

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 28, 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 September 14, 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) Olly's Drive Thru has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being a 0.04 acre tract of land, more or less, out of Lots 27 and 28, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5850 South Cage Boulevard. **CUP#200836**

E. PLATS:

- 1) CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas Central Company is requesting final plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1. The property is legally described as being a 5.150 acre and 3.143 acre tracts of land lying in the south 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision. The property is located within the 2900 Block of N. Johnson Street. **SUB#190202**

- 2) CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas central company is requesting final plat approval of the proposed AEP North Pharr Subdivision. The property is legally described as being a 20.836 acre tract of land lying in Porcion 69, Juan Jose Hinojosa Survey, Abstract 40, same being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 block of E. Minnesota Road. **SUB#180105**

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.

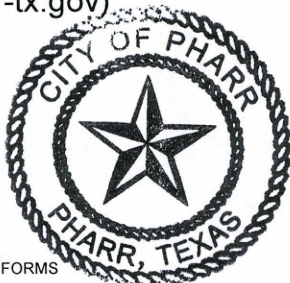
Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with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

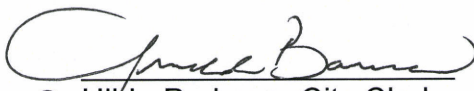
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 25th day of September, 2020 at 12:00 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. September 14, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 14, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Andy Castro
Romeo Robles Charlie Ramirez

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal Jonathan Larraga

ABSENT: Rafael Munguia

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

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 24, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to **approve** the minutes of August 24, 2020. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

Charlie Ramirez, arrived at 6:02 p.m.

Della Robles, Planner I, introduced the item and stated 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. She further reported three (3) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Limited Industrial District (L-I) 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.

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

There being no discussion Luis Madrigal moved to **approve** the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) 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. He added no variances were being requested and staff recommended final plat approval of the proposed Fox Subdivision subject to the listed conditions.

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

There being no discussion Jonathan Larraga moved to approve the request for final plat approval of the proposed Fox Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the north, south, east and west. The property is designated for commercial and ROW use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed The Gift Subdivision subject to the listed 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 preliminary plat approval of the proposed The Gift Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed World Cars Subdivision subject to the listed conditions.

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

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

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south and west and city limits to the east. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Veterans Centre Subdivision subject to the listed conditions.

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

Luis Madrigal asked when the preliminary plat was approved.

Eddie Martinez, Planner II, stated the requested preliminary plat of Master Plan of Veterans Centre was approved in April.

There being no further discussion Luis Madrigal moved to **approve** the request for final plat approval of the proposed Veterans Centre 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 6:15 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, SEPTEMBER 28, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. CUP#200836 (OLLY'S DRIVE THRU)

GENERAL INFORMATION:

APPLICANT: Olly's Drive Thru has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.04 acre tract of land, more or less, out of Lots 27 and 28, La Quinta Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5850 South Cage Boulevard.

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

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
FIRE DEPARTMENT:	Pending Re-Inspection for the Conditional Use Permit.
CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be Monday through Saturday from 10:00 p.m. to 12:00 a.m. and Sunday 12:00 p.m. to 12:00 a.m.

NOTIFICATION OF PUBLIC:

Twenty-one (21) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One (1) person signed up to speak at the public hearing.

DEVELOPMENT SERVICES RECOMMENDATIONS:

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

NOTE: This item will go before the City Commission Meeting of **October 5, 2020** at **4:00 p.m.**

Proposed Conditional Use Permit
 .04ac out of Lots 27 and 28 La Quinta Subdivision
 Olly's Drive Thru

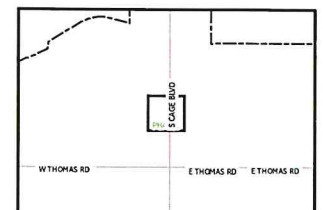
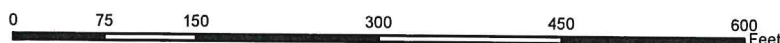


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

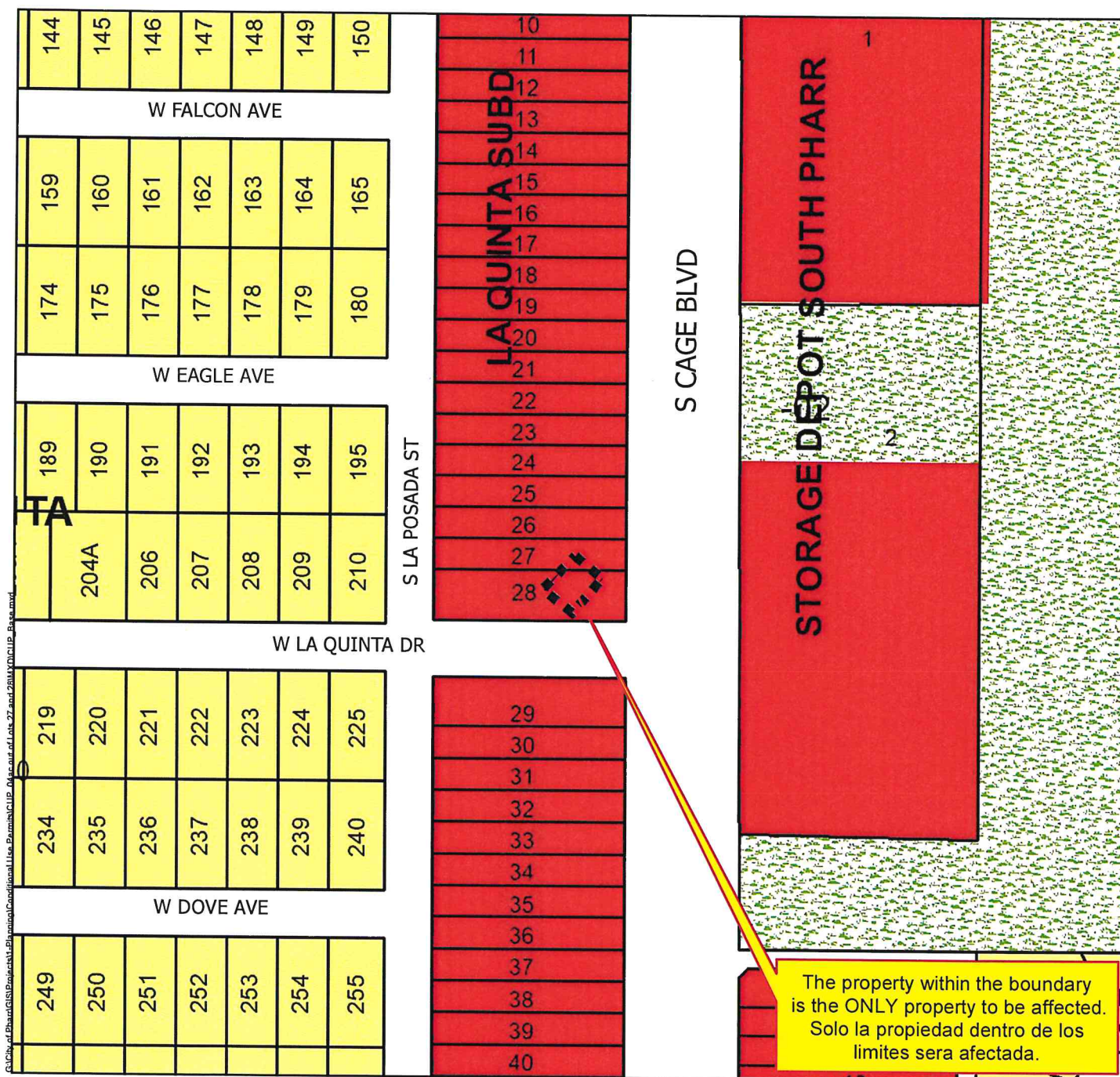
Date: 9/8/2020

Scale: 1 inch = 150 feet



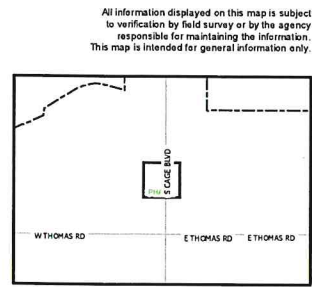
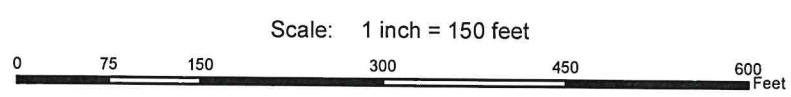
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

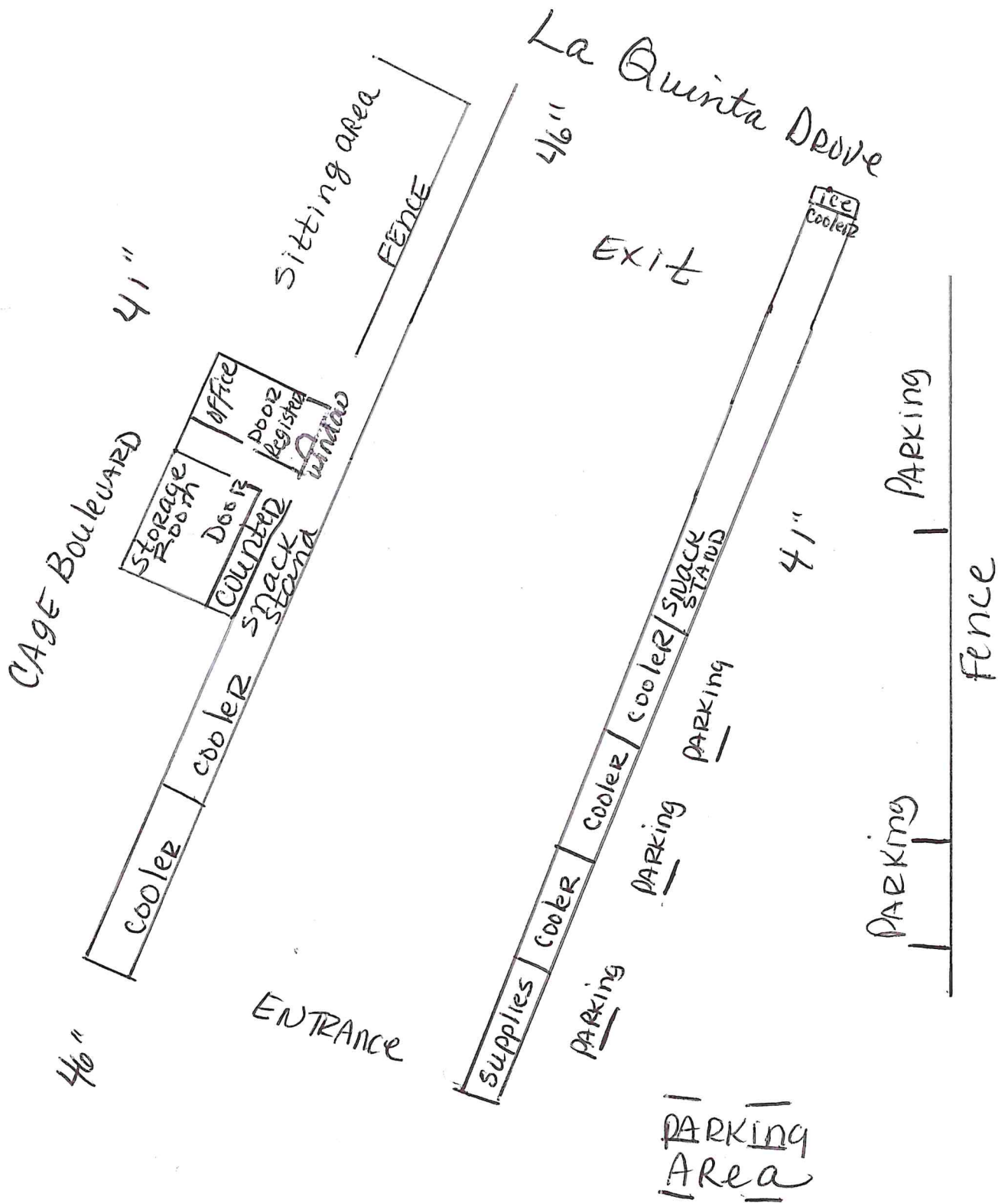
Proposed Conditional Use Permit
.04ac out of Lots 27 and 28 La Quinta Subdivision
Olly's Drive Thru



- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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
Date: 9/8/2020







MEMORANDUM

DATE: MONDAY, SEPTEMBER 28, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AEP YOUNG SUBDIVISION LOTS 1 & 2, BLOCK 1
FILE NO. **SUB#190202**

GENERAL INFORMATION:

APPLICANT: CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas Central Company is requesting final plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1.

LEGAL DESCRIPTION: The property is legally described as being a 5.150 acre and 3.143 acre tracts of land lying in the south 10 acres of Lot 7, Block 5 of the A.J. McColl Subdivision.

LOCATION: The property is located within the 2900 Block of N. Johnson Street.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Heavy Commercial District (H-C) and Agricultural Open-Space District (A-O) to the north, Heavy Commercial District (H-C) to the east, General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4) to the south and City limits to the west. The property is designated for industrial and commercial use in the land use plan.

PROPERTY PROPOSED USE: Electrical substation.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed AEP Young Subdivision Lots 1 & 2, Block 1, 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.

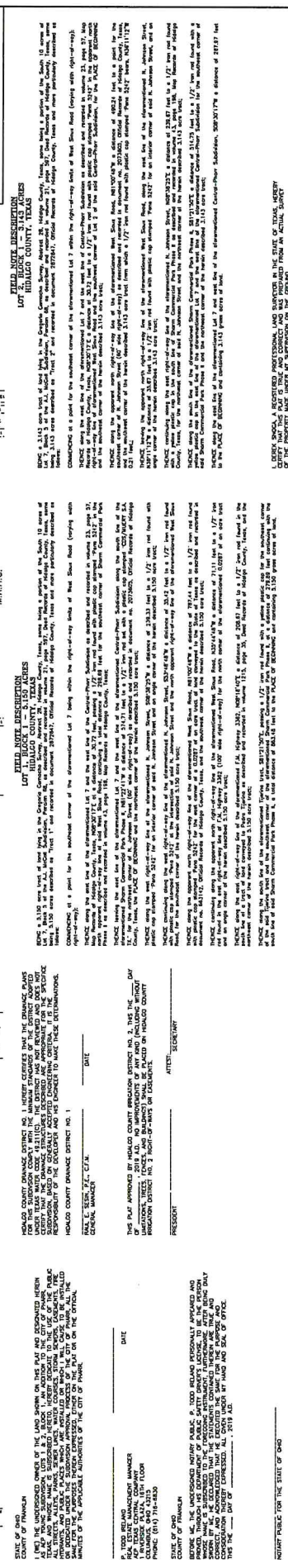
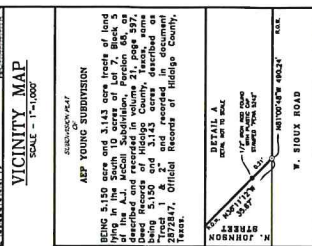
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

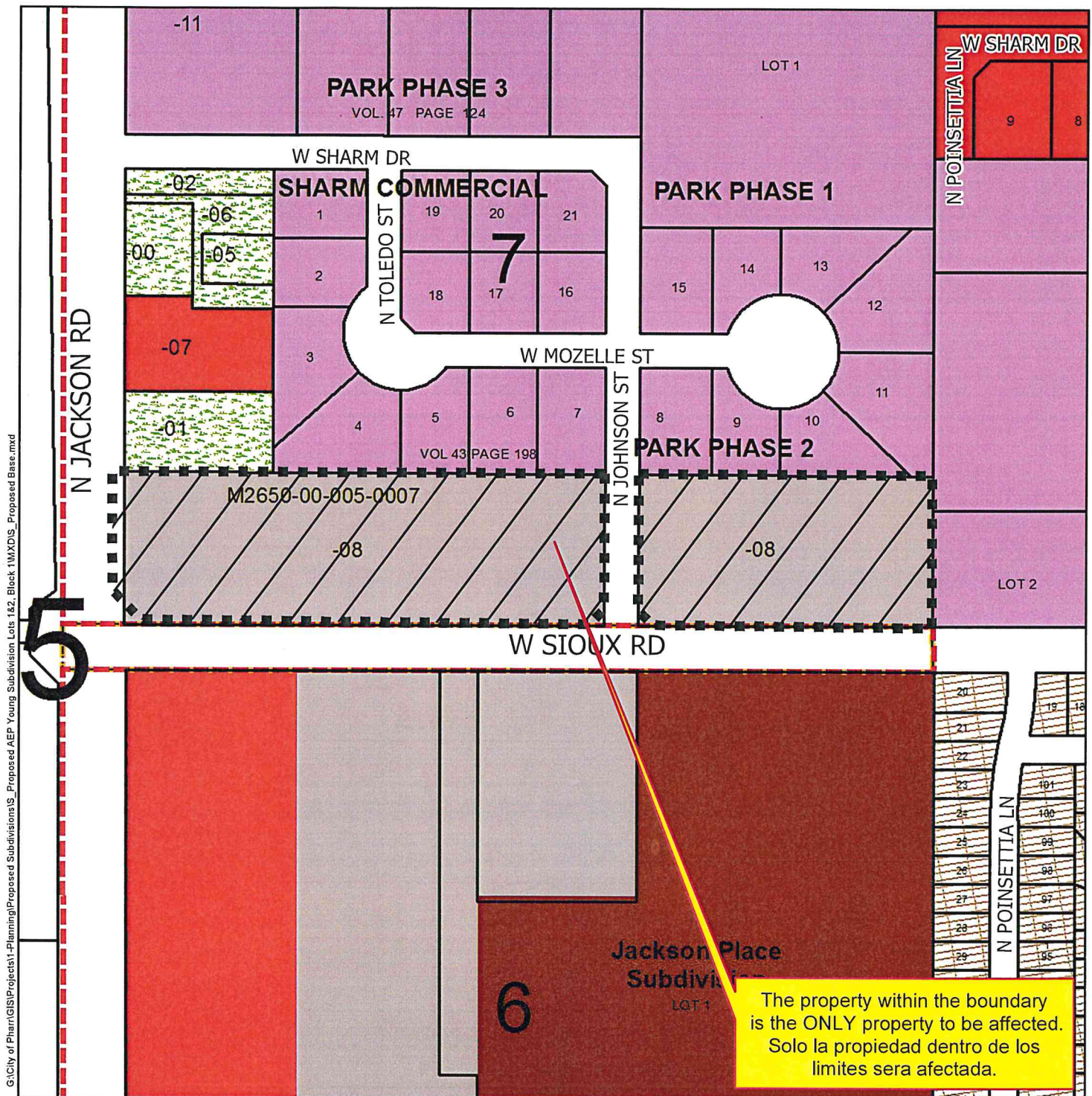
OTHER: 1. In compliance.

This item will go before the City Commission on October 05, 2020 at 4:00 p.m.

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DESIGNED BY	M. RINCON	 AEP TEXAS <i>An AEP Company</i> 10000 DALLAS ROAD, SUITE 200, DALLAS, TEXAS 75243	 CDS muery ENGINEERS • SURVEYORS 11100 N. DALLAS ROAD, SUITE 200, DALLAS, TEXAS 75243	AEP YOUNG SUBDIVISION LOTS 1 & 2, BLOCK 1 AEP TEXAS INC. HIDALGO COUNTY, TEXAS	SHEET NO. 1 OF 1 SHEETS FILE NO. 111000_PAT.dwg
DRAWN BY	M. RINCON				
CHECKED BY	D. SNOGA				
REVIEWED BY	J. LUDWIG / J. M. RAMIREZ				
DATE	03-19-2019				
BY	RINCON				

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







MEMORANDUM

DATE: MONDAY, SEPTEMBER 28, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AEP NORTH PHARR SUBDIVISION
FILE NO. **SUB#180105**

GENERAL INFORMATION:

APPLICANT: CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas central company is requesting final plat approval of the proposed AEP North Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.836 acre tract of land lying in Porcion 69, Juan Jose Hinojosa Survey, Abstract 40, same being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 block of E. Minnesota Road.

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

PROPERTY PROPOSED USE: Electrical substation.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed AEP North Pharr 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.

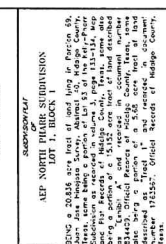
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission on October 05, 2020 at 4:00 p.m.



11. 1/2" HIGH DIAMETER IRON PEGS WITH PLASTIC CAP STAMPED "COS MURRY S.A." ARE SET AT ALL LOT CORNERS.

METES AND BOUNDS
20,836 - GROSS ACRES
20,552 - NET ACRES

INDICES show, one of the sub-panels carried out by the Department of Agriculture, the southeast corner of 1 1/2" area and the southeast corner of the herein described 20,000 acre tract.

THENCE along a west line of the aforementioned 15.152 acre tract and the east line of the aforementioned 5 acre tract, N28°28'37"E, passing a 1" iron pipe found in the south, right-of-way line of the aforementioned East Minnesota Road at a distance of 392.96 feet, containing a total distance of 172.

DATE _____ DAY _____
 LEAVING W/OUT _____
 ALCOA COUNTY _____

Smery
LOT 1, BLOCK 1
1700 17TH AVE. N.E.
ALBUQUERQUE, N.M. 87112

HIDALGO COUNTY, TEXAS

WE ENGINEERS • SURVEYORS
FOR THE BEST QUALITY OF SERVICE

A unit of American Electric Power

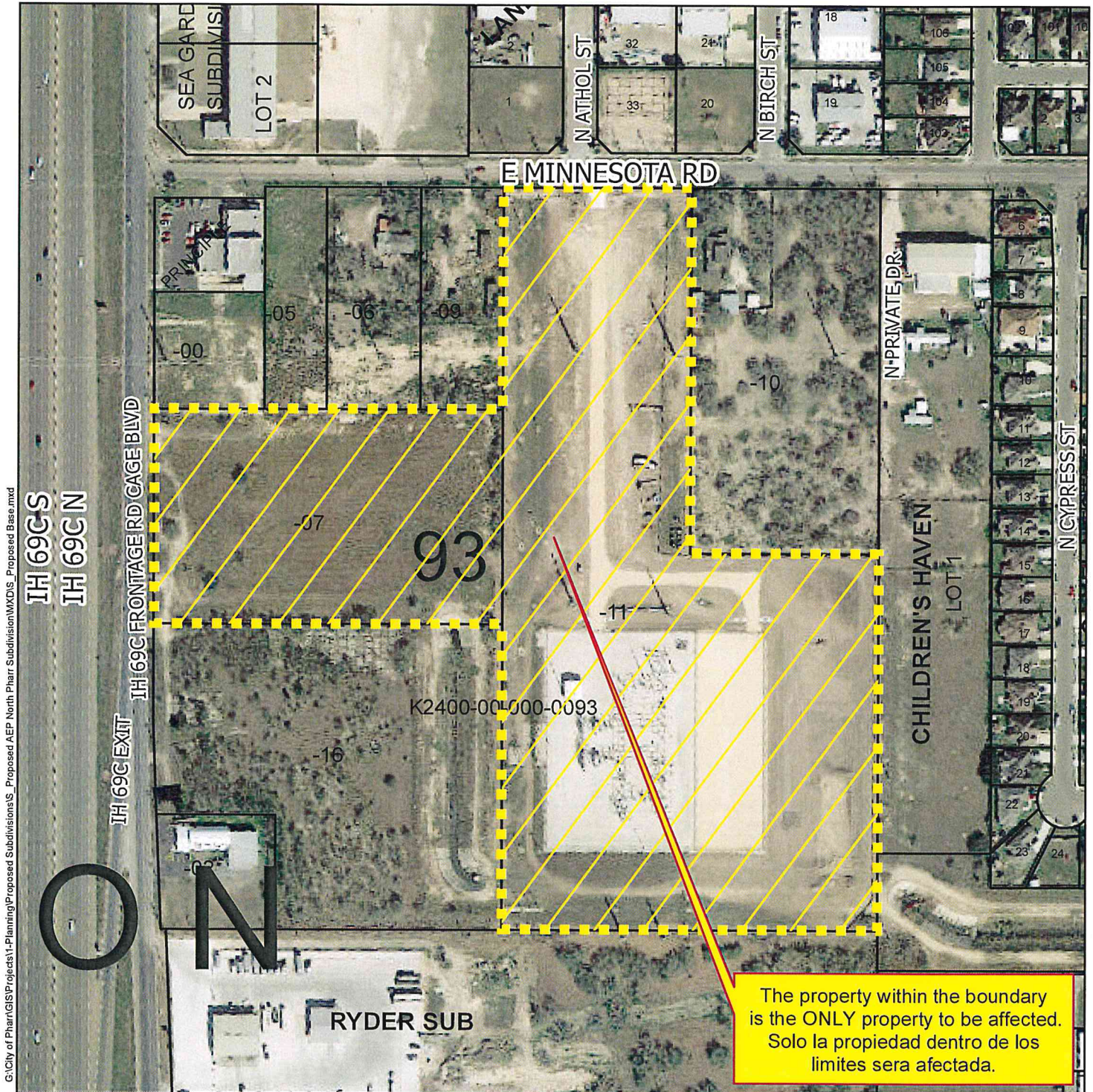
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DATE	02-15-20
BY	

REVISION

	DATE

03-16-2018 A09:00



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