

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 14, 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 November 23, 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) Maria DeLeon has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single-Family Residential District (R-1). The property is legally described as being Lots 15 and 16, Block 5, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 118 East Bell Ave. **COZ#201146**

- 2) Gerardo Guadalupe Garza Jr., owner, 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, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 320 East Jones Avenue. **COZ#201149**

- 3) City of Pharr 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 7.15 acres, more or less, out of Lot 378, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 802 – 1100 Block of West Hi-Line Road. **COZ#201151**

- 4) Lucina G. Gonzalez 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 General Business District (C). The property is legally described as being Lot 207, Villa de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6705 South Jackson Road. **CUP#201148**

5) Ave Maria Chapel has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Office and Professional District (O-P). The property is legally described as being a 0.032 acres, more or less, out of Lots 1 and 2, Embassy Terrace Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 1301 West Sam Houston Avenue. **CUP#201152**

6) 956 Night Life, LLC, d/b/a El Rodeo Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours 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 Lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#201147**

7) Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.01 acres, more or less, out of Lot 327, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 West Dicker Road. **CUP#201153**

8) Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-MFHD). The property is legally described as being a 0.01 acres, more or less, out of 24.05 acres, PSJA I.S.D. Elementary No. 9 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 401 East Thomas Road. **CUP#201154**

9) Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.01 acres, more or less, out of Lot 1, J. Connally Kelly Elementary Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 201 East Las Milpas Road. **CUP#201155**

E. PLATS:

1) Atlas Consultants, representing Ramiro J. Elizondo is requesting final plat approval of the proposed Elizondo Estates Subdivision. The property is legally described as a Re-plat of the West 120 feet of Lots 1 and 2, Block 9, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 7400 Block of South Cage Boulevard. **SUB#190308**

2) Melden & Hunt Inc., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed North Side Community Center Subdivision. The property is legally described as being a 8.27 acres consisting of 5.00 acres out of Lot 98, Kelly-Pharr Subdivision and 3.27 acres out of Lot 1, Plaza Sport Center Phase I, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of E. Nolana Loop. **SUB#201134**



3) R. Gutierrez Engineering Corporation, representing Cruz Rey Mata Cantu and Reynaldo Mata, owners, are requesting preliminary plat approval of the proposed Replat of Lot 1, Mata Estates Subdivision. The property is legally described as being 2.61 acres of land consisting of all of Lot 1, Mata Estates Subdivision and 2.24 acres out of Lot 222, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Moore Road. **SUB#200825**

4) Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting preliminary plat approval of the proposed Andres Garcia Subdivision. The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#201032**

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.*

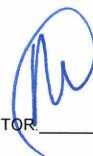
Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the 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.



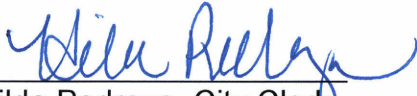
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 December 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. November 23, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 23, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles

Charlie Ramirez
Andy Castro

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: Rafael Munguia
Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaisa Licerio, Planner I
Iris Mata, Administrative Assistant
Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 9, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of November 9, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) SDI ENGINEERING, LLC., REPRESENTING DOUBLE TWIN PROPERTIES, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, EMPIRE NO. 2 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1200 WEST HUMMINGBIRD COURT. COZ#201044

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The property along with the property to the west was zoned to Residential Multi-Family High Density District (R-MFHD) on December 03, 2002, and on January 22, 2015, the subject property was re-zoned to General Business District (C). The property to the south was re-zoned from Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the east was zoned to Single-Family Residential District (R-1) on December 04, 2001 and the property to the north was zoned to Single-Family Residential District (R-1) on October 05, 1993. The property is generally designated for single-family 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 no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone to Residential Multi-Family High Density District (R-MFHD) 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.

Ruben Canales, representing SDI Engineering, LLC., stated the proposed use was for townhomes and that it would be a good addition for the City.

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 Andy Castro moved to **approve** the rezoning request for a change of zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) PABLO SOTO JR., P.E., REPRESENTING ROSANA RIOJAS, PRESIDENT OF RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO. 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE EAST 4.90 ACRE OF THE NORTH 5 ACRES OF THE SOUTH 15 ACRES OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3400 BLOCK OF NORTH SUGAR ROAD. SUB#180720**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned Residential Multi-family High-Density District (R-MFHD). The adjacent zones are Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the north, Single Family Residential District (R-1) to the east, Agricultural Open Space District (A-O) and Single-Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) to the west. The property is designated for single family residential use in the Land Use Plan. She added no variances were being requested and staff recommended final plat approval of the proposed Heritage Manor No. 2 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 final plat approval of the proposed Heritage Manor No. 2 Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) L&G INVESTMENTS, LLP IS REQUESTING AN EXTENSION OF THEIR SPECIAL USE PERMIT SUP#191167, TO CONTINUE TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE REAR 1.78 ACRES, MORE OR LESS, OUT OF LOT 1, STEELE WHEELS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS AND IS PHYSICALLY LOCATED AT 3225 NORTH SUGAR ROAD. SUP#191167**

Anaisa Licerio, Planner I, introduced the item. She stated applicant was requesting an extension of the Special Use Permit which is set to expire December 9, 2020. She continued to state that the extension would be provisional for six (6) months, if approved.

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

Andy Castro asked if the applicant would need to go through reinspection.

Anaisa Licerio, Planner I, confirmed that the applicant would need to go through the reinspection process.

Chairman, Danny Wylie, asked if he extension of six (6) months was the maximum time given to the applicant.

Roland Gomez, Development Services Assistant Director, confirmed that staff was recommending approval for six (6) months.

Chairman, Danny Wylie, asked if the applicant could request additional time after the six (6) month extension.

Roland Gomez, Development Services Assistant Director, stated the applicant would have the option to extend, but at this time staff was recommending a provisional six (6) month extension.

There being no further discussion Jonathan Larraga moved to **approve** the request for an extension of the Special Use Permit. Charlie Ramirez 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**. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:12 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 14, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#201146

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: November 13, 2020

1. Applicant: Maria De Leon, owner.
2. Requested Action: Re-zoning request from General Business District (C) to Single-Family Residential District (R-1).
3. Nature / Intent of Request: In order to develop and construct a single-family residential home on said lot.

4. Routing to Staff:

A. Melanie Cano, Director

MC
Initials

12/9/2020
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

12-9-2020
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, DECEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Single-Family Residential District (R-1): Being Lots 15 and 16, Block 5, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 118 East Bell Avenue.
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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:

Maria De Leon, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single-Family Residential District (R-1) in order to develop and construct a single-family residential home on said lot.

The subject site is located on the south side of East Bell Avenue with the physical address being 118 East Bell Avenue. The property is legally described as being Lots 15 & 16, Block 5, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Bell Avenue, a 70' minor 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 General Business District (C). The property and the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The subject property was later rezoned from Single-Family Residential District (R-1) to General Business District (C) on November 18, 1997. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Twenty-one (21) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) to Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress, is in line with the Future Land Use Plan, and compatible with adjacent and nearby uses. The change will not result in 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 **December 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.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Maria de Leon, owner,
APPLICANT

General Business District (C)
CURRENT ZONE

118 East Bell Avenue
ADDRESS

Single-Family Residential District (R-1)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

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

Della Robles, Planner I
PREPARED BY

December 7, 2020
DATE



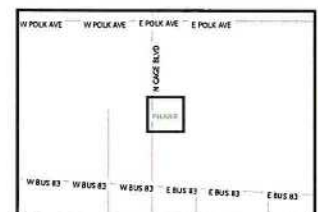
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

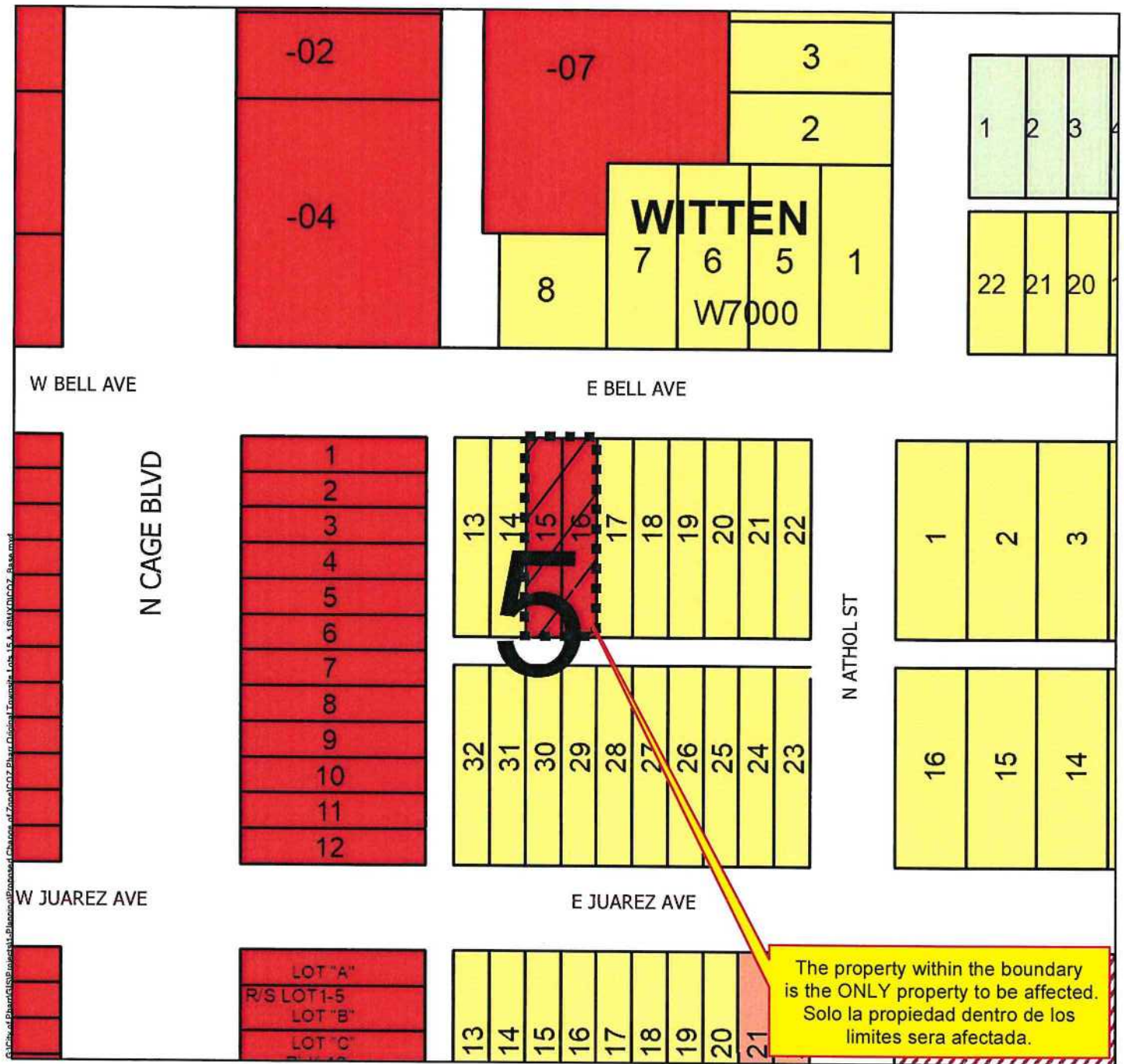
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 100 feet



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





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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 | |

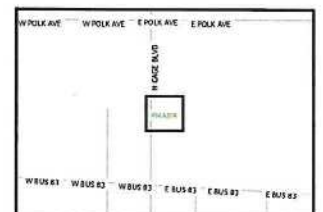
City of Pharr, Texas
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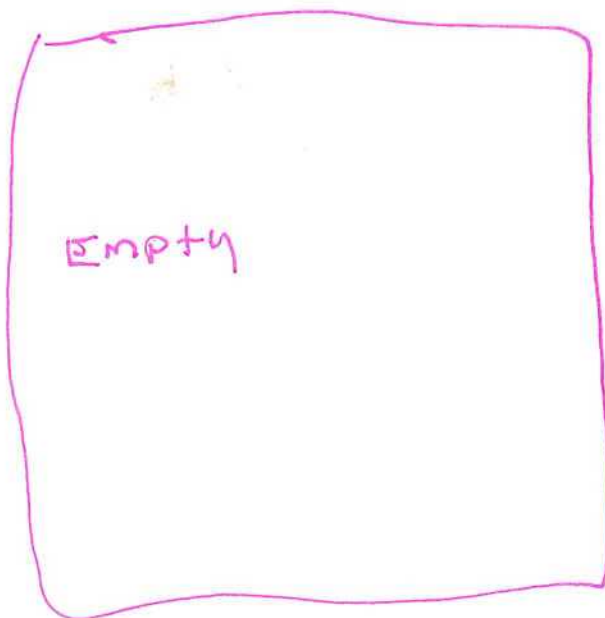
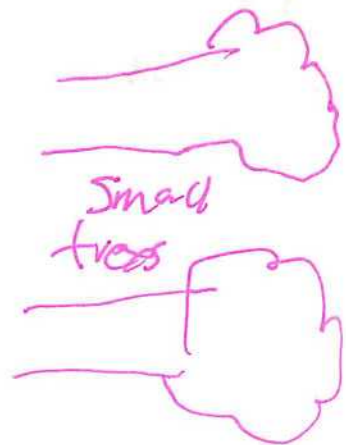
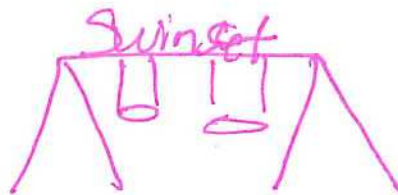
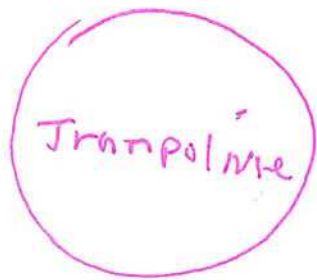
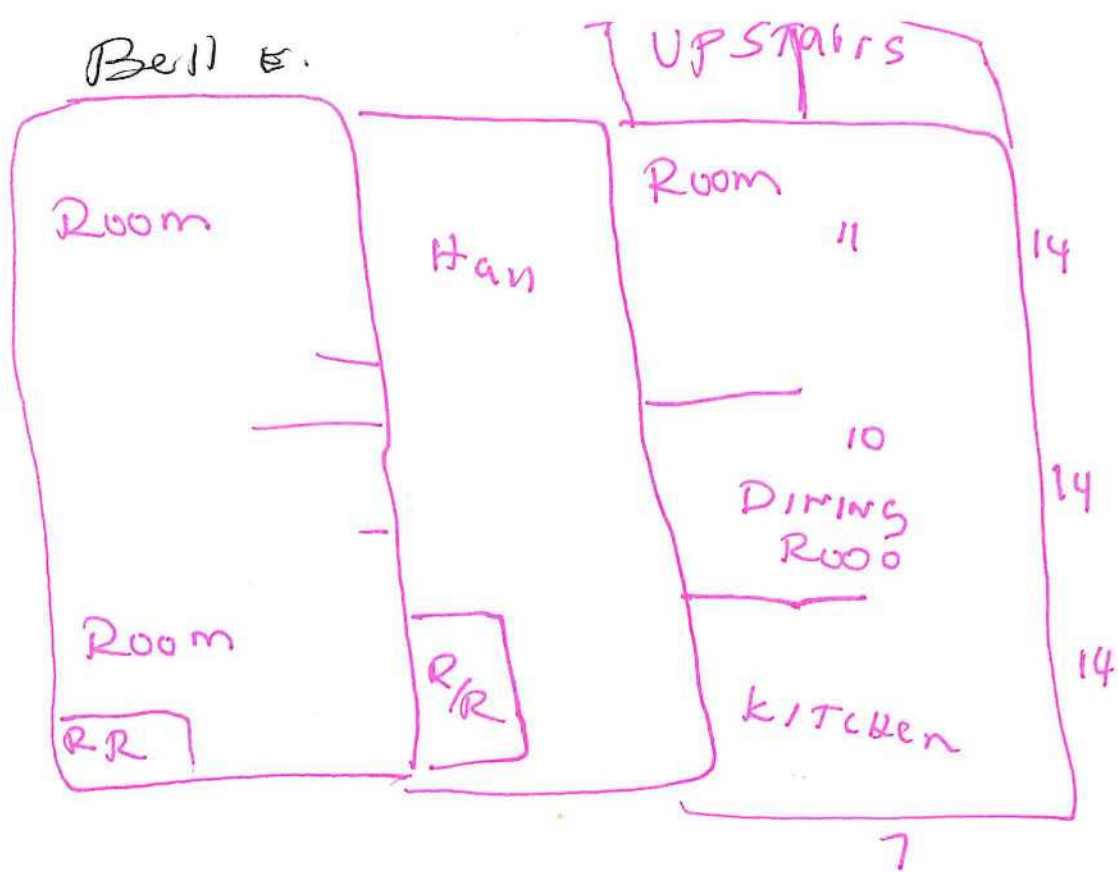
Date: 11/20/2020

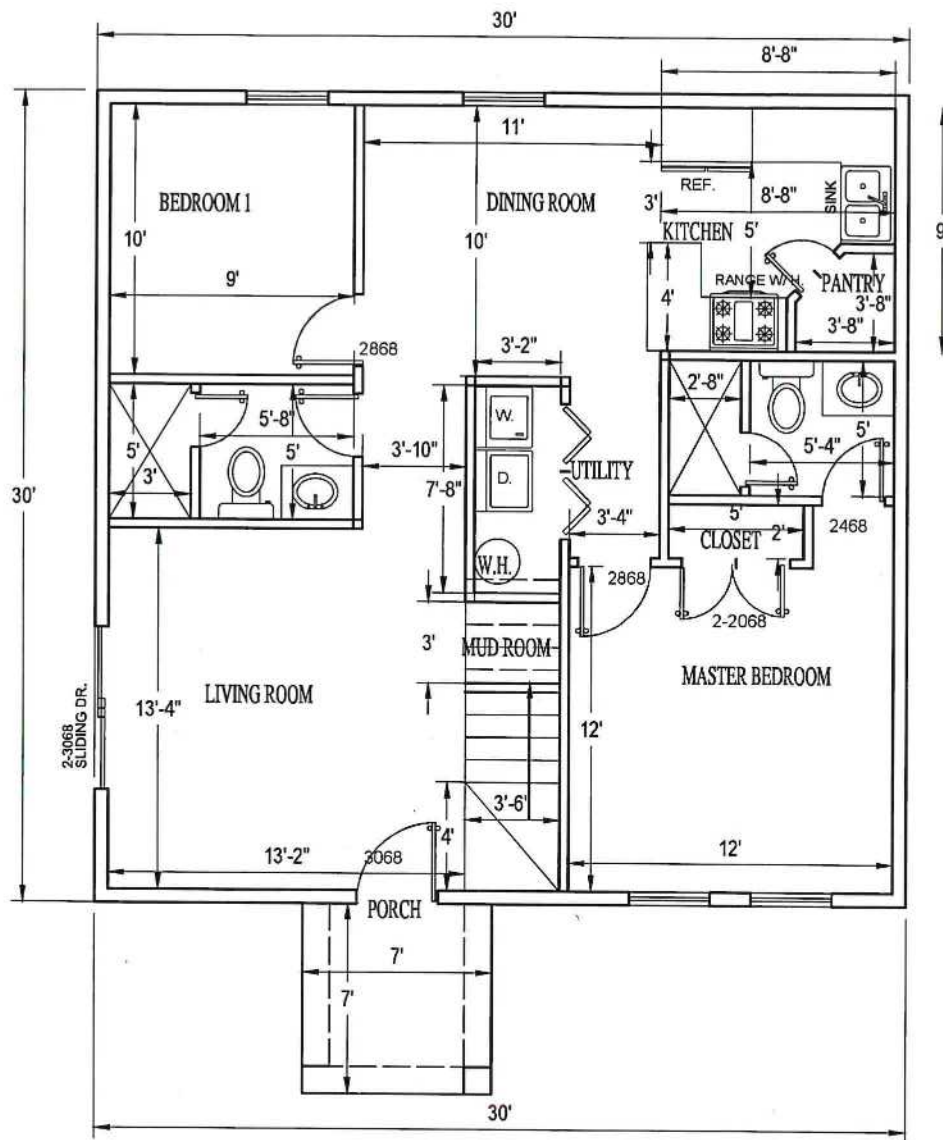
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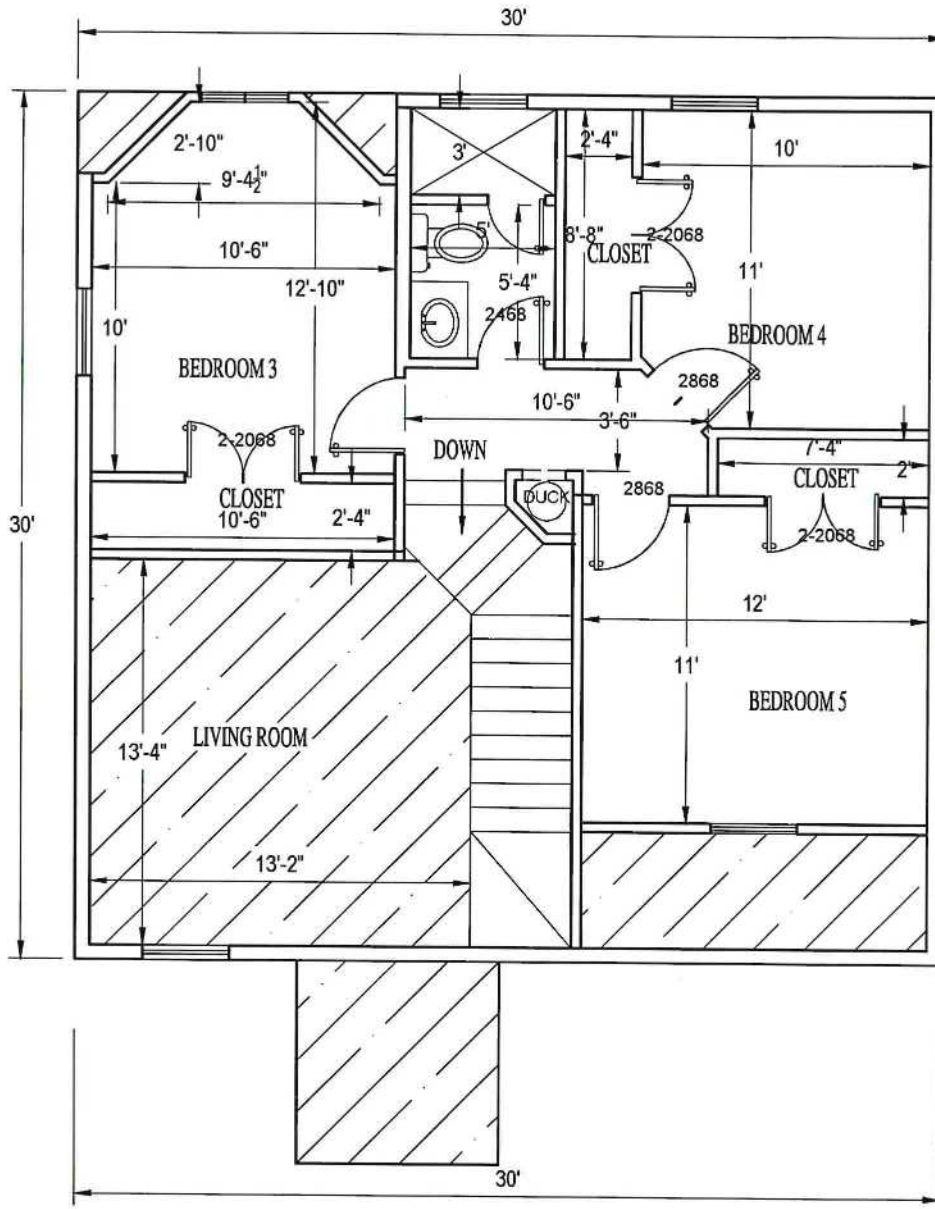




FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA	SQ.FT.
LIVING 1st FLOOR	900.00 SQ FT
LIVING 2nd FLOOR	578.54 SQ FT
SUB TOTAL	1,478.54 SQ FT
PORCH	49.00 SQ FT
TOTAL	1,527.54 SQ FT



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

AREA	SQ.FT.
LIVING 1st FLOOR	900.00 SQ FT
LIVING 2nd FLOOR	578.54 SQ FT
SUB TOTAL	1,478.54 SQ FT
PORCH	49.00 SQ FT
TOTAL	1,527.54 SQ FT



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 14, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#201149

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: November 19, 2020

1. **Applicant:** Gerardo Guadalupe Garza Jr., owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct a four-plex on said property.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

12/19/2020
Date

☐ Approval ☒ Denial

B. Planning Staff
Recommendations


Initials

12.9.2020
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, DECEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF): Being Lot 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 320 East Jones Avenue.

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:

Gerardo Guadalupe Garza Jr., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a four-plex on said property.

The subject site is located on the south side of East Jones Avenue with the physical address being 320 East Jones Avenue. The property is legally described as being Lot 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Jones Avenue a 70' minor 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 Single-Family Residential District (R-1). The property and the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On July 20, 1993, a portion of the property to the north was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Twenty (20) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call in opposition of the item and the same individual signed up to speak at the public hearing.

Development Services is recommending **denial** of the request to Residential Multi-Family District (R-MF) as the property is not consistent with the Future Land Use Plan. It is not compatible with adjacent and nearby uses and may have determinantal impact to the neighborhood character. The property does meet area requirements and has adequate ingress and egress. 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 **December 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.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Gerardo Guadalupe Garza Jr., owner
APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

320 East Jones Avenue
ADDRESS

Residential Multi-Family District (R-MF)
PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Denial

The property meets area requirements. It is not in line with the Future Land Plan and it is not compatible with adjacent and nearby uses and may have determinantal impact to the neighborhood character. The property does however meet area requirements.

Della Robles, Planner I
PREPARED BY

December 9, 2020
DATE

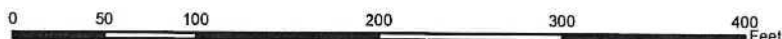


Pharr
Engineering



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

Scale: 1 inch = 100 feet



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

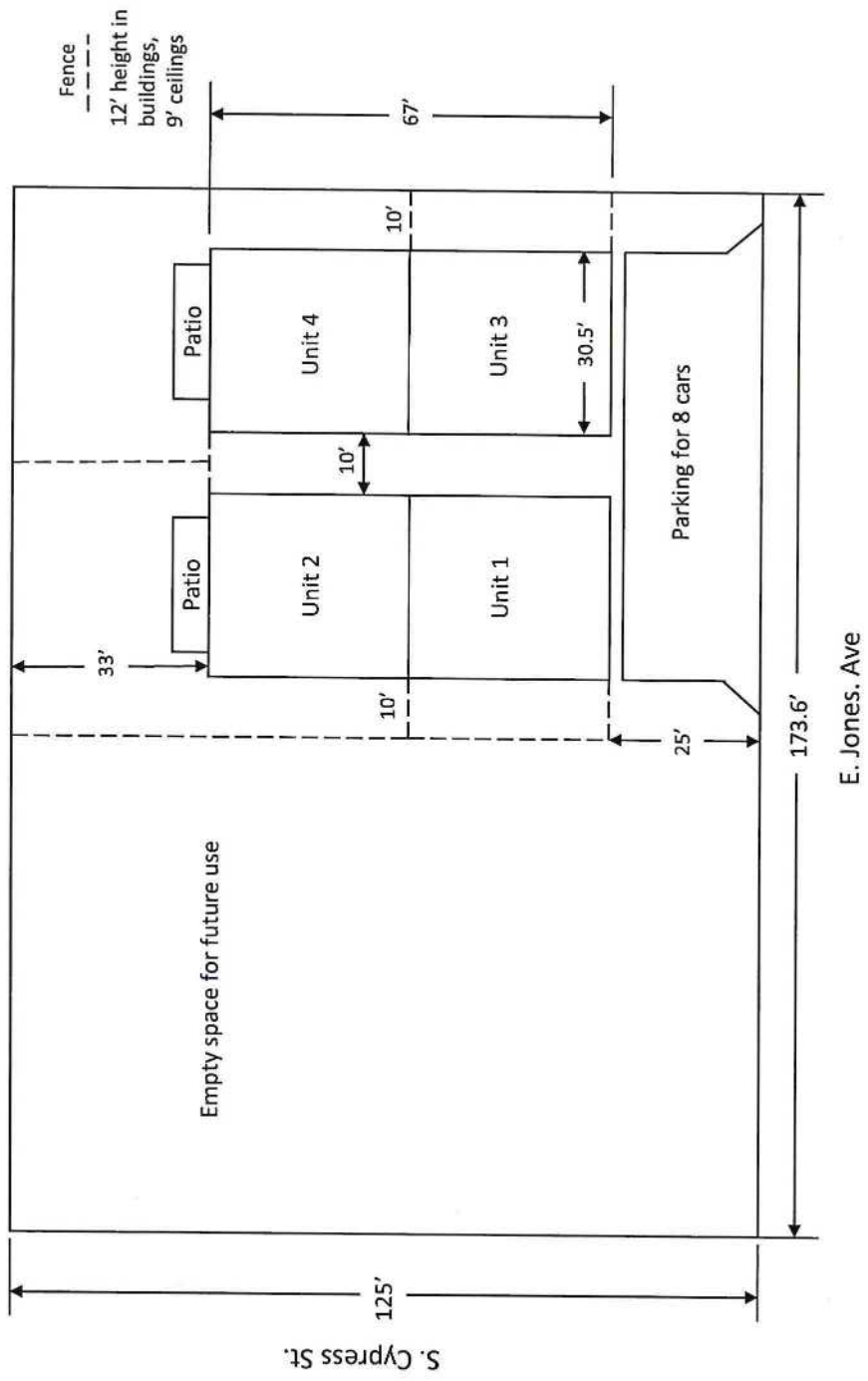




- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 11/20/2020





MEMORANDUM

DATE: MONDAY, DECEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. CUP#201148 (CASA DE FE)

GENERAL INFORMATION:

APPLICANT: Lucina G. Gonzalez 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 General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 207, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6705 South Jackson Road.

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

COMMENTS:	FIRE DEPARTMENT:	Pending inspection for the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending inspection for the Conditional Use Permit.
	PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

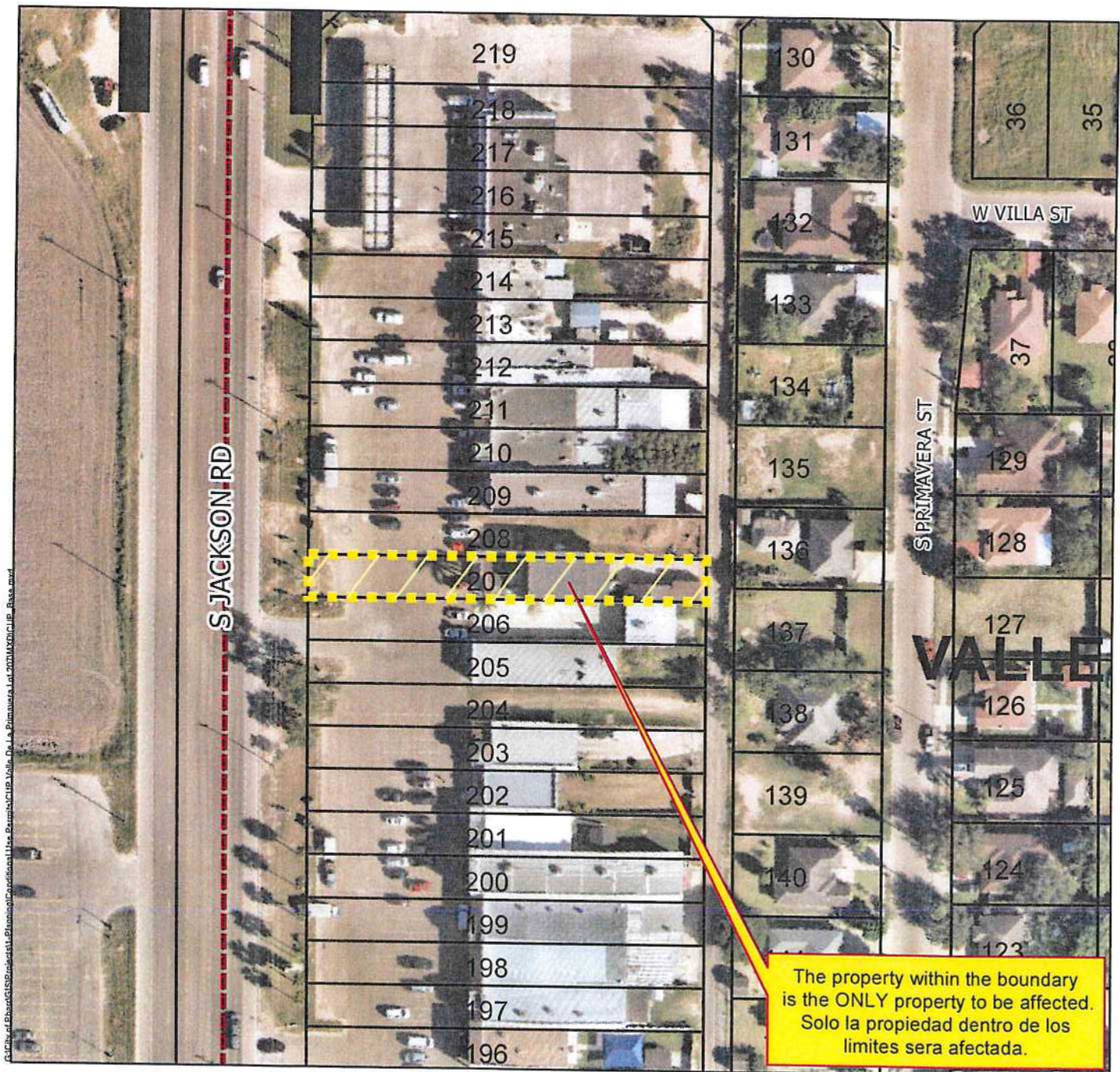
Forty-three (43) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). If approved, this item must comply with the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required, and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation

NOTE: This item will go before the City Commission Meeting of **December 21, 2020** at **4:00 p.m.**

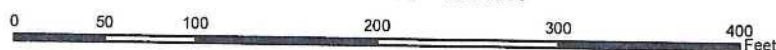


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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: 11/20/2020

Scale: 1 inch = 100 feet



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W THOMAS RD

S JACKSON RD

S PRIMAVERA ST

W VILLA ST

VALLE DE LA

6

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

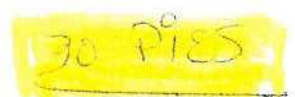
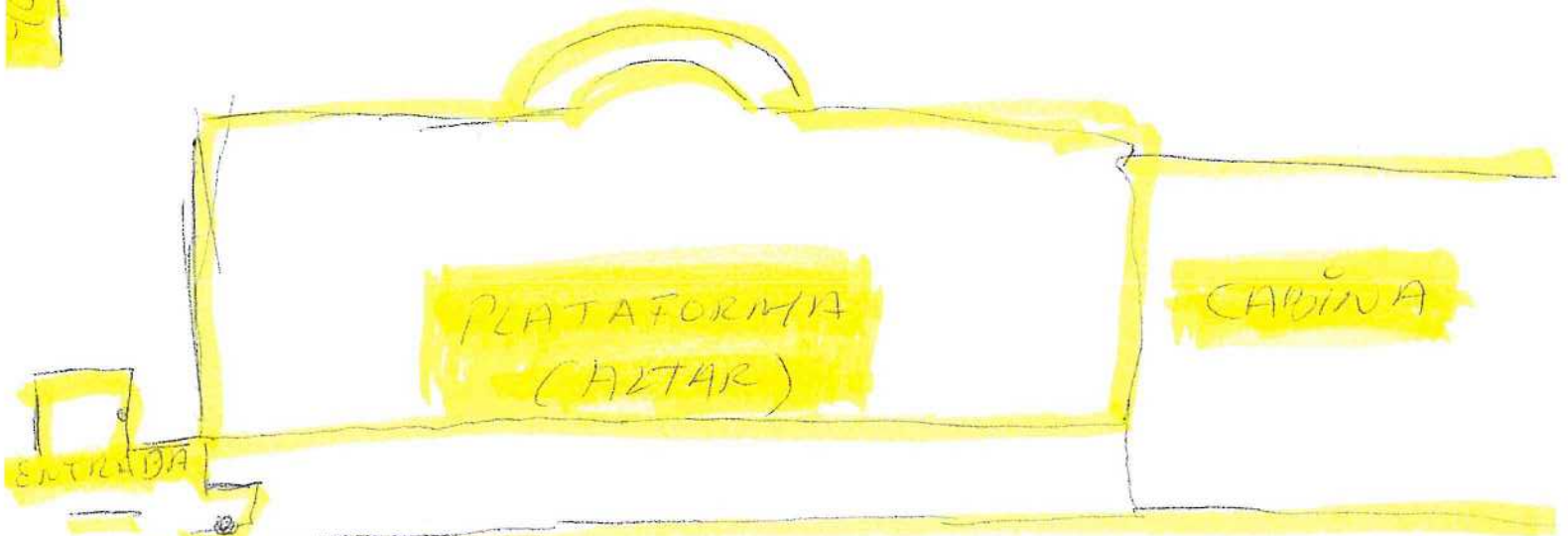
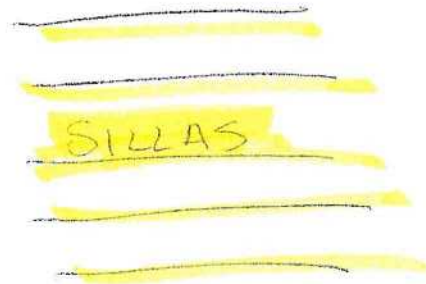
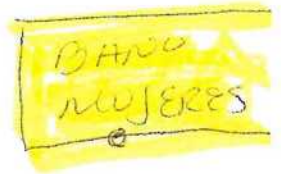
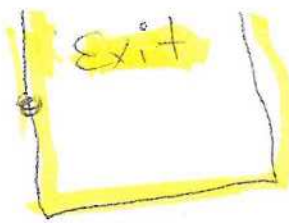
Date: 11/20/2020

Scale: 1 inch = 125 feet

0 62.5 125 250 375 500 Feet

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MEMORANDUM

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

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. CUP#201147 (EL RODEO BAR & GRILL)
--

GENERAL INFORMATION:

APPLICANT: 956 Night Life, LLC, d/b/a El Rodeo Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours 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 Lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6905 South Jackson Road.

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

COMMENTS:	POLICE CHIEF:	Pending inspection for the Conditional Use Permit.
	FIRE DEPARTMENT:	Pending reinspection for the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Pending inspection for the Conditional Use Permit.

HEALTH DIVISION:

Pending inspection for the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation are 3:00 p.m. to 2:00 a.m. Sunday through Saturday.

NOTIFICATION OF PUBLIC:

Thirty-eight (38) 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 **December 21, 2020** at **4:00 p.m.**

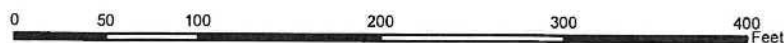


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

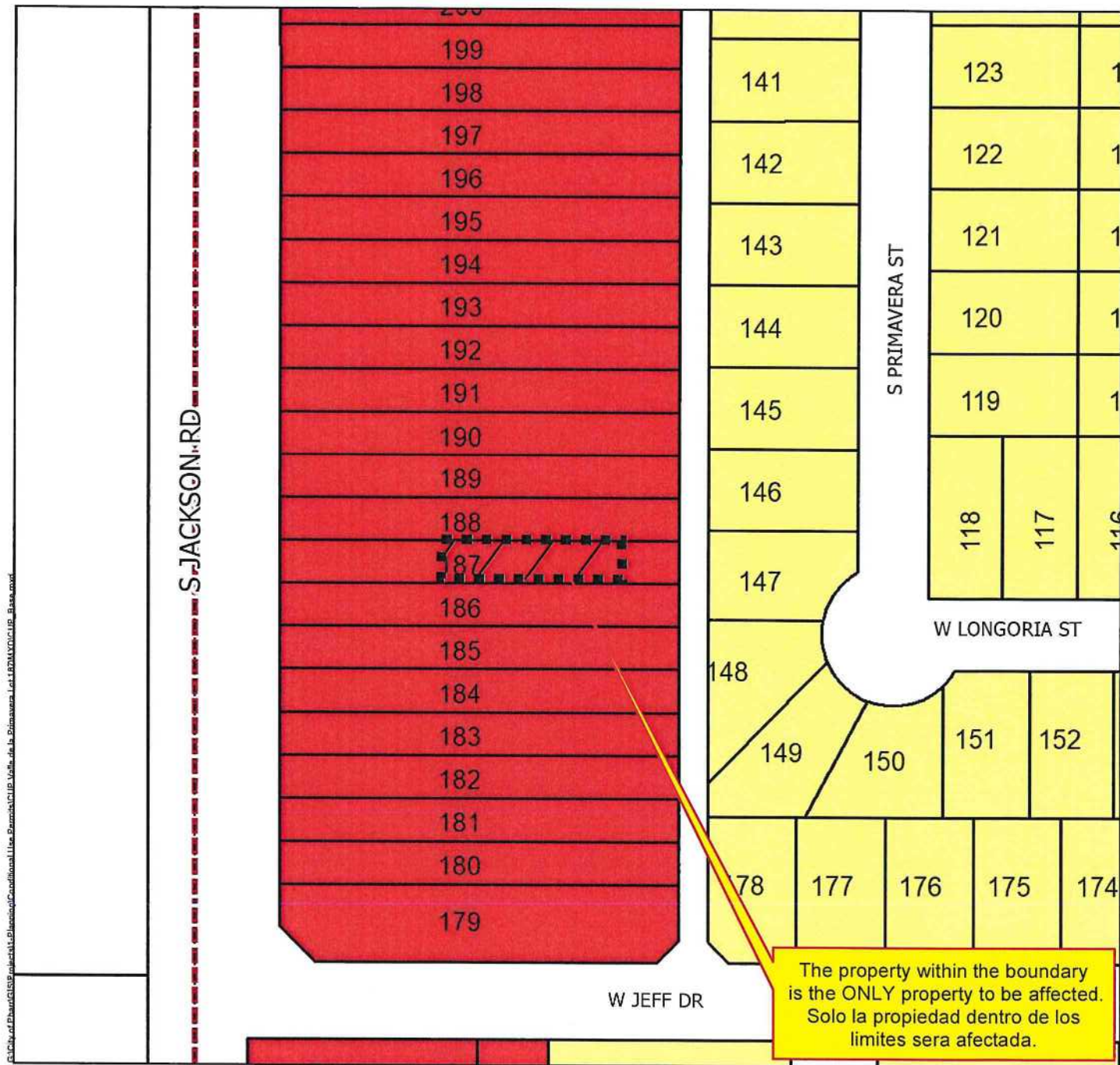
Date: 11/20/2020

Scale: 1 inch = 100 feet



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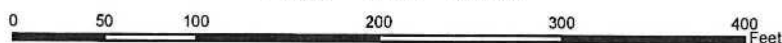




City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 11/20/2020

Scale: 1 inch = 100 feet



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EL **RODEO**

MAIN

BURGUER & FRIES \$6.99
CHEESE \$1.00

CHICKEN WINGS

**HOT - MILD - RANCH - LEMON
PEPPER**

6PC \$6.99

12 PC \$12.99

24 PC \$24.99

**INCLUDES CARROTS AND
CELERY**

TACOS DORADOS \$6.99

**6 TACOS SERVED WITH
CABBAGE, CILANTRO, ONION,
TOMATO DE CARNE PICADA OR
BISTEC**

TORTAS DE BISTEC \$6.99

**SERVED ON A BOLILLO BREAD
WITH WHITE CHEESE,
LETTUCE, TOMATO, ONIONS,
AGUACATE**

CEVICHE DE CAMARÓN

CHICO \$7.99

MEDIANO \$11.99

GRANDE \$15.99

CEVICHE DE PESCADO

CHICO \$6.99

MEDIANO \$10.99

GRANDE \$14.99

COCTEL DE CAMARÓN

CHICO \$6.99

MEDIANO \$11.99

GRANDE \$15.99

AGUA CHILES \$13.99

BAR & GRILL

... DRINKS ...

DOMESTIC BEERS \$3

**BUD LIGHT
BUD WEISER
MILLER LIGHT
MICHELOB ULTRA**

IMPORTED BEERS \$4

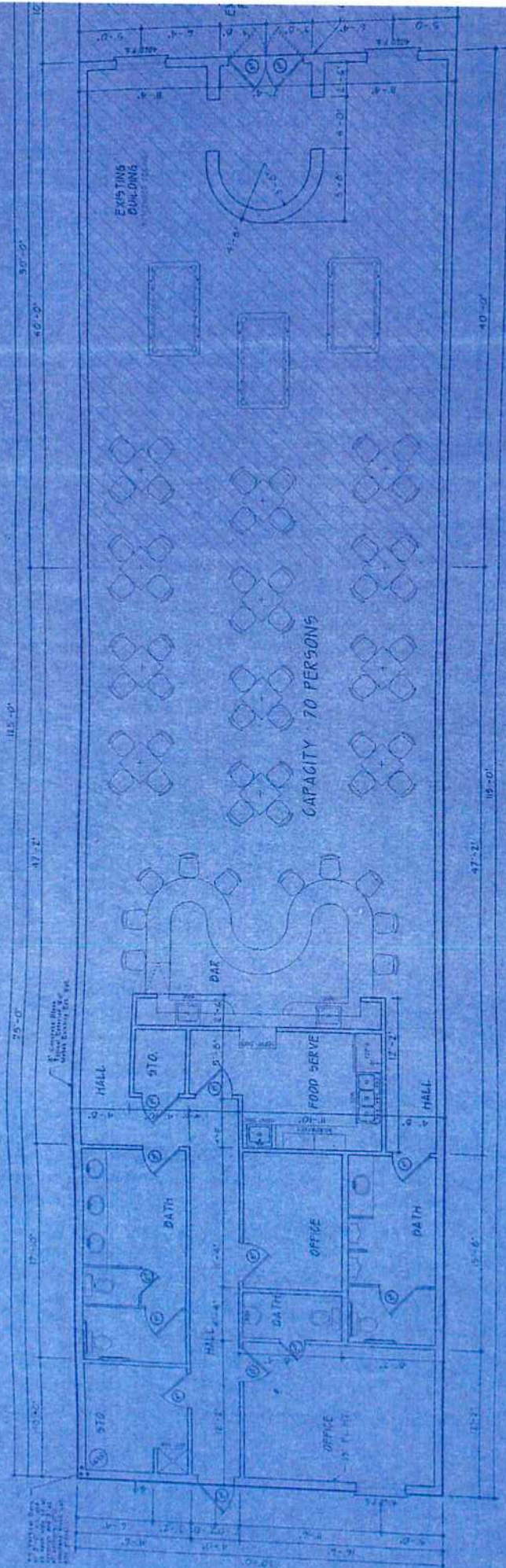
**CORONA
DOS XX
TECATE LIGHT**

PREMIUM BEER \$4

**MICHEL B ULTRA GOLD
WHITE CLAW SELTZER'S
TRULY SELTZER'S
BUD LIGHT SELTZER'S
CORONA SELTZER'S
SMIRNOFF**

ADDRESS

**6905 S JACKSON RD.
PHARR, TEZAS 78577**



FLOOR PLAN

MEMORANDUM

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

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TOWER FILE NO. CUP#201153 (CARMEN ANAYA ELEMENTARY)

GENERAL INFORMATION:

APPLICANT: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 0.01-acre tract of land, more or less, out of Lot 327, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1000 West Dicker Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and west and Agricultural and/or Open Space District (A-O) to the east. This area is generally designated for commercial and public/semi-public use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Six (6) surrounding property owners were 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 request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.
5. The telecommunication tower must continue to comply with all setback and height requirements.
6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **December 21, 2020** at **4:00 p.m.**



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

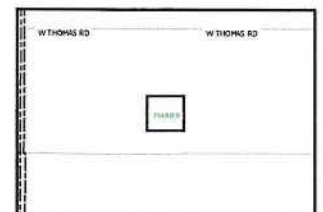
City of Pharr, Texas
Engineering Department
956.402.4242

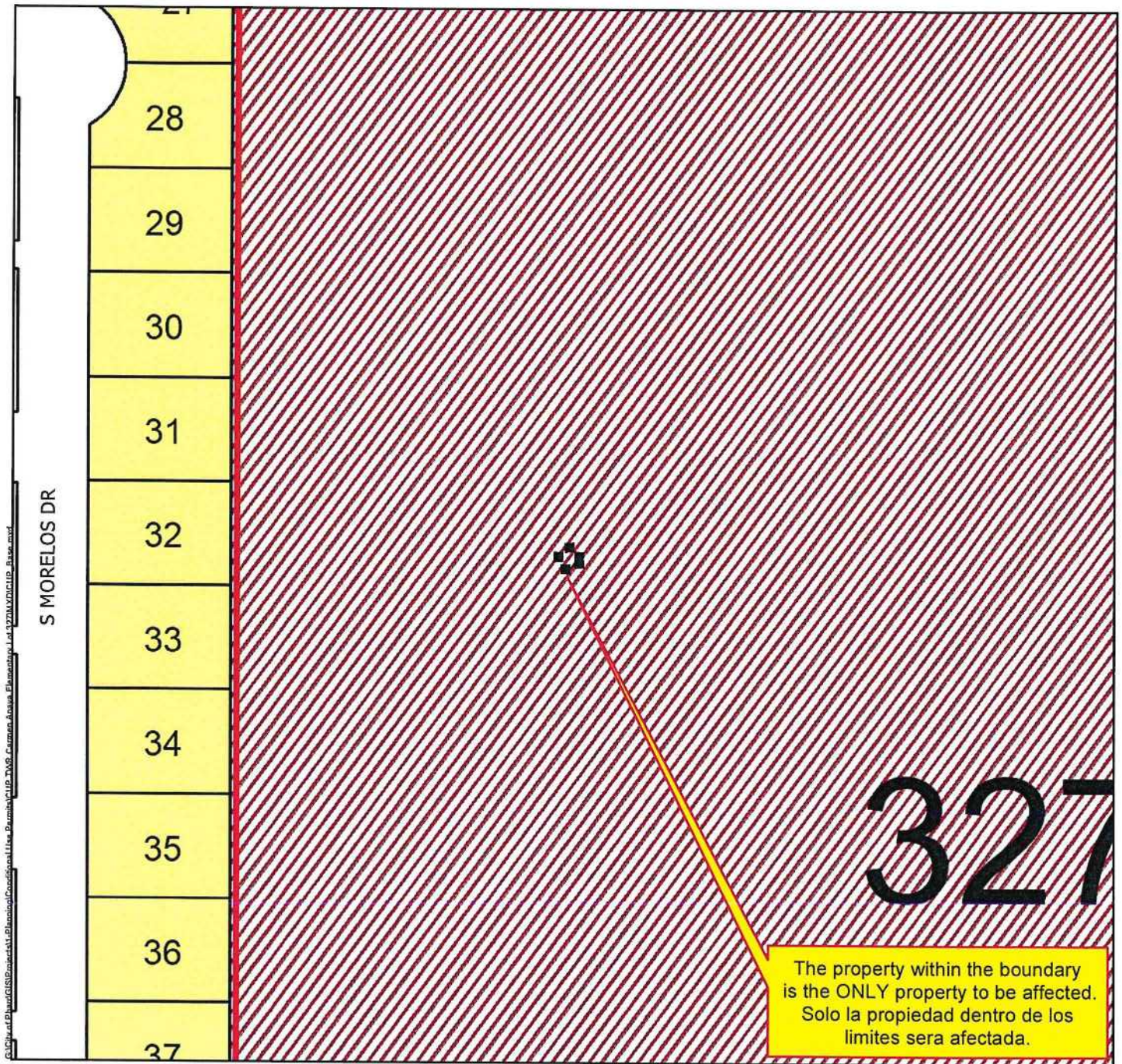
Date: 11/23/2020

Scale: 1 inch = 100 feet



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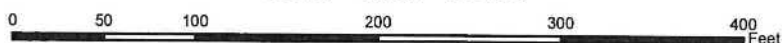


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD |
| Residential Multi-Family High Density | Drainage Easement | Valley View ISD |
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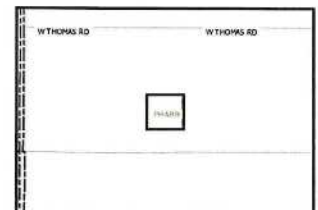
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/23/2020

Scale: 1 inch = 100 feet



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HIDALGO COUNTY WI-FI PROJECT

WI-FI TOWER

SITE: CARMEN ANAYA ELEMENTARY SCHOOL

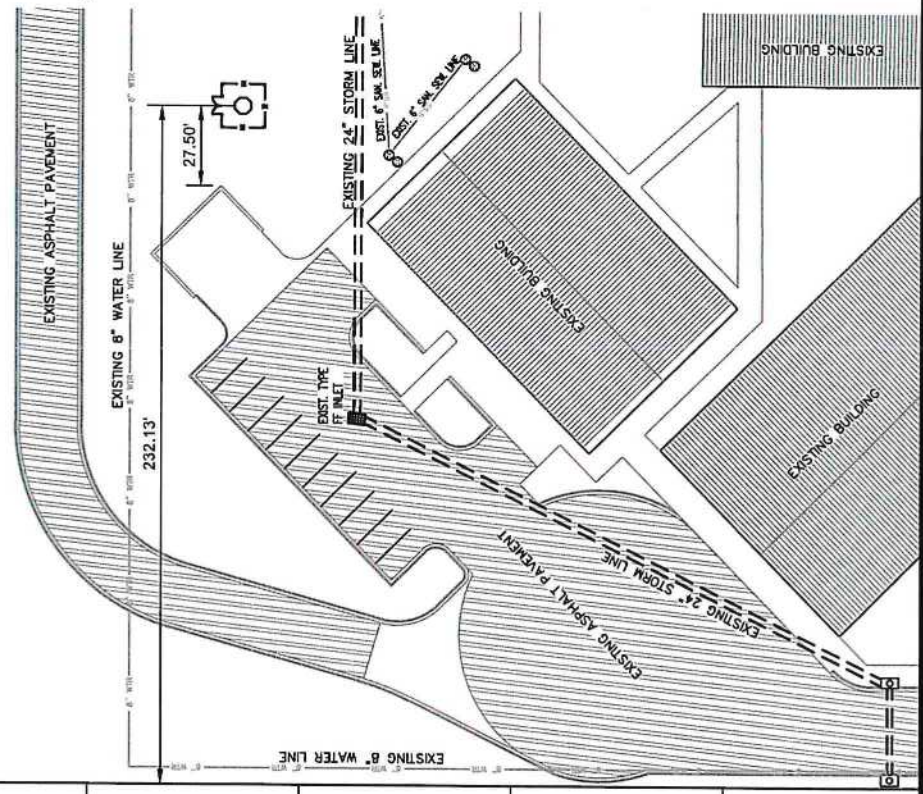
TOWER SHALL BE INSTALLED FOLLOWING DIMENSIONS TAKEN FROM THE CENTER OF THE CONCRETE FOUNDATION (AS INDICATED HEREIN).

BEARING BASIS AS PER: COLONIA ESTRELLA SUBDIVISION H.C.M.R. REC. IN VOL. 23, PAGE 167A.



SCALE: 1" = 50'

CARMEN ANAYA ELEMENTARY SCHOOL P.S.J.A.



LEGEND

- PROPOSED WI-FI TOWER'S 66" CONC. FOUNDATION (OCTAGON IN SHAPE).
- PROPOSED CHAINLINK FENCE
- EXIST. CLEANOUT

CALL BEFORE YOU DIG!

Know what's below.
Call before you dig.

811

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

NOTES TO INSTALLER:

INSTALLER SHALL CALL THE "TEXAS ONE CALL SYSTEM" PRIOR TO DRILLING POLE LOCATION.

AVOID TOWER INSTALLATION WHERE EVIDENCE OF ANY EXISTING WATER LINE, WATER SERVICE, WATER MAIN, SANITARY SEWER MANHOLE, ELECTRICAL MANHOLE, ETC., ARE IN CONFLICT WITH SAID TOWER'S INSTALLATION LOCATION.

AVOID INSTALLATION WHERE TOWER'S LOCATION OBSTRUCTS ACCESS TO AND FROM ANY DRIVEWAYS, ROADS, STREETS, ETC.

CENTER OF TOWER SHALL BE LOCATED IN THE CENTER OF A 15'x15'x8" CHAINLINK FENCE, INCLUDING A GATE FOR ACCESS TO TOWER'S MAINTENANCE, ETC. (FENCE SPECIFICATIONS BY OTHERS).

AEC ENGINEERING, LLC.

*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688

DESIGN INFORMATION

Job No. 1522.001

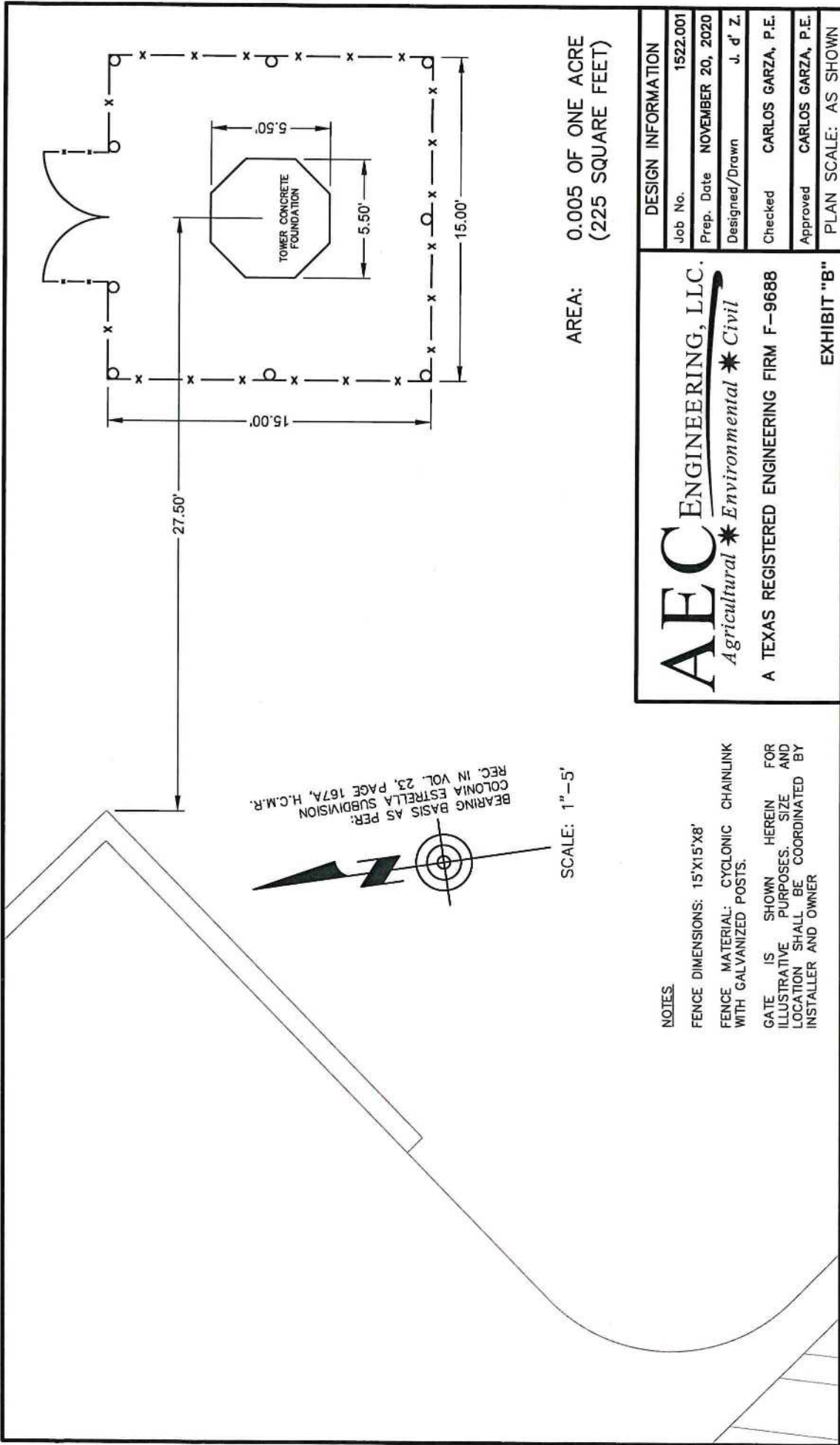
Prep. Date NOVEMBER 20, 2020

Designed/Drawn J. d' Z.

Checked CARLOS GARZA, P.E.

Approved CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN



AREA: 0.005 OF ONE ACRE
(225 SQUARE FEET)

NOTES

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK
WITH GALVANIZED POSTS.

GATE IS SHOWN HEREIN FOR
ILLUSTRATIVE PURPOSES. SIZE AND
LOCATION SHALL BE COORDINATED BY
INSTALLER AND OWNER

AEC ENGINEERING, LLC.
*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688

DESIGN INFORMATION

Job No.	1522.001
Prep. Date	NOVEMBER 20, 2020
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

EXHIBIT "B"



MEMORANDUM

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

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TOWER FILE NO. CUP#201154 (CESAR CHAVEZ ELEMENTARY)

GENERAL INFORMATION:

APPLICANT: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-MFHD).

LEGAL DESCRIPTION: The property is legally described as being a 0.01-acre tract of land, more or less, out of 24.05 acres, PSJA I.S.D. Elementary No. 9 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 401 East Thomas Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-MFHD). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the north, Single-Family Residential District (R-1) to the south and west, and Residential Multi-Family High Density District (R-MFHD) to the east. This area is generally designated for public/semi-public use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Eleven (11) surrounding property owners were 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 request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-MFHD) subject to the following conditions.

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.
5. The telecommunication tower must continue to comply with all setback and height requirements.
6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **December 21, 2020** at **4:00 p.m.**

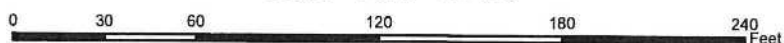


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

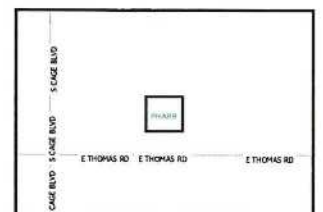
City of Pharr, Texas
Engineering Department
956.402.4242

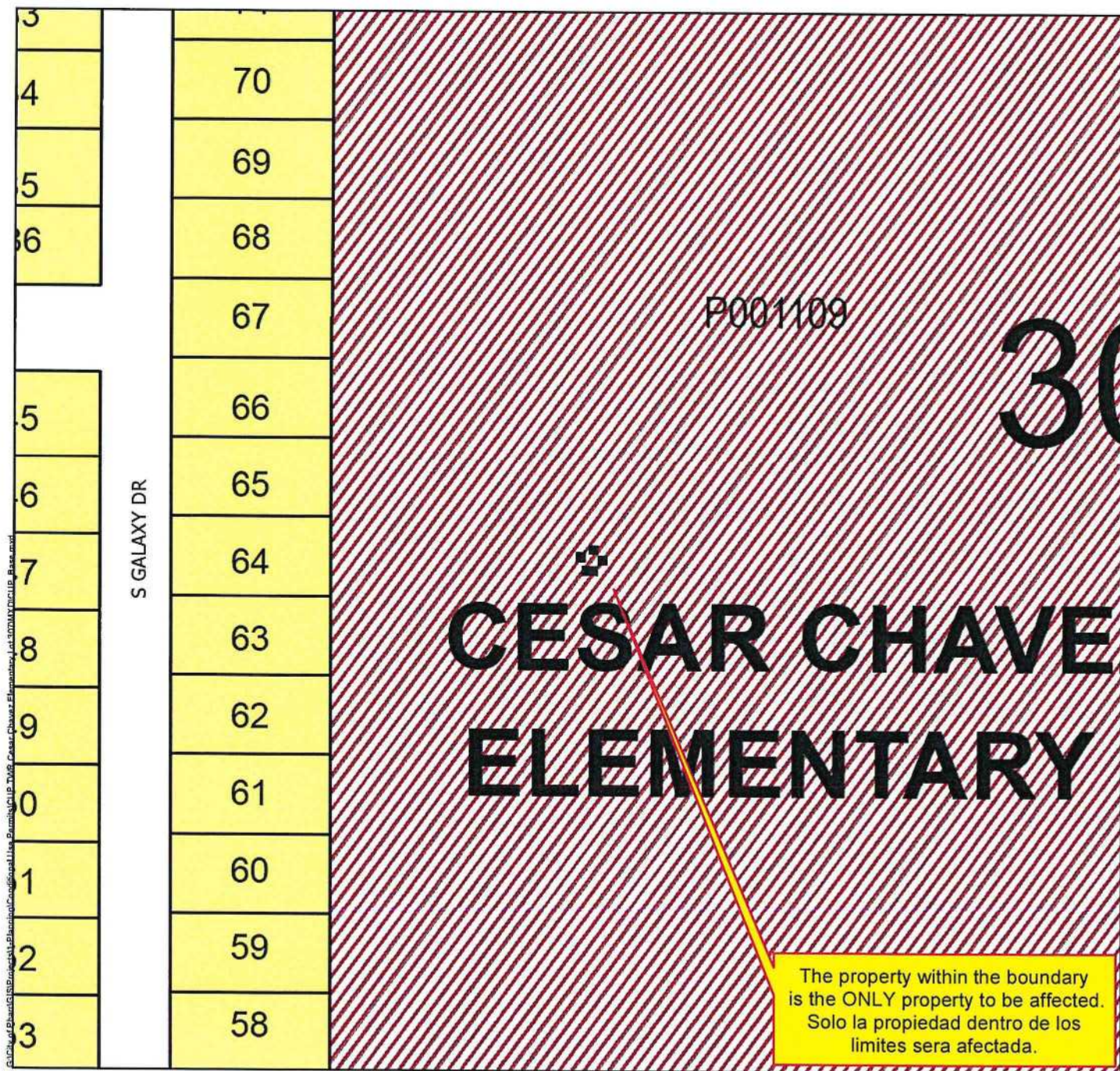
Date: 11/23/2020

Scale: 1 inch = 60 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.



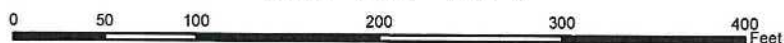


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
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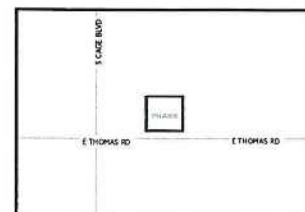
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/23/2020

Scale: 1 inch = 100 feet



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HIDALGO COUNTY WI-FI PROJECT

WI-FI TOWER

SUBDIVISION: PSJA I.S.D. ELEMENTARY No. 9,
RECORDED IN VOLUME 36, PAGE 141A, HIDALGO COUNTY,
MAP RECORDS.

TOWER SHALL BE INSTALLED FOLLOWING DIMENSIONS TAKEN FROM THE CENTER OF THE CONCRETE FOUNDATION (AS INDICATED HEREIN).



SCALE: 1"=30'

LEGEND

**PROPOSED W-FI TOWER'S
66" CONC. FOUNDATION
(OCTAGON IN SHAPE).**

— x — x — x —

CALL BEFORE YOU DIG!



Know what's below.
Call before you dig.

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

DESIGN INFORMATION

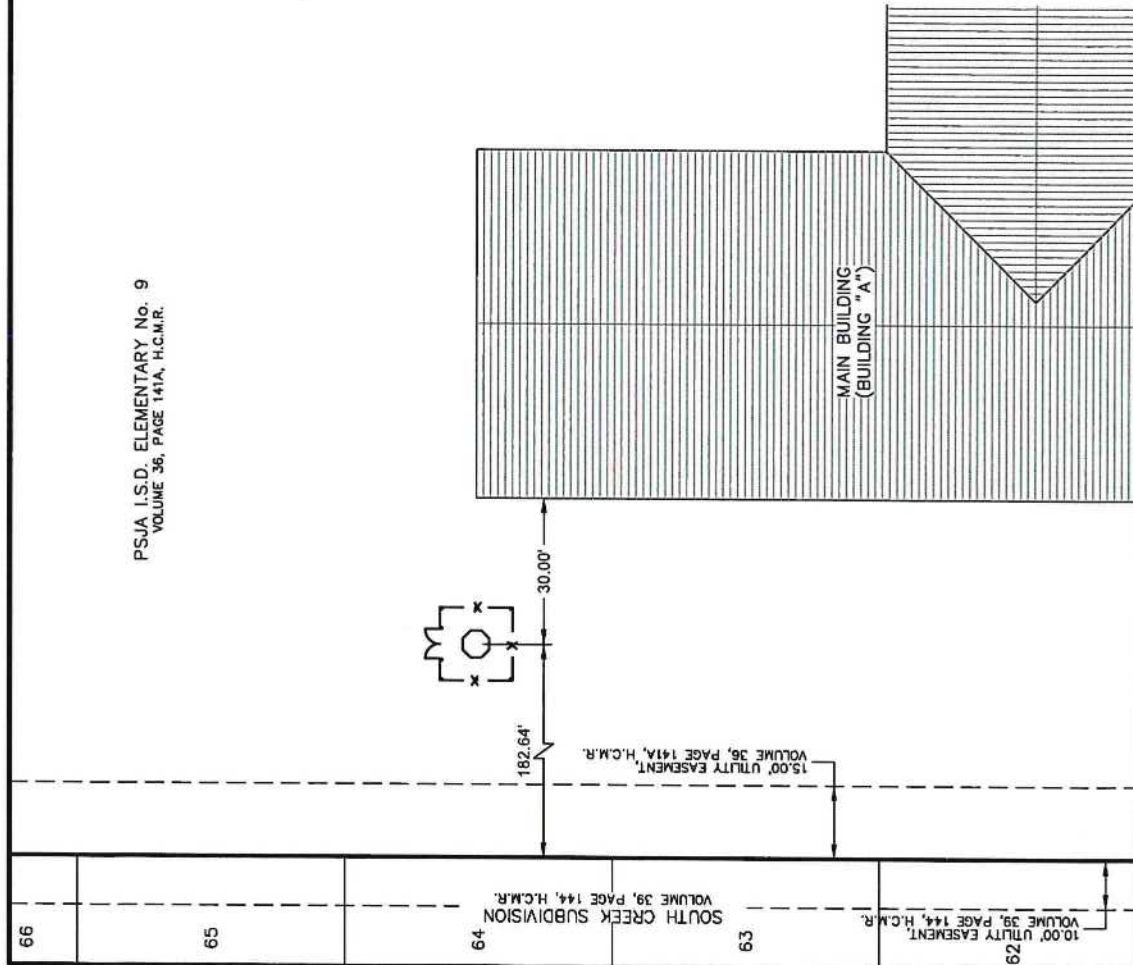
Job No.	1522.001
Prep. Date	NOVEMBER 20, 2020
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

AEC ENGINEERING, LLC.
*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688

EXHIBIT "A"



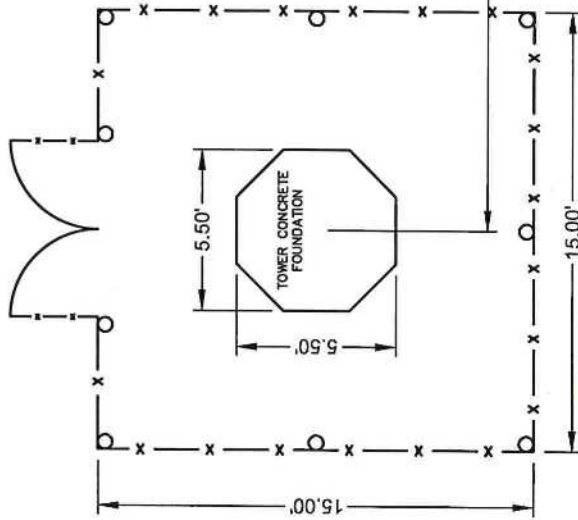
HIDALGO COUNTY WI-FI PROJECT

WI-FI TOWER

SUBDIVISION: PSJA I.S.D. ELEMENTARY No. 9,
RECORDED IN VOLUME 36, PAGE 141A, HIDALGO COUNTY,
MAP RECORDS.



SCALE: 1"=5'



NOTES:

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK
WITH GALVANIZED POSTS.

GATE IS SHOWN HEREIN FOR
ILLUSTRATIVE PURPOSES. SIZE AND
LOCATION SHALL BE COORDINATED BY
INSTALLER AND OWNER

AREA: 0.005 OF ONE ACRE
(225 SQUARE FEET)

MAIN BUILDING
(BUILDING "A")

DESIGN INFORMATION	
Job No.	1522.001
Prep. Date	NOVEMBER 20, 2020
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE: AS SHOWN	

AEC ENGINEERING, LLC.
*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688

EXHIBIT "B"

MEMORANDUM

DATE: MONDAY, DECEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TOWER
FILE NO. CUP#201155 (J. CONNALLY KELLY ELEMENTARY)

GENERAL INFORMATION:

APPLICANT: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 0.01-acre tract of land, more or less, out of Lot 1, J. Connally Kelly Elementary Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 201 East Las Milpas Road.

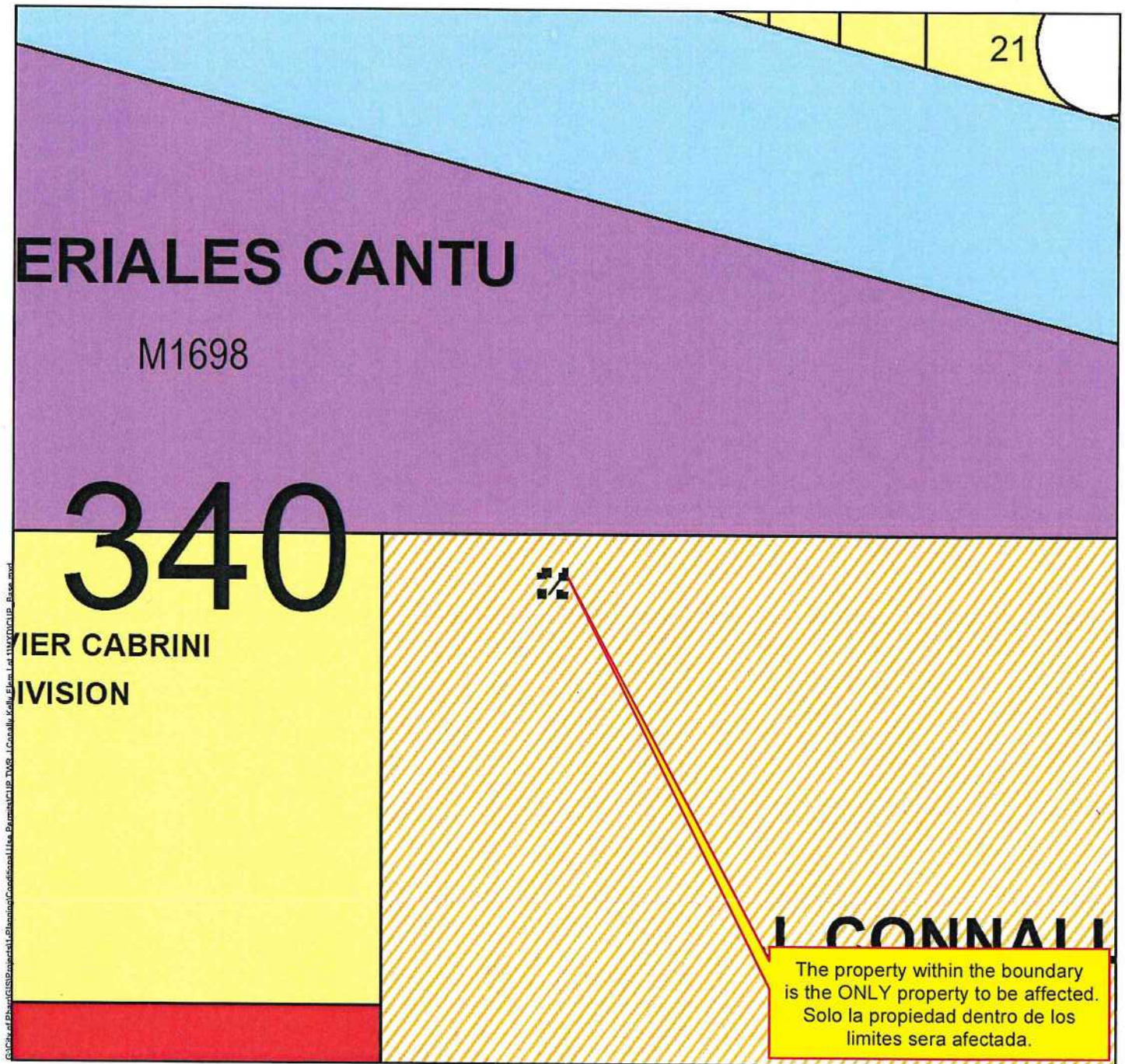
ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Heavy Commercial District (H-C) to the north, Agricultural and/or Open Space District (A-O) to the east, Single-Family Residential District (R-1) to the south and General Business District (C) and Single Family Residential District (R-1) to the west. This area is generally designated for Public/Semi Public in the Land Use Plan.

NOTIFICATION OF PUBLIC: Three (3) surrounding property owners were 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 Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.
5. The telecommunication tower must continue to comply with all setback and height requirements.
6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **December 21, 2020** at **4:00 p.m.**



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



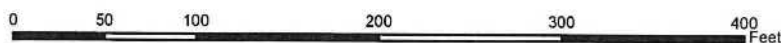


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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: 11/23/2020

Scale: 1 inch = 100 feet



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HIDALGO COUNTY WI-FI PROJECT

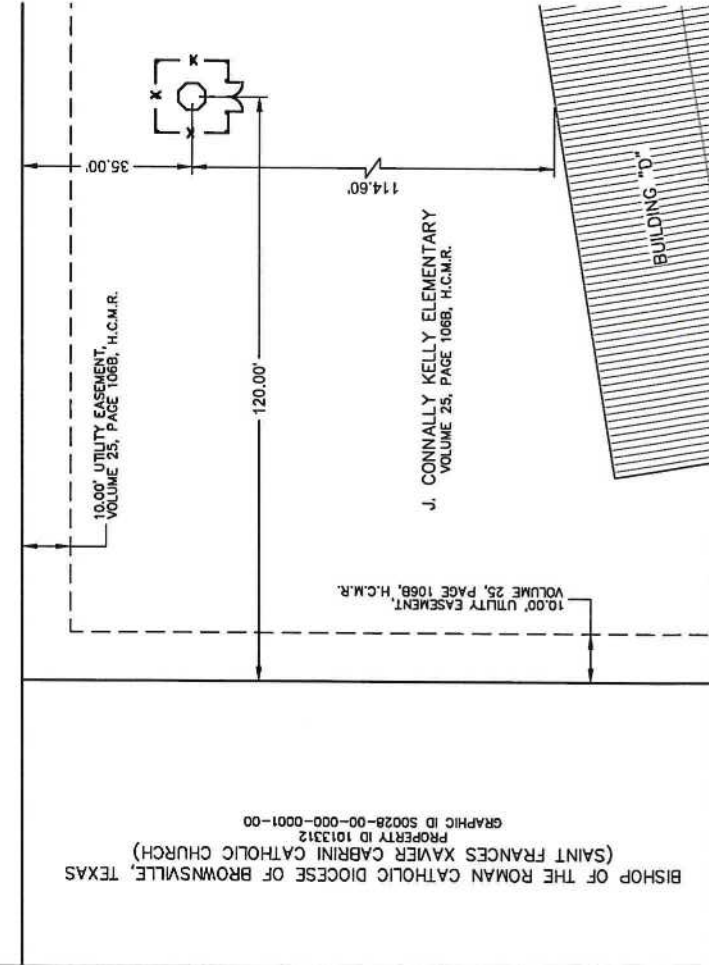
WI-FI TOWER

SUBDIVISION: J CONNALLY KELLY ELEMENTARY,
RECORDED IN VOLUME 25, PAGE 106B, HIDALGO COUNTY,
MAP RECORDS.

TOWER SHALL BE INSTALLED FOLLOWING DIMENSIONS TAKEN
FROM THE CENTER OF THE CONCRETE FOUNDATION
(AS INDICATED HEREIN).



SCALE: 1"=30'



LEGEND

○ PROPOSED WI-FI TOWER'S
66" CONC. FOUNDATION
(OCTAGON IN SHAPE).

— x — x — x — PROPOSED CHAINLINK FENCE

CALL BEFORE YOU DIG!



PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
DRILL OR BLAST -
STOP AND CALL
CONSTRUCTION

Know what's below.
Call before you dig. **811**

THE LONE STAR NOTIFICATION COMPANY
AT 1-800-669-8344

DESIGN INFORMATION

Job No.	1522.001
Prep. Date	NOVEMBER 20, 2020
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

AEC ENGINEERING, LLC.
*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688

EXHIBIT "A"

BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, TEXAS
(SAINT FRANCES XAVIER CATHOLIC CHURCH)
PROPERTY ID 1013312
GRAPHIC ID 50028-00-000-0001-00

15.00' UTILITY EASEMENT,
VOLUME 29, PAGE 1558, H.C.M.R.



J. CONNALLY KELLY ELEMENTARY
VOLUME 25, PAGE 106B, H.C.M.R.

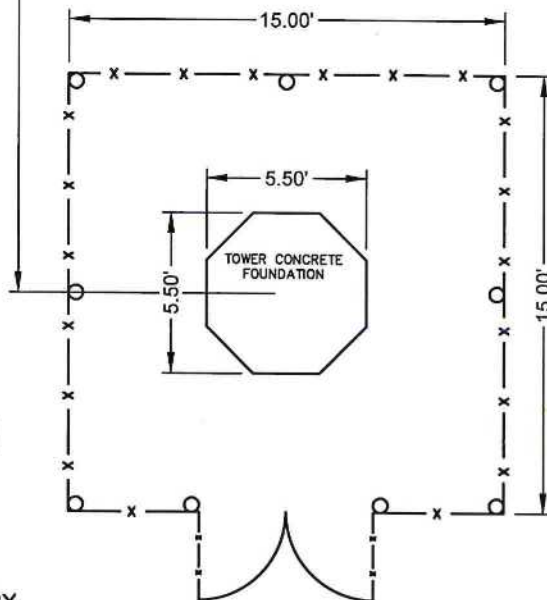
NOTES

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK
WITH GALVANIZED POSTS.

GATE IS SHOWN HEREIN FOR
ILLUSTRATIVE PURPOSES. SIZE AND
LOCATION SHALL BE COORDINATED BY
INSTALLER AND OWNER

AREA: 0.005 OF ONE ACRE
(225 SQUARE FEET)



HIDALGO COUNTY WI-FI PROJECT

WI-FI TOWER

SUBDIVISION: J CONNALLY KELLY ELEMENTARY,
RECORDED IN VOLUME 25, PAGE 106B,
HIDALGO COUNTY, MAP RECORDS.

AEC ENGINEERING, LLC.
*Agricultural * Environmental * Civil*

A TEXAS REGISTERED ENGINEERING FIRM F-9688

DESIGN INFORMATION

Job No. 1522.001

Prep. Date NOVEMBER 20, 2020

Designed/Drawn J. d' Z.

Checked CARLOS GARZA, P.E.

Approved CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

EXHIBIT "B"



MEMORANDUM

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

SUBJECT: ELIZONDO ESTATES SUBDIVISION
FILE NO. **SUB#190308**

GENERAL INFORMATION:

APPLICANT: Atlas Consultants, representing Ramiro J. Elizondo is requesting final plat approval of the proposed Elizondo Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as a Re-plat of the West 120 feet of Lots 1 and 2, Block 9, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 7400 Block of South Cage Boulevard.

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

PROPERTY PROPOSED USE: Retail business.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Elizondo Estates 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.

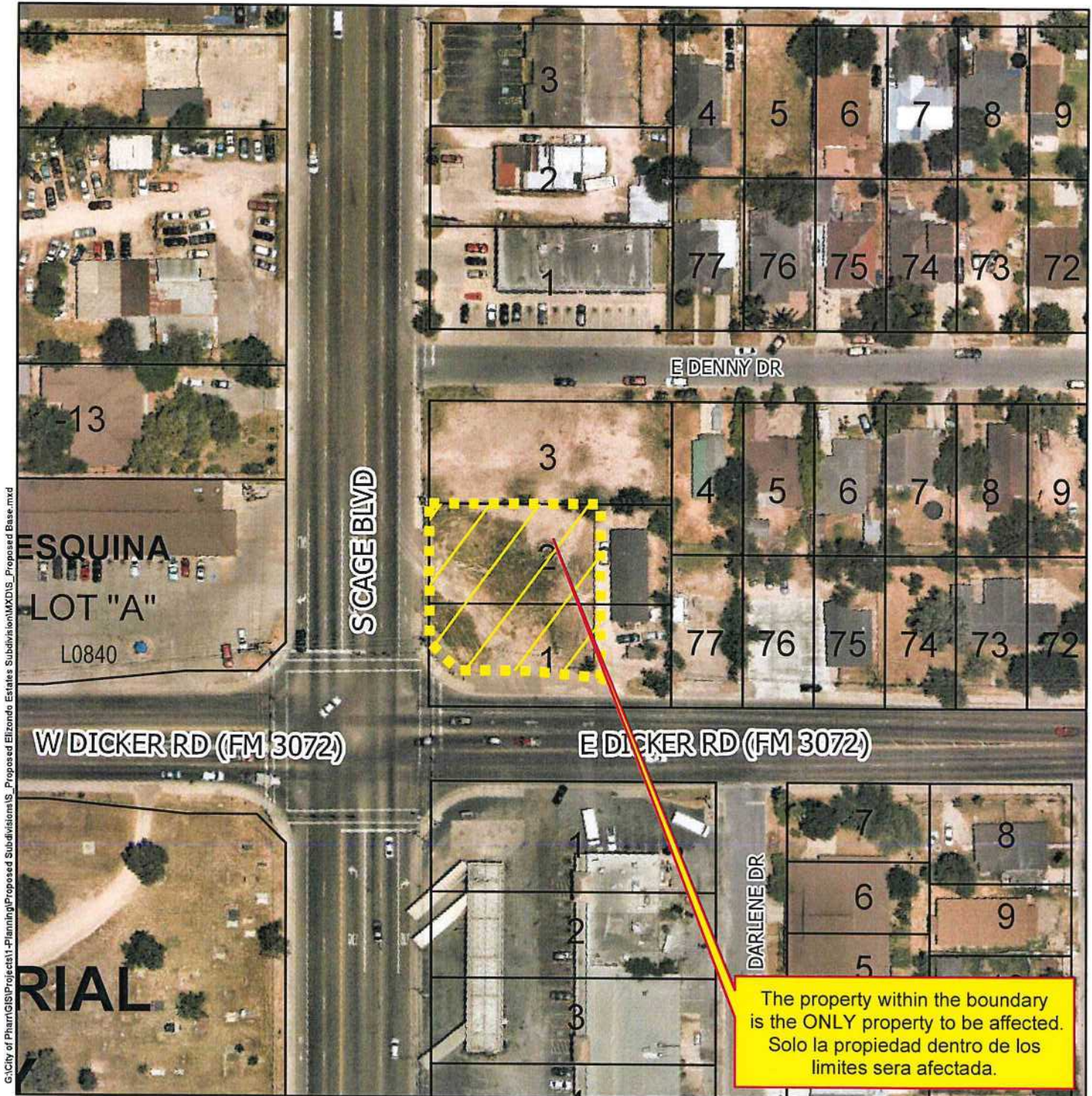
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

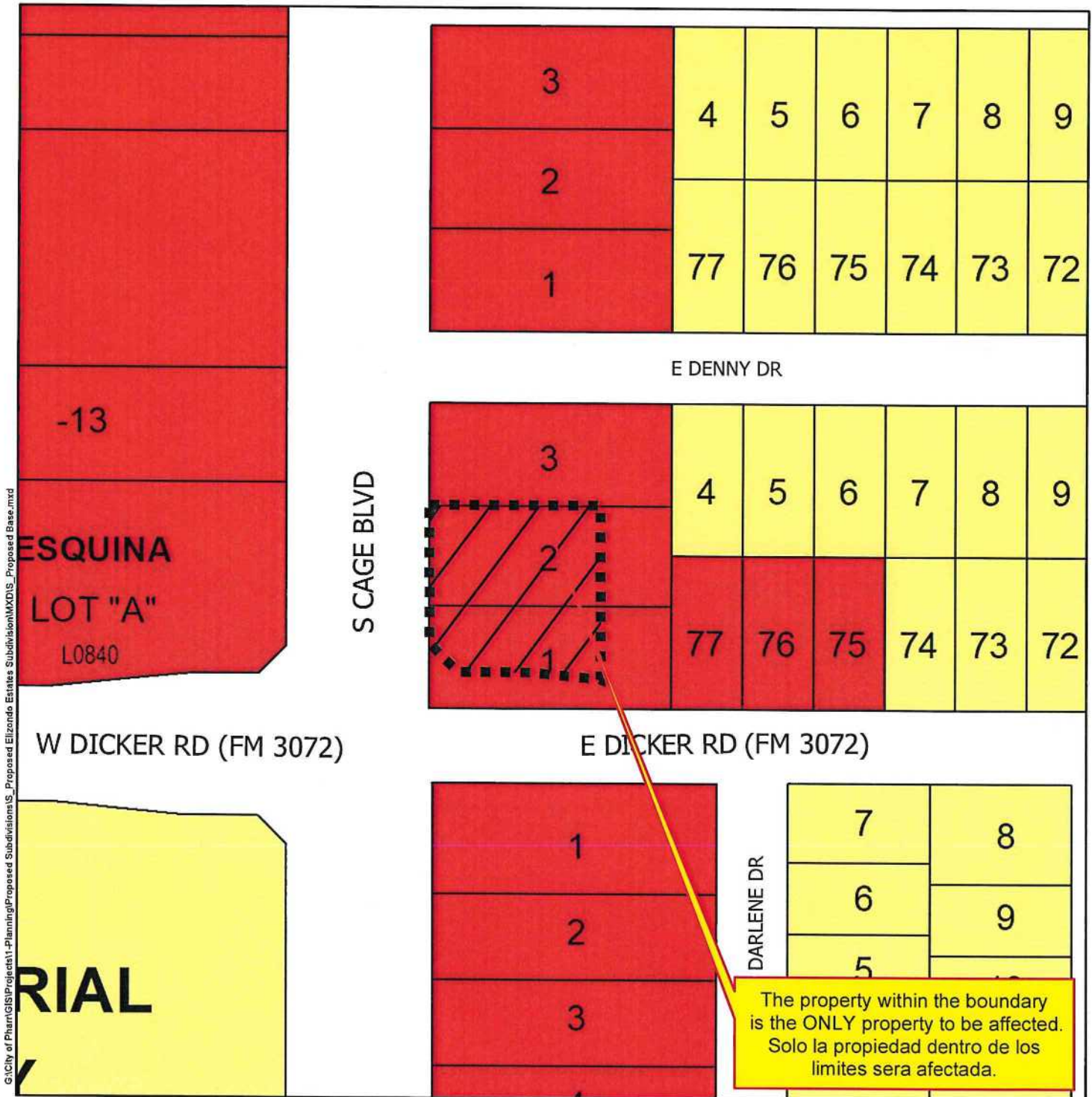
OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **December 21, 2020** at **4:00 p.m.**



- | | | | |
|-----------------------------|---------------------------|--------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | General Business | Neighborhood Commercial |
| R1-E | Mobile Home | Business District | Office Professional |
| Single Family | Townhouse | Drainage Easement | PSJA ISD |
| Single Family Small Lot | HUD Code | Heavy Commercial | Hidalgo ISD |
| Two Family | Rail Road R.O.W. | Heavy Industrial | Valley View ISD |
| Medium Density Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |





- | | | | |
|-----------------------------|---------------------------|--------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | General Business | Neighborhood Commercial |
| R1-E | Mobile Home | Business District | Office Professional |
| Single Family | Townhouse | Drainage Easement | PSJA ISD |
| Single Family Small Lot | HUD Code | Heavy Commercial | Hidalgo ISD |
| Two Family | Rail Road R.O.W. | Heavy Industrial | Valley View ISD |
| Medium Density Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |





MEMORANDUM

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

SUBJECT: NORTH SIDE COMMUNITY CENTER SUBDIVISION FILE NO. SUB#201134

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed North Side Community Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 8.27 acres consisting of 5.00 acres out of Lot 98, Kelly-Pharr Subdivision and 3.27 acres out of Lot 1, Plaza Sport Center Phase I, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 Block of E. Nolana Loop.

ZONING: The property is currently zoned General Business District (C) and Agricultural Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural Open Space District (A-O) to the north, General Business District (C) to the south, Single Family Residential District (R-1) and General Business District (C) to the east and Agricultural Open Space District (A-O), General Business District (C) and Heavy Commercial District (H-C) to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Public use.

VARIANCES: None requested

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed North Side Community Center Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Provide street light layout max. distance is 250'.

EASEMENTS: 1. Easement to the City to read: "Exclusive easement to City of Pharr".
2. Show all existing easements.

SIDEWALK: ADA: 1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION: 1. See attached comments.

WATER: 1. North Alamo Water Supply Corporation (N.A.W.S.C.).

SEWER: 1. See attached comments.
2. Need crossing permits for sewer line.
3. Shall install heavy wall casing for crossing irrigation line casing shall be 8' from edge of easement both sides.
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE: 1. Verify detention directive for plat note # 5.
2. Javier from H.C.I.D.#2, mentioned that we can use their irrigation drain line, to discharge to the northside ditch, they would only ask to do a drop structure where the connection will be and upgrade the line from that point.
3. Drainage report needs approval from H.C.D.D. #1.

OTHER:

1. Provide signatures for engineer and surveyor.
2. Label all monuments on plat layout. Full complete callout.
3. Verify bearings with J.C. Brown subdivision, common lot line has different bearings and original plat from Plaza Sport Center.
4. Need a share access easement.
5. Need to fix true north on location map.
6. Show lot numbers on plat layout.
7. Show dimensions for easements on plat layout.
8. Need to show the remaining property of Plaza Sport Center Phase I, will need to be replat to show remaining property.
9. Show dimensions for easements on plat layout.
10. Label the commencing point as stated on the metes & bounds show on plat layout.
11. On the third paragraph verify the distance.
12. Plat note # 1, only show Setbacks as per City of Pharr Ordinance (remove the rest).
13. Plat note #13, remove.
14. As per H.C.I.D.#2, they will allow paving over the irrigation easement.
15. Plat note #3, verify the flood zone, "AH".
16. See staff comments attached.

This item will go before the City Commission Meeting of **December 21, 2020 at 4:00 p.m.**



Pharr

Fire Department



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

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

Subdivision: North Side Community Center Subdivision Preliminary

Reviewed by: Dago Soto

November 24, 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 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. 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.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. 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).
11. 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.

12. 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.
13. 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.
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. **North side Fire Hydrant move back approximately 50 feet south.**
2. **Fire Hydrant shall be 6 feet behind the curb. Show details in the Fire Hydrant diagram**
3. **Shall show on plans the width of the access roads.**

STAFF REVIEW COMMENTS FOR: *NORTH SIDE COMMUNITY CENTER SUBDIVISION*

COMMENTS: Initials: J.R. / R.B Nov 24, 2020

WATER:

- Water belongs to (N.A.W.S.C.)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need verify size sewer service in amphitheater will need 6" prop. sewer service
- (Recommendation) To extend sewer main line to the N.W. side of property for future use.
- 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: North Side Community Center**DATE: 11/24/2020****COMMERCIAL: 8.27 ACRES**
(PRELIMINARY REVIEW)**PLAT**

1. Note No. 6 remove "WITHIN" and add: "***ALONG THE NORTH SIDE OF***
E. NOLANA LOOP AT BUILDING PERMIT STAGE"

GENERAL NOTES

1. Provide cross section details if the proposed water and sanitary sewer lines will cross the proposed storm sewer system.
2. Must submit a digital copy (in USB) and three (3) hard copies of the Stormwater Pollution Prevention Plan w/Notice of Intent. Will be reviewed and must be approved prior to any earthwork disturbance or issuance of N.T.P.
3. Include a copy of the Erosion & Sediment Control Plan in each set of construction plans (8).

ADDITIONAL COMMENTS

1. N/A



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: North Side Community
Center Subdivision

DATE: November 24, 2020

REVIEW: Preliminary (revised comments plans dated 11-20-2020)

PLAT

1. Note No. 6---Revise note to say... "5.0'-ft sidewalk with ADA ramps and landing will be required to be constructed along north side of Nolana Loop at the time of subdivision construction phase.

SITE PLAN

1. Recommend installing waterline connecting to Northside Community Center at Encino Ridge Estate Subdivision Phase, to avoid having to bore underneath proposed street.

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.

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

- Please verify AH zone and whether a CLOMAR will be necessary

Eddie Martinez

From: Javier Lopez <jl_hcid2@att.net>
Sent: Tuesday, November 24, 2020 4:31 PM
To: Eddie Martinez
Cc: Kelley Heller-Vela
Subject: North Side Community Center

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

North Side Community Center

1. City may improve the drain line going north.
2. City may pave easement for road but will need a letter stating we are not responsible for damages.

Thanks

Javier Lopez

Water Operations Superintendent

Hidalgo County Irrigation District No. Two

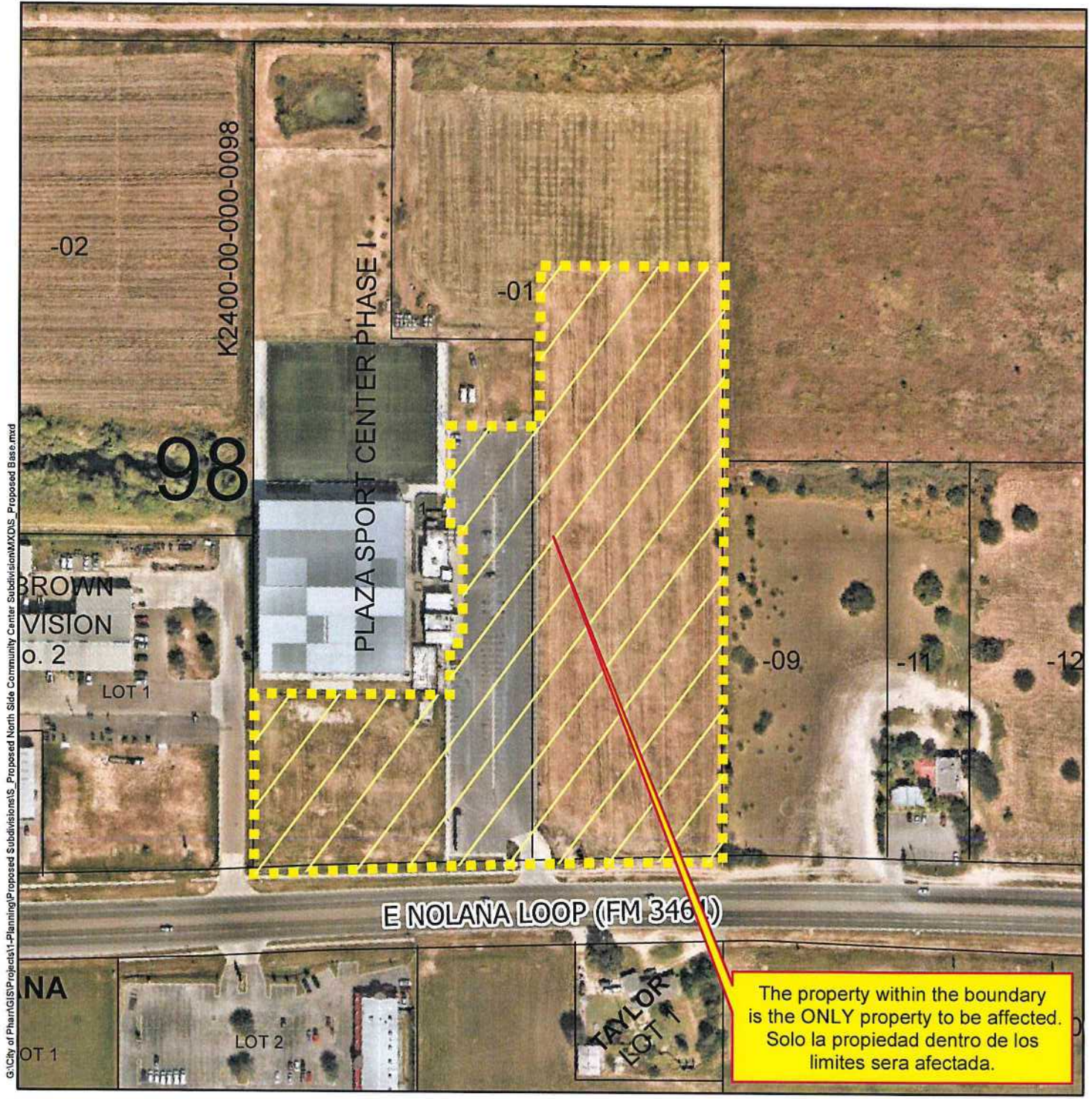
P.O. Box 6

San Juan, TX 78589

Phone: 956-787-1422

Email: jl_hcid2@att.net

Email 2: jl_hcid2@hcid2.org

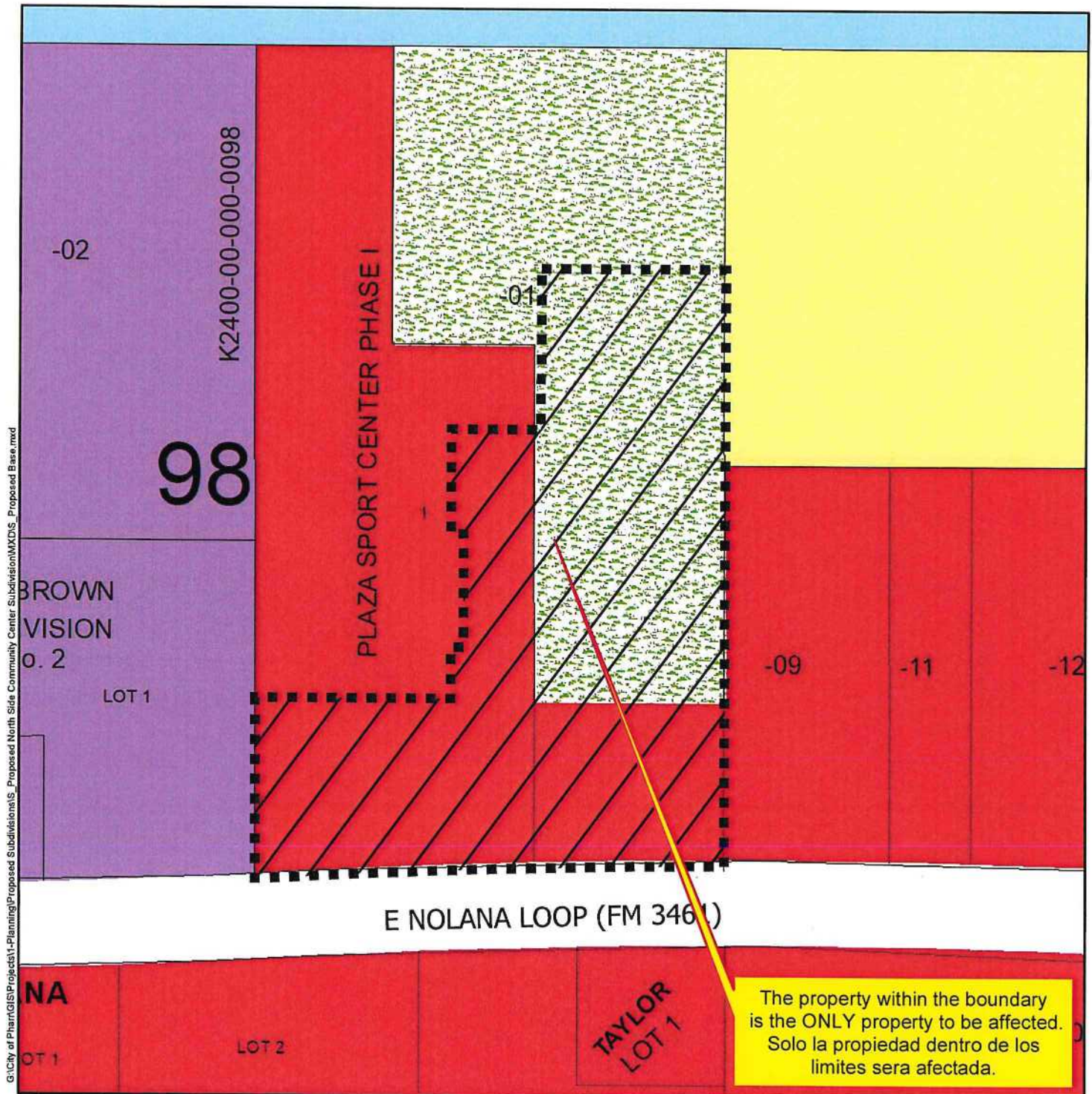


- | | | | |
|--|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned |  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: 12/8/2020



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



MEMORANDUM

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

SUBJECT: REPLAT OF LOT 1, MATA ESTATES SUBDIVISION FILE NO. SUB#200825
--

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Cruz Rey Mata Cantu and Reynaldo Mata, owners, are requesting preliminary plat approval of the proposed Replat of Lot 1, Mata Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 2.61 acres of land consisting of all of Lot 1, Mata Estates Subdivision and 2.24 acres out of Lot 222, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 400 East Moore Road.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Mobile Home District (R-MH) to the north, Agricultural and/or Open Space District (A-O) to the south and west and Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1) to the east. The property is designated for single-family use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Replat of Lot 1, Mata Estates Subdivision subject to the following conditions:

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

1. Add 30'X30" corner clip along East Moore Road.
2. Provide street lighting plan spacing shall be at 250' max.
3. Shall pave street to City standards.

EASEMENTS:

1. Label existing easement for Tropic Star Subdivision.
2. See attached comments.

SIDEWALK:

1. See attached comments.

ADA:

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Fire hydrants shall be 6' behind curb.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Reimbursement fees paid to the City in the amount of \$402.90 per acres for the Moore Road Sewer Improvements.
2. Follow City of Pharr Construction Standards Manual.
3. See attached comments.

DRAINAGE:

1. Must provide a CLOMAR letter from FEMA for all AH zones.
2. See attached comments.

OTHER:

1. Metes and Bounds Paragraph(s) #4, #7, #8: Indicate "Lot 1", Mata Estates Subdivision (4x).
2. Metes and Bounds Paragraph #9: Add "East" to Moore Road.
3. Metes and Bounds Paragraph #10: "with" is misspelled.
4. Plat Note #2 should read: Minimum building setback lines as per the City of Pharr Ordinances.
5. Plat Note #3; Remove "Proposed structures shall have" and "South Cage Blvd." and add East to Moore Road.
6. Plat Note #4: Remove "at time of building permit".
7. Plat Note #5 should read: "detention/retention" and "owner(s)".
8. Plat Note #7: Add "of" so it reads (City of Pharr) and "Pharr" is misspelled.
9. Plat Note #10 should read: Erosion & sedimentation control "during construction" shall "be in accordance" with current Texas Pollution Discharge Elimination System.
10. Plat Note #14: "foot" is misspelled.
11. Owner's Block: Add "s" to Mata Estate, so it reads Mata Estates.
12. Signature and Seal for Engineer (P.E.) and Surveyor (R.P.L.S.).
13. Show proper centerline for East Moore Road.
14. Acreage and square footage, show net or gross and Label accordingly.

15. Use existing street names that align for proposed streets (provide autoCad DWG) for street naming.
16. Provide tree survey or letter.
17. Subdivision name: Add "s" to Mata Estate, so it reads Mata Estates.
18. See attached staff comments.



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: Mata Estates Subdivision

Reviewed by: Dago Soto

December 4, 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. 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.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. 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).
11. 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.

12. 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.
13. 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.
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. **One Hammerhead required before the detention pond. IFC 2012 Appendix D103.4 Dead end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4**
2. **The width of access road shall be 20 feet. Where fire hydrant is located shall be 26 feet. 15 feet to the right and 15 feet to left of fire hydrant. A total of 30 feet of 26 feet width of road.**
3. **Call out the nearest Fire Hydrant with the distance to the proposed subdivision. A fire hydrant is required every 300 feet for multi-family units. May require a minimum of 2 fire hydrants.**
4. **Shall loop the water line.**

PLAT REVIEW COMMENTS FOR: *MATA ESTATES SUBDIVISION*

COMMENTS: Initials: I.R. / R.B December 03, 2020

WATER:

- Replace A/C W.L. with 8" PVC along E. Moore Rd. Or abandon A/C W.L. and will need to loop to adjacent to Arboledas Subdivision.
- Will need reconnect existing water services to the new 8" water line.
- Will need 15' exclusive utility easement to the City of Pharr for water line connecting to Arboledas Subdivision.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extend sewer service line on south side of property for future use.
- 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



Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577

SUBDIVISION: Staff Review Meeting for
Mata Estates Subdivision No. 2
E. Moore Rd.
Pharr Tx, 78577

DATE: 12/04/2020

Plat Notes:

- None

General Notes:

- Provide 15' utility easement west side of property along drainage canal
- Place rip-rap on both sides of canal (show detail)
- Open cut permit from Public Works for street cut along East Moore Road
- Detention area minimum 3:1 slope
- Require profile of street to include placement of utilities and sidewalk.
- Show street section detail.

Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Mata Estate No. 2 Subdivision **DATE:** December 3, 2020

REVIEW: Preliminary (revised comments plans dated: 11-13-2020)

PLAT

1. RPLS signature and seal
2. P.E. signature and seal
3. Note No. 5--- Revise note to say... "Owners to maintain detention/retention area".
4. Note No. 9---Please verify northing and easting values. **Northing: 16588575.901 and Easting: 1086615.048.**
5. Note No. 14---Revise not to say 5.0'-ft sidewalk with ADA compliant ramps and landings will be required to be constructed within internal street at the time of subdivision construction phase.
6. Provide a 15'-ft utility easement. Do not fence off in easement, the City will require access to drainage pond for maintenance. Please include a general note for this requirement.

SITE PLAN

1. Include a concrete riprap on both sides of drainage ditch for discharge point and embankment.
2. Private street will meet City of Pharr standard.
3. E. Moore Rd. shall be an open-cut and will require a street-cut permit. A lab will be coordinated by the Engineering department.
4. Provide a profile of proposed internal street with sidewalk and utilities. (sanitary sewer line and waterline)

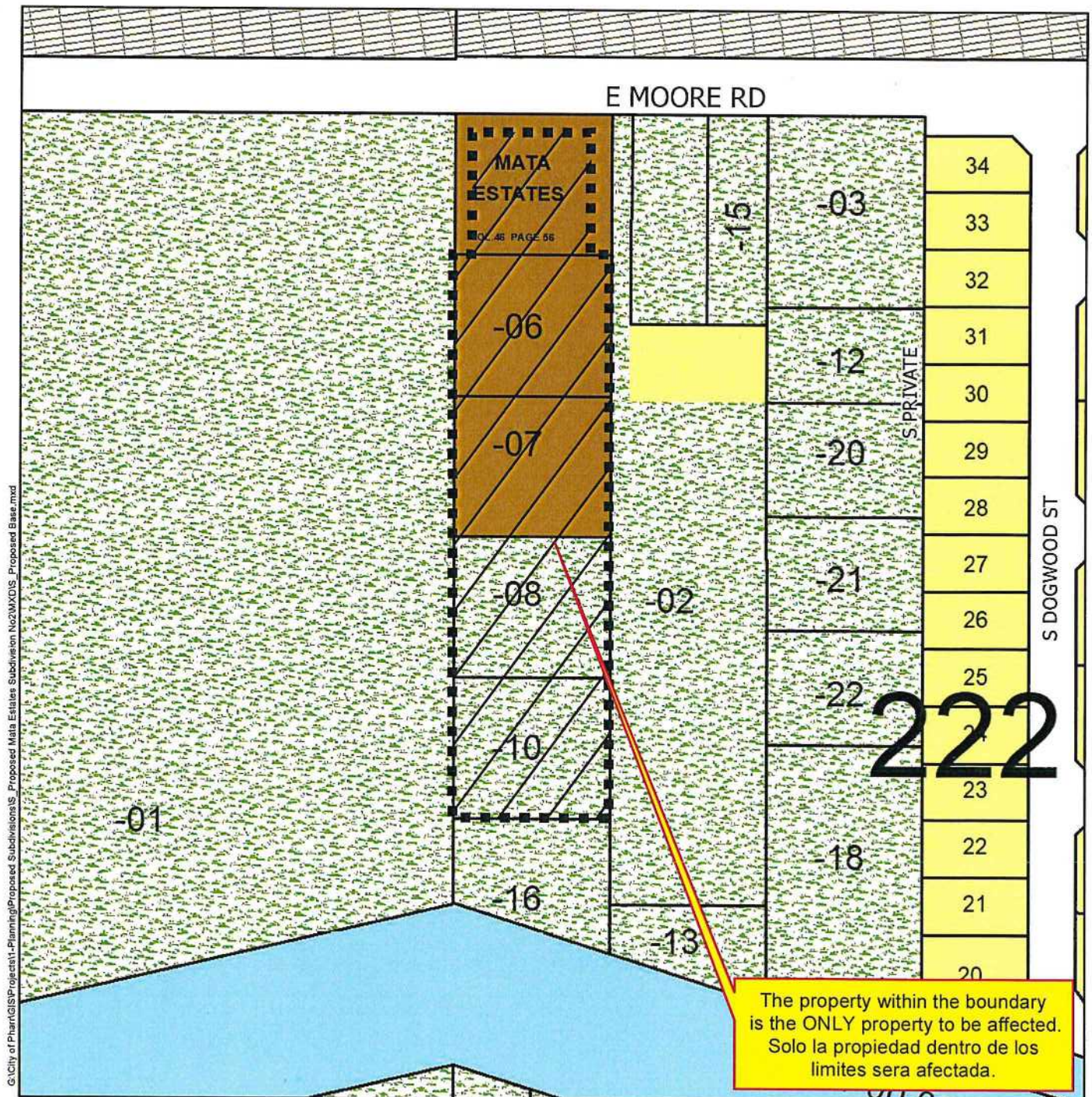
DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Include FEMA flood zone map with drainage report.

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

- Provide a CLOMOR for AH zone.





- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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, DECEMBER 14, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ANDRES GARCIA SUBDIVISION
FILE NO. SUB#201032

GENERAL INFORMATION:

APPLICANT: Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting preliminary plat approval of the proposed Andres Garcia Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Greg Drive.

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 single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential Lot.

VARIANCES: None requested.

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

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

1. Show H.C.I.D. 2, Road easement within S. Reba Ln. Vol. 19, Pg. 297.
2. Label all monuments within layout.

EASEMENTS:

1. Existing Irrigation easement south of property may request a release of easement, need to apply at HCID 2, verify if any existing irrigation line is existing.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Drainage report needs to be approved by HCDD 1.

OTHER:

1. Need surveyor's signature and seal on plat.
2. Project engineer to provide correct address for firm office.
3. Need petition for exclusion from HCID #2.
4. On metes & bounds add the street directional south, north, west or east.
5. Plat note #5, remove or Lot Line.
6. Plat note#6, add northing & easting.



Pharr

Fire Department



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

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

Subdivision: Andres Garcia Subdivision (Staff)

Reviewed by: Mike Navarro

December 2, 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. 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.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. 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**).
11. 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.

12. 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.
13. 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.
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:

☐ Shall Call out existing Nearest Fire Hydrant.

☐

☐

☐

PLAT REVIEW COMMENTS FOR: *ANDRES GARCIA SUBDIVISION*

COMMENTS: Initials: J.R. / R.B December 1, 2020

WATER:

- Will need to bore 1" water service under W. Greg Dr. (will not allow open cut)
- Casing for water service will need to be 5 feet pass the edge of the street
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer service will need to be 8 x 8 x 4 gasket wye. (will not allow saddle)
- 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: _____



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Andres Garcia Subdivision **DATE:** December 3, 2020

REVIEW: Preliminary (revised comments plans dated 11-20-2020)

PLAT

1. Note No. 6---Include northing and easting for benchmark No. 14.
Northing:16571056.067 & Easting:1078182.056
2. Note No. 12---Revise note to say... "5'-ft sidewalk with ADA compliant ramps and landings will be required to be constructed along the south side of W. Greg St. and west side of S. Reba St. at the time of construction subdivision stage.
3. Signature and seal for R.P.L.S.

SITE PLAN

1. Change steel casing from steel to PVC and add an additional 5'-ft going to the south.
2. Change open cut to bore for water line service.

DRAINAGE

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. 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



Pharr Public Work



Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577

SUBDIVISION: Staff Review Meeting for
Andres Garcia Subdivision
South Cage
Pharr Tx, 78577

DATE: 12/01/2020

Plat Notes:

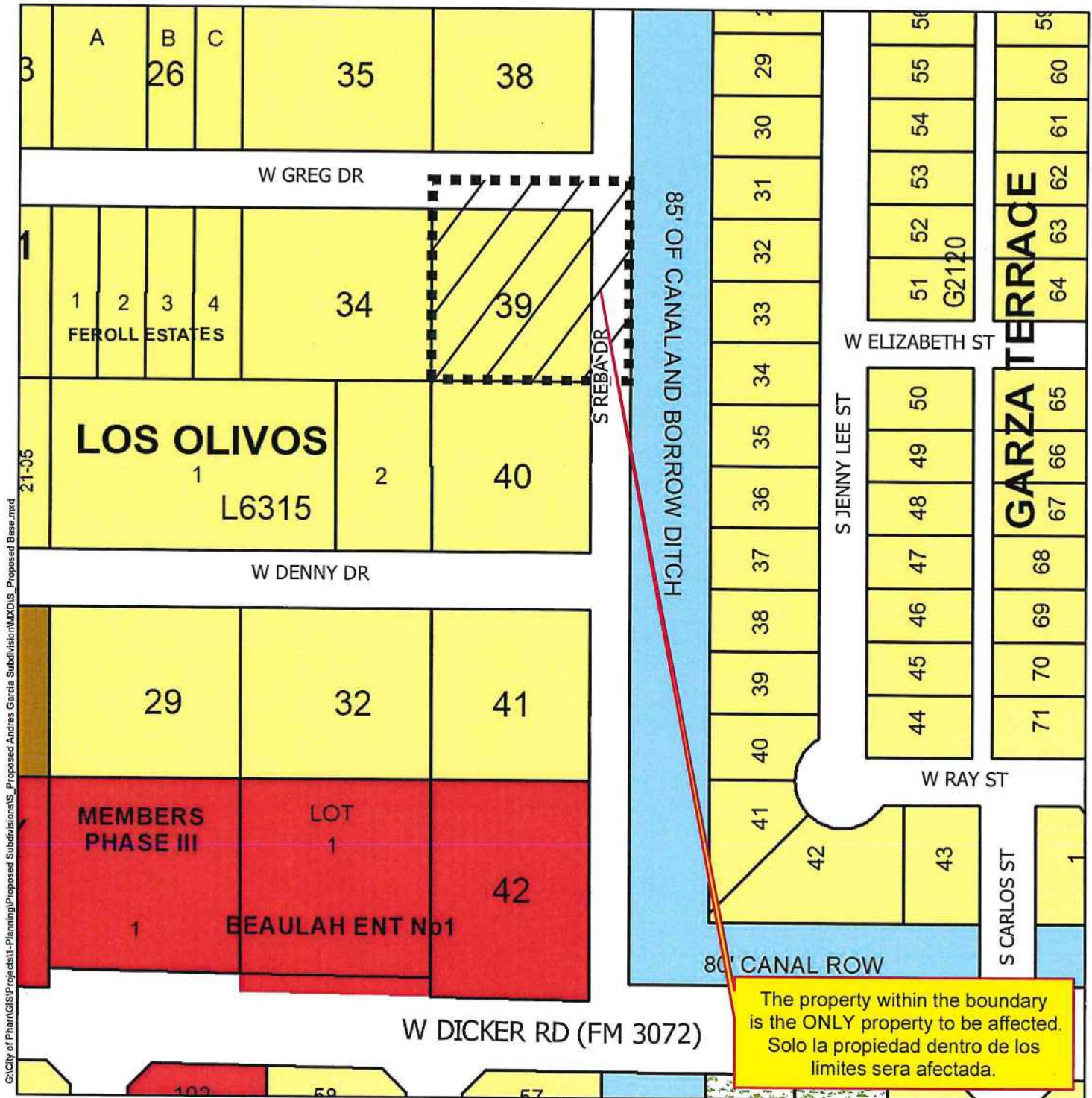
- None

General Notes:

- Boring and casing with 4' min. covering

Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577





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





- City of Pharr, Texas
Engineering Department
956.702.5355



Date: 11/30/2020