

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 9, 2020 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

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

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 October 26, 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) Quinta Real Events, LLC. has filed with the Planning and Zoning Commission a request for a 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 Lots 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2620 South Gardenia Street. **CUP#201042**

- 2) EDCON, representing Miriam Berenice Hernandez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being the E330'-W660'-N660' out of Lot 326, 5.00 AC NET, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 600 West Habitat Circle South. **COZ#201043**

E. PLATS:

- 1) Pablo Soto, Jr., P.E., representing Ramon Guajardo, Jr., owner, is requesting preliminary plat approval of the proposed Ferguson Plaza Subdivision. The property is legally described as being a 1.00-acre tract of land out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 429 East Ferguson Avenue. **SUB#200824**

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 6th day of November 2020 at 10:00 a.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. October 26, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 28, 2020 and following is the record of attendance.

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

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga Luis Madrigal

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
 Roy Rodriguez, Building Official
 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.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF SEPTEMBER 28, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of September 28, 2020. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, TEXAS, D/B/A MOTHER CABRINI PARISH, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, SAINT FRANCIS XAVIER CABRINI CHURCH SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8001 SOUTH CAGE BOULEVARD. CUP#201039

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Heavy Commercial District (H-C) and Neighborhood Commercial District (N-C) to the north, General Business District (C) to the south, Residential Multi-Family District (R-MF) and General Business District (C) to the west, and Hidalgo ISD to the east. This area is generally designated for commercial use in the Land Use Plan. She further reported seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She staff received no response to the letter or legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1) subject to applicant and site being in compliance 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.

Chairman, Danny Wylie, closed the public hearing and opened the item for discussion and action.

Rafael Munguia asked if the Life-of-the-Use Conditional Use Permit was renewed yearly.

Melanie Cano, Development Services Director, stated inspections would be completed, but no renewal would be required.

Chairman, Danny Wylie, confirmed that there was only a name change.

Melanie Cano, Development Services Director, stated a Conditional Use Permit was never issued for the existing church.

Rafael Munguia asked if changing the zoning would be a better option.

Melanie Cano, Development Services Director, stated churches are exempt from zoning classifications.

There being no further discussion Rafael Munguia moved to **approve** the request for Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 17.727 ACRES OF LAND, MORE OR LESS, BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 AND 900 BLOCK OF WEST MINNESOTA ROAD. SUB#180718**

Della Robles, Planner I, introduced the item. He stated the property is currently Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed West Ridge Estates Phase II 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 Rafael Munguia moved to **approve** the request for final plat approval of the proposed West Ridge Estates Phase II Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) BARRERA INFRASTRUCTURE GROUP, INC., REPRESENTING ADOLFO CAMPERO, MANAGER FOR CAMPERO HOLDINGS COMPANY, LLC, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR LOGISTIC CENTER LOT 2 PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.95-ACRE TRACT OF LAND, BEING OUT OF LOT 359, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800-900 BLOCK OF WEST ANAYA ROAD. SUB#201031**

Della Robles, Planner I, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and Limited Industrial District (L-I) to the east, west and south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II 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 final plat approval of the proposed Pharr Logistic Center Lot 2 Phase II Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

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 6:09 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____

MEMORANDUM

DATE: MONDAY, NOVEMBER 09, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#201042 (QUINTA REAL EVENTS, LLC.)
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GENERAL INFORMATION:

APPLICANT: Quinta Real Events, LLC. has filed with the Planning and Zoning Commission a request for a 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 Lots 1 and 2, save and except the S32' out of Lot 2, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2620 South Gardenia Street.

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of 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:

Event center is primarily open as events are scheduled.

NOTIFICATION OF PUBLIC:

Thirty-nine (39) surrounding property owner was notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

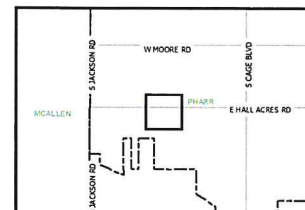
DEVELOPMENT SERVICES RECOMMENDATIONS:

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

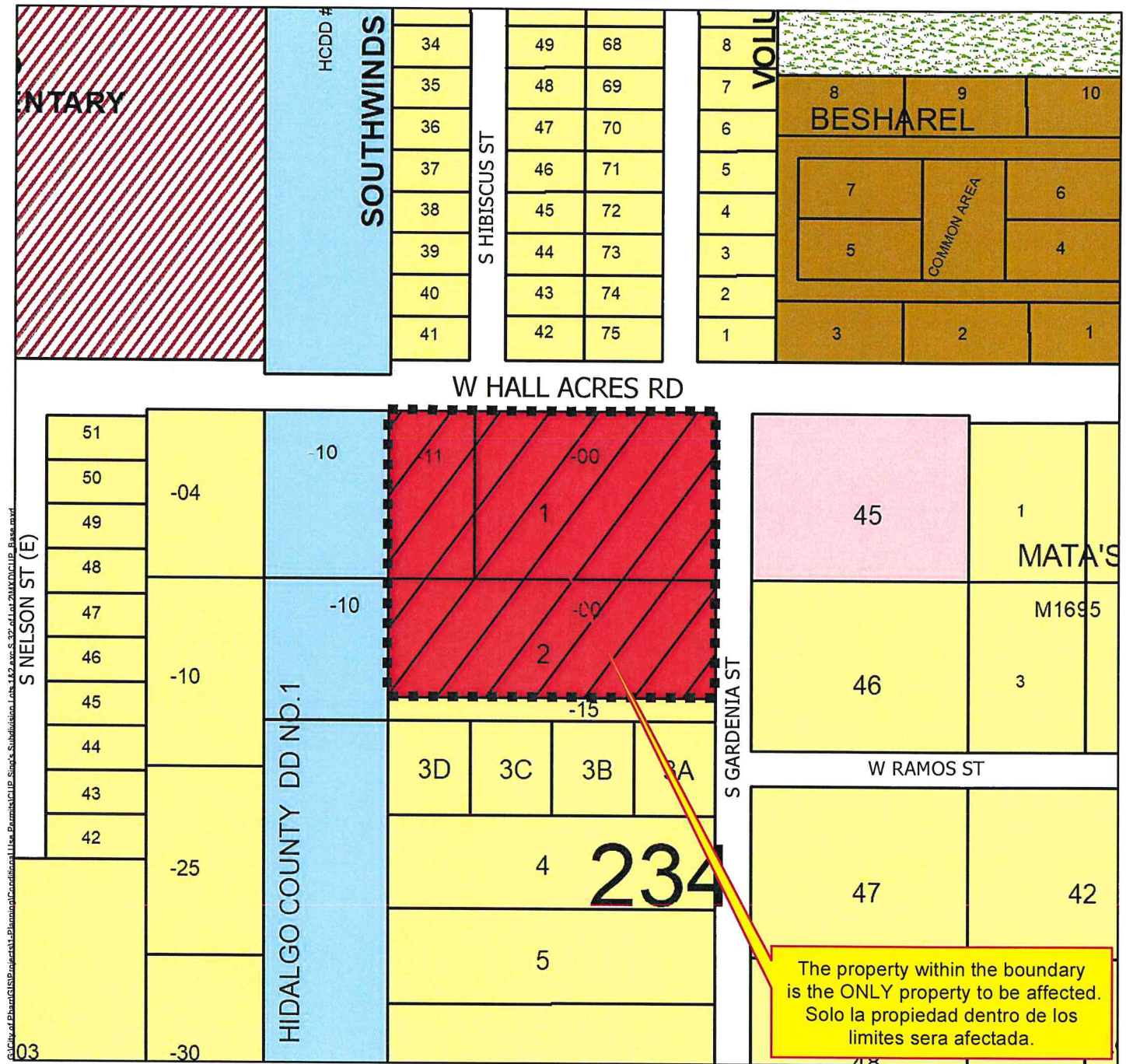
NOTE: This item will go before the City Commission Meeting of **November 16, 2020** at **4:00 p.m.**



- 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.



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



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

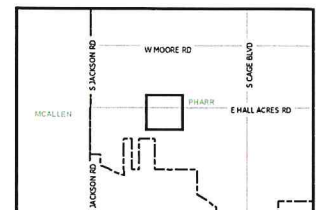
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

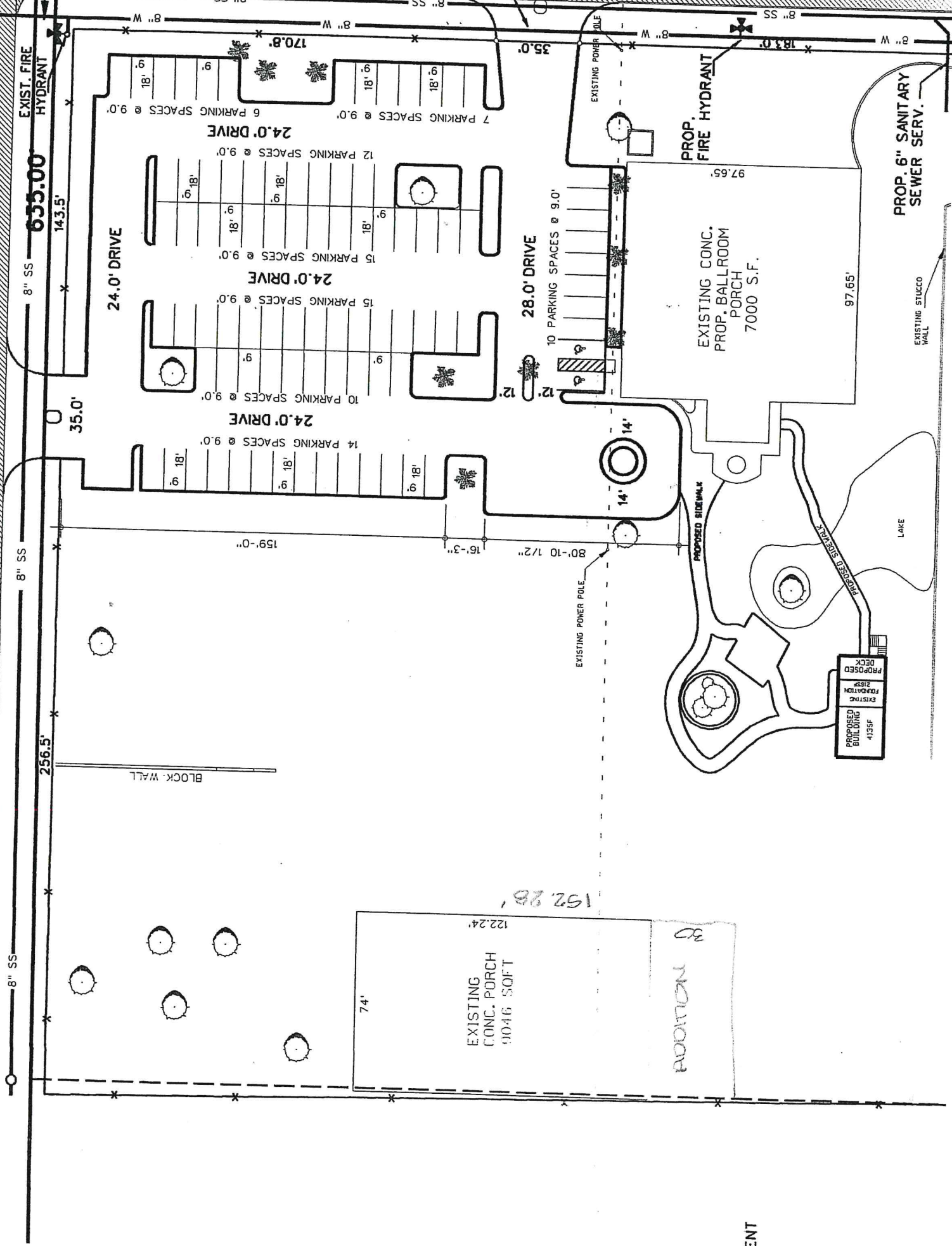
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 10/16/2020

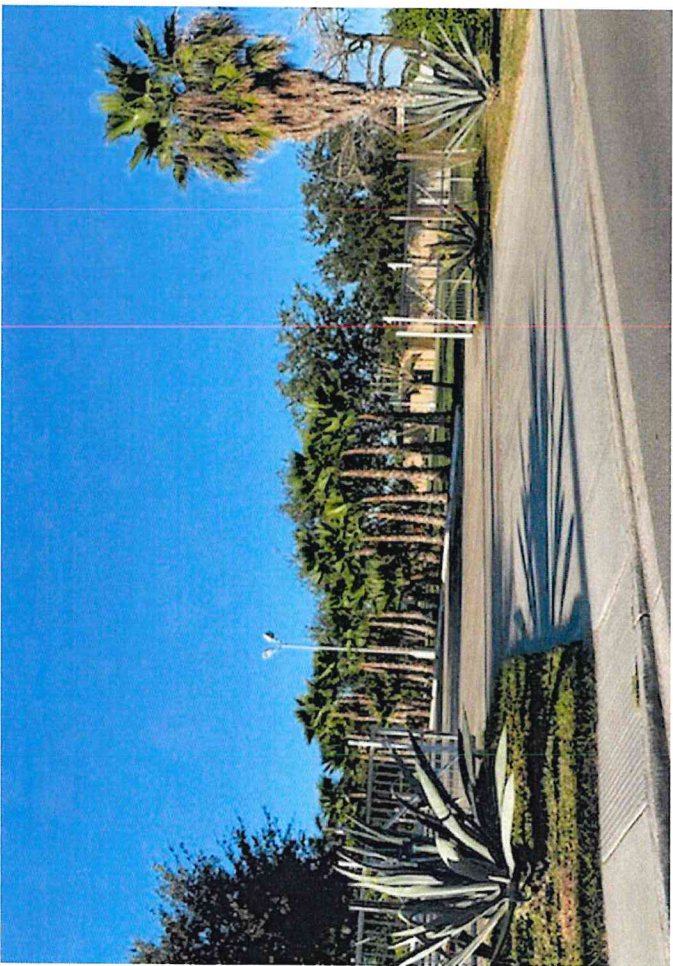
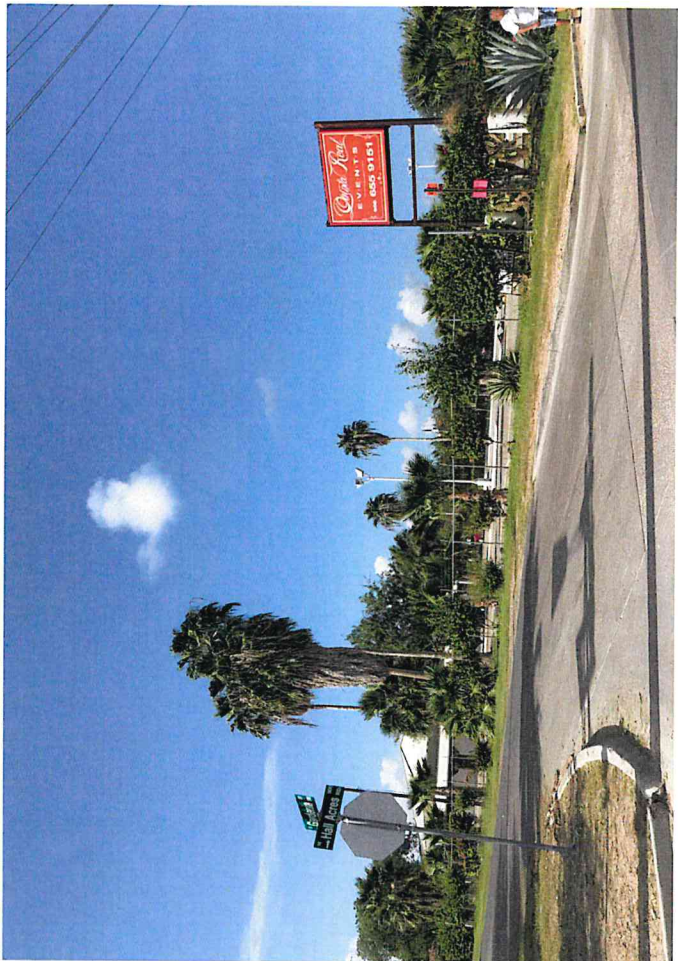
Scale: 1 inch = 200 feet



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Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 09, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#201043

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 16, 2020

1. **Applicant:** EDCON, representing Miriam Berenice Hernandez, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).
3. **Nature / Intent of Request:** In order to develop and construct a commercial location for an event center.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

11/16/2020
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

Initials

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 09, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C); Being the E330'-W660'-N660' out of Lot 326, 5.00 AC NET, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 600 West Habitat Circle South.

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:

EDCON, representing Miriam Berenice Hernandez, owner, 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) in order to develop and construct a commercial location for an event center.

The subject site is located on the south side of West Habitat Circle South with the property's address being 600 West Habitat Circle South. The property is legally described as being the E330'-W660'-N660' out of Lot 326, 5.00 AC NET, Kelly Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts West Habitat Circle South a 40' local street which runs east with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the east was zoned to Single-Family Residential District (R-1) July 17, 2001, as was the property to the north on March 01, 2005. The property to the south is zoned Single-Family Residential District (R-1), and the property to the west is zoned Agricultural and/or Open Space District (A-O). The property is generally designated for single-family residential use in the Land Use Plan.

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

Forty-four (44) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

There are few instances where the active Future Land Use Plan must be revised. Instances where development has dictated land use, state road are widened, or area buffers allow for bigger and more developed land use.

Such is the case on East and West Dicker Drive. Future land use on East Dicker in the previous comprehensive plan was for General Business along East Dicker Drive, current land use is residential on 90% or more of Dicker. The new Pharr 2025 Comprehensive Plan show this same property to be residential, and no longer commercial as indicated in the previous land use plan.

Given the aforementioned reasoning, West Dicker Drive is currently set to be General Business along the frontage West Dicker Drive, Public/Semi Public use and Multifamily use in the rear. Actual City use is Public/Semi-Public along the frontage (PSJA ISD and City Facility is there) and commercial uses. City Management has currently directed staff to revise the future Land Use Plan to more reflect the current use and compatible future uses. City Management is requesting this area be reclassified to Commercial Use in the Future Land Use Plan Amendment. In addition, the existing canal running east and west directly north of this property is set to be widened this year and will serve as an extra buffer between the commercial use and the residential use to the north.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). It is not currently compatible with the future land use plan, but current use(s) and future updates of the comprehensive plan will be more in line with the existing use. The property does

meet area requirements. 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 **November 16, 2020** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

EDCON, representing Miriam Berenice Hernandez, owner
APPLICANT

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

600 West Habitat Circle South
ADDRESS

General Business District (C)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property is not currently compatible with the future land use plan, but current use(s) and future updates
of the comprehensive plan will be more in line with the existing use. The property does however meet area
requirements.

Della Robles, Planner I
PREPARED BY

November 6, 2020
DATE

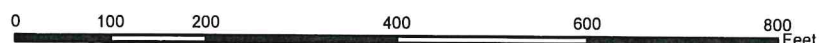


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

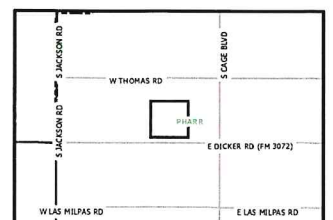
City of Pharr, Texas
Engineering Department
956.402.4242

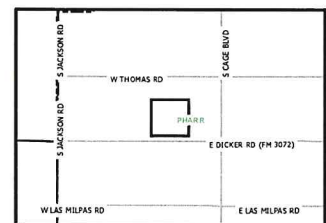
Date: 10/22/2020

Scale: 1 inch = 200 feet



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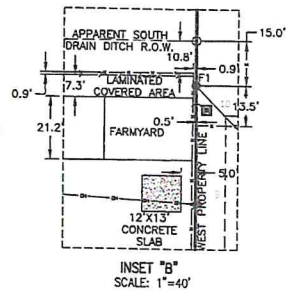
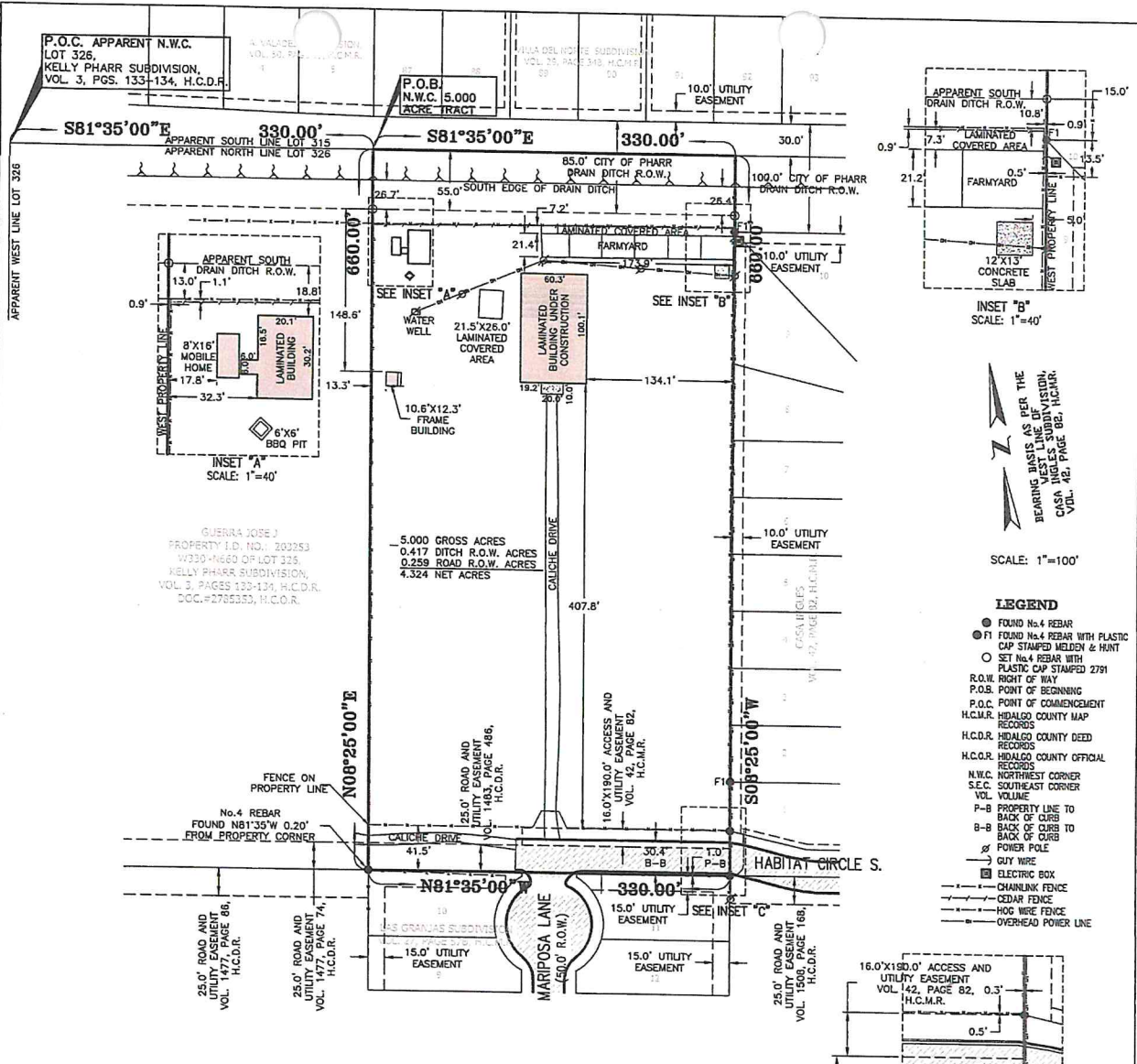


A horizontal number line representing distance in feet. It has major tick marks at 0, 100, 200, 400, 600, and 800. The word "Feet" is written at the right end of the line.

Date: 10/22/2020

P.O.C. APPARENT N.W.C.
LOT 326
KELLY PHARR SUBDIVISION,
VOL. 3, PGS. 133-134, H.C.D.R.

P.O.B.
N.W.C. 5.000
ACRE TRACT

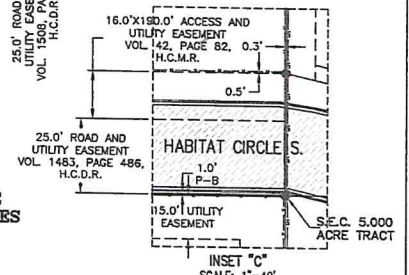


INSET "B"
SCALE: 1"=40'

BEARING BASIS AS PER THE
WEST LINE OF DIVISION,
CASA NUEVA SUBD.,
VOL. 42, PAGE 58, H.C.M.R.

SCALE: 1"=100'

- LEGEND**
- FOUND No. 4 REBAR
 - F1 FOUND No. 4 REBAR WITH PLASTIC CAP STAMPED MILDEN & HUNT
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED 2791
 - R.O.W. RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - N.W.C. NORTHWEST CORNER
 - S.E.C. SOUTHEAST CORNER
 - VOL. VOLUME
 - P-B PROPERTY LINE TO BACK OF CURB
 - B-B BACK OF CURB TO BACK OF CURB
 - POWER POLE
 - GUY WIRE
 - ELECTRIC BOX
 - CHAINLINK FENCE
 - CEDAR FENCE
 - HOG WIRE FENCE
 - OVERHEAD POWER LINE



INSET "C"
SCALE: 1"=40'

**SURVEY PLAT SHOWING
A 5.00 ACRE-TRACT OF LAND,
BEING THE NORTH 5 ACRES OF THE
EAST 10 ACRES OF THE WEST 20 ACRES
OF LOT 326,
KELLY PHARR SUBDIVISION,
CITY OF PHARR,
HIDALGO COUNTY, TEXAS
VOL. 3, PAGES 133-134, H.C.D.R.
SEE EXHIBIT "A" FOR
METES AND BOUNDS DESCRIPTION**

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
 2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS TRACT.
 3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOL. 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
 4. HOMERO L. GUTIERREZ, DID NOT RESEARCH OR PREPARE A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
 5. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
 6. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYORS' ORIGINAL FOOT STEPS.

FLOOD ZONE
ZONE "B" (SHADED)

AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0500 B
MAP REVISED: JANUARY 02, 1981



Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on December 14, 2019, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS #2791

12-15-19
Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 09, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: FERGUSON PLAZA SUBDIVISION
FILE NO. **SUB#200824**

GENERAL INFORMATION:

APPLICANT: Pablo Soto, Jr., P.E., representing Ramon Guajardo, Jr., owner, is requesting preliminary plat approval of the proposed Ferguson Plaza Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00-acre tract of land out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 429 East Ferguson Avenue.

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

PROPERTY PROPOSED USE: Insurance office.

VARIANCES: None requested.

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

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

1. See attached comments.

EASEMENTS:

1. See attached comments.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

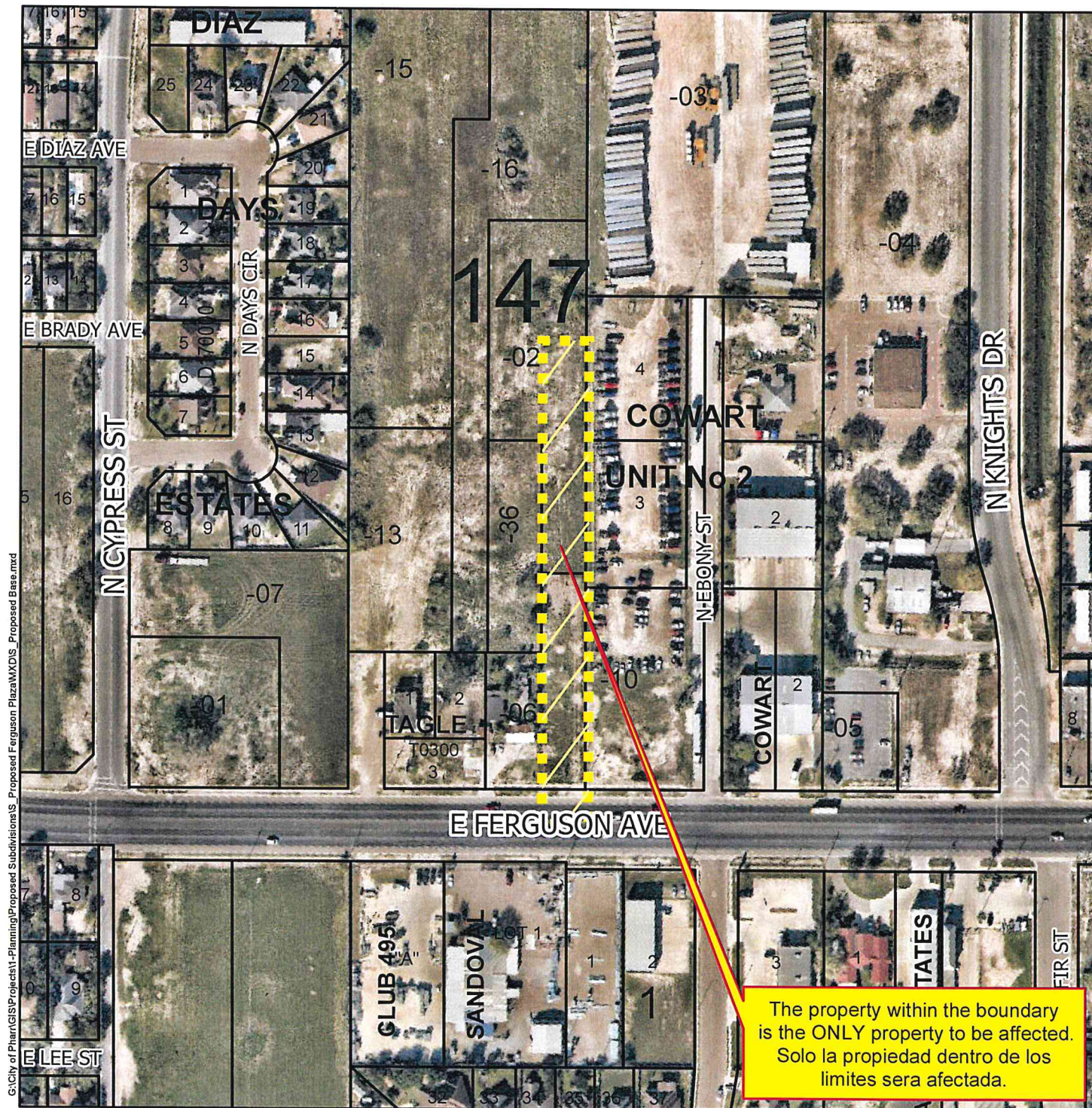
1. Follow City of Pharr Construction Standards Manual.
2. See attached comments.

DRAINAGE:

1. See attached comments.

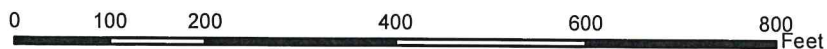
OTHER:

1. Plat Note #5: Must use City of Pharr Drainage Directive
2. Plat Note #10: Remove the word "lot".
3. Plat Note #15: "Ramp" is misspelled.
4. Correct Plat Note #16 to read: Erosion and Sediment Control during construction shall "in accordance with the current Texas" Pollution Discharge Elimination System (TPDES).
5. Plat Note #18: Remove the word "permit".
6. Add Plat Note #19: Any structure or storage of any kind beyond 158 feet from property line on East Ferguson Avenue to rear of property, shall require additional fire protection with water line being looped to approved water main.
7. Must include Metes and Bounds for Subdivision.
8. Location Map: Need to clearly mark all recorded subdivisions and mark directional for all streets.
9. Must supply signature and seal for Engineer (P.E.) and Surveyor (RLPS).
10. As a reminder, the entrance as per city standards is required to be a minimum of 24 feet, this will be required to be addressed at building permit stage.
11. Sidewalk on plans show a 4-foot sidewalk along East Ferguson Avenue and city standards requires a 5-foot sidewalk, this will be required to be address during building permit stage.
12. See attached staff comments.

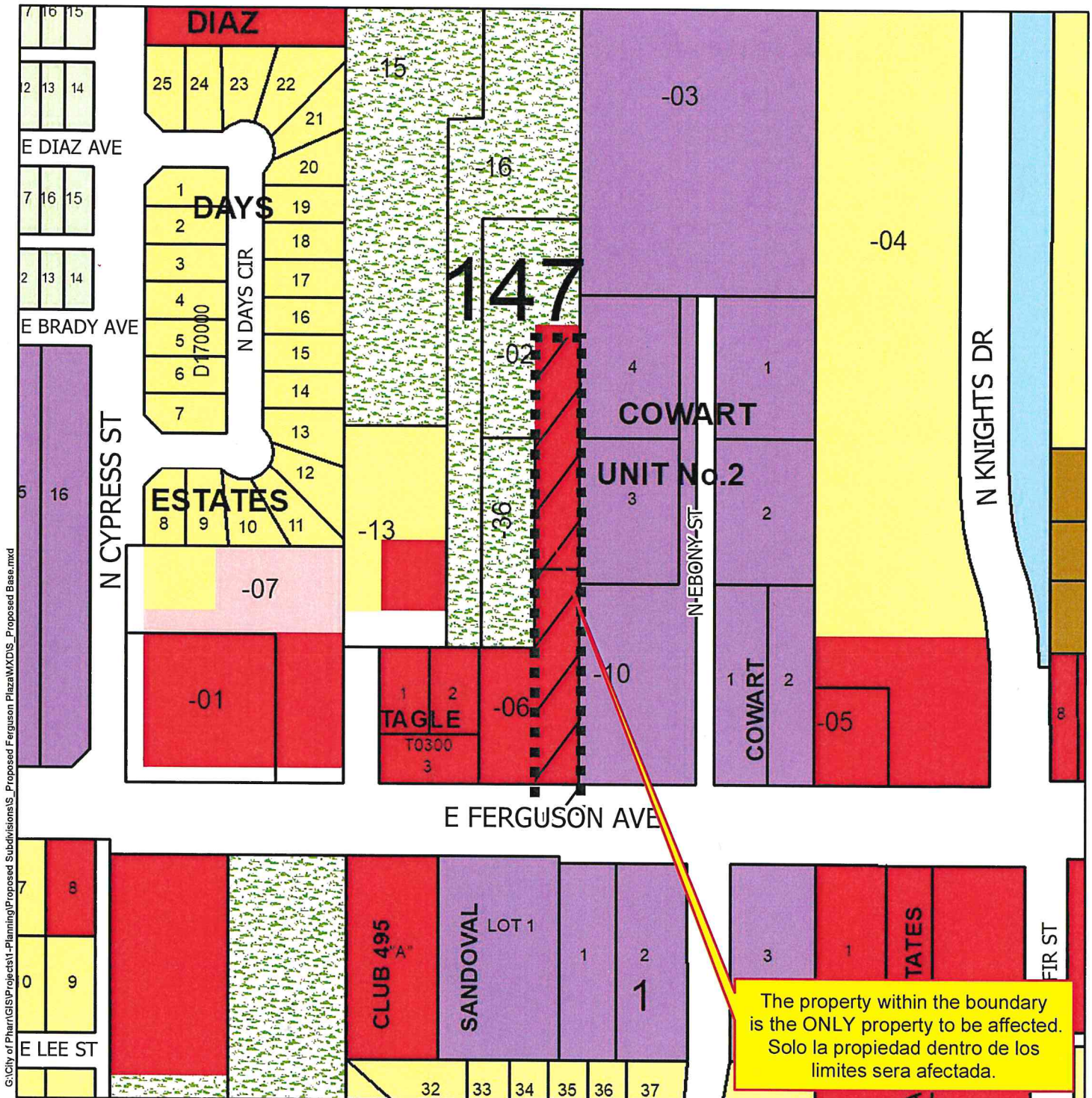


- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned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

Scale: 1 inch = 200 feet



Date: 10/26/2020



C:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\Proposed Ferguson Plaza\MXD\Subdivisions\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 | |





Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: FERGUSON PLAZA SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

OCT. 29, 2020

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 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 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. Preferably Mueller Brand Fire Hydrant or equivalent.
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 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 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. Turnarounds required if more than 150 feet for a dead-end access road. (Appendix D IFC 2012)
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **Plat Note: Any structure or storage of any kind beyond 158 feet from property line on E. Ferguson to rear of property, shall require additional Fire Protection with water line being looped to approved water main.**

PLAT REVIEW FOR: *FERGUSON PLAZA SUBDIVISION*

COMMENTS: Initials: J.R. / O.D.L. **OCTOBER 29, 2020**

WATER:

- Will need to show location of connection to distribution system
- Any construction done beyond 300' N. Water line loop and fire protection will need to be installed
- There remainder of lot 1 beyond 300' will not be allowed to be used as storage of any kind
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Sewer service will need to be 6"
- Will need to show location of connection to collection system
- 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 Public Work



SUBDIVISION: Preliminary Plat Review Meeting for
Ferguson Plaza
E. Ferguson
Pharr Tx, 78577

DATE: 10/30/2020

Plat Notes:

- No comment

General Notes:

- Install manhole w/ lid when connection 8" drain line to existing 12" bleeder line just east of curb inlet.

SUBDIVISION: Ferguson Plaza Subdivision **DATE:** October 29, 2020

REVIEW: Preliminary (comments plans dated 10-7-2020)

PLAT

1. Provide P.E. signature.
2. Provide RPLS signature.
3. Note No. 5---Use the City of Pharr drainage directive.
4. Note No. 10---Remove the word "lot".
5. Note No. 15---"**Ramp**" is Misspelled.

SITE PLAN

1. A discharge permit issued by TX-DOT is required to tie into their storm sewer system and must be inspected by a TX-DOT representative.
2. Proposed storm sewer bleeder line must tie into a nearby TX-DOT storm sewer infrastructure or provide an access from bleeder line to main storm line via junction box.
3. A TX-DOT UIR is required for the proposed sidewalk along north side of Ferguson Ave. and must be inspected by a TX-DOT representative.
4. Field verify the sanitary sewer service.

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).

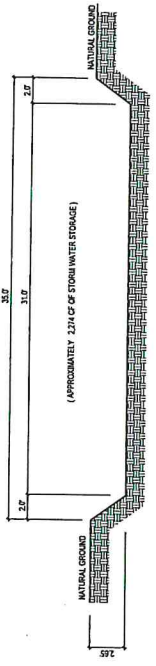
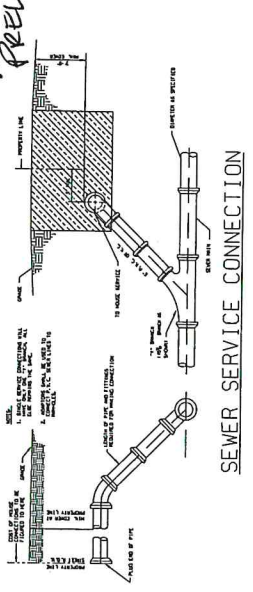
DATE	
BY	
CHECKED	
DESIGNED	
PROJECT	

FERGUSON PLAZA UTILITY PLAN

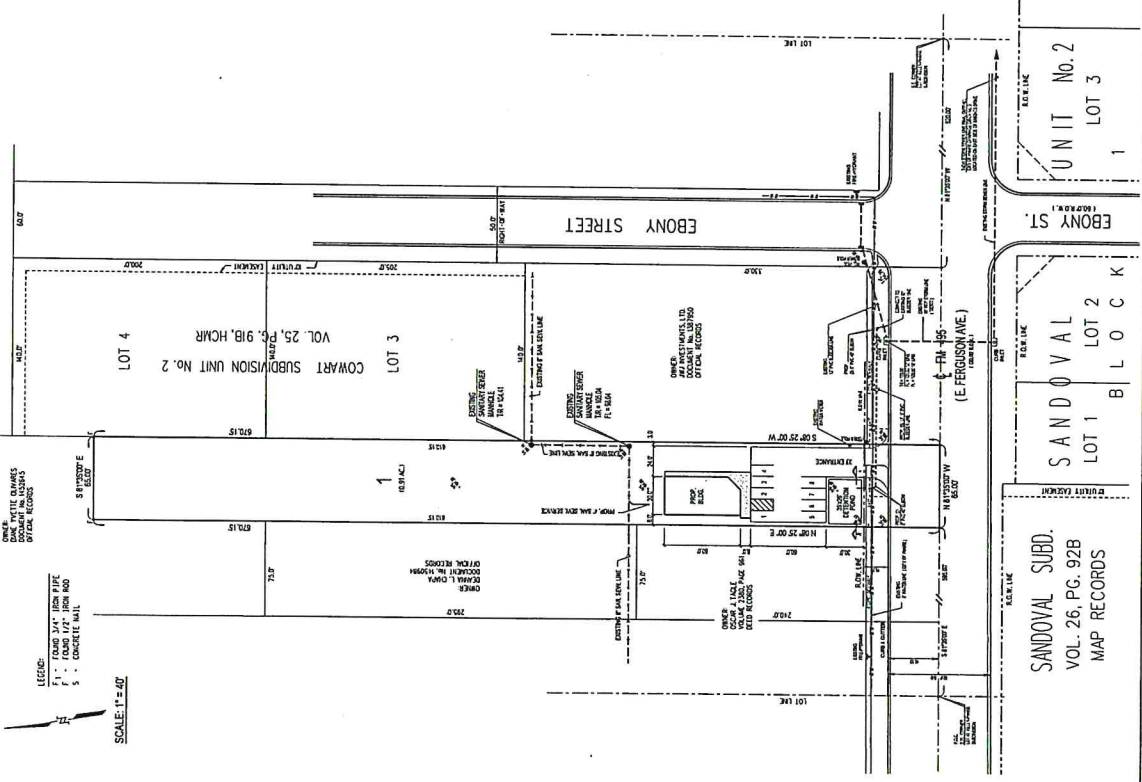
PABLO SOTO JR., P.E.
208 S. IRVING STREET
PHILADELPHIA, TEXAS 78177
TEL: (956) 460-1605

1 SHEET
OF 1

10/17/2020
PRELIMINARY



UTILITY AND DRAINAGE PLAN



SCALE: 1"=40'

LEGEND:
1 - 12" DIA. 12' DIA. 12' DIA. 12' DIA.
2 - 12" DIA. 12' DIA. 12' DIA. 12' DIA.
3 - 12" DIA. 12' DIA. 12' DIA. 12' DIA.

SANDOVAL SUBD.
VOL. 26, PG. 928
MAP RECORDS

SANDOVAL
LOT 1 LOT 2
B L O C K

EBONY ST.
LOT 3
UNIT No. 2