

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 14, 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 24, 2020.

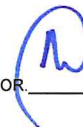
D. PUBLIC HEARING: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public 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) 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 6.95-acre tract of land, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800-900 Block of West Anaya Road.
COZ#200835

E. PLATS:

- 1) Spoor Engineering Consultants, Inc., representing W.D. Moschel, Owner, is requesting final plat approval of the proposed Fox Subdivision. The property is legally described as being a 3.32 acre tract of land out of the north 10.0 acres of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of South Jackson Road. **SUB#190515**

- 2) Salinas Engineering & Associates, representing Agustin and Maria Luisa R. Carrillo, owners, are requesting preliminary plat approval of the proposed The Gift Subdivision. The property is legally described as being a 0.52 acre tract of land, more or less, out of the W150.0' of the E640.8' of the S150.0' of the N358.67' of Lot 348, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 152 West Siesta Street.
SUB#200619



3) Guzman & Munoz Engineering and Surveying, Inc., representing Rogelio Vega, owner, is requesting preliminary plat approval of the proposed World Cars Subdivision. The property is legally described as being 1.37 acres out of Lot 178, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 917-919 West Business 83. **SUB#200721**

4) Spoor Engineering Consultants, Inc., representing William Schnakenburg, Member of East Nolana Partners, LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Veterans Centre Subdivision. The property is legally described as being a 2.95 acre tract of land out of a 4.80 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of East Nolana Loop. **SUB#200927**

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 11th day of September, 2020 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. August 24, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 24, 2020 and following is the record of attendance.

MEMBERS PRESENT: Rafael Munguia Charlie Ramirez
Romeo Robles

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal

ABSENT: Danny Wylie Andy Castro
Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
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

Vice Chairman, Rafael Munguia, called the meeting to order at 6:01 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.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 10, 2020

Vice Chairman, Rafael Munquia, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of August 10, 2020. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported fourteen (14) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one (1) telephone call for information with concerns and that individual signed up to speak at public hearing.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Rafael Munguia, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Secretary, stated one (1) person signed up to speak.

Anaisa Licerio, Planner I, representing Alma Caso, residing at 1101 E. Nolana Loop, read Ms. Caso's statement. Ms. Caso stated the proposed action did not negatively affect her business and welcomed the change of zone. She continued to state that her business, Plaza Sports Center, has regular late-night operations during the week and would not be adjusting their business activities.

Vice Chairman, Rafael Munguia, closed the public hearing and 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 Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated the applicant withdrew the request. No further action was needed.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported twenty-five (25) 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 one (1) telephone call for information.

Anaisa Licerio, Planner I, further stated staff recommended **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.

Vice Chairman, Rafael Munguia, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Secretary, stated one (1) person signed up to speak.

Robert Helbing, residing at 820 Tamarack, McAllen, Texas, stated the property was at the north portion of his fence line and requested eight (8) items for the new construction project. Mr. Helbing requested that all building access be limited to Iris Street, a single story duplex for two families, a flat south wall surface facing his north fence line, and no sidewalk or access openings allowing garbage, recycle dumpster or parking along the building's south wall. Mr. Helbing continued to request a twelve (12) foot distance between the building and his fence line, no overhead or buried utility lines over to Hawk Street, no excavation for access to Hawk Street, and if fence need to be removed it would be restored at no expense to him.

Vice Chairman, Rafael Munguia, closed the public hearing and opened the item for discussion and action.

Charlie Ramirez asked staff if Mr. Helbing owned the multi-family lot next to the property requesting the change of zone.

Melanie Cano, Development Services Director, stated Mr. Helbing's property was to the south of the proposed change of zone.

Luis Rios, residing at 407 North Iris, approached the Commission and stated Mr. Robert Helbing was on the south side of the property which was zoned residential and Mr. Jose Cuellar was on the north side which was zoned multi family. Mr. Rios continued to state Mr. Helbing had two (2) apartments on his property.

Charlie Ramirez asked Mr. Rios how many apartments he was planning to place on the property.

Luis Rios stated he would place a structure similar to a cottage/guest house should he have guests visit. He continued to state his home was situated in the center of the property and could not build anything too large. Mr. Rios continued to state that the cottage/guest house would be used for private use and not rented out. He also stated he didn't have enough room to build apartments on the property due to the easements and location of his home on the property.

Charlie Ramirez asked Mr. Rios if he listened to Mr. Helbing's conditions.

Luis Rios acknowledged Mr. Helbing's requests and stated they planned to build a fence on his side of the property. Mr. Rios continued to state he didn't think they it would require much to build the proposed cottage/guest house.

Charlie Ramirez asked Mr. Rios to acknowledge that the Commission could place requirements on him, and he would need to follow up with the Development Services Planners for specifics.

Luis Rios acknowledged Mr. Ramirez's statement and stated he understood there could be other requirements.

Melanie Cano, Development Services Director, stated the City has ordinances and standards in place to promote orderly growth. She continued to state that changing to a multi-family development was for uses such as duplex and four plex style. Ms. Cano continued to state that for Mr. Rios' case, the correct process would be to re-subdivide the land and make it into two (2) lots for his proposed use. She continued to state the other option would be to apply for a Conditional Use Permit for a guest house.

Luis Rios stated he was not aware of the Conditional Use Permit option.

Vice Chairman, Rafael Munguia, stated the multi-family option did not fit Mr. Rios' needs and noted the Conditional Use Permit option would better suit his proposed use.

There being no further discussion Charlie Ramirez moved to **deny** the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported twenty-eight (28) 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 one (1) letter of objection.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone to 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, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Rafael Munguia, 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. Munguia opened the item for discussion and action.

There being no discussion Charlie Ramirez moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 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**

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 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. She added no variances were being requested and staff recommended final plat approval of the proposed Master Subdivision Plat of Pharr Logistic Center subject to the conditions.

Rene Barrera, representing Adolfo Campero, approached the Commission and stated the property would be used for cold storage and there were no objections to the staff's requirements.

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

There being no discussion Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed Master Subdivision Plat of Pharr Logistic Center. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Della Robles, Planner I, introduced the item. She stated 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. She added no variances were being requested and staff recommended final plat approval of the proposed Maquila Trades Subdivision subject to the conditions.

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

There being no discussion Romeo Robles moved to **approve** the request for final plat approval of the proposed Maquila Trades Subdivision. Charlie Ramirez 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 6:31 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: September 14, 2020

ROUTE TO BOARD:

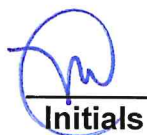
☐ CITY COMMISSION
☒ PLANNING & ZONING COMMISSION

AGENDA ITEM: COZ:#200835
DATE SUBMITTED: August 14, 2020

1. **Applicant:** Campero Holdings Company, LLC, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** In order to develop and construct a warehouse for industrial use on said property.

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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being a 6.95-acre tract of land, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800-900 Block of West Anaya Road.
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Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

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

DESCRIPTION OF PROPERTY:

Campero Holdings Company, LLC, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) in order to develop and construct a warehouse for industrial use on said property.

The subject site is located on the north side of West Anaya Road and physically located within the 800-900 Block of West Anaya Road. The property is legally described as being a 6.95-acre tract of land, more or less, out of Lot 359, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Anaya Road, an 80' major collector with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O). The property to the south was zoned to Limited Industrial District on February 18, 2003. On October 16, 2017 the properties to the east and west were zoned to Limited Industrial District (L-I). There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Three (3) letters were mailed out to the surrounding property owner and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress and is consistent with the Future Land Use Plan. The zoning change would allow for reasonable use of the property, it will promote compatibility with both adjacent and nearby uses and will not have a 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 21, 2020** at **4:00 p.m.**

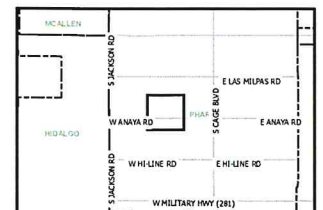
PLANNING COMMISSION OPTIONS:

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.



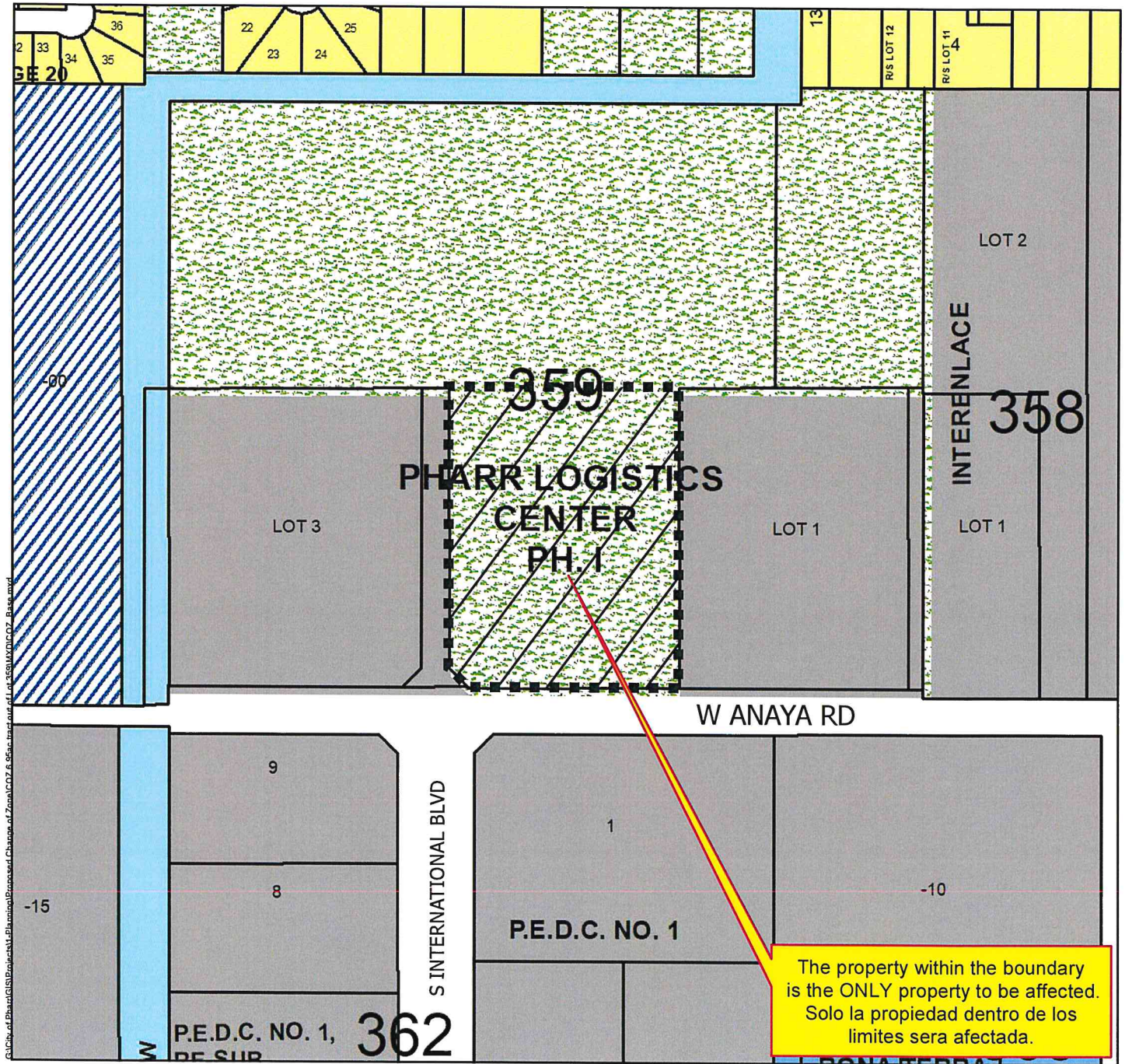
- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

A horizontal scale bar with markings at 0, 150, 300, 600, 900, and 1,200 feet.



Date: 8/21/2020

Proposed Change of Zone
6.95ac out of Lot 359
Adolfo Campero

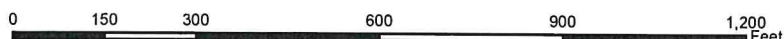


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

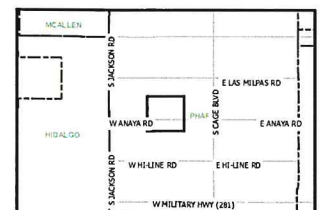
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 300 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.



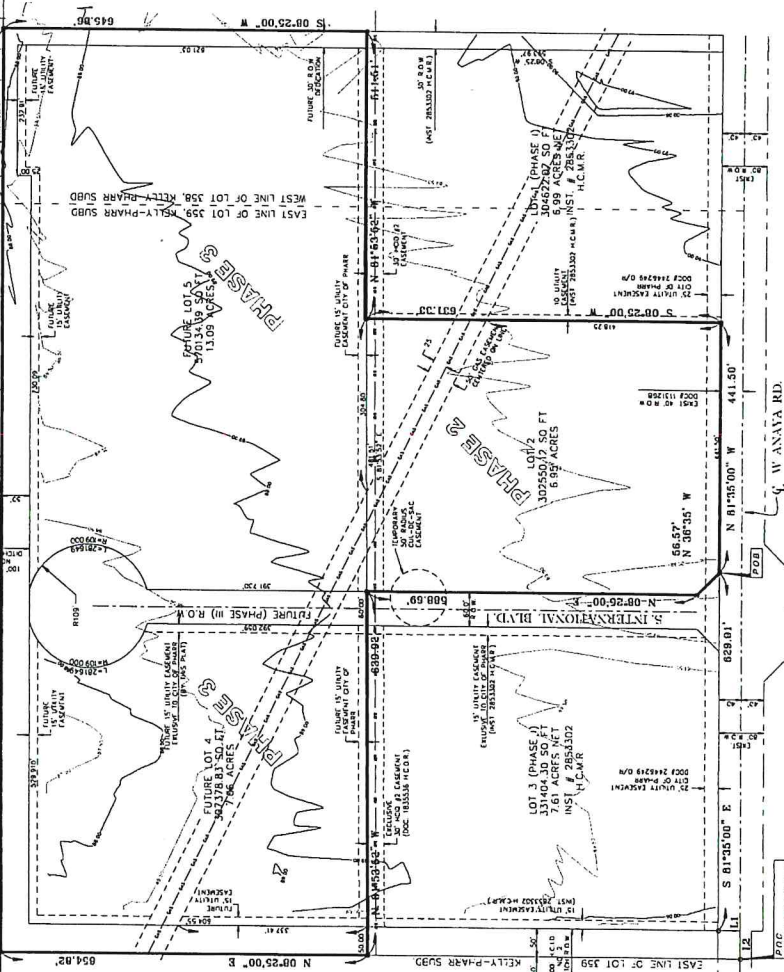
Date: 8/21/2020

[illegible]

METES AND BOUNDS

[illegible]

SCALE: 1"=100'



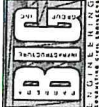
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N 08°25'00" E
L2	50.00'	S 81°35'00" E

PRINCIPAL CONTACTS	NAME
	ADOLFO
	ADALBERTO
	RENE
	JOJO
OWNER	
ENGINEER	
SURVEYOR	

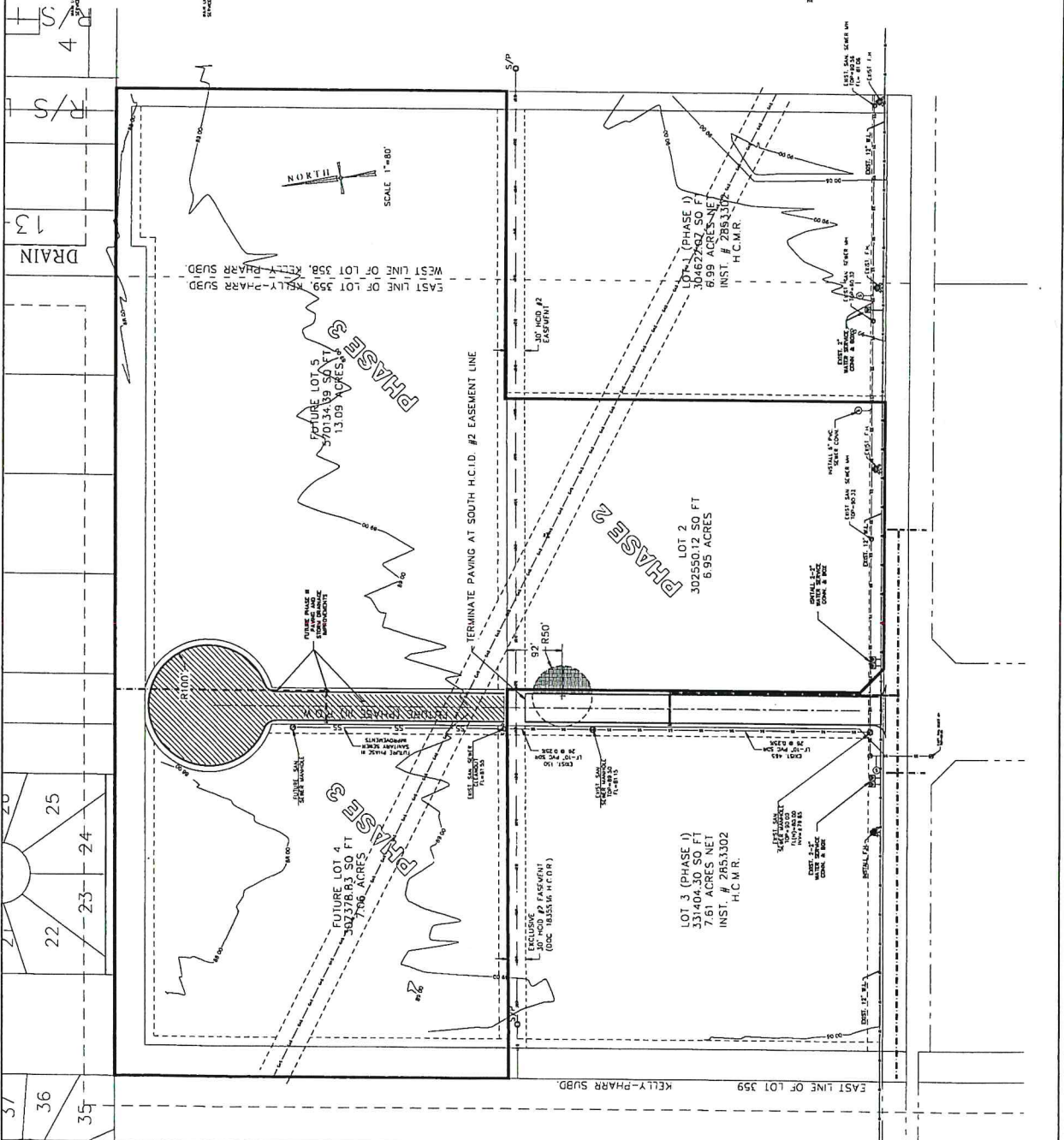
ADDRESS
311 LATOUR CH
3525 N FRIDAY C
P O BOX 1830

CITY & ZIP
LARKO, IN
EDINBURG, IN
EDINBURG, IN

PHONE	FAX
5-796-0150	926-796-0179
5-687-3322	926-992-8801



FIRM # 6435
225 W. FREDDY GONZALEZ
SUITE B2
EDINBURG, TX / 78539
956-587-1355
956-992-8801 (FAX)

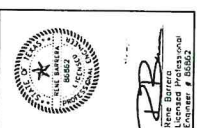


B.G. ENGINEERING

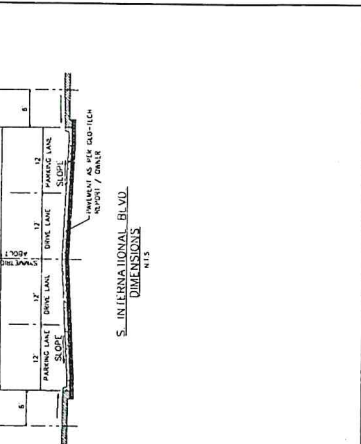
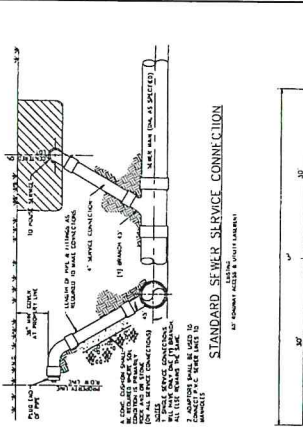
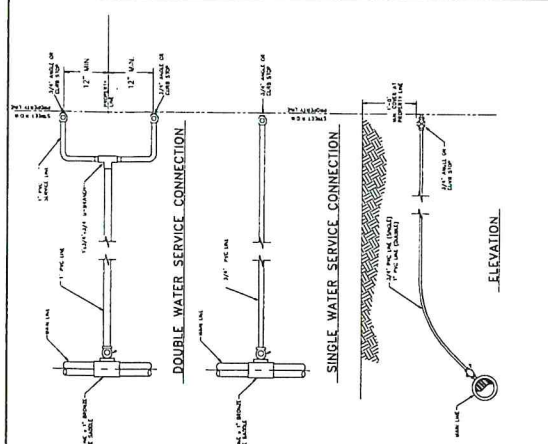
3525 W. FREDDY GOZALEZ
SUITE 202
DALLAS, TEXAS 75243
P: 972.992.8891
F: 972.992.8891
PHOTO: 972.992.8891

WATER AND SEWER SYSTEM LAYOUT

PHARR LOGISTIC CENTER PHASE II PHARR, TEXAS



DATE:	
SCALE:	1"=80'
DESIGNED BY:	RENE BARBOZA
CHECKED BY:	RENE BARBOZA
PROJECT NO.:	85862
SHEET NO.:	21





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: FOX SUBDIVISION FILE NO. SUB#190515

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing W.D. Moschel, Owner, is requesting final plat approval of the proposed Fox Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.32 acre tract of land out of the north 10.0 acres of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Medium Density Multi-family District (R-3) to the north, Agricultural Open Space District (A-O) to the east and south and city limits to the west. The property is designated for commercial and single family use in the Land Use Plan.

PROPERTY PROPOSED USE: Indoor school for soccer.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Fox 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 21, 2020 at 4:00 p.m.**

MAP OF

City of Pharr, Texas

BEING A SUBDIVISION OF A 3.32 ACRE TRACT
OF LAND OUT OF THE NORTH 10.0 ACRES OF
LOT 7, BLOCK 8, A.J. MCCOLL SUBDIVISION,
HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT
RECORDED IN VOLUME 21, PAGE 597, DEED
RECORDS HIDALGO COUNTY, TEXAS

STATE OF TEXAS:

COUNTY OF HIDALGO:

STATE OF TEXAS:

COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED A
ACKNOWLEDGED TO ME THAT HE

STATE OF TEXAS:

COUNTY OF HIDALGO:
THE UNDERSIGNED, CHAIRMAN
REGULATIONS OF THIS CITY

STATE OF TEXAS:

COUNTY OF HIDALGO:

STATE OF TEXAS

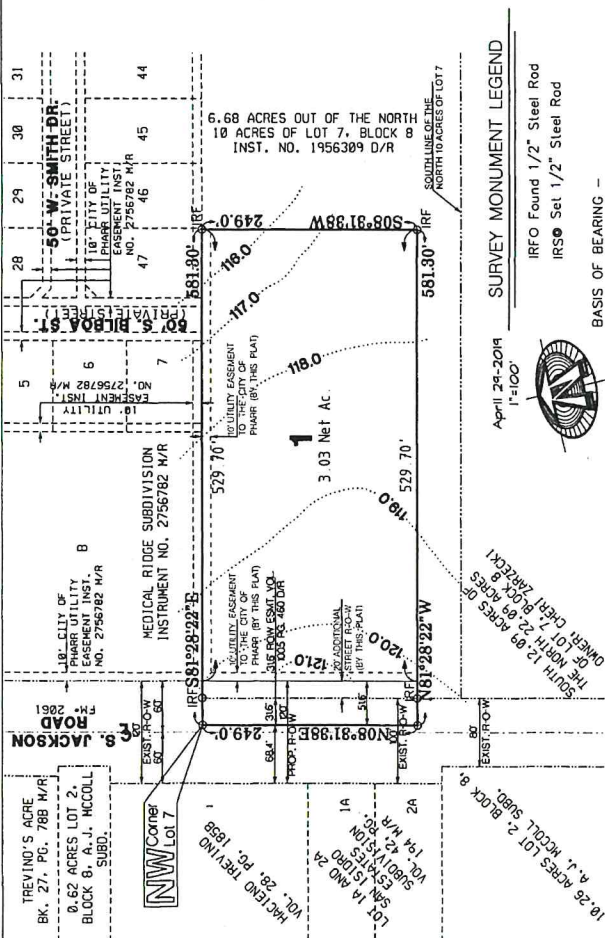
COUNTY OF HIDALGO:

THE UNDERSIGNED MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN ANY APPROVAL IS REQUIRED.

HOGLAND COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MANUAL STANDARDS OF THE DISTRICT. ADOPTED UNDER TEX. WATER CODE 462.02. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DRAINAGE DISTRICT AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HAWAII COUNTY DRAINAGE DISTRICT NO. 1

PAUL E. SESIN PE. CFM
SCHOOL MANAGER



NOTES:

1. CURB FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF PHARR ZONING ORDINANCE.

3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 460333 0425 C (REVISED NOV. 8, 1982). THE FLOOD INSURANCE RATE MAP INDICATES THAT THE PROPERTY IS LOCATED ON FLOODING ABOVE THE 500 YEAR FLOOD LEVEL. ZONE C IS DESIGNATED AS AN AREA WITH SEVERE FLOODING PROBLEMS THAT DON'T HAVE BEEN IDENTIFIED AS A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.

4. A 4.50 SIDEWALK WITH ADA RAMPS AND LANDINGS IS REQUIRED ALONG S. JACKSON ROAD AND SHALL BE CONSTRUCTED BY THE OWNER AT THE OWNER'S EXPENSE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. THE SIDEWALK SHALL BE 6 FEET WIDE AND 4 INCHES HIGH RAMPS & LANDINGS SHALL BE REQUIRED AT THE SUBDIVISION PHASE.

5. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 028 ACRES AND A VOLUME OF 033 CFS WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY. A DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO DETENTION SHALL BE REQUIRED UNTIL THE CITY ENGINEER OF RECORD HAS REVIEWED AND APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.

6. NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF

METES & BOUNDS

BEING A SUBDIVISION OF A 3.32 ACRE TRACT OF LAND OUT OF THE NORTH 10.0 ACRES OF LOT 7, BLOCK B, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 587, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTAINING 3.32 ACRES OF LAND, MORE OR LESS.

[illegible]

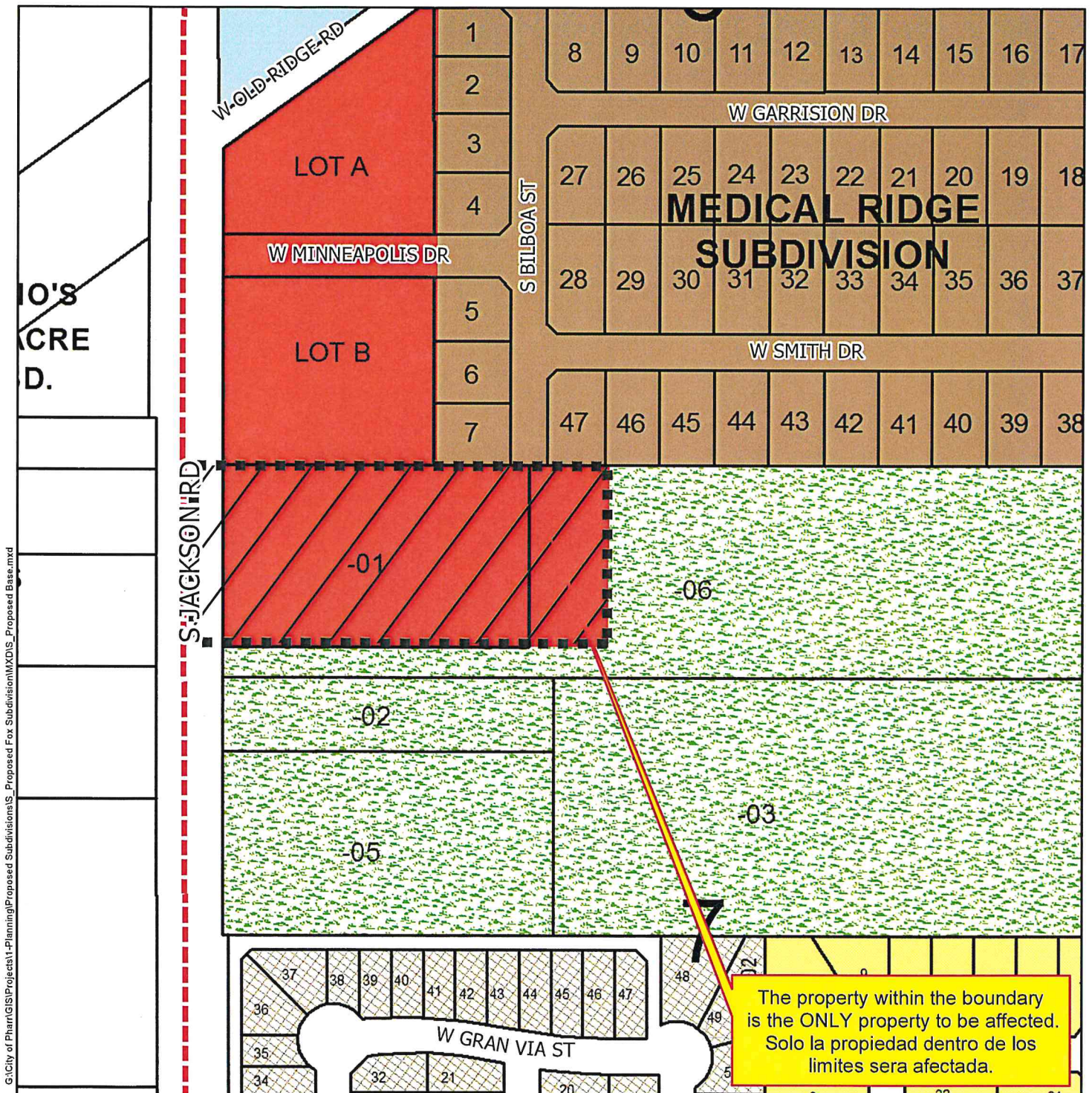
THIS PLAT IS HEREBY APPROVED BY THE MEDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS _____ DAY OF _____ A.D. 2010

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HEALDO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

100

2013-03-01





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Fox Subdivision\MXD\1-Proposed Base.mxd

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





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: THE GIFT SUBDIVISION FILE NO. SUB#200619
--

GENERAL INFORMATION:

APPLICANT: Salinas Engineering & Associates, representing Agustin and Maria Luisa R. Carrillo, owners, are requesting preliminary plat approval of the proposed The Gift Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.52 acre tract of land, more or less, out of the W150.0' of the E640.8' of the S150.0' of the N358.67' of Lot 348, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 152 West Siesta Street.

ZONING: 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 commercial and ROW use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential use.

VARIANCES: None requested.

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

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

1. One additional streetlight will be required.
2. Include street cut detail.

EASEMENTS:

1. Pond is not allowed in easement.

**SIDEWALK:
ADA:**

1. Plat Note No.#6, revise note to state: 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during the construction permit phase along any street. Unless otherwise state.
2. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. Additional fire protection may be required during the plan review building phase in order to provide any additional fire protection requirements.
2. See attached comments.

WATER:

1. Will need water service to property line.
2. Follow the City of Pharr Construction Standards Manual.
3. See attached comments.

SEWER:

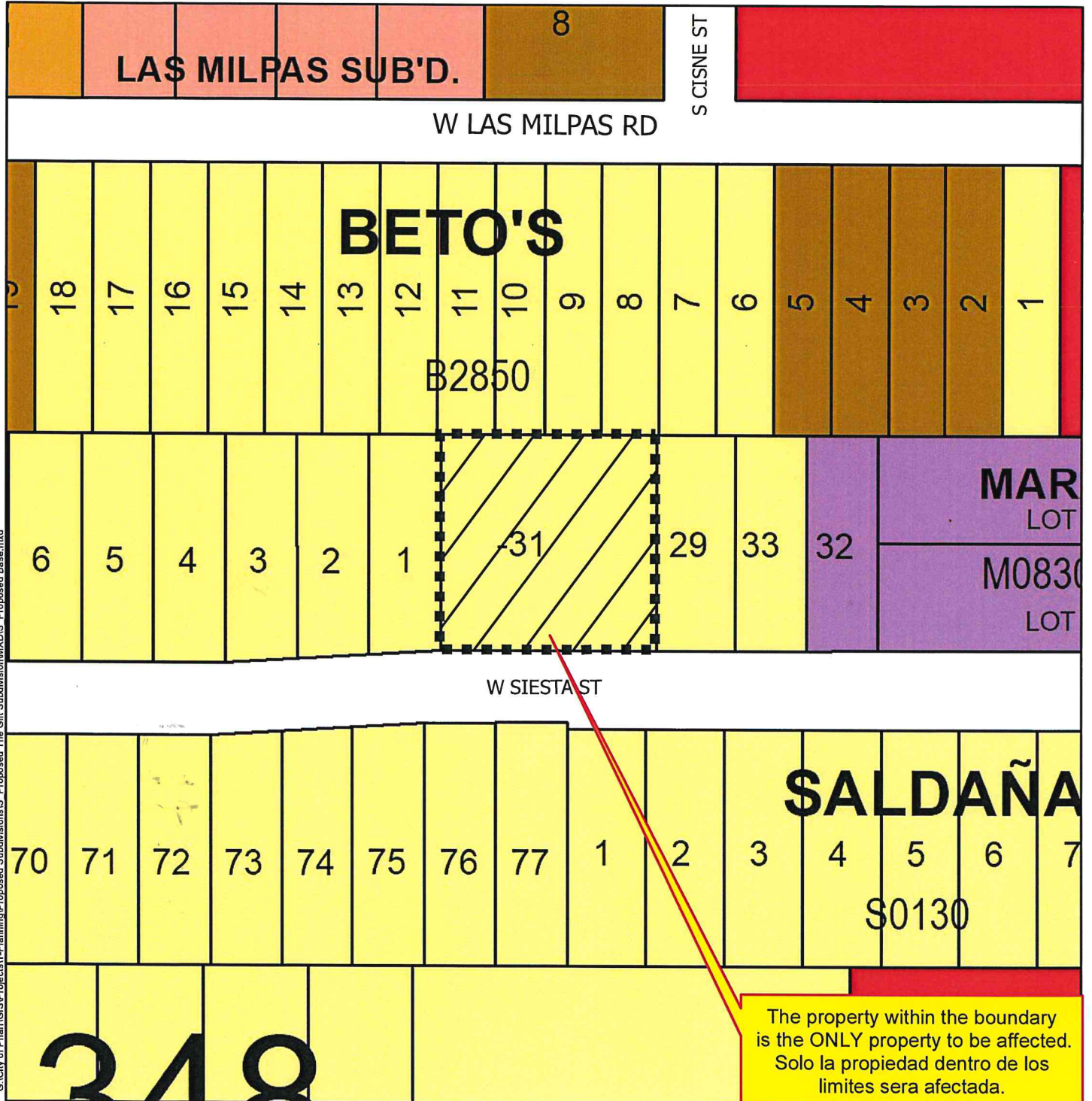
1. Sewer service to remain private.
2. Will need sewer service to property line.
3. Follow City of Pharr Construction Standards Manual.
4. See attached comments.

DRAINAGE:

1. Storm water drainage requirements not considered through the subdivision process will be addressed at the building permit stage.
2. Drainage report to be reviewed and approved by H.C.D.D. No.1.
3. See attached comments.

OTHER:

1. Provide engineer and surveyors seal and signature.
2. Label and verify commencing and point of beginning.
3. One dwelling per lot. Verify which house to is remain on lot.
4. Verify the wording for rear 15' utility easement, remove the wording "and drainage".
5. Plat Note #6, add "and landings" after sidewalk.
6. Plat Note #10: revise note to state: Owners to maintain R.O.W. and perimeter of subdivision.
7. Add Plat Note: Owners are to maintain detention/retention areas.
8. Staff plat notes are attached.
9. Remove Plat Note #3.



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





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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 | |





PLAT REVIEW COMMENTS FOR: *THE GIFT SUBDIVISION*

COMMENTS: Initials: J.R. / R.B Sep 3, 2020

WATER:

- Will need water service to property line.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service remain private
- Will need sewer service to property line
- Follow City of Pharr Construction Standards Manual

PLAT:

- Will need remove proposed drainage swale form utility easement
- Will need show to correct location of all easements and utilities lines

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: The Gift Subdivision Plat Review Comments

Reviewed By: Dago Soto

Date: 09/04/2020

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: Plat review for the Gift subdivision was reviewed by investigator Mike Navarro and following comments were added.

- **Plat Note: Additional Fire protection may be required during the plan review building phase in order to provide any additional fire protection requirement.**
- **Add Existing Fire hydrant label on legend.**

SUBDIVISION: The Gift Subdivision**DATE:** 8/11/2020Residential/Commercial: .52 acres

Staff

Plat Notes:

- Note No. 6 -- Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Note No.10 – Revise note to say...Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Minimum storm water drainpipe diameter shall be 18" RCP.
- An approved drainage report is required for all new subdivision and /or all developments.
- Discharge Permit from Hidalgo County Drainage District will be required if discharging to Drainage District canal.
- Need S.W.P.P. USB for review, 3 for finalization.
- Erosion and sediment control plan.

- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).
- Show drainage details to detention pond.
- No detention shall be built on top of any easement or lot lines.



SUBDIVISION REVIEW COMMENTS

City of Pharr • 205 W. Park Ave. (Newcombe) • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: The Gift

DATE: August 11, 2020

REVIEW: Preliminary (Plans Dated 7-30-2020)

PLAT
1. Detention is not required for residential developments. Plat note for detention may be removed. 2. Use standard note for sidewalks. 3. Keep 15-FT easement for utility only, not drainage. 4. P.E. signature and seal 5. RPLS signature and seal

SITE PLAN
1. Pond is not allowed in easement. 2. Include street cut detail.

DRAINAGE
1. Drainage report to be reviewed and approved by H.C.D.D. No. 1

ADDITIONAL COMMENTS

1. Provide erosion & sediment control plan.
2. One streetlight is required.

MEMORANDUM

DATE: MONDAY, SEPTEMBER 14, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: WORLD CARS SUBDIVISION FILE NO. SUB#200721
--

GENERAL INFORMATION:

APPLICANT: Guzman & Munoz Engineering and Surveying, Inc., representing Rogelio Vega, owner, is requesting preliminary plat approval of the proposed World Cars Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 1.37 acres out of Lot 178, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 917-919 West Business 83.

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

PROPERTY PROPOSED USE: Car Lot.

VARIANCES: None requested.

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

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

1. See attached comments.

EASEMENTS:

1. Please show all easements present.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Will need to provide each lot with an individual water meter.
2. Follow the City of Pharr Construction Standards Manual.
3. See attached comments.

SEWER:

1. Will need to show details of sewer service connection and location.
2. Follow City of Pharr Construction Standards Manual.
3. See attached comments.

DRAINAGE:

1. Drainage plan to be reviewed and approved at building permit stage.
2. See attached comments.

OTHER:

1. Provide engineer and surveyors seal and signature.
2. Plat Note #1: Please verify the effective date.
3. Plat Note #6: Revise note to say, "Landscape as per City of Pharr Ordinance".
4. Plat Note #11: Revise note to say "Owners to maintain ROW of subdivision and perimeter.

STAFF REVIEW FOR: *WORLD CARS SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B. **September 4, 2020**

WATER:

- Will need to provide each lot with a individual water meter
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Will need to show details of sewer service connection and location
- 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 Department



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: WORLD CARS SUBDIVISION (REVISED COMMENTS)

Reviewed by: RUBEN VERA
2020

September 3,

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **FACTORY** 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 feet, but in no case shall hose lengths be greater than 400 feet. 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 building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. A \$25.00 fee for each **BLUE MARKER** to be affixed on payment by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY 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 of 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: 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 feet (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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
12. Access road width with 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 CALL OUT EXISTING FIRE HYDRANT ON PLAN AND ON LEGEND.**

☐ **SHALL CALL OUT GATE ACCESS WIDTH. (MINIMUM OF 20FT) AND
HAVE A KNOX PAD LOCK.**

☐ **SHALL CALL OUT WATER MAIN SIZE ON PLANS AND ON LEGEND.**

☐ **SHALL ADD AN ADDITIONAL FIRE HYDRANT ON SOUTH SIDE OF PROPERTY ON
NEWCOMBE (PARK AVE.) TO BE WITHIN 300FT. (PREFERABLY MUELLER)**

☐ **SHALL ADD DIRECTIONAL LETTER OF SURROUNDING STREETS OF THE
PROPERTY.**

☐ **SHALL PROVIDE ACCESS ROAD FROM THE SOUTH ENTRANCE OF THE PROPERTY
TO THE NORTH ENTRANCE OF THE PROPERTY TO ALSO BE ABLE TO SUSTAIN
75,000 POUNDS.**

☐



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: World Cars Subdivision

DATE: September 3, 2020

REVIEW: Preliminary (revised comments plans dated 8-4-2020)

PLAT

1. Signature and seal for PE required.
2. Signature and seal for RPLS required.
3. Note No. 1---Please verify the effective date.
4. Note No. 6---Revise note to say... "Landscape as per City of Pharr ordinance".
5. Note No. 11--- Revise not to say... "Owners to maintain ROW of subdivision and perimeter".
6. Please show all easements present.

SITE PLAN

1. Please show all existing utility lines within both parcels.
2. Field verify water meters for all lots.
- 3.

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

**PLAT IS FOR PRELIMINARY REVIEW
AND NOT INTENDED FOR
RECORDING OR CONSTRUCTION**

WORLD CARS SUBDIVISION

PLAT OF

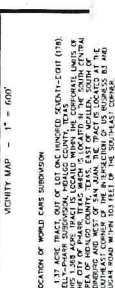
LOTS 1 AND 2 OUT OF LOT ONE HUNDRED SEVENTY-EIGHT
(178), KELLY-PHARR SUBDIVISION, COMPREHENSIVE 0.199 ACRE
HALLAD COUNTY, TEXAS AND A 0.777 ACRE TRACT PER
DOCUMENT NO. 30797828 OFFICIAL RECORDS OF HALLAD
COUNTY, TEXAS, CITY OF PHARR, HEDGECOCK COUNTY, TEXAS

GTM  **GUZMAN & MUÑOZ**
ENGINEERING & SURVEYING, P.C.

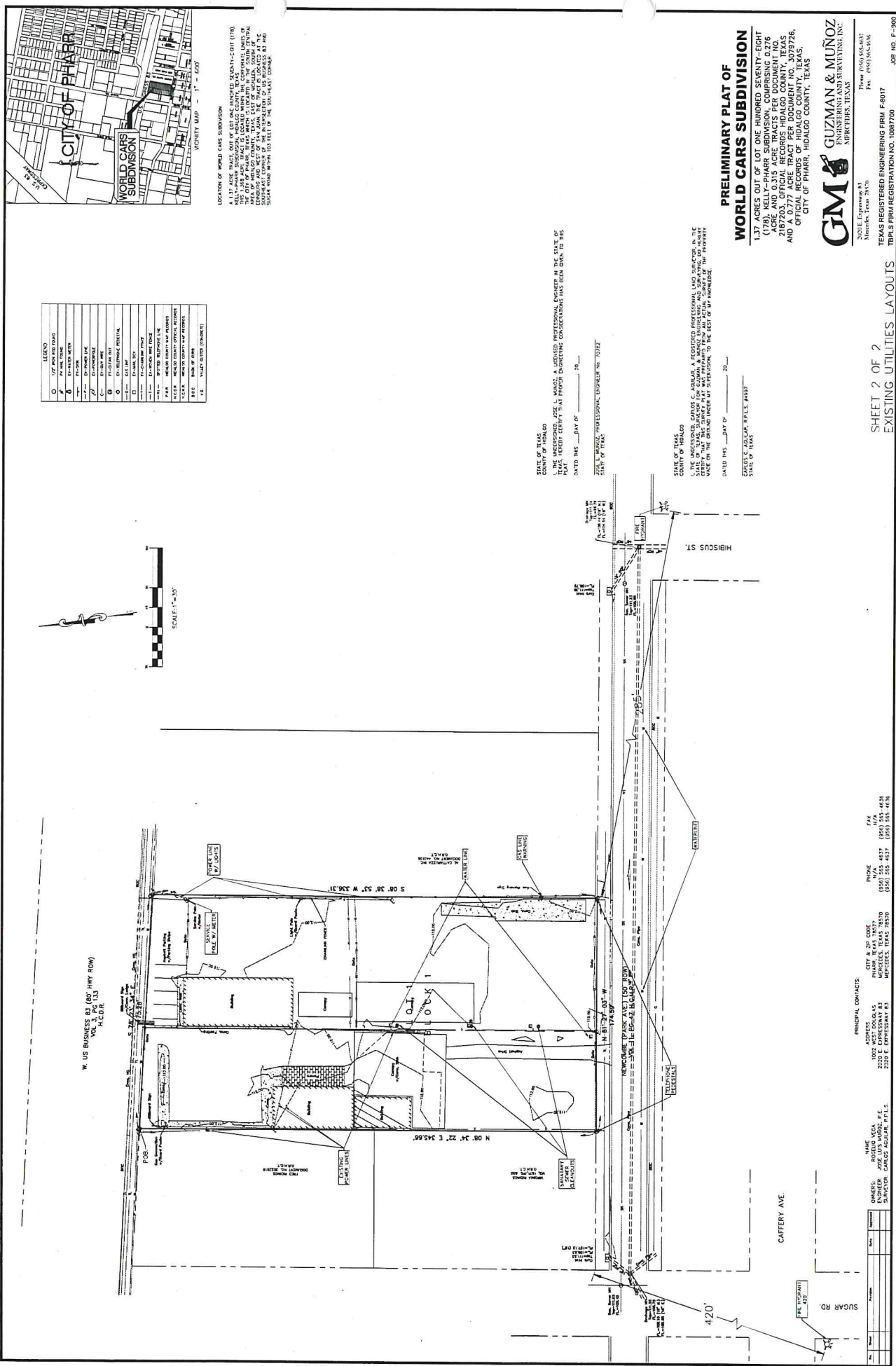
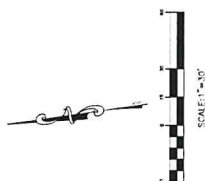
TBPLS FIRM REGISTRATION NO. 10087700 JOB NO. P-901

2020 E. Expressway 83
Mercedes, Texas 78570
Phone: (956) 565-4637
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017
TBPLS FIRM REGISTRATION NO. 10087700
JOS MO. P-900



NAME	1/2	1/4	1/8	1/16	1/32	1/64	1/128	1/256	1/512	1/1024	1/2048	1/4096	1/8192	1/16384	1/32768	1/65536	1/131072	1/262144	1/524288	1/1048576	1/2097152	1/4194304	1/8388608	1/16777216	1/33554432	1/67108864	1/134217728	1/268435456	1/536870912	1/1073741824	1/2147483648	1/4294967296	1/8589934592	1/17179869184	1/34359738368	1/68719476736	1/137438953472	1/274877906944	1/549755813888	1/1099511627776	1/2199023255552	1/4398046511104	1/8796093022208	1/17592186044416	1/35184372088832	1/70368744177664	1/140737488355328	1/281474976710656	1/562949953421312	1/1125899906842624	1/2251799813685248	1/4503599627370496	1/9007199254740992	1/18014398509481984	1/36028797018963968	1/72057594037927936	1/144115188075855872	1/288230376151711744	1/576460752303423488	1/1152921504606846976	1/2305843009213693952	1/4611686018427387904	1/9223372036854775808	1/18446744073709551616	1/36893488147419103232	1/73786976294838206464	1/147573952589676412928	1/295147905179352825856	1/590295810358705651712	1/1180591620717411303424	1/2361183241434822606848	1/4722366482869645213696	1/9444732965739290427392	1/18889465931478580854784	1/37778931862957161709568	1/75557863725914323419136	1/151115727451828646838272	1/302231454903657293676544	1/604462909807314587353088	1/1208925819614629174706176	1/2417851639229258349412352	1/4835703278458516698824704	1/9671406556917033397649408	1/19342813113834066795298816	1/38685626227668133590597632	1/77371252455336267181195264	1/154742504910672534362390528	1/309485009821345068724781056	1/618970019642690137449562112	1/1237940039285380274899124224	1/2475880078570760549798248448	1/4951760157141521099596496896	1/9903520314283042199192993792	1/19807040628566084398385987584	1/39614081257132168796771975168	1/79228162514264337593543950336	1/158456325028528675187087900672	1/316912650057057350374175801344	1/633825300114114700748351602688	1/1267650600228229401496703205376	1/2535301200456458802993406410752	1/5070602400912917605986812821504	1/10141204801825835211973625643008	1/20282409603651670423947251286016	1/40564819207303340847894502572032	1/81129638414606681695789005144064	1/162259276829213363391578010288128	1/324518553658426726783156020576256	1/649037107316853453566312041152512	1/1298074214633706907132624082305024	1/2596148429267413814265248164610048	1/5192296858534827628530496329220096	1/10384593717069655257060992658440192	1/20769187434139310514121985316880384	1/41538374868278621028243970633760768	1/83076749736557242056487941267521536	1/166153499473114484112975882535043072	1/332306998946228968225951765070086144	1/664613997892457936451903530140172288	1/1329227995784915872903807060280344576	1/2658455991569831745807614120560689152	1/5316911983139663491615228241121378304	1/10633823966279326983230456482242756608	1/21267647932558653966460912964485513216	1/42535295865117307932921825928971026432	1/85070591730234615865843651857942052864	1/170141183460469231731687303715884105728	1/340282366920938463463374607431768211456	1/680564733841876926926749214863536422912	1/1361129467683753853853498429727072845824	1/2722258935367507707706996859454145691648	1/5444517870735015415413993718908291383296	1/10889035741470030830827987437816582766592	1/21778071482940061661655974875633165533184	1/43556142965880123323311949751266331066368	1/87112285931760246646623899502532662132736	1/174224571863520493293247799005065324265472	1/348449143727040986586495598010130648530944	1/696898287454
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**PRELIMINARY PLAT OF
WORLD CARS SUBDIVISION**

1.37 ACRES OUT OF LOT ONE HUNDRED SEVENTY-EIGHT (178), KELLY-PHARR SUBDIVISION, COMPRISING 0.276 ACRE AND 0.315 ACRE TRACTS PER DOCUMENT NO. 2187203, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS AND A 0.777 ACRE TRACT PER DOCUMENT NO. 3079726, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, CITY OF PHARR, HIDALGO COUNTY, TEXAS

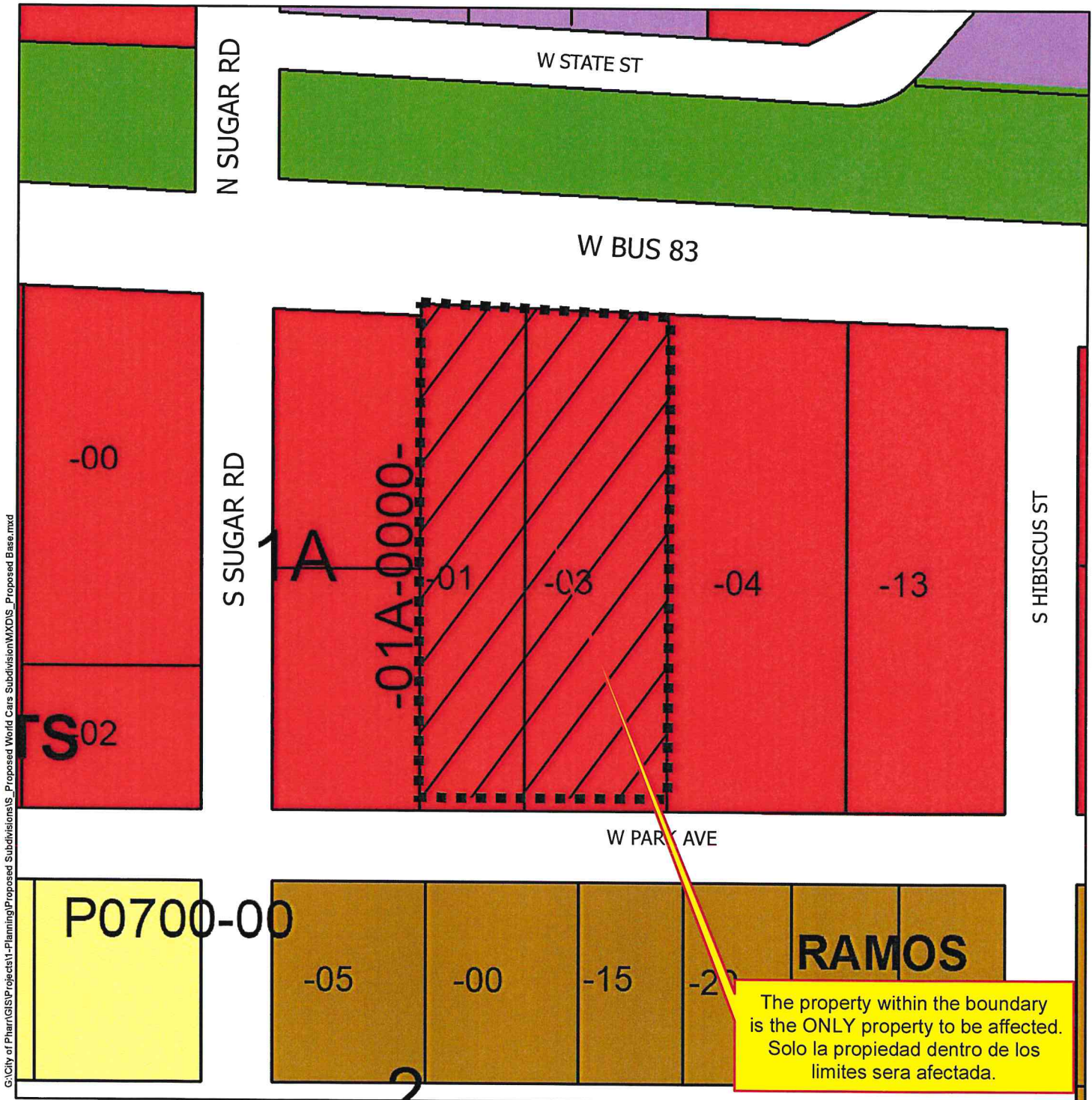
GM  **GUZMAN & MUÑOZ**
ENGINEERING AND SURVEYING, INC.
MERCEDÉS, TEXAS

2020 E. Expressway, A1
Mercedes, Texas 78570
Phone (956) 565-4637
Fax (956) 565-4636

SHEET 2 OF 2
EXISTING UTILITIES LAYOUTS

006-9000





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





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: VETERANS CENTRE SUBDIVISION FILE NO. SUB#200927

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing William Schnakenburg, Member of East Nolana Partners, LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Veterans Centre Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.95 acre tract of land out of a 4.80 acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of East Nolana Loop.

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

**PROPERTY
PROPOSED USE:** Retail.

VARIANCES: Retail.

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

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

1. Streetlight detail plans to be included at building permit stage.

EASEMENTS:

1. Provide landscaping easements as follows: along N. Veterans Blvd. provide a 5' easement after N.A.W.S.C. easement and on E. Nolana Loop provide a 15' easement.
2. Verify all irrigation lines and easements with H.C.I.D. #2 office.

SIDEWALK/ADA:

1. Sidewalk detail to be submitted at building permit stage.
2. As per City Standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. North Alamo water supply corporation area.
2. Project engineer to provide comments from N.A.W.S.C.

SEWER:

1. Extend 8" PVC casing to cross west to sewer line.
2. Stub out going north to easement line; must add A & B details to profile on as-builts.
3. See attached comments.
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr standards.

OTHER:

1. Provide surveyors seal and signature.
2. Plat easements shall be drawn to scale or plat will not be recorded.
3. Need to obtain crossing permit from H.C.I.D. #2, provide copy to city.

This item will go before the City Commission meeting on September 21, 2020 at 4:00 p.m.



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



Subdivision: Master Plan of Veterans Centre Subdivision Staff

Reviewed By: Dago Soto Asst. Fire Marshal

Date: 4/2/20

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

☒ Shall have Fire hydrant detail and Valve detail

☒ Shall extend the 12-inch main going west on Nolana with a flush out at the end of property line

☒ Shall have a 10-foot utility easement for the 12-inch main going west on Nolana

STAFF REVIEW FOR: *VETERANS CENTER SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. MARCH 31, 2020

WATER:

- Water belongs to N.A.W.S.C.

SEWER:

- 10' Utility Easement Exclusive to the City of Pharr
- Will need to re-route F.M. on the N. side of the property to connect to proposed M.H. located on the N.W. corner
- Proposed sewer line will need to be 12"
- M/H ring and covers will need to be composite based with City Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION REVIEW COMMENTS

City of Pharr • 118 S. Cage Blvd., 1st Floor • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: Master Plan of Veterans
Center Subdivision

DATE: April 2, 2020

REVIEW: Preliminary (revised comments plans dated: 3-20-2020)

PLAT

SITE PLAN
1. Provide all pertinent City of Pharr details. (Sanitary sewer line bedding, sanitary sewer manhole ring and cover, 6"-in sanitary sewer service, sidewalk)

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

ADDITIONAL COMMENTS

1. Provide three (3) copies of SW3P for public works review.
One (1) for review and two (2) for final review.
2. Provide erosion and sediment control plan.
3. Provide a street lighting detail.
4. Provide comments from N.A.W.S.C.

SUBDIVISION: Veterans Center Subdivision **DATE:** 3/31/2020

Residential/Commercial: __4.07__ acres

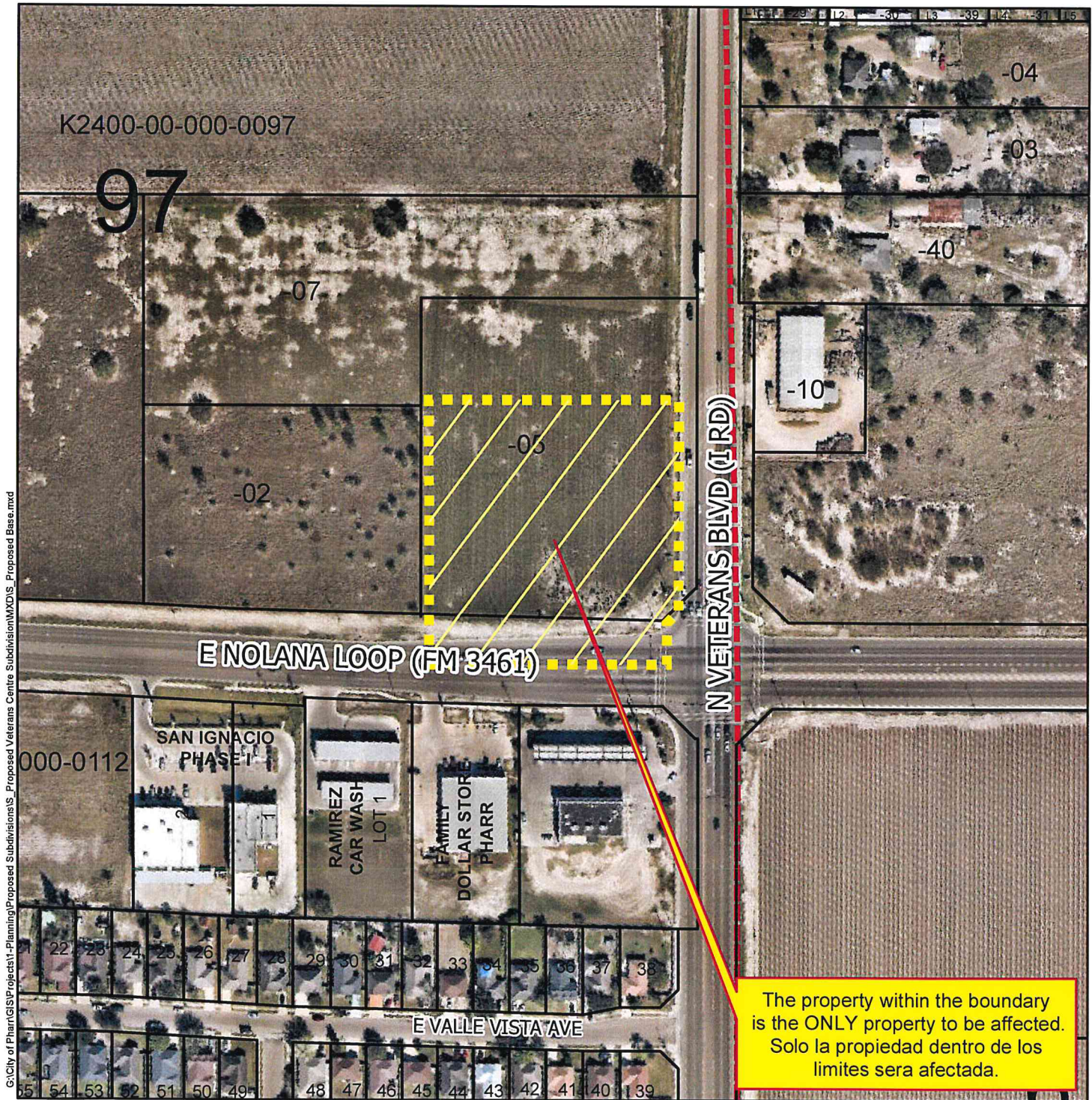
Staff review:

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.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Discharge permit required.
- Need S.W.P.P.P. USB for review, 3 for finalization.
- Erosion and sediment control plan.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)
- Street light detail plans to be included at building permit.
- Approved Drainage Report needed.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Veterans Centre Subdivision\MXD\1-Proposed Base.mxd

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

