

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 24, 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 August 10, 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) Melden & Hunt, Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). The property is legally described as being a 21.958 acres tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4700-4900 Block of North Veterans Boulevard.
COZ#200731

- 2) Campero Holdings Company, 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 Limited Industrial District (L-I). The property is legally described as being a 26.67-acre tract of land, more or less, out of Lot 359 and a 4.64-acre tract of land, more or less, out of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700-1200 Block of West Anaya Road. **COZ#200732**

- 3) Teresa H. Rios has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 1, Rios Estate Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 407 North Iris Street. **COZ#200733**



4) 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 Jackson Road. 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 1300-1800 Block of West Owassa Road. **COZ#200734**

E. PLATS:

1) Barrera Infrastructure Group, Inc., representing Adolfo Campero, Manager for Campero Holdings Company, LLC, owners, is requesting preliminary plat approval of the proposed Master Subdivision Plat of Pharr Logistic Center. The property is legally described as being a 31.31 acre gross (27.10 AC. NET) tract of land, being 26.67 acres out of Lot 359 and 4.64 acres out of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800-900 Block of West Anaya Road. **SUB#200312**

2) NAIN Engineering, L.L.C., representing Cipriano Garza Barajas, is requesting final plat approval of the proposed Maquila Trades Subdivision. The property is legally described as 8.53 acres of land being a re-plat of Lot 3, P.E.D.C. Subdivision #1, a re-plat of Lot 7, Bona Terra Subdivision and also, 3.86 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of West Anaya Road. **SUB#170103**

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.

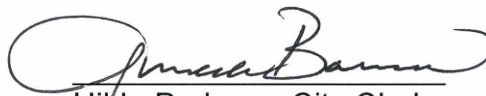
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 21st day of August at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



for 
Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 10, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 10, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Charlie Ramirez
Andy Castro

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga
Luis Madrigal
Rafael Munguia

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Roy Rodriguez, Building Official
Eddie Martinez, Planner II
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. Andy Castro 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 JULY 27, 2020

Chairman, Danny Wylie, introduced the item.

Luis Madrigal arrived at 6:02 p.m.

There being no discussion Charlie Ramirez moved to approve the minutes of July 27, 2020. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 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 (TABLED)**

Della Robles, Planner I, stated the item would require a motion to be untabled.

Charlie Ramirez moved to untable the the request for final plat approval of the proposed G.E.C. Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, stated the item would be withdrawn due to a new owner and presented as Item E2.

- 2) **NAIN ENGINEERING, L.L.C., REPRESENTING BENJAMIN CAVAZOS, MEMBER OF BADGER'S INVESTMENTS, 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'S PHYSICAL ADDRESS IS 5201 NORTH VETERANS BOULEVARD ("I" RD.). SUB#190718**

Della Robles, Planner I, introduced the item. She stated the property is currently zoned Heavy Commercial District (H-C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, 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. She added no variances were being requested and staff recommended final plat approval of the proposed G.E.C. 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 Charlie Ramirez moved to **approve** the request for final plat approval of the proposed G.E.C. Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 3) **PABLO SOTO JR., P.E., REPRESENTING CARMEN AURELIA DE LA FUENTE, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED FEROLL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96 ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST GREG DRIVE. SUB#200208**

Della Robles, Planner I, introduced the item. She 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. She added no variances were being requested and staff recommended final plat approval of the proposed Feroll 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.

Charlie Ramirez asked if this item was previously presented to the commission.

Della Robles, Planner I, stated the item was presented previously for preliminary plat approval.

Charlie Ramirez asked if all items were finalized.

Della Robles, Planner I, confirmed all items had been addressed and were in compliance.

There being no further discussion Charlie Ramirez moved to **approve** the request for final plat approval of the proposed Feroll Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. 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 6:07 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 24, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200731

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 20, 2020

1. **Applicant:** Melden & Hunt, Inc.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop the property into a 91 lot single family residential subdivision

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

8/19/2020
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

MEMORANDUM

DATE: MONDAY, AUGUST 24, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being a 21.958 acres tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 4700-4900 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:

Melden & Hunt, Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) in order to develop the property into a 91 lot single family residential subdivision.

The subject site is located on the west side of North Veterans Boulevard and physically located between the 4700-4900 Block of North Veterans Boulevard. The property is legally described as being a 21.958 tract of land, more or less, out of Lot 97, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Veterans Boulevard, a 90' minor arterial that runs north and south, with a posted speed limit of 30 to 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 and the property to the west was zoned to Agricultural and/or Open Space District (A-O) and the property to the south was zoned to General Business District (C), September 04, 1990, when the property was annexed into the City of Pharr. The property to the north was zoned to Agricultural and/or Open Space (A-O) on August 20, 1991 when the property was annexed into the City of Pharr, later on September 21, 1999 a portion was rezoned to General Business District (C) and the city limits lie to the east. The property is generally designated for multi-family and commercial use in the Future Land Use Plan.

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

Fourteen (14) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information with concerns.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress, would allow for reasonable use of the property, and will not result in detrimental impact to the neighborhood character. 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 **September 08, 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

Melden & Hunt c/o Mario Reyna

APPLICANT

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

CURRENT ZONE

4700-4900 Block of North Veterans Boulevard

ADDRESS

Single-Family Residential District (R-1)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress, would allow for reasonable use of the property, and will promote compatibility with adjacent and nearby uses, and will not result in detrimental impact to the neighborhood character.

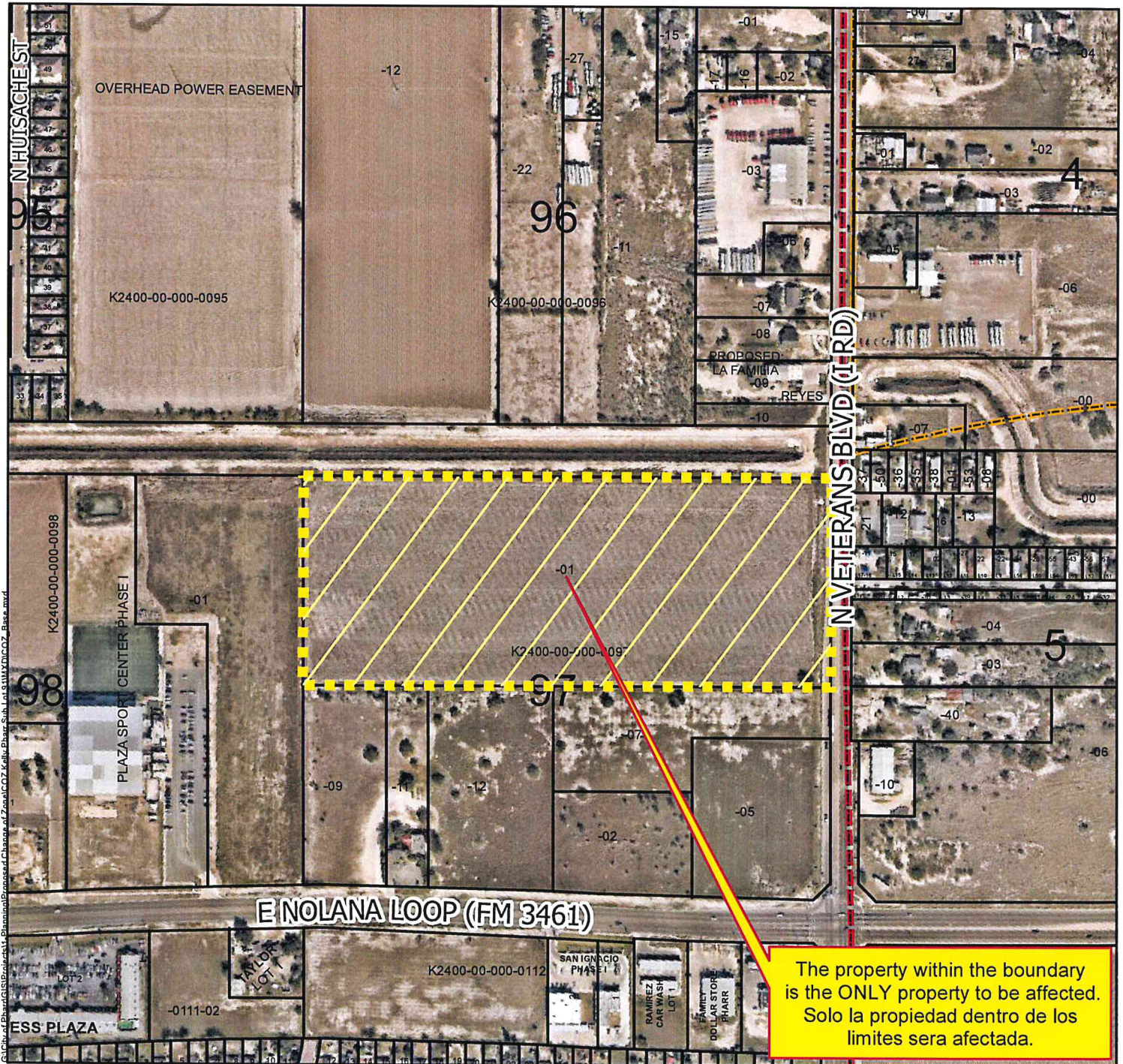
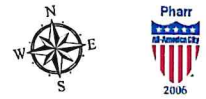
Anaisa Licerio, Planner I

PREPARED BY

August 14, 2020

DATE

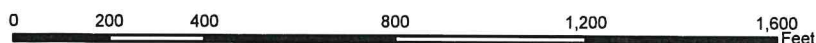
Proposed Change of Zone
North 1/2 of Lot 97, Kelly Pharr Subdivision
Angie Longoria



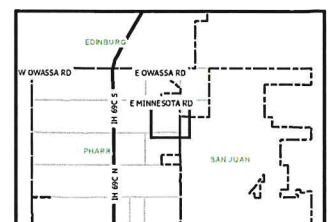
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | 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 = 400 feet

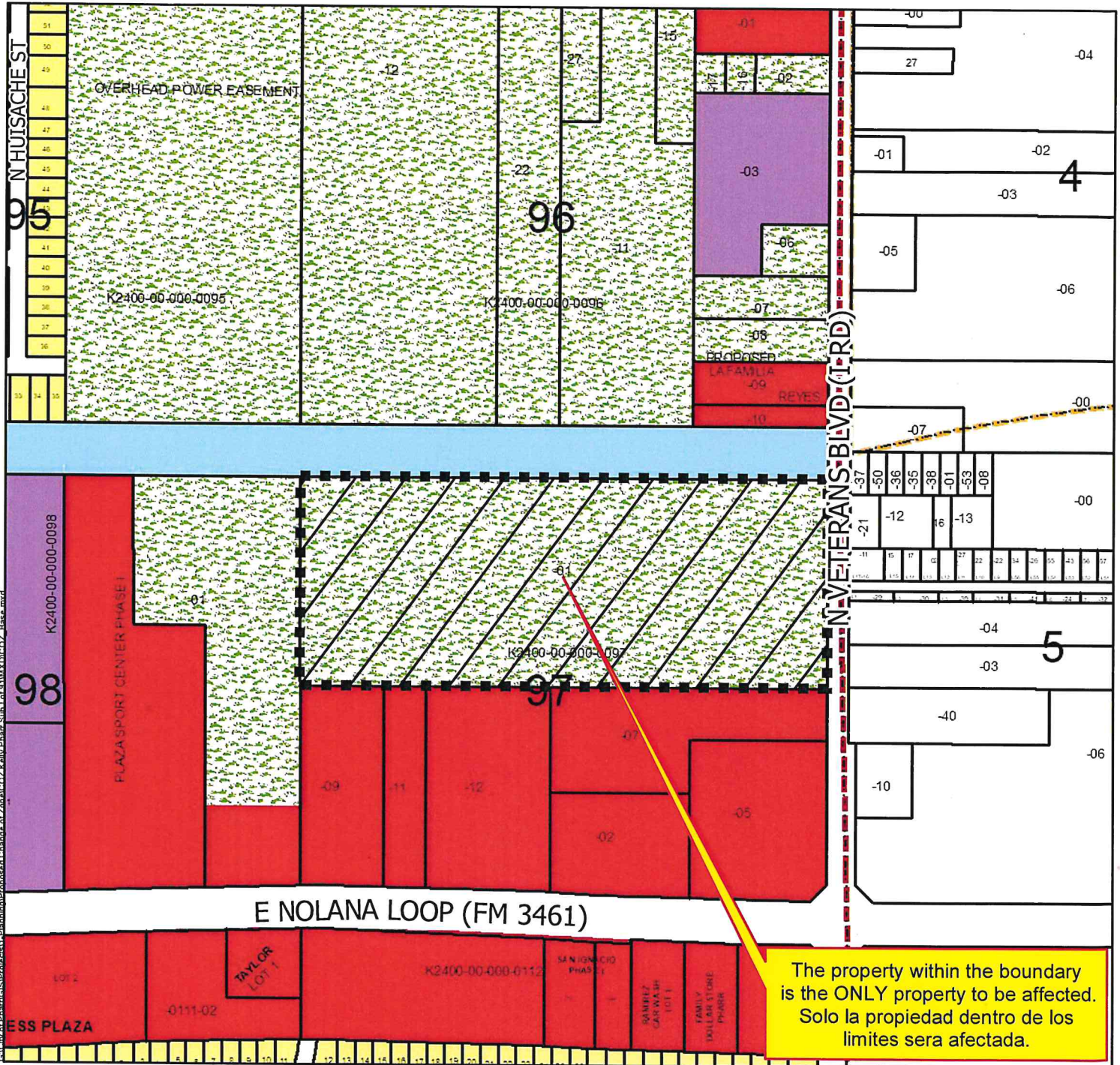


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 7/31/2020

Proposed Change of Zone
North 1/2 of Lot 97, Kelly Pharr Subdivision
Angie Longoria





AGENDA MEMORANDUM



BOARD: Planning & Zoning
Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 20, 2020

MEETING DATE: August 24, 2020

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Campero Holdings Company, 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 Limited Industrial District (L-I). The property is legally described as being a 26.67-acre tract of land, more or less, out of Lot 359 and a 4.64-acre tract of land, more or less, out of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700-1200 Block of West Anaya Road. **COZ#200732**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Campero Holdings Company, 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 Limited Industrial District (L-I).

Financial Consideration:

Staff Recommendation: The applicant has withdrawn his request for a Change of Zone.

Alternatives:

ROUTING:

Iris Mata
Roland Gomez
Melanie Cano

Created/Initiated - 8/20/2020
Approved - 8/20/2020
Final Approval - 8/20/2020



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 24, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200733

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 23, 2020

1. **Applicant:** Teresa H. Rios, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct an additional single-family detached unit on said lot.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials


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



MEMORANDUM

DATE: MONDAY, AUGUST 24, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF): Being Lot 1, Rios Estate Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 407 North Iris Street.

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:

Teresa H. Rios has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct an additional single-family detached unit on said property.

The subject site is located at the end of North Iris Street with a physical address of 407 North Iris Street. The property is legally described as being Lot 1, Rios Estates Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Iris Street, a 40' local street that runs north and south with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The property and the properties to the north, east, south 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. One of the properties to the north was later rezoned to Residential Multi-Family District (R-MF) on March 21, 2006. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family residential use in the Land Use Plan.

The Residential Multi-Family District is established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities are available for present and future needs. This district is established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met before zoning to such use. It is established to protect residential areas as far as possible against heavy traffic and zoned to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Twenty-five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

Development Services is recommending **denial** of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property is not compatible with the surrounding properties and is not 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 **September 08, 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

Teresa H. Rios, Owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

407 North Iris St.

ADDRESS

Residential Multi-Family District (R-MF)

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:

Denial

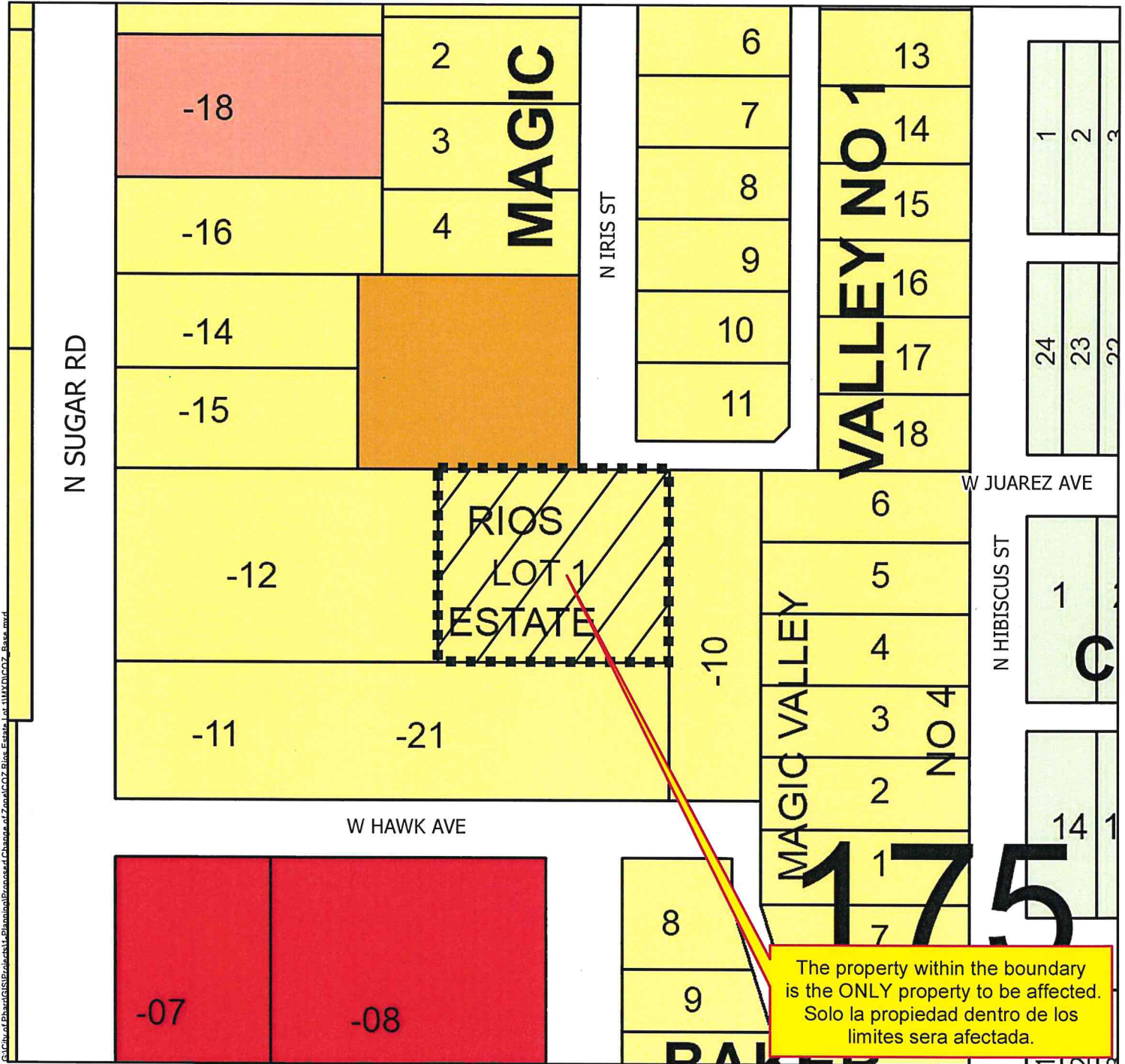
The property meets area requirements, has adequate ingress and egress; however, is not compatible with the surrounding properties and is not in line with the Future Land Use Plan.

Anaisa Licerio, Planner I

PREPARED BY

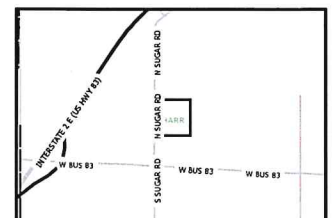
August 10, 2020

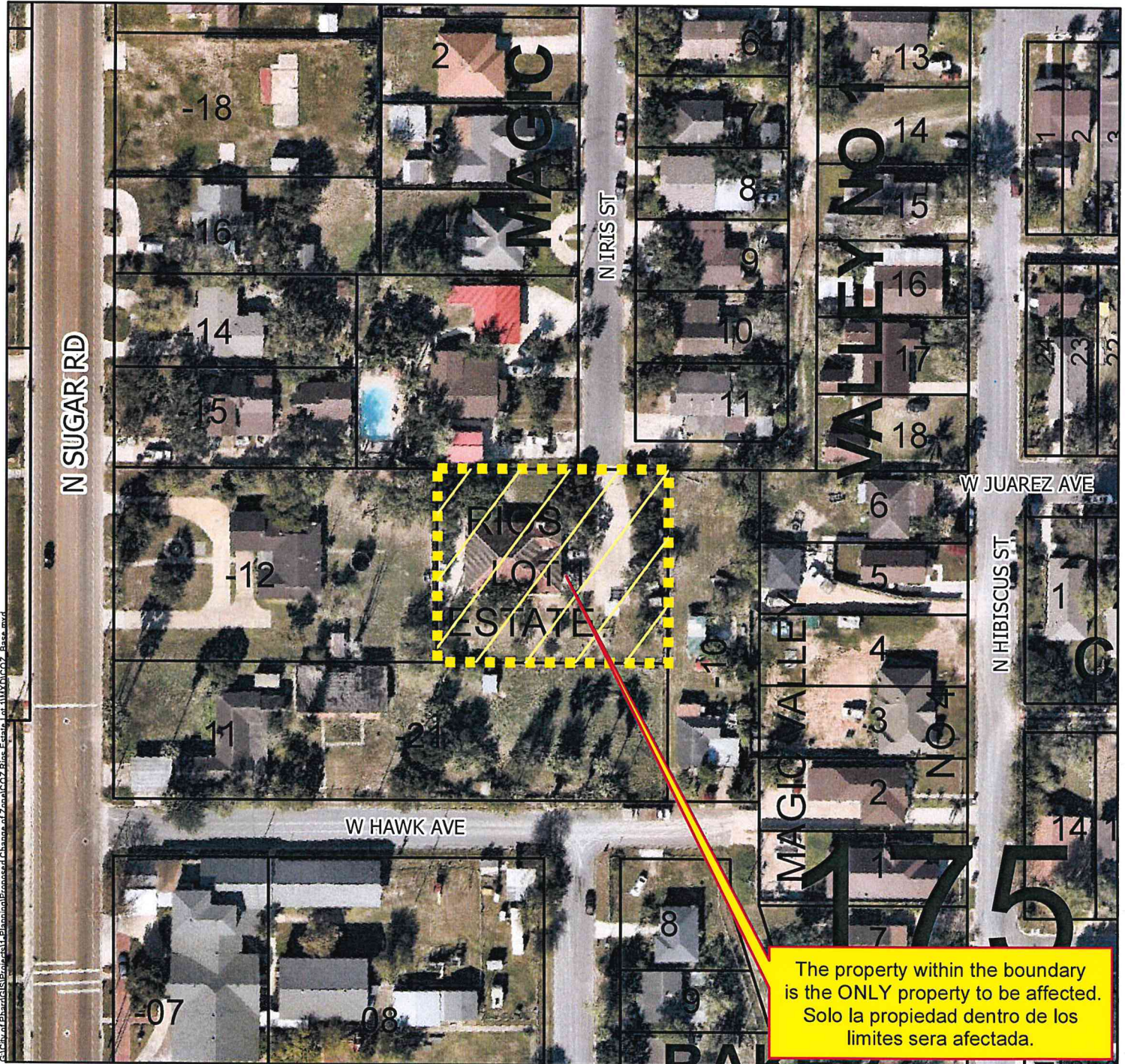
DATE



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 | |

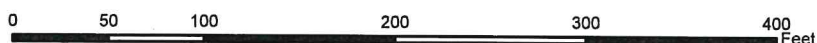




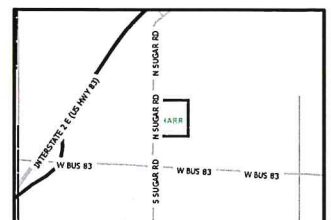
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
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|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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 100 feet



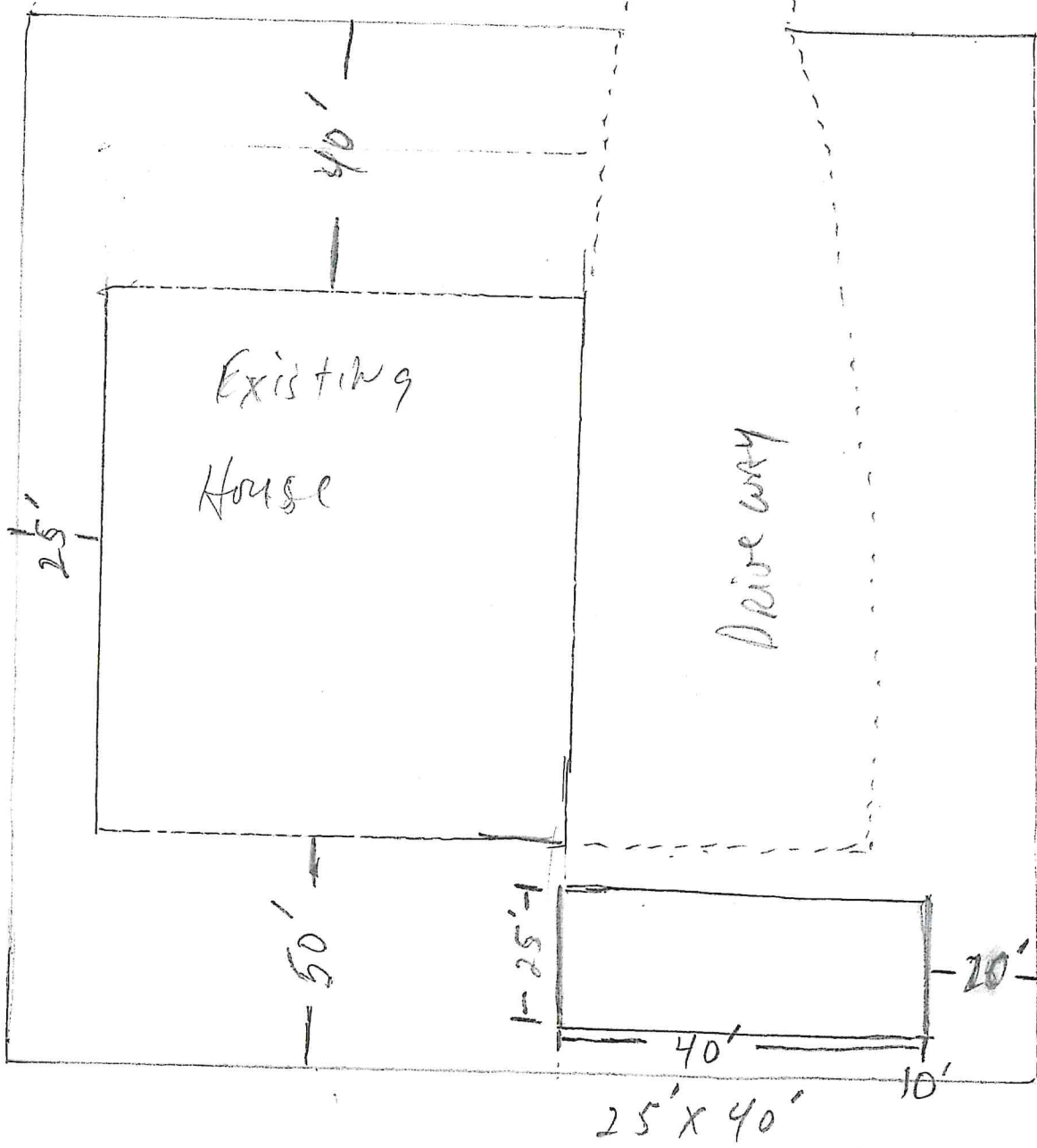
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Nth

West

East



Sth



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 24, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200734

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 28, 2020

1. **Applicant:** The City of Pharr.

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	<u></u> Initials	<u>8/19/2020</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u> </u> Initials	<u> </u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
D. City Attorney	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
E. City Manager	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 24, 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 Jackson Road. 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 1300-1800 Block of West Owassa Road.

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 Jackson Road. 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 1300-1800 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 of the properties zoned to Residential Multi-Family High Density District (RMFHD) one dated August 25, 2015 and four dated 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-eight (28) 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 to 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) 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, it will allow for reasonable use of the property, and it will 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 **September 08, 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

5400-6100 Block of North Jackson Road &
1300-1800 Block of West Owassa Road

ADDRESS

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

CURRENT ZONE

General Business District (C) &
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, the zoning is compatible with adjacent and nearby zoning districts, land uses and development intensities and will promote the policy of locating retail and more intensive zoning near the intersections or arterial roadways or at the intersection of arterials and major collectors.

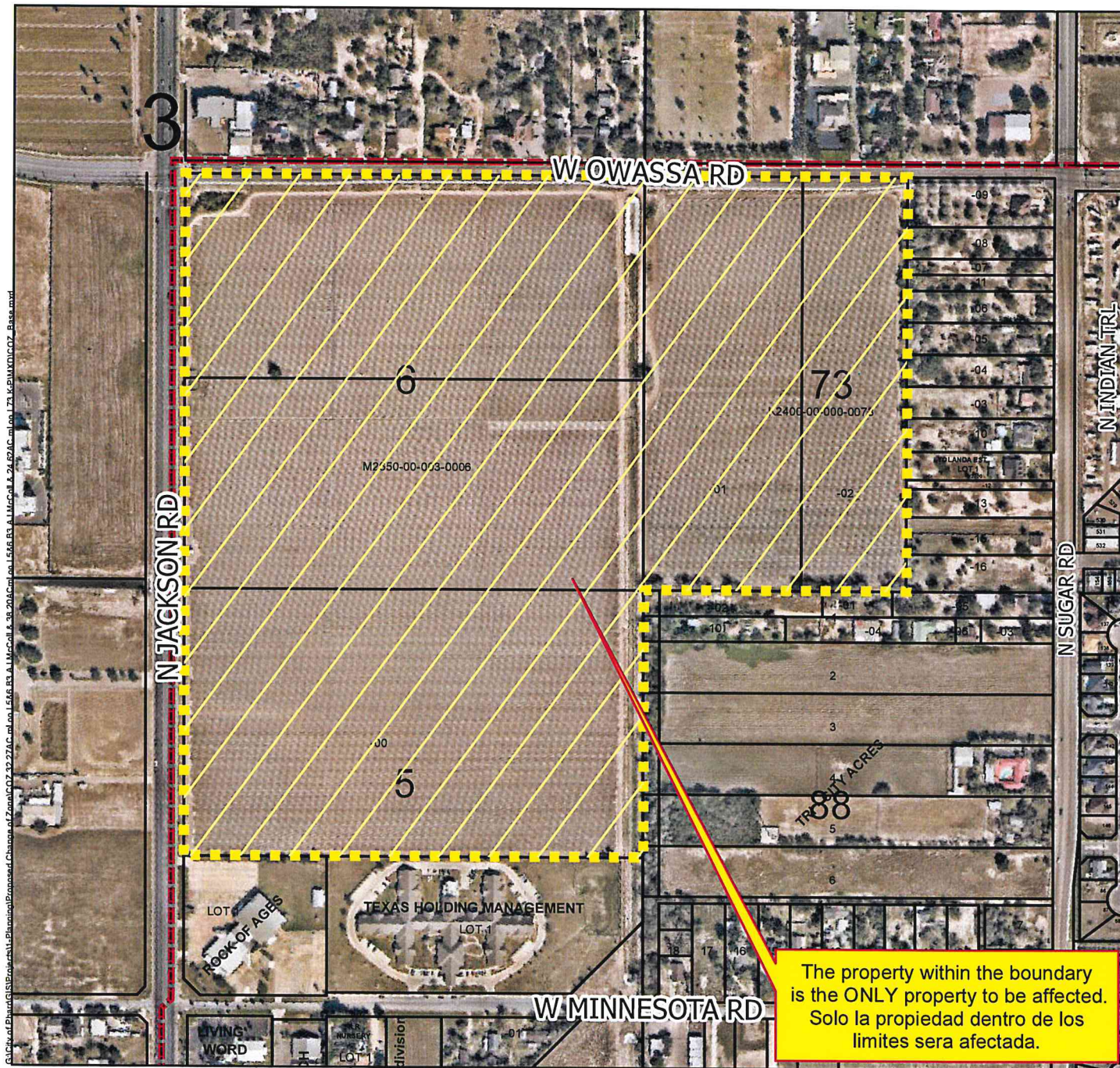
Della Robles, Planner I

PREPARED BY

August 10, 2020

DATE

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



- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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 = 450 feet

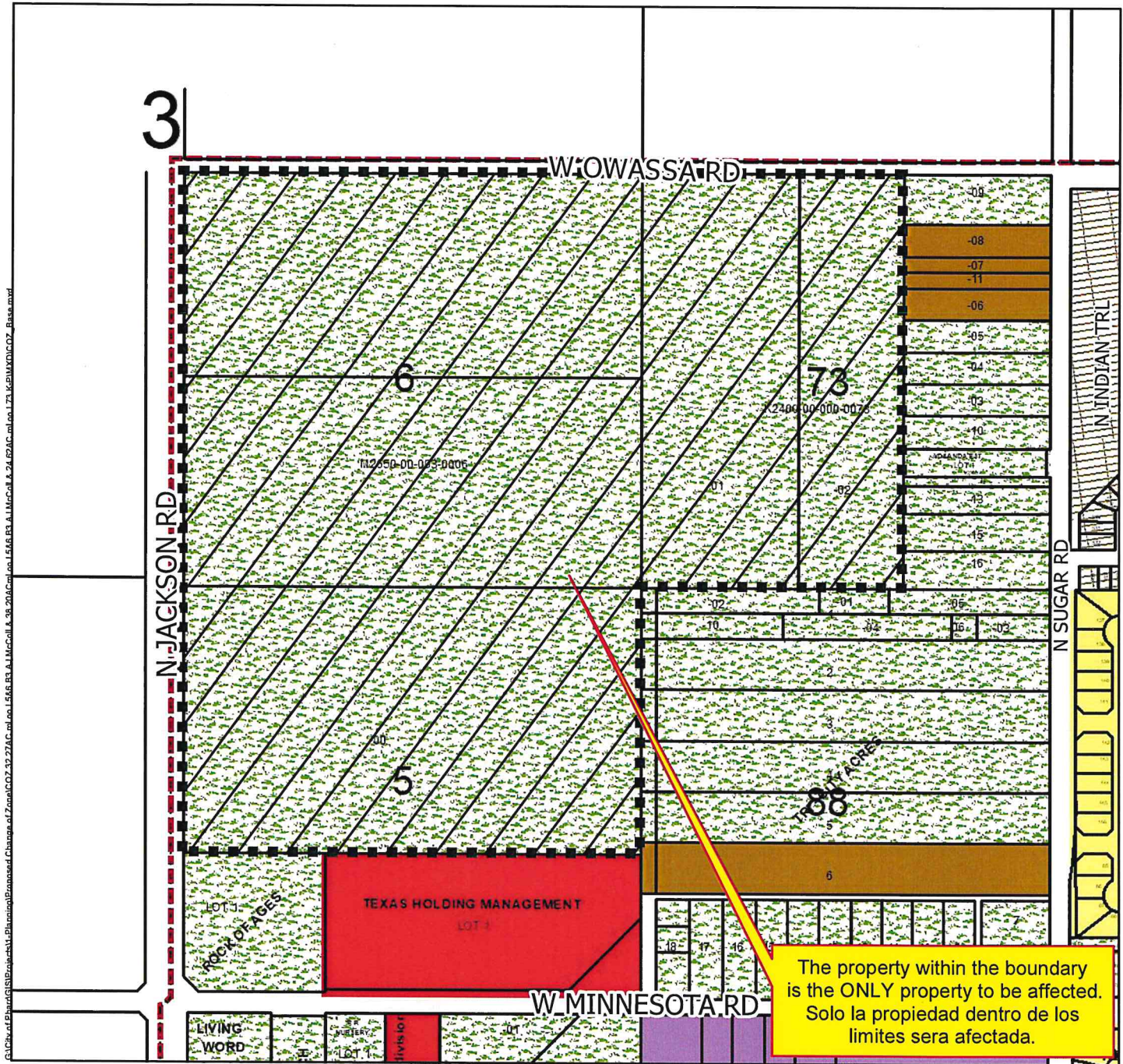


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Date: 7/31/2020

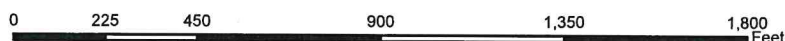
Proposed Change of Zone
 32.27AC m/l o/o L5&6 B3 AJ McColl &
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 City of Pharr



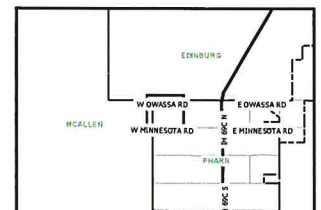
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
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City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 450 feet



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Date: 7/31/2020



MEMORANDUM

DATE: MONDAY, AUGUST 24, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MASTER SUBDIVISION PLAT OF PHARR LOGISTIC CENTER FILE NO. SUB#200312
--

GENERAL INFORMATION:

APPLICANT: Barrera Infrastructure Group, Inc., representing Adolfo Campero, Manager for Campero Holdings Company, LLC, owners, is requesting preliminary plat approval of the proposed Master Subdivision Plat of Pharr Logistic Center.

LEGAL DESCRIPTION: The property is legally described as being a 31.31 acre gross (27.10 AC. NET) tract of land, being 26.67 acres out of Lot 359 and 4.64 acres out of Lot 358, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800-900 Block of West Anaya Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Limited Industrial District (L-I) to the south and east, Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the west, and Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1) to the north. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehousing.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Master Subdivision Plat of Pharr Logistic Center subject to the following conditions:

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

1. Provide streetlight layout for existing and proposed off West Anaya Road and South International Boulevard.
2. Remove parking lane, show South International Boulevard to be 2 lanes only.
3. Show details of cul-de-sac.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

**FIRE
PROTECTION:**

1. See attached comments.

WATER:

1. Do not use PVC on water connections.
2. See attached comments.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Use composite for manholes with City Logo.
2. Show future connections.
3. See attached comments.
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. As per Javier Lopez, Water Operations Superintendent with H.C.I.D. #2, cannot cross easement within their R.O.W., must obtain permit for both the southwest and southeast corners of Phase III.
2. H.C.I.D. #2 is requesting an additional 25" R.O.W. along the west and north side of the property must indicated on layout.
3. Remove line that runs across the 60' R.O.W (South International Boulevard). Must acquire permit from H.C.I.D. #2.

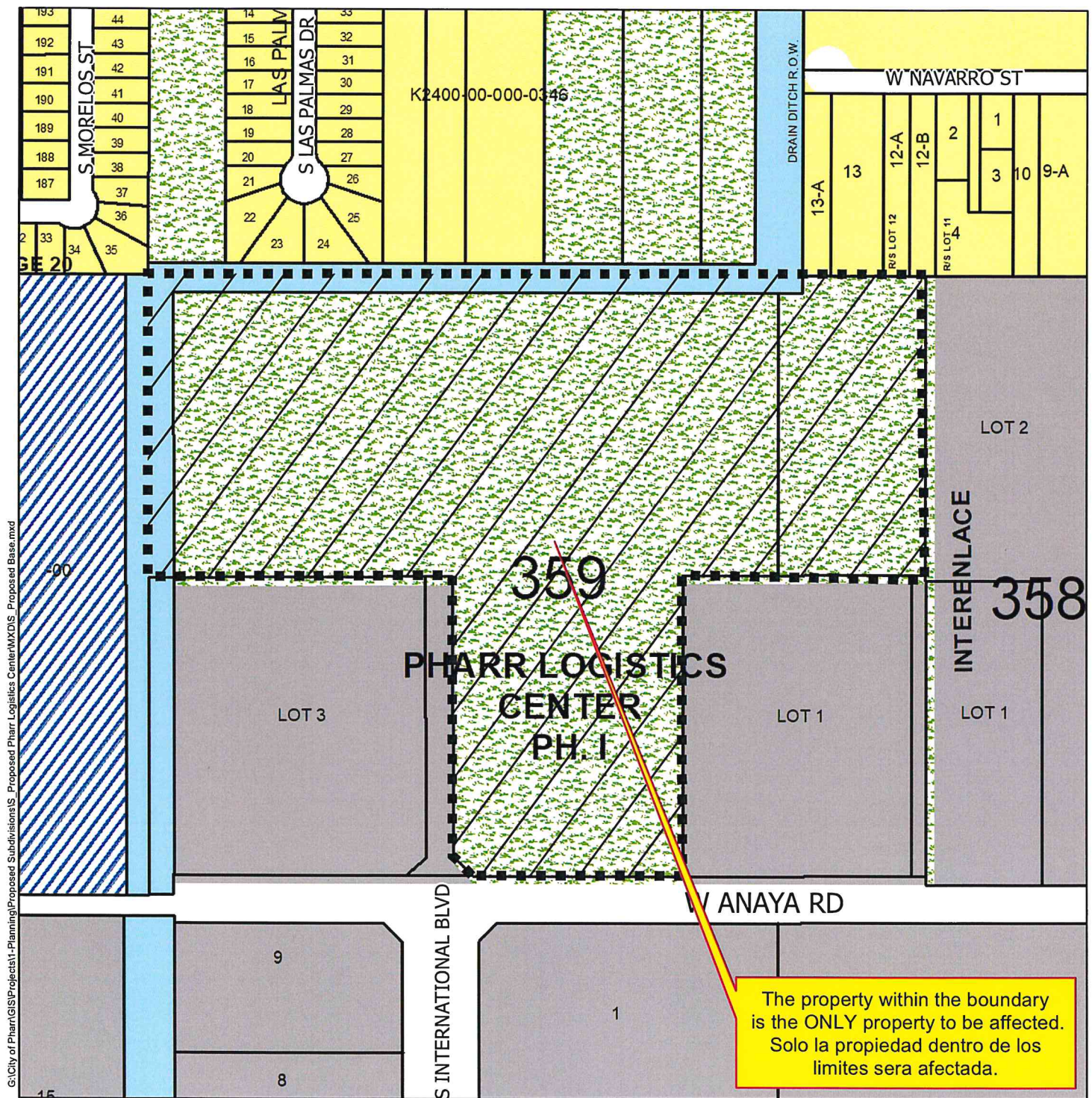
OTHER:

1. Verify acreage for legal description and within layout, do not match.
2. Change name of subdivision in owners block to match subdivision name.
3. Remove duplicate for Notary.
4. Provide engineer signature and seal.
5. Provide surveyors signature and seal.
6. Plat Note #7, make correction to spelling to read "all" internal streets.
7. Plat Note #8, add the wording "during construction phase".
8. Plat Note #9: follow wording on detention directive (see attached).
9. Plat Note #10, add the wording to read "detention/retention".

10. Remove Plat Note #13.
11. Plate Note #15, provide recording no.# for restrictive covenants.
12. Remove Plat Note #16.
13. Plat Note #17, reword to read "Owner must maintain R.O.W. and perimeter of subdivision".
14. Update location map with recorded subdivisions and label directions for West Anaya Road and South International Boulevard.
15. Mark all rods either found or set on layout.
16. To whom is the 15' utility easement on the west and north side of the property dedicated to?
17. Check with H.C.D.D.#1 regarding the 25' alignment along the north side of the property.
18. Mark directional on metes and bounds for West Anaya Road.
19. Paragraph #4: Numbers do not match 56.67 feet (metes and bounds) and plat layout reads 56.57. Verify.
20. Paragraph #6: 589.92 feet and 60.00 feet, do not add up to the 639.92 listed on metes and bounds. Verify.
21. Must show subdivisions on the east and south sides of the property.
22. Must reapply for a Change of Zone.
23. Page #3: make correction to spelling to read "install" along corner clip.
24. Need to show all proposed services on all lots.
25. Remove temporary cul-de-sac from layout, pg. 3.
26. Show how deep gas line runs.
27. Must provide letter from gas company for crossing of street in Phase III.
28. Need to show existing and proposed streetlights.
29. Staff plat notes are attached.

This item will go before the City Commission meeting of September 08, 2020, at 4:00 p.m.



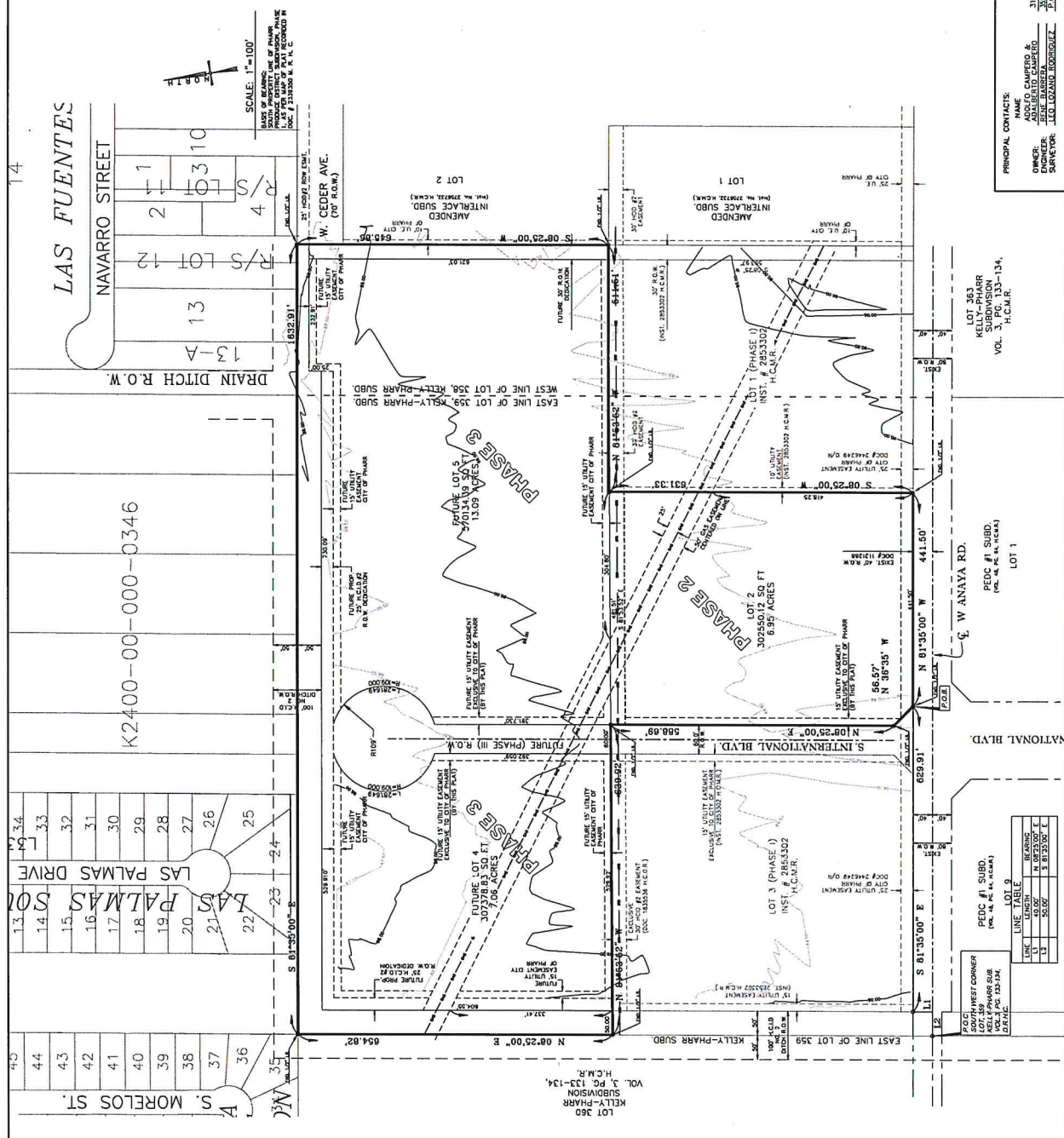


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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| 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 | |



A 31.31 ACRE GROSS (27.10 AC. NET) TRACT OF LAND BEING 26.67 AC. OUT OF LOT 359 AND 4.64 AC. OUT OF LOT 358, KELLY-PHARR SUBDIVISION AS RECORDED IN MAP VOLUME 3 PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS:

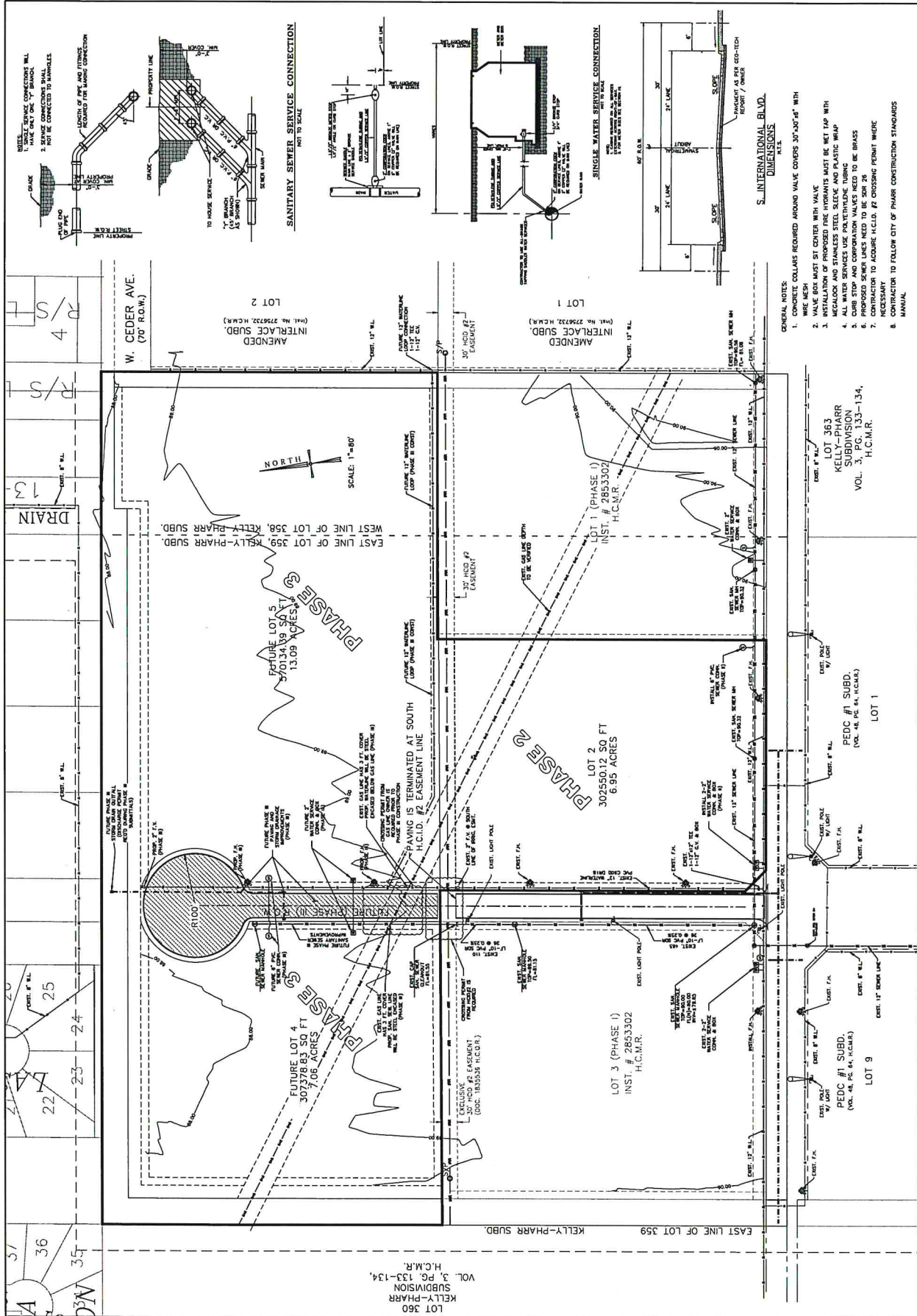
[illegible][illegible]

PRINCIPAL CONTACTS:

	NAME
OWNER:	ADOLFO C.
ENGINEER:	ADALBERT
SURVEYOR:	RENE BAS
	LEO LOZA

ADDRESS	QTY & ZIP	PHONE	FAX
311 LA TOUR CT.	LAREDO, TX 78041	956-796-0330	956-796-0399
5555 W. FREED CORRALZ AVE.	EDINBURG, TX 78539	956-687-3355	956-997-8801
P.O. BOX 1830	EDINBURG, TX 78540		

525 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TX 78539
956-687-3355
956-992-6801 (FAX)





MEMORANDUM

DATE: MONDAY, AUGUST 24, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MAQUILA TRADES SUBDIVISION
FILE NO. **SUB#170103**

GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Cipriano Garza Barajas, is requesting final plat approval of the proposed Maquila Trades Subdivision.

LEGAL DESCRIPTION: The property is legally described as 8.53 acres of land being a re-plat of Lot 3, P.E.D.C. Subdivision #1, a re-plat of Lot 7, Bona Terra Subdivision and also, 3.86 acres out of Lot 363, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of West Anaya Road.

ZONING: The property is currently zoned Limited Industrial District (L-I) and Planned Unit Development District (PUD). The adjacent zones are Limited Industrial District (L-I) to the north and west, Planned Unit Development District (PUD) and Limited Industrial District (L-I) to the south and east. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Expansion to warehouse and extra parking.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Maquila Trades 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:

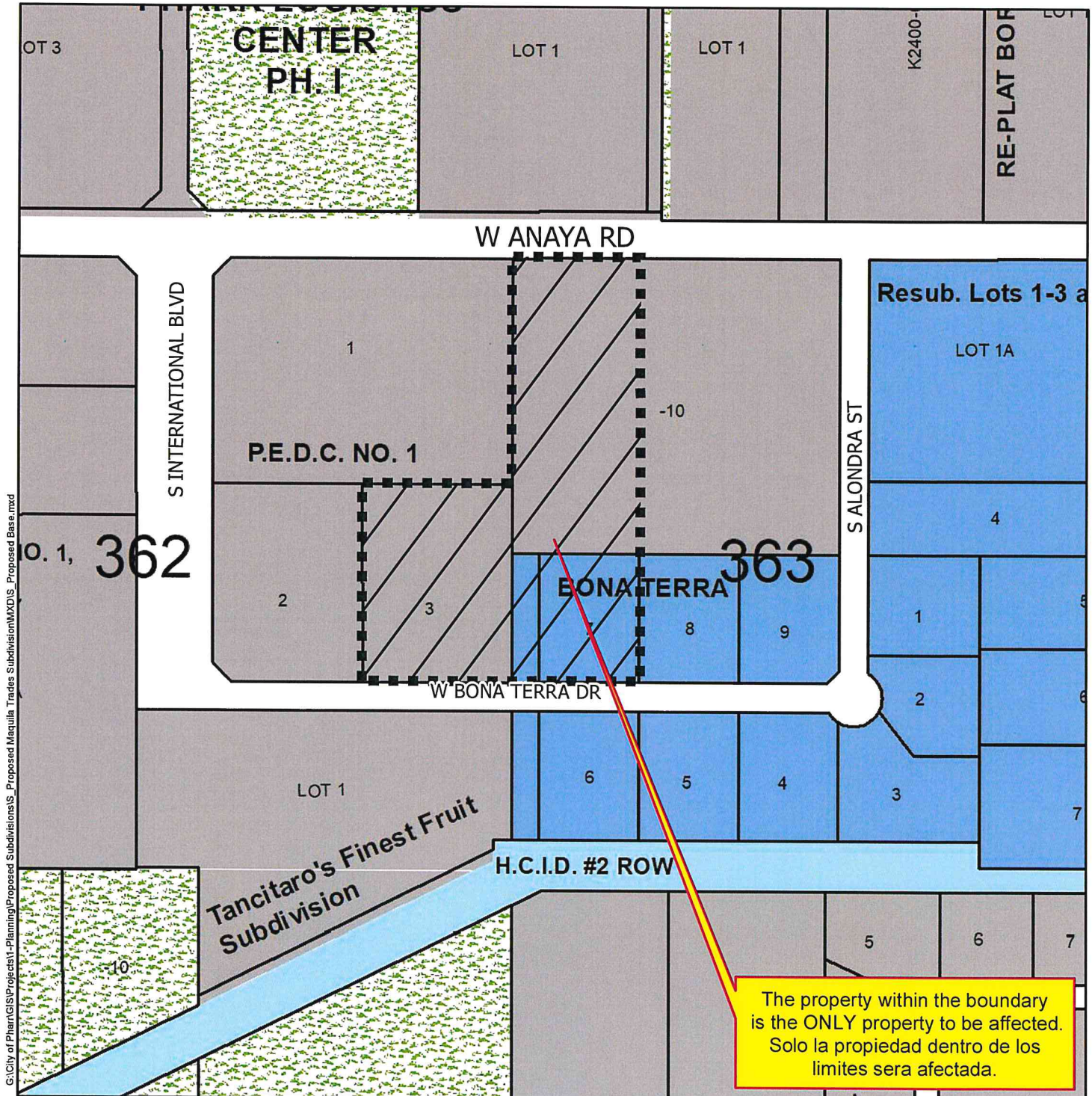
1. In compliance

OTHER:

1. In compliance

This item will go before the City Commission meeting of September 08, 2020, at 4:00 p.m.





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

