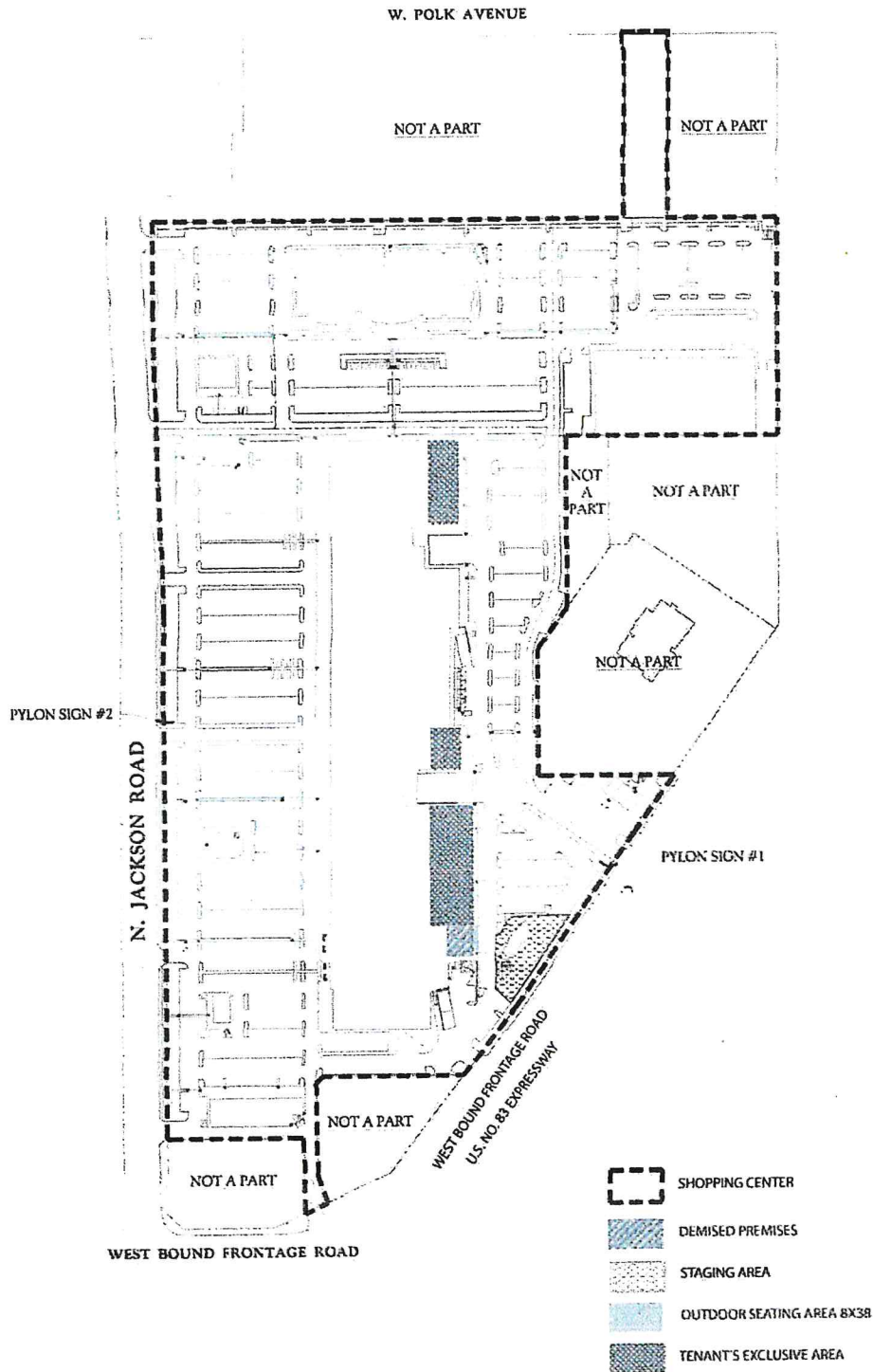
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EXHIBIT A

Depiction of Outdoor Seating Area





SEOUL ASIAN MARKET & CAFE

Asian Groceries and Food



BUDGE



SEOUL ASIAN MARKET & CAFE



Asian Groceries and food

Menu

Hours: 11am-6pm Closed Tuesdays



Fried Tofu

3.99



6 Pieces of Fried Tofu. Crispy on the outside and soft tofu inside. Served with special sauce.



Fried Dumplings

4.99

5 pieces of Fried dumplings served with soysauce

*Choice of Beef&Pork or Chicken

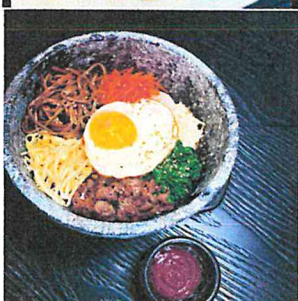


Ttukbokki

8.99

Spicy & Sweet rice cake with fish cake, cabbage, onions, green onions and egg mixed in a savory sauce.

*Choice of Spicy in 1 or 2 level.



Dolsot Bibimbap (비빔밥) 11.99



Assorted vegetables with beef and rice in a hot stone pot.

*Option of

1. Raw Egg

2. Sunny side up

SEOUL ASIAN MARKET & CAFE



Asian Groceries and food

Menu

Hours: 11am-6pm Closed Tuesdays



Bibimbap

9.99



Assorted vegetables with beef and rice.

*Option of

1. All the way
2. Sunny side up



Bulgogi (불고기)

13.99

Marinated Beef in savory sauce with Sesame seed sprinkles and a bed of onions.

*Served with side dishes and Rice



Spicy Pork Bulgogi

13.99

Pork Marinated in Spicy/Sweet Sauce.

Served with green onions and bed of onions in a skillet.

*Can be pretty spicy for some to handle! *



L.A. Galbi (Korean BBQ Ribs) 16.99

Short Ribs Marinated in Korean BBQ House sauce. Sweet, Salty, and Savory. Sprinkled with Sesame Seeds/green onions and bed of onions. *Served with Rice and sides.

SEOUL ASIAN MARKET & CAFE



Asian Groceries and food

Menu

Hours: 11am-6pm Closed Tuesdays



Ton Katsu (Pork Cutlet) 9.99

Pork deep fried in batter and Panko.
Served with Rice, pickled radish, and
kimchi. (Limited quantities per day.)

Udon Noodle Soup 7.99

Udon Soup with onions, carrots, green
onions, eggs, fried tofu, and fish cake in
tsuyu stock. A delicious combination soup.

Ramen (라면) 4.99

Shin Ramen Cooked and served with green
onions, bean sprouts.

*Egg optional.....1.00

*Choice of Spicy or Mild

Extra Soft Tofu Soup(순두부) 10.99

Spicy Seafood soup with onions soft tofu,
and eggs in a hot pot.

SEOUL ASIAN MARKET & CAFE



Asian Groceries and food

Menu

Hours: 11am-6pm Closed Tuesdays



Kimchi Fried Rice 9.99

Kimchi with Spam, onions, carrots and zucchini stir fried with butter.

Topped with Green Onions, Eggs and Sesame Seed Sprinkles.



Spam Fried Rice 9.99

Spam, onions, carrots and Zucchini stir fried with egg and butter.

Topped with Green Onions, Eggs, and Sesame Seed Sprinkles.



Stir Fry Squid 12.99

Squid Stir fried in savory spicy, sweet sauce with Onions, Zucchini, Cabbage, Green onions, and peppers.

Served with Rice and sides.



Kid's Menu (Kids 12 and under only)

Kid's Bulgogi Rice Bowl 5.99

Marinated Beef in savory sauce with Sesame seed/Green onion sprinkles in a bowl of rice.



SEOUL ASIAN MARKET & CAFE



Asian Groceries and food

Menu

Hours: 11am-6pm Closed Tuesdays



Kid's Spam Fried Rice 4.99

Spam, carrots, zucchini, onions, and eggs stir fried with butter.

Topped with Green Onions and Sesame seeds. *Option of Replacing Spam with extra egg.

Limited Menu options. Please check us out on FB for updated menu from now. Thank you.

FOOD ALLERGY NOTICE

PLEASE BE ADVISED THAT FOOD PREPARED HERE MAY CONTAIN THESE INGREDIENTS: MILK, EGGS, WHEAT, SOYBEAN, PEANUTS, TREE NUTS, FISH AND SHELLFISH



VEGAN OPTION (Replaced with fried tofu)

*No Substitutions or Changes in the sides.



MEMORANDUM

DATE: MONDAY, DECEMBER 23, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: GEMINI SUBDIVISION FILE NO. SUB#181238
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Mark Bissell, Managing member for Bissell Southwest DC Leasing, LLC., is requesting final plat approval of the proposed Gemini Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 37.397 acres out of Lots 367 and 370, Kelly-Pharr Subdivision and out of Lot 14, Block 1, a Re-subdivision of Closer Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of East HI Line Road.

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

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance, follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

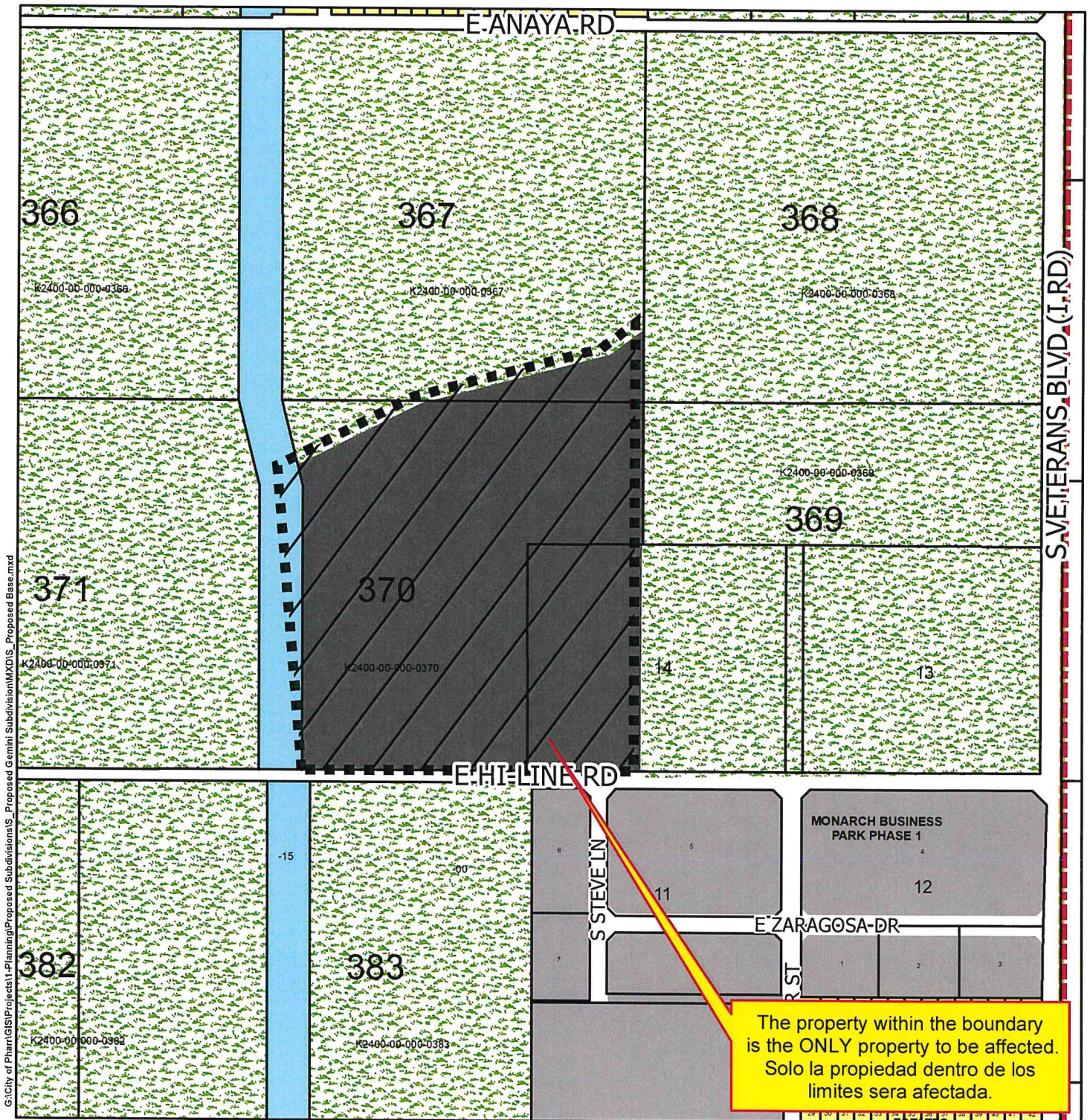
1. In compliance.

OTHER:

1. No construction will be allowed on top of zone AH until a Letter of Map Revision (LOMR) is submitted to FEMA.
2. Need to provide a CLOMR, for rear of property.

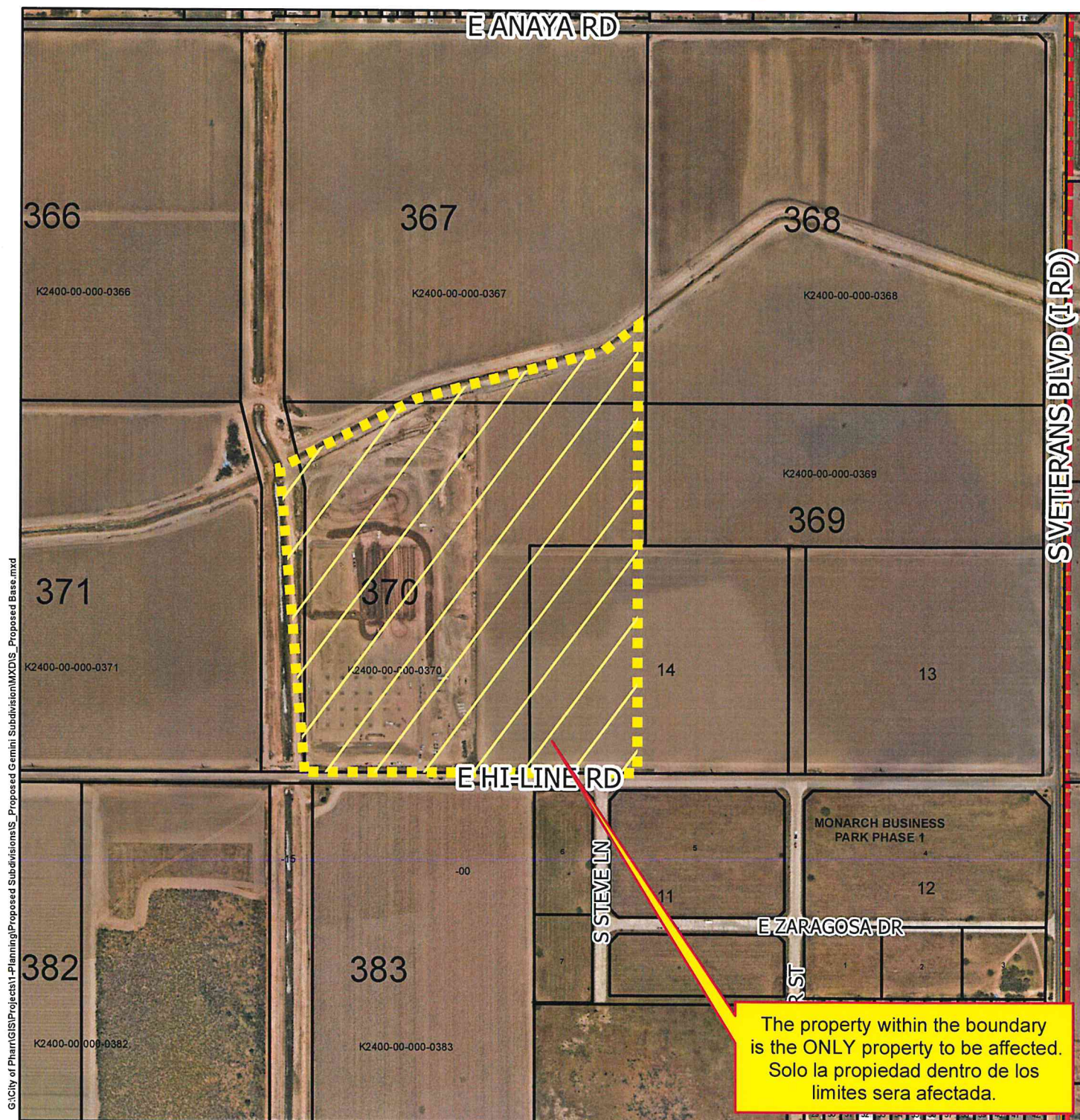
This item will go before the City Commission meeting on January 20, 2020 at 4:00 p.m.

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





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

Scale: 1 inch = 500 feet



Date: 12/12/2019



MEMORANDUM

DATE: MONDAY, JANUARY 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER SUBDIVISION PLAT EAST PARK SUBDIVISION FILE NO. SUB#191229

GENERAL INFORMATION:

APPLICANT: M Garcia Engineering LLC, representing Zaragoza Hinojosa Jr., President of Heavy Investments, LTD. A Texas Limited Partnership, is requesting preliminary plat approval of the proposed Master Subdivision Plat East Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as a tract of land containing 17.13 acres and also being a part or portion of Lots 13 and 14, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 and 1200 Block of East Ferguson Avenue.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north and Single Family Residential District (R-1) to the south, General Business District (C) and Single Family Residential District (R-1) to the west and City limits to the east. The property is designated for commercial and single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Lot 1, retail. Lot 2 undecided.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Subdivision Plat East Park Subdivision subject to the following conditions:

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

1. Provide 25' additional R.O.W. North Juniper Avenue.
2. Provide a 30'x30' corner clip for Lot 2, at North Juniper Avenue and E. Ferguson
3. Label the 20' R.O.W. existing or proposed on North Juniper Avenue.
4. Project engineer to verify the correct HCID #2, R.O.W. width on N. Juniper Avenue.

EASEMENTS:

1. All public utilities shall read "Exclusive easement to City of Pharr".
2. Add a 5' Exclusive easement to City of Pharr for Lot 2, north of the 10' Exclusive easement to City of Pharr.
3. Add a 15' Exclusive easement to City of Pharr for Lot 1 on the south side.
4. All easements shown label existing or dedicated by plat.
5. Add a 5' landscaping easement along N. Veterans Blvd.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Need SWPPP with NOI.

OTHER:

1. Update the year on the signature blocks.
2. Provide the signatures from surveyor and engineer.
3. Remove plat note #5.
4. Check for spelling on plat note #12, Ordinance.
5. On metes & bounds remove the bearings within the parenthesis.
6. Show full subdivision name on HRES (metes & bounds).
7. Need to use Veterans Blvd. on metes & bounds.
8. Add "N" for N. Juniper Ave. on metes & bounds.
9. Attached are staff comments.

This item will go before City Commission meeting on January 20, 2020 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: EAST PARK SUBDIVISION (STAFF)

Reviewed By: DAGO SOTO

Date: 1/7/20

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

Additional Comments:

1. FIRE HYDRANTS SHALL BE FACTORY YELLOW
2. SHOW ALL EXISTING FIRE HYDRANTS LOCATED ON NORTH SIDE OF EAST FURGESON (5) OF THEM
3. CALL OUT ALAN AVE.
4. CALL OUT EXISTING FIRE HYDRANT ON THE CORNER OF JUNIPER ST. AND ALAN AVE. ALSO THE FIRE HYDRANT OF KUMQUAT ST. AND ALAN AVE. SHOW FIRE HYDRANT ON THE CORNER OF ALAN AVE AND N. VETERANS.

5. REPLACE FIRE HYDRANT EAST OF PROPERTY. THE HYDRANT IS APPROXIMATELY 30 YEARS OLD.
6. SHALL ADD A FIRE HYDRANT ON THE SOUTH SIDE OF LOT 1

PLAT REVIEW FOR: *EAST PARK SUBDIVISION # 191229*

COMMENTS: Initials: O.D.L. / R.B. JANUARY 8, 2019

WATER:

- Will need an additional 15' Utility Easement Exclusive to the City of Pharr on the S. Side of the property on lot 1
- Will need an additional 5' Utility Easement Exclusive to the City of Pharr on the S. Side of the property on lot 2
- Will need to extend an 8" water line from Veterans to Kumquat and Allen
- On S.E. corner (Veterans) will need to install a 12 x 8 tee with valve and 12 x 8 reducer
- On S. Side of the property and Kumquat, will need to install an 8" Tee for future development with valves on the E. and S. sides of the Tee.
- On Allan and Kumquat will need to install a tee for the connection to the water line (tapping tee will not be allowed)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- Sewer service will need to be 6" SDR 26
- 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: East Park Subdivision**DATE:** 01/07/2020

Residential/Commercial: _17.13_ acres

Staff review:

Plat Notes:

- Remove note # 5...Fence
- Revise note # 6 to say...Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Revise note # 9 to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during building permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Revise note # 13 to say...Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction meeting.

- Need a digital copy in (USB) and three (3) hard copies of SWPPP
- Erosion and sediment control plan.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.

SUBDIVISION: Master Plan of East Park
Subdivision

DATE: January 8, 2020

REVIEW: Preliminary (revised comments plans dated 12-30-2019)

PLAT

1. Note No. 6---Revise note to say... "Owners to maintain detention/retention area".
2. Note No. 10---please include both northing and easting for benchmark #51. **Northing: 16601588.755 & Easting:1093933.829**
3. Note No. 13--- Revise note to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution discharge elimination system (TPDES)."
4. Add Note--- Owners to maintain R.O.W. and perimeter of entire subdivision.
5. Missing Professional Engineers (P.E.) signature.
6. Missing Registered Professional Land Surveyor (R.P.L.S) seal and signature.

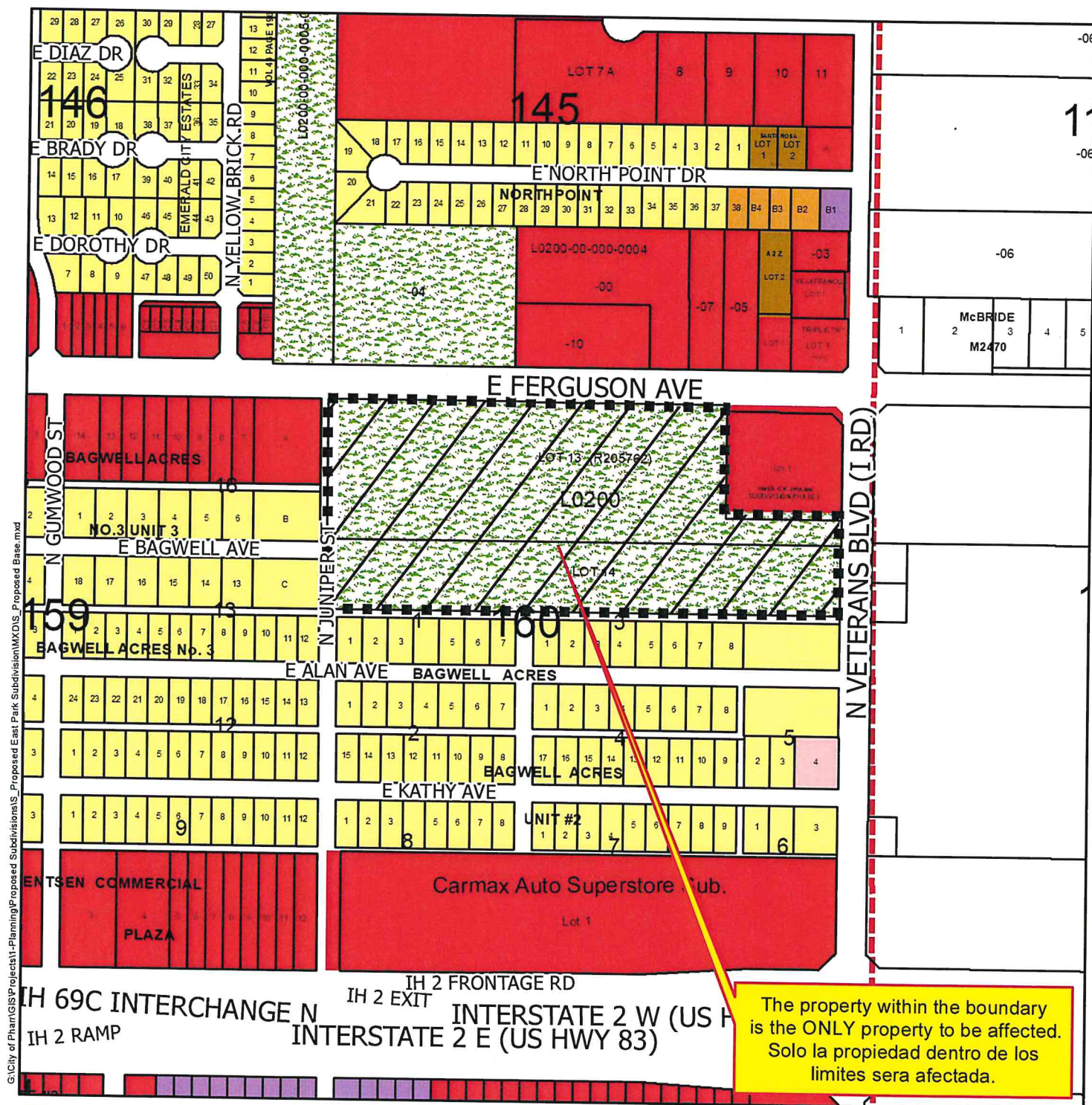
SITE PLAN

1. Provide all pertinent City of Pharr details (sanitary sewer service, water service line, valve box)
2. What size will the sanitary sewer service be. For a commercial lot, line diameter must be a 6"-in and for residential lot, line diameter must be a 4"-in. as per City of Pharr standards.
3. Please make valve box with 2"-in water service visible.

DRAINAGE

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

ADDITIONAL COMMENTS

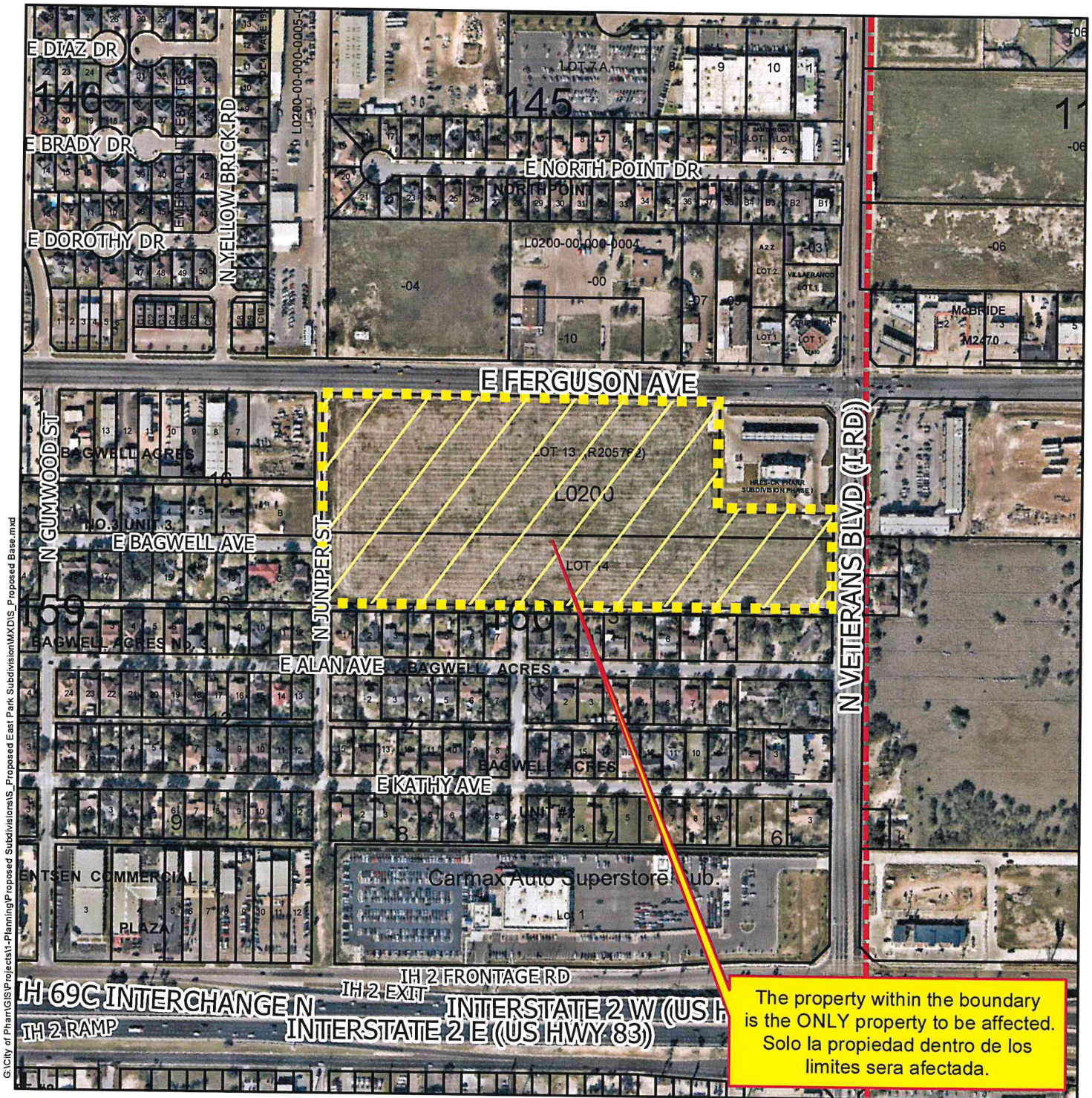


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 13, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CLARK KNAPP HONDA SUBDIVISION SECTION 2
FILE NO. **SUB#160720**

GENERAL INFORMATION:

APPLICANT: Perez Consulting Engineers, representing, Charles Clark, General Partner Clark-Knapp Honda, is requesting final plat approval of the proposed Clark Knapp Honda Subdivision Section 2.

LEGAL DESCRIPTION: The property is described as being a tract of land containing 4.00 acres out of Lot 170, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 1000 Block of West Polk Avenue.

ZONING: The property is zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) to the north, Agricultural Open-Space District (A-O) to the east, High Density Multi-Family District (R-4) to the south, and General Business District (C) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Extended parking for dealership.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Clark Knapp Honda Subdivision Section 2 subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

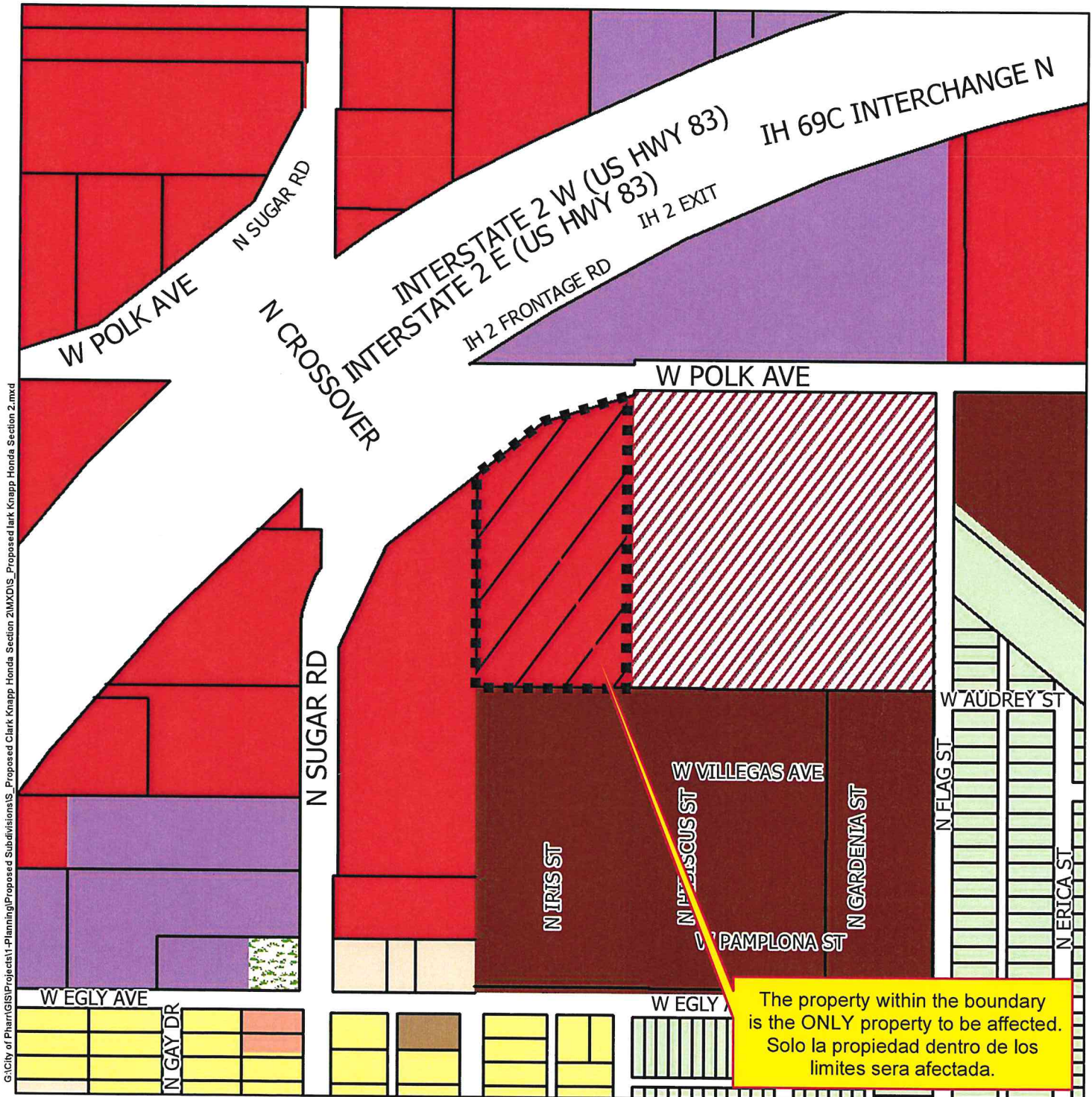
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission meeting on January 20, 2020 at 4:00 p.m.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Clark Knapp Honda Section 2\MXD\1-Proposed Clark Knapp Honda Section 2.mxd

