

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 27, 2020 – 6:00 PM

In accordance with social distancing guidelines, the Planning and Zoning Commission meeting will not be open to the public, except for individuals who have elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at www.pharr-tx.gov

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 July 13, 2020.

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) The City of Pharr, for the betterment of the city, 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) and Single-Family Residential District (R-1). The property proposed for zoning to General Business District (C) is legally described as being a 32.27-acre tract of land, more or less, out of Lot 5 and Lot 6, Block 3, A.J. McColl Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 5400-6100 Block of North Cage Boulevard. The property proposed for zoning to Single-Family Residential District (R-1) is legally described as being a 38.20-acre tract of land, more or less out of Lot 5 and Lot 6, Block 3, A.J. McColl Tract and a 24.62-acre tract of land, more or less, out of Lot 73, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 1300-2100 Block of West Owassa Road. **COZ#200730**

E. PLATS:

- 1) NAIN Engineering, L.L.C., representing Abraham Saenz Jr., Member of T.W.O. Holdings, L.L.C., is requesting final plat approval of the proposed G.E.C. Subdivision. The property is legally described as being a 4.13-acre tract of land, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 5201 North Veterans Boulevard ("I" Rd.). **SUB#190718**



2) CLH Engineering Inc, representing Utility Trailer Sales Southeast Texas Inc., is requesting a preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision. The property is legally described as being a 4.0 acre tract of land, more or less, out of lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of East Eldora Road. **SUB#200415**

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 24th day of July 2020 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 13, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 13, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Romeo Robles

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal Rafael Munguia
 Jonathan Larraga

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Interim City Manager
 Roy Rodriguez, Interim Assistant Director
 Della Robles, Planner I
 Anaisa Licerio, Planner I
 Iris Mata, Secretary
 Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

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

Charlie Ramirez moved to excuse the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

Charlie Ramirez requested a minute of silence for the fallen McAllen Police Officers.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JUNE 29, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of June 29, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ANGELA OLIVA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 12 AND 13, FORD'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 410 WEST SAM HOUSTON AVENUE. COZ#200628**

Della Robles, Planner I, introduced the item and stated the property and the surrounding properties to the north, east and west were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. A portion of the property to the south is zoned Agricultural and/or Open Space District (A-O) and the remaining portion of the property was rezoned to Office Professional District (O-P) on March 11, 2008. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan. She further reported sixteen (16) 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 legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Neighborhood Commercial District (N-C) as the property meets area requirements, have adequate ingress and egress and is compatible with the properties located on the west and south. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Romeo Robles moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, 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) AND SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.499-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK 8, A.J. MCCOLL SUBDIVISION AND BEING A 0.458-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, C.D. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED 2301 SOUTH JACKSON ROAD. COZ#200629**

Della Robles, Planner I, introduced the item and stated the front portion of the property is currently zoned Agricultural and/or Open Space District (A-O) and the remaining portion along with the property to the east was zoned to Single-Family Residential District (R-1) on August 06, 1985. The property to the north was zoned to Residential Multi-Family High Density (R-MFHD) on December 21, 1982. On January 08, 1985, the property to the south was zoned to Townhouse Residential District (R-TH) and Pharr city limits lie to the west. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and multi-family use in the Land Use Plan. She further reported forty-seven (47) 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 five (5) telephone calls in opposition of the item and six (6) individuals signed up to speak at the public hearing.

Della Robles, Planner I, 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 and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Iris Mata, Secretary, stated there were 4 individuals signed up to speak.

Della Robles, Planner I, representing Abraham Buentello, residing at 2401 S. Jackson Rd. #7, read Mr. Buentellos statement. Mr. Buentello stated his property would be less attractive to future home buyers should he decide to sell and would create more traffic and congestion. He also commented his concern for a future business to be established at the location and additional noise to his backyard.

Della Robles, Planner I, representing Windielyn Labrador, residing at 2401 S. Jackson Rd. #14, read Ms. Labrador's statement. Ms. Labrador stated the traffic on Jackson Road is already heavy and having two (2) schools in one block would not help.

She continued to state that this would add to the amount of accidents in this area and she was against the change of zone.

Deyanira Robles, residing at 100 West Moore Road, Lot 47, and owning Lots 9, 10, and 12 at Dunlyn Estates, stated there were one hundred and sixty-nine (169) families between Dunlyn Estates and Dunlyn Acres which are on each side of the property. She stated the residents already have trouble getting in and out of the subdivision with the high traffic. She continued to state that the centerline would likely be full in the morning and afternoon hours which would make it more difficult for the families to enter or exit their subdivision. Mrs. Robles compared the traffic to the Oratory on Moore Rd. and Jackson Rd. and mentioned there was also an adult daycare on the same block as well.

Rosa Maria Ayala, Manager for Dunlyn Estates Co-Owners Association, residing at 2401 South Jackson Rd. #62, spoke in Spanish.

Mr. Wylie questioned if this property was part of the subdivision.

Della Robles, stated the property was not a part of the Dunlyn Estates subdivision and was in the subdivision process.

Chairman, Danny Wylie, asked for elaboration from City Attorney, Patricia Rigney, in regard to the two separate entities.

Patricia Rigney, City Attorney, stated that in the Local Government Code 211.006, the requirement to notify the surrounding property owners and does not make a distinction of them being in a gated subdivision. She continued to state a petition signed by each individual property owner would still be required to be in opposition of the change of zone.

Chairman, Danny Wylie, confirmed that the petition could be presented to the City Commission.

Patricia Rigney, City Attorney, stated the ultimate decision would be at the City Council level with respect to the petition and if the required number of signatures were present to affect the majority vote required to change the zone.

Rafael Munguia questioned if the change of zone was in line with the Future Land Use Plan.

Chairman, Danny Wylie, stated it was and referred to checklist in the Agenda Packet.

Ruben de Jesus, Melden & Hunt, representing the applicant, stated the purpose of the change of zone was for a daycare with forty (40) to fifty (50) students. He stated during the subdivision process traffic would be addressed per the City's requirements. Mr. de Jesus stated the site plan would also be presented as it is planned to use the existing structure and make the proper improvements to meet the daycare requirements.

He continued to state that the property would not change very much as they are wanting to give the children enough area to play and beautify the area.

Chairman, Danny Wylie, asked if the current entrances and exits were on Jackson Road and if there were plans to change those.

Ruben de Jesus stated that the current entrances and exits would be utilized.

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) and Single-Family Residential District (R-1) to General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **MELDEN AND HUNT INC, REPRESENTING 3100 SUGAR SUBDIVISION, LTD., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING A PRELIMINARY PLAT APPROVAL OF THE PROPOSED D & F SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.458 ACRES OF LAND, BEING PART OR PORTION OUT OF LOT 135, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3106 NORTH SUGAR ROAD. SUB#200414**

Della Robles, Planner I, introduced the item. She stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Heavy Commercial District (H-C) to the north, east, and south and Heavy Commercial District (H-C) and General Business District (C) to the west. The property is designated for industrial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed D & F 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 D&F Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

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 6:24 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 27, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200730

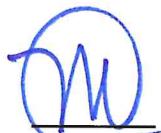
☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 06, 2020

1. **Applicant:** The City of Pharr, for the betterment of the city.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** Initiating a change of zone for the betterment of the city.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

7/23/2020
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

Initials

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, JULY 27, 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) and Single-Family Residential District (R-1). The property proposed for zoning to General Business District (C) is legally described as being a 32.27-acre tract of land, more or less, out of Lot 5 and Lot 6, Block 3, A.J. McColl Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 5400-6100 Block of North Cage Boulevard. The property proposed for zoning to Single-Family Residential District (R-1) is legally described as being a 38.20-acre tract of land, more or less out of Lot 5 and Lot 6, Block 3, A.J. McColl Tract and a 24.62-acre tract of land, more or less, out of Lot 73, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 1300-2100 Block of West Owassa Road.

REZONING CHECKLIST / GOALS:

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

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

DESCRIPTION OF PROPERTY:

The City of Pharr, for the betterment of the city, 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) and Single-Family Residential District (R-1).

The subject site is located on the southeastern corner of North Jackson Road and West Owassa Road. The property proposed for zoning to General Business District (C) is legally described as being a 32.27-acre tract of land, more or less, out of Lot 5 and Lot 6, Block 3, A.J. McColl Tract, Pharr, Hidalgo County, Texas and is physically located within the 5400-6100 Block of North Cage Boulevard. The property proposed for zoning to Single-Family Residential District (R-1) is legally described as being a 38.20-acre tract of land, more or less out of Lot 5 and Lot 6, Block 3, A.J. McColl Tract and a 24.62-acre tract of land, more or less, out of Lot 73, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas and is physically located within the 1300-2100 Block of West Owassa Road.

A portion of the property fronts North Jackson Road 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 other portion of property fronts West Owassa Road a 100' minor arterial that 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 south is zoned Agricultural and/or Open Space District (A-O) with a portion of it zoned to General Business District (C) on November 20, 2012. The property to the east is zoned Agricultural and/or Open Space District (A-O) with several portions zoned to Residential Multi-Family High Density District (RMFHD) one on August 25, 2015 and four others another on March 21, 2016. Pharr City limits lie to the north and west. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial and single-family residential 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.

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-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 telephone call for information only.

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) and Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. The zoning is consistent with the Future Land Use Plan, will allow for reasonable use of the property, and promote compatibility with the adjacent and nearby uses. The zoning change promotes the transition between adjacent and nearby zoning district, land uses and development intensities. If approved, the property must be subdivided and must comply with all City Ordinances and City Department requirements once it is ready for development.

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

City of Pharr

APPLICANT

Within 5400-6100 Block of North Cage Boulevard and
Within th 1300-2100 Block of West Owassa Road

ADDRESS

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

CURRENT ZONE

General Business District (C) and
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, is in line with the Future Land Use Plan.

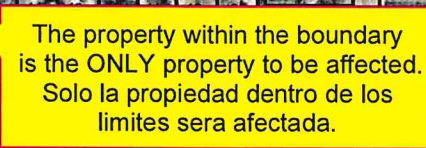
This zoning would allow for reasonable use of the property, and promote compatibility with the adjacent and nearby uses. The zoning change promotes the transition between adjacent and nearby zoning district, land uses and development intensities.

Della Robles, Planner I

PREPARED BY

July 21, 2020

DATE

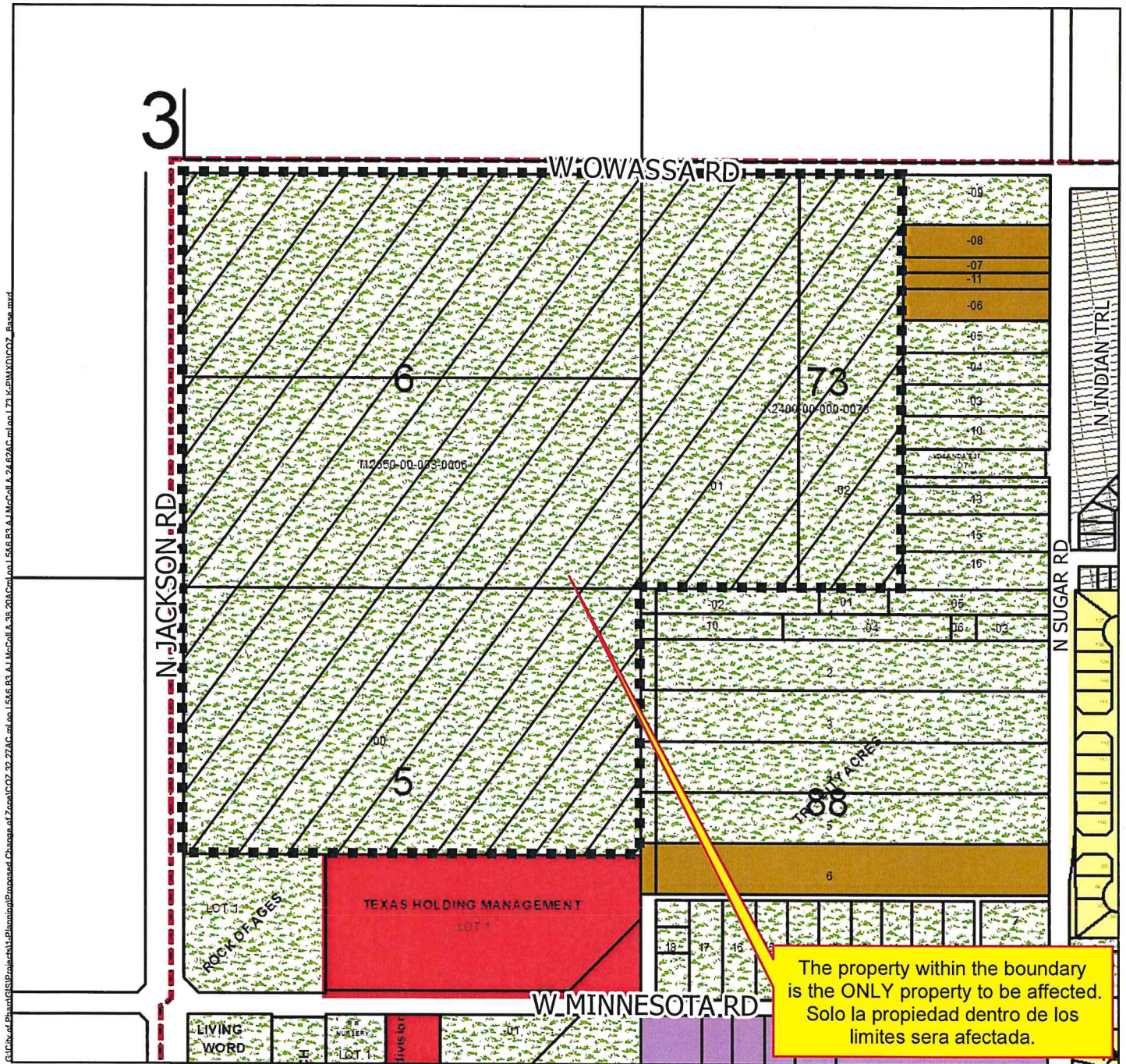


- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 7/8/2020

Proposed Change of Zone
 32.27AC m/l o/o L5&6 B3 AJ McColl &
 38.20ACm/l o/o L5&6 B3 AJ McColl & 24.62AC m/l o/o L73 K-P
 City of Pharr



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

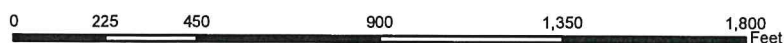
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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 | |

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.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 7/8/2020

Scale: 1 inch = 450 feet





MEMORANDUM

DATE: MONDAY, JULY 27, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: G.E.C. SUBDIVISION
FILE NO. SUB#190718

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Abraham Saenz Jr., Member of T.W.O. Holdings, L.L.C., is requesting final plat approval of the proposed G.E.C. Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.13-acre tract of land, out of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 5201 North Veterans Boulevard ("I" Rd.).

ZONING: The property is currently zoned General Business District (C) and Heavy Commercial District (H-C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west and city limits lie to the east. The property is designated for commercial and public/semi-public use in the Land Use Plan.

PROPERTY PROPOSED USE: Trucking business.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed G.E.C. Subdivision subject to the following conditions:

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

EASEMENTS: 1. In compliance.

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

FIRE PROTECTION: 1. In compliance. .

WATER: 1. In compliance.

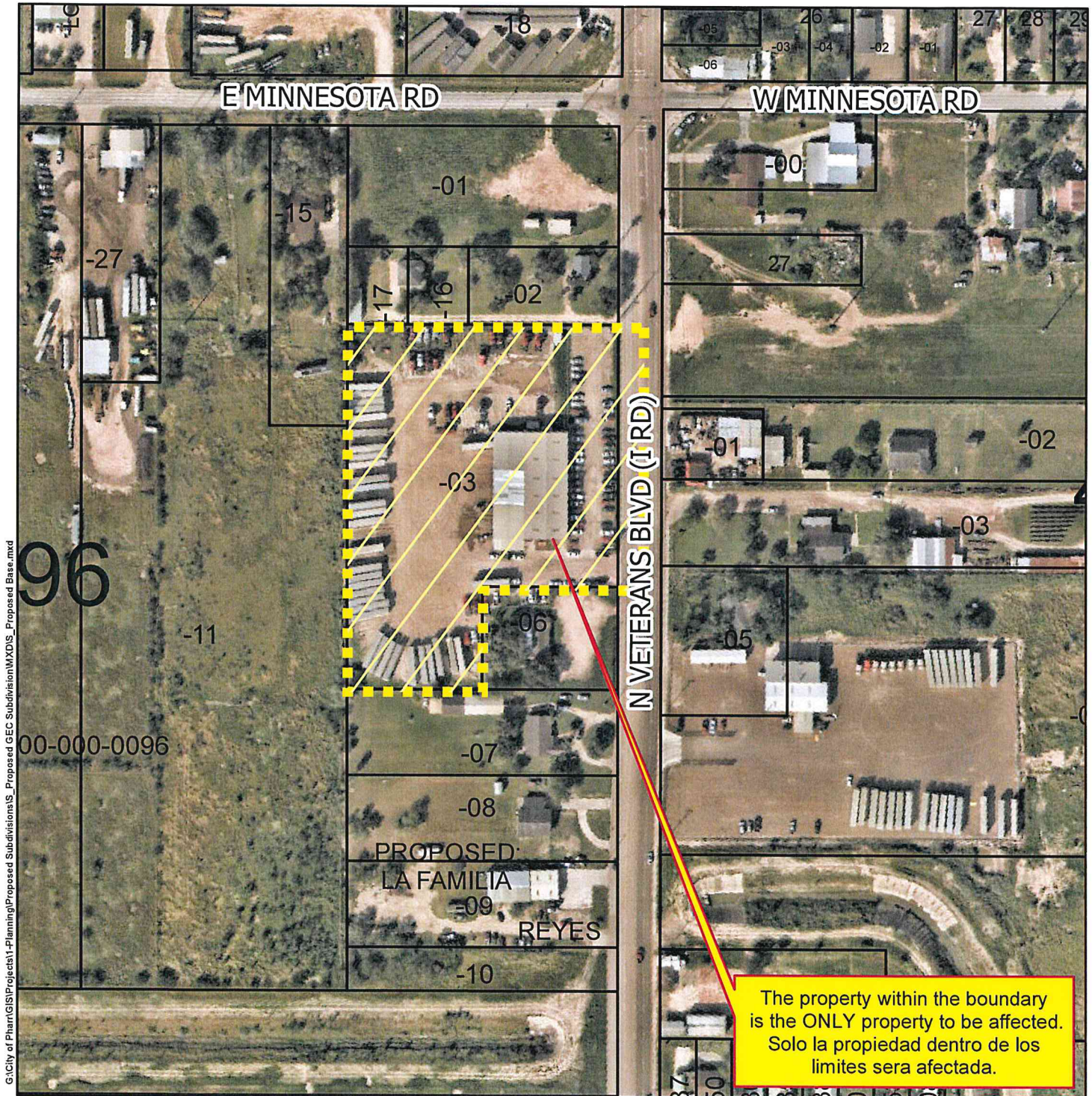
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

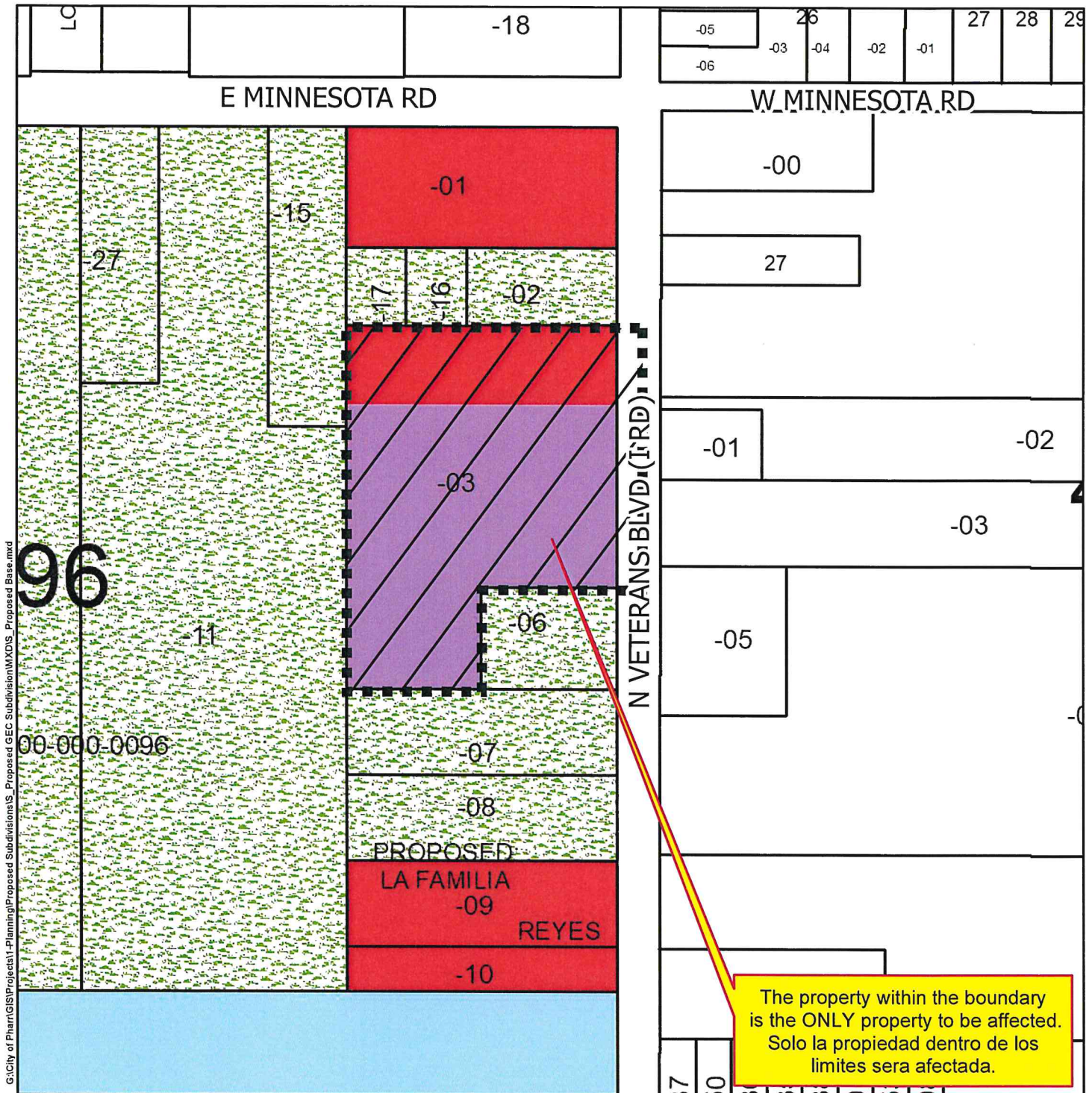
OTHER: 1. In compliance.

This item will go before the City Commission meeting on August 03, 2020 at 4:00 p.m.

[illegible]



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	



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- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 | |



MEMORANDUM

DATE: MONDAY, JULY 27, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: UTILITY TRAILERS-ELDORA RD. SUBDIVISION
FILE NO. **SUB#200415**

GENERAL INFORMATION:

APPLICANT: CLH Engineering Inc, representing Utility Trailer Sales Southeast Texas Inc., is requesting a preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.0 acre tract of land, more or less, out of lot 125, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of East Eldora Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the north, Mobile Home District (R-MH) and Single Family Residential District (R-1) to the east, Heavy Commercial District (H-C) to the east and Limited Industrial District (L-I) to the south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Parking Lot.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Utility Trailers-Eldora Rd. Subdivision subject to the following conditions set before you:

STREETS, PAVING 1. See attached comments.

AND R.O.W.:

2. In Compliance.

EASEMENTS:

1. See attached comments

SIDEWALK:

1. See attached comments

ADA:

FIRE PROTECTION:

1. Shall show turnaround (Hammerhead)
2. See attached comments

WATER:

1. See attached comments.

SEWER:

1. See attached comments.
2. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. See attached comments from engineering department and public works.

OTHER:

1. Provide signatures from engineer and surveyor
2. Provide comments from N.A.W.S.C.

To: Cloromiro Hinojosa, P.E.
From: Anaisa Licerio, Planner I
Date: 07/21/2020
Re: **UTILITY TRAILERS-ELDORA RD. SUBDIVISION – (Staff review Comments 7-16-2020)**

Below are the following comments by staff for the above mentioned subdivision:

GENERAL PLAT NOTE:

1. Show and identify the centerline of E. Eldora Rd.
2. Verify second to last description on the metes and bounds.
3. Show the beginning point from metes & bounds to the plat layout.
4. Provide signatures for surveyor.
5. Shall escrow 1/3 of street R.O.W.
6. Provide comments from N.A.W.S.C.
7. Staff plat notes are attached comments.

FIRE DEPARTMENT:

1. See attach comments.

PUBLIC UTILITIES WATER & SEWER:

1. See attach comments.

PUBLIC WORKS:

1. See attach comments.

ENGINEERING DEPARTMENT:

1. See attach comments.

STAFF REVIEW MEETING FOR: *UTILITIES TRAILERS -ELDORA RD. SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B **July 21, 2020**

WATER:

- Belongs to NAWSC
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service to property line only S.S. will remain private.
- 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:_____



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



Subdivision: Utility Trailers- Eldora Rd Subdivision (revised)

Reviewed By: Mike Navarro

Date: 07-17-2020

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

Additional Comments:

- **Shall have Fire Lane 26ft for access to the Fire Hydrants and be identified in Red Stripe with 3" White letters indicating FIRE LANE TOW AWAY ZONE.**
- **Shall Provide Ballard's for fire hydrants.**
- **Shall Show a turnaround (Hammer Head) for Fire apparatus**
- **In the event property is gated shall have Knox Box switch or lock for emergency services.**

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Utility Trailer- Eldora Rd.
Subdivision**DATE:** July 23, 2020**REVIEW:** Preliminary (revised comments plans dated 7-16-2020)**PLAT**

1. Make site map more legible and show all existing subdivision lot lines.
2. Please include P.E. seal and signature.
3. Please include R.P.L.S. signature.

SITE PLAN

1. Please show all TOP and F.L. elevations.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

1. All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS

- Escrow 1/3 road ROW must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb and Gutter
 - 5' Sidewalk
- Include escrow 1/3 road ROW into the cost estimate.
- Provide comments from NAWSC
- Provide access to Fire Department on the south side of the subdivision.

SUBDIVISION: Utility Trailer El Dora Rd.**DATE:** 7/21/2020

Residential/Commercial: __4.0__ acres

Staff Review:

Plat Notes:

- No comments.

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
- An approved drainage report is required for all new subdivisions and/or development(s).
- Need a digital copy (in USB) and three (3) hard copies of SWPPP.
- 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.
- Discharge permit.
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).
- Erosion and sediment control plan.
- Show drainage details to detention pond.



METES AND BOUNDS DESCRIPTION

THINKER, E. L. ANDERSON, JR., Editor, *The New York Times*, said that the book was "a brilliant and important contribution to the study of the American mind." The *New York Times* also said that the book was "a brilliant and important contribution to the study of the American mind." The *New York Times* also said that the book was "a brilliant and important contribution to the study of the American mind."

[illegible]

- [illegible]

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE "UTILITY TRAILERS-ELDORA 20" SUBDIVISION TO THE CITY OF PHOENIX, COUNTY OF MARICOPA, TEXAS AND WHOSE NAME IS SUBSCORRENT HEREIN, DOES (DO) HEREBY SURRENDER SUCH PROPERTY AND OBLIGATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSOLIDATION THEREIN EXPRESSED.

OWNER: UTILITY TRAILER SALES SOUTHEAST
PRESIDENT: DON E. LONG JR.
ADDRESS: 3420 N. CACE PHARM, TEXAS 75577

STATE OF TEXAS
COUNTY OF HEDALGO

WHOSE NAME IS SUBSCRIBED TO THE FORGEO TO ME THAT HE DECIDED THE SAME FOR THEM. THEREIN STATED.

NOTARY PUBLIC
COUNTY OF JOHNSON, TEXAS

APPROVED AND AUTHORIZED FOR RECORD BY THE
ITCS, THIS DAY OF
BY THE PLANNING AND ZONING COMMISSION OF

DANNY WITTE, CHAIRMAN, PLANNING AND ZONING

1. THE UNDERSIGNED MAYOR OF THE CITY OF BOSTON

12. REMARKS:

ATTEST _____
CITY CLERK, CITY OF

APPROVED BY CHAIRMAN DISTRICT:

CODE 48.211(c) THE DISTRICT HAS NOT REVIEWED STRUCTURES DESCRIBED ARE APPROPRIATE FOR ACCEPTED ENGINEERING CRITERIA. IT IS THE REASON TO MAKE THEIR DETERMINATION.

HEALING COUNTY DRAINAGE DISTRICT NO. 1

1

NO IMPROVEMENTS OF ANY KIND (INCLUDING BUT PLACED UPON HUALAHO COUNTY CRITICATO

FILE NO. _____

FILE FOR RECORD IN
HIDALGO COUNTY
ARTHUR GUERRERO, JR.

ONE _____ AT _____

5

COUNTY OF HIGHLAND
KNOW ALL MEN BY THESE PRESENTS:

ON THE PROPERTY MADE UNDER MY SUPERVISION
WERE PROPERLY PLACED UNDER MY SUPERVISION
THE CITY OF PHOEN SUBDIVISION ORDINANCE, AND

IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR M.
821 SOUTH 10TH AVENUE

STATE OF TEXAS
COUNTY OF TARRANT

L. THE UNDERSIGNED, CLAUDIO HINOJOSA, JR., A
HEREBY CERTIFY THAT PROPER ENGINEERING CON-
SPECTS OF IT ARE IN ACCORDANCE WITH THE C-

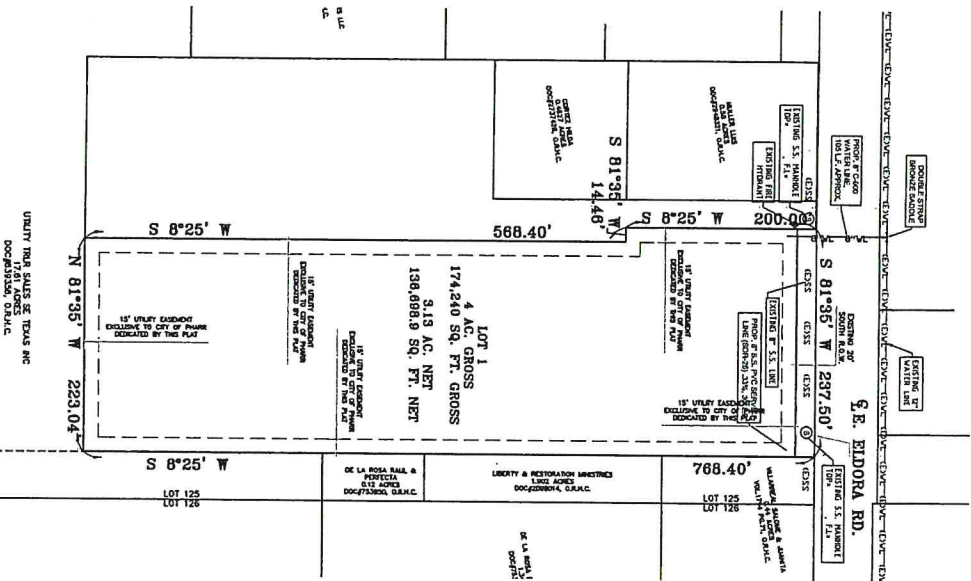
1

701 SOUTH 15TH STREET
MCALDEN, TEXAS, 74501

CLH
ENGINEERING, INC.
701 S. 15th STREET, SUITE 101, JAYCO
JAYCO, AR 72079
(505) 485-5500 (781) 907-5544 FAX
DATE OF PREPARATION: JAN. 18, 2000

UTILITY TRAILERS-ELDORA RD. SUBDIVISION

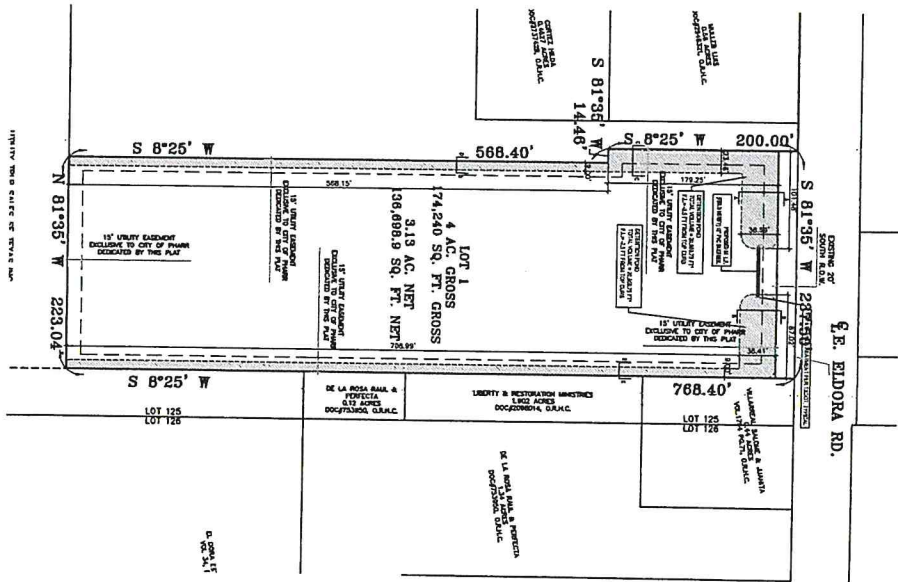
SCALE: 1" = 60'



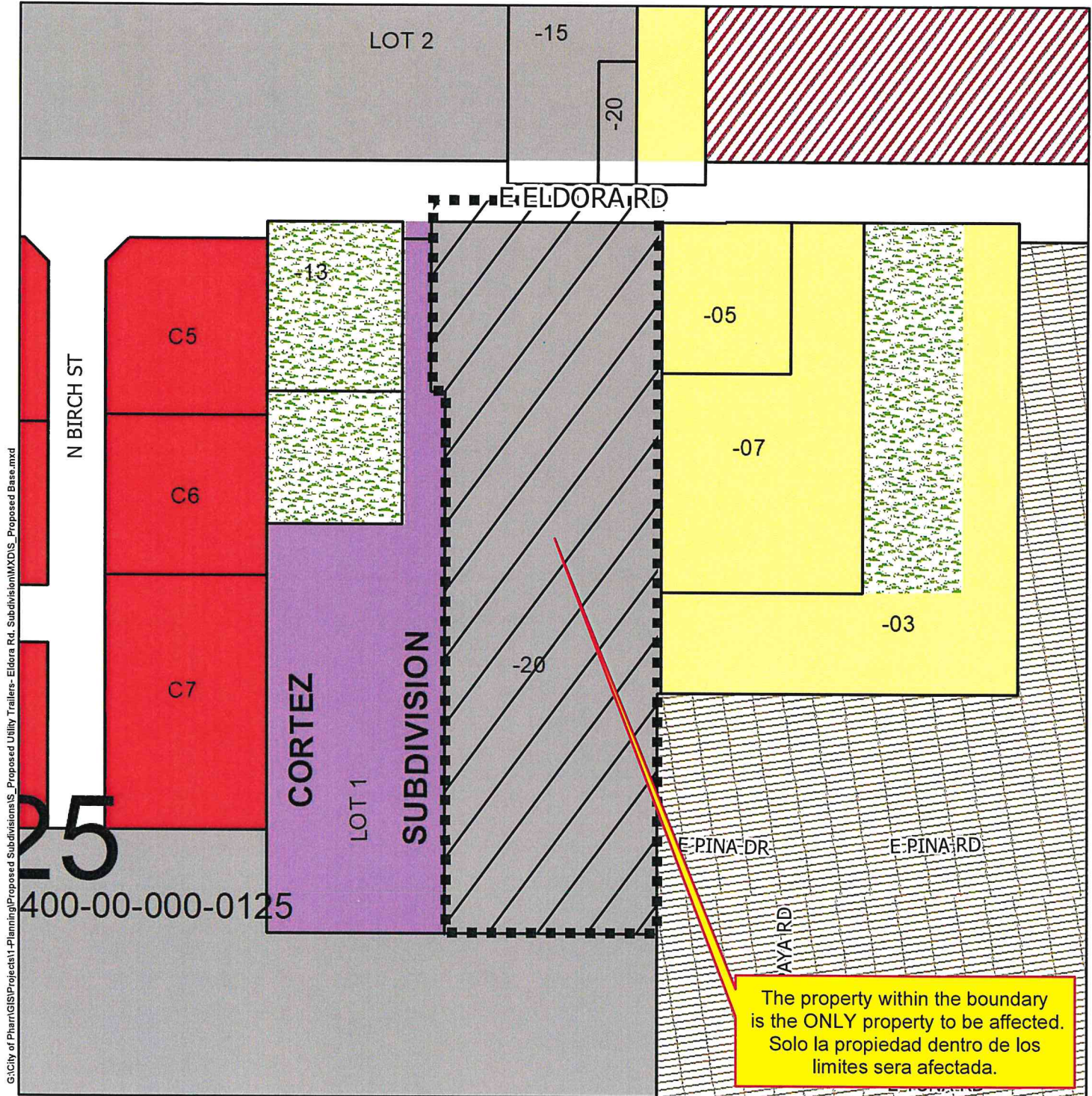
- GENERAL NOTES:**
1. ALL UTILITY LINES TO BE C-800 OR 18" DIA. WITH PROVISIONS FOR 18" DIA. AND TO BE INSTALLED WITH 18" DIA. & 18" DIA. PIPES 18" DIA. & 18" DIA. 300 FEET (MIN.) PLACED 18" DIA. 8" ABOVE TOP OF CURB.
 2. CONSTRUCTION SHALL MAINTAIN A 50 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
 3. CONNECTION TO EXISTING ALL UTILITY CONDUITS FOR VERIFICATION OF COMPLETION FROM TO CONSTRUCTION ON SITE.
 4. RETURN TO SUBDIVISION PLAN FOR LOT DIMENSIONS.
 5. ALL WATER AND SEWER LINES AND SERVICES UNDER PROPOSED SHALL REQUIRE ALL TYPING RESULTS SHALL BE SUBMITTED TO THE CITY OF TOWN AND THE TRUSTEE FOR REVIEW AND ACCEPTANCE.
 6. STILL CROWN IS REQUIRED FOR WATER LINE CROSSING AT DRIVEWAYS DRIVEWAY.

DRAINAGE PLAN OF UTILITY TRAILERS-ELDORA RD. SUBDIVISION

SCALE: 1" = 60'



DATE OF PREPARATION: JUNE 18, 2020



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 |
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