

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 28, 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, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast 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 December 14, 2020.

D. PUBLIC HEARING: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

- 1) 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 (TABLED)**

- 2) 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-HDMF). 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 (TABLED)**

- 3) 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 (TABLED)**

4) R. Gutierrez Engineering Corporation, representing Reynaldo Mata, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD). The property is legally described as being a 1.12-acre tract of land, more or less, out of the west 5 acres of Lot 222, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Moore Road. **COZ#201156**

5) Faith Family Church RGV 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 a 0.52 acres, more or less, out of Lot 4, 0.92 acres net, L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1215 East Ferguson, Suite A. **CUP#201257**

6) Mariscos El Muelle, LLC, d/b/a Muelle 37, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. **CUP#201258**

7) 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#201259**

E. PLATS:

1) K.C.I. Technologies., representing Joaquin Spamer, owner, is requesting preliminary and final plat approval of the proposed Re-Subdivision plat of Lot 2, Spamer Business Park. The property is legally described as being a 1.303 acres, being all of Lot 2, Spamer Business Park, Pharr, Hidalgo County, Texas. The property physical address is 8101 S. Jackson Road. **SUB#201029**

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 23rd 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

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

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
Romeo Robles

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga Luis Madrigal

ABSENT: Rafael Munguia Andy Castro

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

Chairman, Danny Wylie, opened the public testimony and asked if anyone had registered to speak.

Iris Mata, Administrative Assistant, Gloria Vela had registered to speak.

Gloria Vela, residing at 1005 Sundance Lane, San Juan, TX, stated she had registered to speak as the daughter of Emilio and Janice Vela, residing at 226 East Jones. Ms. Vela stated she was concerned for her parents as she has been living with them since the start of the pandemic. She continued to state she has noticed a high volume of traffic in the neighborhood. Ms. Vela stated that those living in the neighborhood have owned their homes for over thirty (30) years. She requested that the Planning and Zoning Commission deny the request for Change of Zone.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 23, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of November 23, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

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

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported twenty-one (21) 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 Single-Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Javier DeLeon, residing at 118 East Bell, stated he was requesting the change of zone to build a home.

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

There being no discussion Luis Madrigal moved to **approve** the rezoning request from General Business District (C) to Single-Family Residential District (R-1). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

2) GERARDO GUADALUPE GARZA JR. 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

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported twenty (20) 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 three (3) telephone calls in opposition of the item and signed up to speak at the public hearing.

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

Gerardo Lopez, applicant and property owner of 320 East Jones, approached the Planning & Zoning Commission and acknowledged the concerns of Ms. Gloria Vela. He stated that the change of zone was for new construction of a 4-plex that would beautify the neighborhood. Mr. Lopez continued to state the families living in the 4-plex would have access to the surrounding schools and he would fence the property.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Iris Mata, Administrative Assistant, stated there were four (4) individuals registered to speak.

Aileen Rodriguez, residing at 606 South Cypress, stated she contacted her neighbors and they were all opposed to the change of zone. She stated her lawyer had submitted a legal protest to staff via fax. She continued to state she was against the change in zone due to high traffic, sanitation issues, and other issues. Ms. Rodriguez stated that she felt the applicant was not rehabilitating but inviting issues to the neighborhood to include affecting their property values. She stated the neighborhood is prone to flooding as there was no infrastructure and the proposed use would add to the runoff.

Chairman, Danny Wylie, stated the petition would be filed in the file.

Sergio Vasquez, residing at 325 East Jones, stated children are not able to play on the street because of traffic and the area has flooded the last two (2) years.

Ruben Pequeno, residing at 603 South Cypress, stated he was against the change of zone due to the increase in traffic, additional flooding concerns, higher crime rate, and lower home value for loyal Pharr residents.

Valdemar Garcia Jr., residing at 617 South Birch, registered to have his comments read to the Planning and Zoning Commission.

Anaisa Licerio, Planner I, read Valdemar Garcia's comments. Mr. Garcia wrote he opposed the change of zone as it would cause unreasonable detriment to he and his neighbors. He continued to write the change would jeopardize the safety of the area due to more noise, traffic, crime, parking, fire evacuation issues and unknown tenants.

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

Luis Madrigal asked staff if the property met the area requirements for multi-family such as ingress and egress. He also asked if the frontage dimensions met the requirements for multi family per the previously approved ordinance.

Anaisa Licerio, Planner I, confirmed the property met all the requirements for multi-family use.

Luis Madrigal asked staff if there would be requirements for the applicant for retention and detention.

Roland Gomez, Development Services Director, stated new construction would go through the Building Safety Division and then routed to the Engineering Department for retention and detention requirements.

Charlie Ramirez recommended the item be discussed in Executive Session.

ITEM F. 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:22 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

- 2) GERARDO GUADALUPE GARZA JR. 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**

The time being 6:51 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

Luis Madrigal asked staff to confirm the zoning of the surround properties.

Anaisa Licerio, Planner I, confirmed Lot 1 was N-C (Neighborhood Commercial), Lot 2 was Residential Multi-Family (R-MF), Lots 7 and 8 was Residential Multi-Family High Density (R-MFHD) and Lots 9 and 10 was Residential Multi-Family (R-MF).

There being no further discussion Luis Madrigal moved to approve the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

Romeo Robles addressed the public to note that the Planning & Zoning Commission was recommending approval, but it would be up to the City Commission to approve the change of zone. He continued to tell the public that they could take their concerns to the City Commission meeting on December 21, 2020.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated the item was withdrawn.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported forty-three (43) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She staff received no response to the letter or legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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

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

Charlie Ramirez asked if the applicant was the property owner.

Anaisa Licerio, Planner I, confirmed the applicant was the property owner.

There being no further discussion Jonathan Larraga moved to **approve** the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated the item was withdrawn.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported thirty-eight (38) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She staff received no response to the letter or legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for a 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 applicant and site being in compliance with all City Ordinances and City Department requirements.

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

There being no discussion Charlie Ramirez moved to **approve** the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated the item was withdrawn.

- 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-HDMF). 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**

Anaisa Licerio, Planner I, introduced the item and stated the item was withdrawn.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated the item was withdrawn.

ITEM E. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Elizondo Estates 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 Elizondo Esstates Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 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**

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

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

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

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Replat of Lot 1, Mata Estates Subdivision subject to the listed conditions.

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

There being no discussion Charlie Ramirez moved to **approve** the request for preliminary plat approval of the proposed Replat of Lot 1, Mata Estates Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Andrea Garcia Subdivision subject to the listed conditions.

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

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:11 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: December 23, 2020

MEETING DATE: December 28, 2020

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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 (TABLED)**

Classification: Regular

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

Issue: 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).

CUP#201153

Fiscal Consideration:

Staff Recommendation: The items that were submitted are currently under review. Staff is recommending for the item to remain tabled.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/23/2020
Approved - 12/23/2020
Final Approval - 12/23/2020



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: December 22, 2020

MEETING DATE: December 28, 2020

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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-HDMF). 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 (TABLED)**

Classification: Regular

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

Issue: 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-HDMF). **CUP#201154**

Fiscal Consideration:

Staff Recommendation: The items that were submitted are currently under review. Staff is recommending for the item to remain tabled.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/22/2020
Approved - 12/23/2020
Final Approval - 12/23/2020



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: December 22, 2020

MEETING DATE: December 28, 2020

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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 (TABLED)**

Classification: Regular

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

Issue: 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). **CUP#201155**

Fiscal Consideration:

Staff Recommendation: The items that were submitted are currently under review. Staff is recommending for the item to remain tabled.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 12/22/2020
Approved - 12/23/2020
Final Approval - 12/23/2020



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 28, 2020

ROUTE TO BOARD:

- ☐ CITY COMMISSION AGENDA ITEM: COZ:#201156
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: November 30, 2020

1. **Applicant:** R. Gutierrez Engineering Corporation, representing Reynaldo Mata, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop and construct apartments on said lot.

4. **Routing to Staff:**

A. Melanie Cano, Director

[Signature]
Initials

12/28/2020
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

12-22-2020
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 28, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District A-O) to Residential Multi-Family High-Density District (R-MFHD): Being a 1.12-acre tract of land, more or less, out of the west 5 acres of Lot 222, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Moore Road.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

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

DESCRIPTION OF PROPERTY:

R. Gutierrez Engineering Corporation, representing Reynaldo Mata, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD) in order to develop and construct apartments on said lot.

The subject site is located on the south side of East Moore Road with the physical address of 400 East Moore Road. The property is legally described as being a 1.12-acre tract of land, more or less, out of the west 5 acres of Lot 222, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts East Moore Road, a 60' major collector with a posted speed limit of 30 miles or less per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). On October 27, 2009, the property to the north was zoned to Multi-Family High-Density District (R-MFHD). 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 High Density District is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Ten (10) 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 Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The rezoning will allow for a reasonable use of the property and is compatible with adjacent uses. 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 **January 04, 2021** 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

Reynaldo Mata, owner.

APPLICANT

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

CURRENT ZONE

400 East Moore Road

ADDRESS

Residential Multi-Family
High-Density District (R-MFHD)

	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. The rezoning will allow for a reasonable use of the property and is compatible with adjacent uses. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles

PREPARED BY

December 22, 2020

DATE

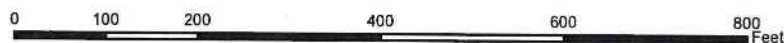
Proposed Change of Zone
 The S148' of the N760' and the S148' of the 612'
 of the W5ac of Lot 222, Kelly Pharr
 Reynaldo&Rey Cruz



- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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 = 200 feet

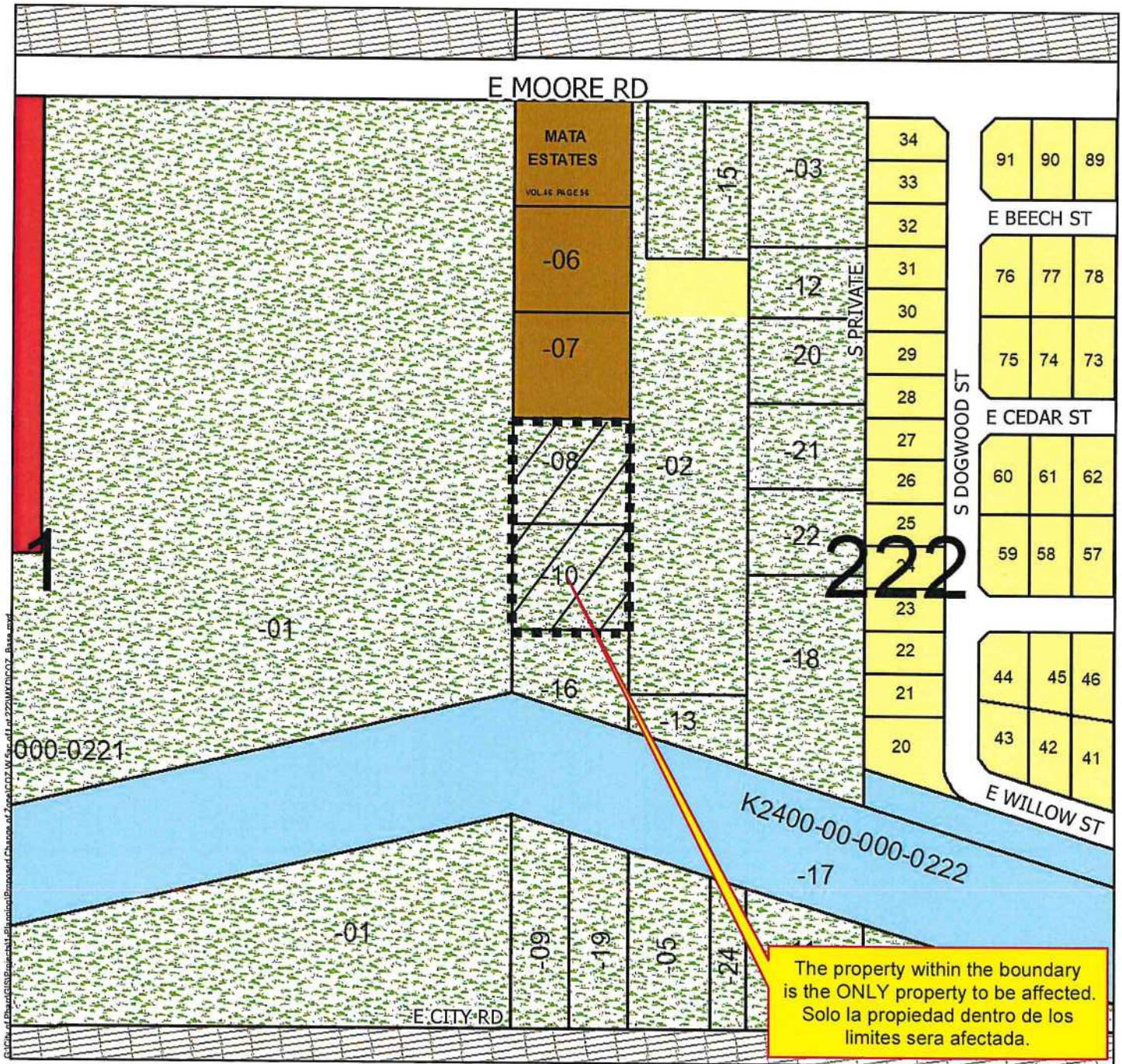


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 12/11/2020

Proposed Change of Zone
 The S148' of the N760' and the S148' of the 612'
 of the W5ac of Lot 222, Kelly Pharr
 Reynaldo&Rey Cruz

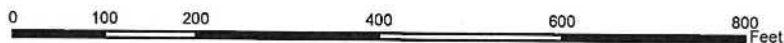


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

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.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 200 feet



Date: 12/11/2020

[illegible][illegible][illegible][illegible][illegible]

PRINCIPAL CONTACTS			
NAME	ADDRESS	PHONE NO.	E-MAIL
MR. RICHARDO MAYA	3409 N. GARDENWAY Dr.	(951)784-2118	richardm@comcast.net
ENGINEER RAMIRO OLIVERIZ	150 E. PARK AVE.	(951)782-2252	roli@earthlink.net
ENGINEER RAFAEL ORTIZ	150 E. PARK AVE.	(951)784-2118	ortizr@earthlink.net

CURVE DATA					
CURVE NO.	Delta Angle	Radius	Arc Length	Tangent	Chord Bearing
C1	90°00'00"	28.00'	43.98'	28.00'	S 53°25'08" W
C2	90°00'00"	28.00'	43.98'	28.00'	S 36°15'00" E

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARM, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

I (WE) THE UNDERSIGNED DESIGNATED HEREIN THE CITY OF PHARM

STATE OF TEXAS
COUNTY OF HIDALGO

NAME: AMBROSIO HERNANDEZ
DATE: _____

ATTENTION: _____
CITY: QUESADA
DATE: _____

SUBSCRIBED HEREIN TO THE COURSE, DRAWING, AND THE PURPOSE AND DEDICATE TO THE U

STATE OF TEXAS §
COUNTY OF HOUSTON §
NAME: CRUZ REYES
ADDRESS: 3405 N. C
PHAR, TX
STATE OF TEXAS §
COUNTY OF HOUSTON §
APPROVAL BY PLANNING AND ZONING COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF DALLAS, TEXAS, THIS 15 DAY OF NOVEMBER, 2010, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DALLAS, TEXAS:

JOANNE WYLLI, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF HOLLIS §

APPROVED BY DRAINAGE DISTRICT:

ROTARY PUBLIC IN 20

STATE OF TEXAS
COUNTY OF HOLLIS

1. RAMIRO CUIRERES, I, RAMIRO CUIRERES, THE STATE OF TEXAS CONSIDERATION HAS

STATE OF TEXAS
COUNTY OF TEXAS

DATE _____

MAIL E. STEIN, P.C., C.F.M.
GENERAL MANAGER

COUNTY OF HIDALGO)
 AS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. _____ ON THIS, _____ DAY OF _____, 20____.
 I, PABLO SOTO, JR., STATE AND IS PREPARED UNDER MY SUPERVISION HERE PROPERLY PLACED IT ARE IN ACCORDANCE WITH THE CONSTITUTION AND ALL STATE STATUTES.

ATTEST: _____
SECRETARY

_____ PRESIDENT

OPK _____ AT _____
AM/PM INSTRUMENT

 SEAL OF THE COMMONWEALTH OF MASSACHUSETTS

and Surveyors

TEXAS 78577

782-2558

ING FIRM No.: 101650-00

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUARDADO, JR.

CLERK

FILED

NO. _____ OF _____
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____ DEPUTY

PRINCIPAL ACCOUNT NUMBER

LOCATION MAP

PREPARED BY: R. GUTIERREZ ENGINEERING CONSULTANTS
130 E. PARK AVE.
PHOENIX, TEXAS 760377

DATE PREPARED: 08/13/2020
DATE SURVEYED: 07/20/2020

STATE OF TEXAS §
COUNTY OF DALLAS §

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREON AS THE REPLAT OF LOT 1, MATRA ESTATE SUBDIVISION, DEDICATED TO THE USE OF THE PUBLIC AS PARKS, WALKS, WATERWAYS, AND RECREATION AREAS, HEREBY CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT REQUIRED FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

NAME: CUBBY WATA CLAYTON	NAME: RETINOLOO WATA
ADDRESS: 3402 RY CHAMPAGNE DR	ADDRESS: 3402 RY CHAMPAGNE DR
PHARR, TEXAS 78577	PHARR, TEXAS 78577
STATE OF TEXAS §	
COUNTY OF MEDFORD §	

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED, CHUIZ REY MATA CANTU and RETAINED MATA KNOWING TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

ROTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS BY COMMISSION EXPIRES _____ 20____

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, RAMIRO GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

PRELIMINARY—SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E.

REGISTERED PROFESSIONAL ENGINEER No. 53648
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARM, TEXAS 78377
DATE: _____

PARLO FOTO. 2. A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HERBERT W. PARLO HAS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER HIS SUPERVISION ON THE GROUND AND THAT THE OTHER DOCUMENTS DESCRIBING THE PROPERTY PLACED UNDER HIS SUPERVISION AND THAT ALL ASPECTS OF THE SURVEY ARE IN ACCORDANCE WITH THE CITY OF PHAROS SUPERVISION ORDINANCE AND ALL STATE STATUTES CONCERNING SURVEYS.

PRELIMINARY—SUBJECT TO REVISION
 PABLO SOTO, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 1000

THE ROYAL ENGINEERING CORP.
130 E. MAIN
PHARR, TEXAS 78577
DATE: _____

SHEET 1

MEMORANDUM

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

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. **CUP#201257** (FAITH FAMILY CHURCH RGV)

GENERAL INFORMATION:

APPLICANT: Faith Family Church RGV 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 a 0.52 acres, more or less, out of Lot 4, 0.92 acres net, L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1215 East Ferguson, Suite A.

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

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

**NOTIFICATION
OF PUBLIC:**

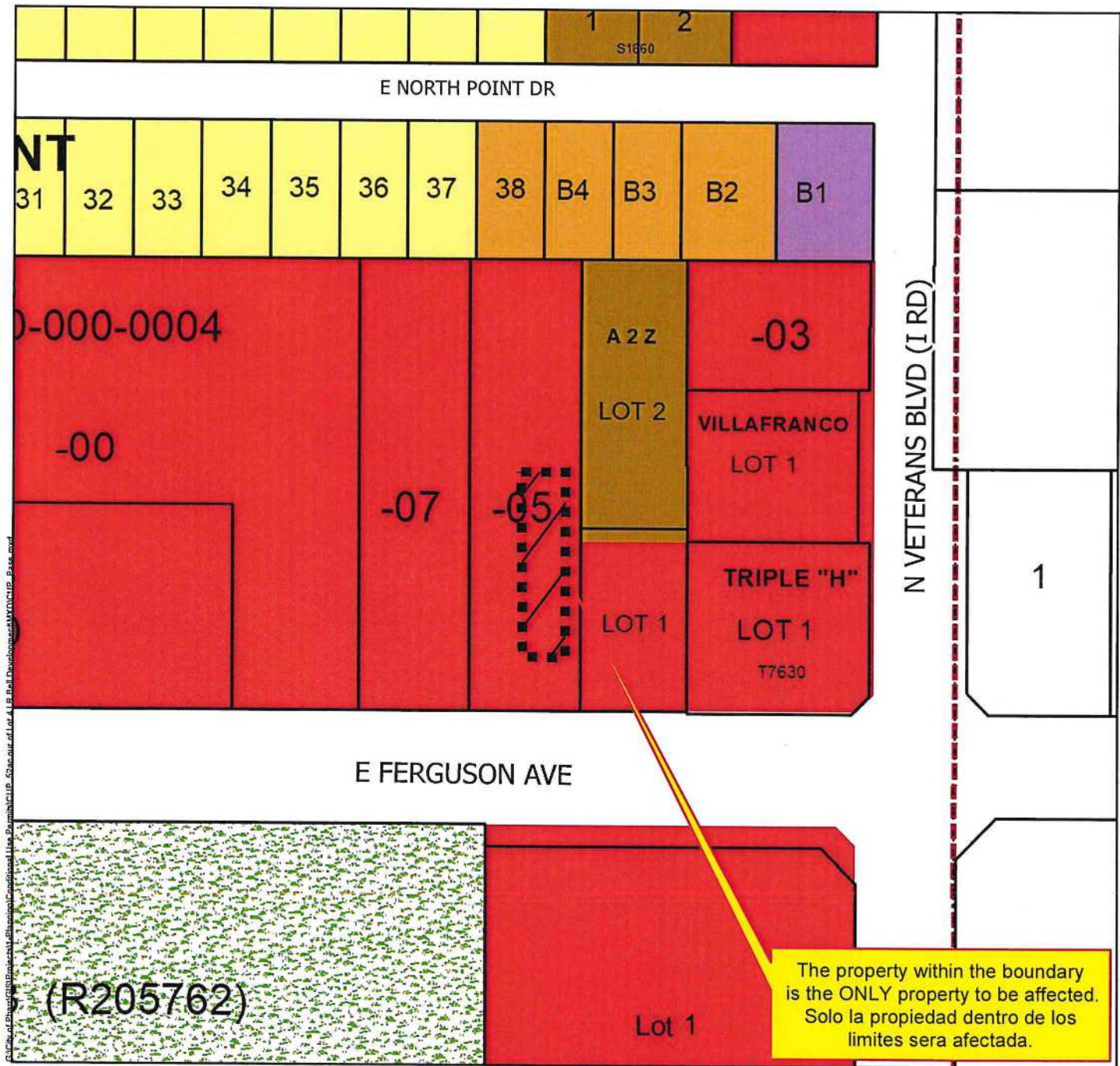
Twenty (20) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for a 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 **January 4, 2021 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

Scale: 1 inch = 125 feet

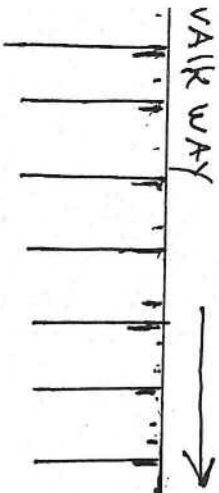
0 62.5 125 250 375 500 Feet

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.

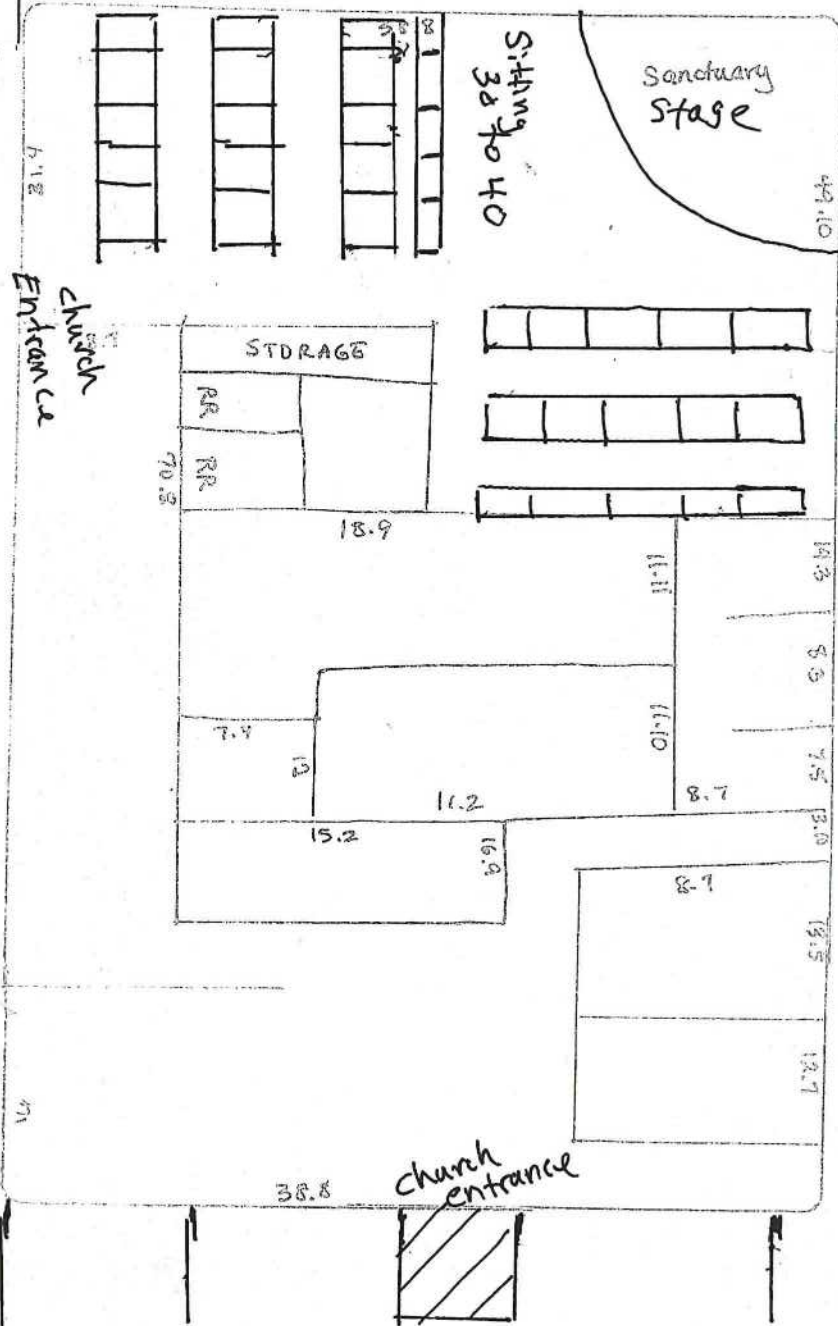




Rear Parking (Cement)
8 Spaces



(N)



Faith Family church
1215 E. Ferguson STE. A
Pharr, TX 78577

Church

Adjoining property

Front parking 13 spaces
(Cement)

Parking entrance

(S)

Baranison

MEMORANDUM

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

SUBJECT: CONDITIONAL USE PERMIT FOR ABC
FILE NO. CUP#201258 (MUELLE 37)

GENERAL INFORMATION:

APPLICANT: Mariscos El Muelle, LLC, d/b/a Muelle 37, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1300 East Business Highway 83, Suite 6.

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

COMMENTS:

POLICE CHIEF:	Pending inspection of the Conditional Use Permit.
FIRE DEPARTMENT:	Pending inspection of the Conditional Use Permit
CODE COMPLIANCE DIVISION:	Pending inspection of the Conditional Use Permit.

HEALTH DIVISION:

Pending inspection of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**HOURS OF
OPERATION:**

Hours of operation will be from every day from 11:00 a.m. to
12:00 midnight.

**NOTIFICATION
OF PUBLIC:**

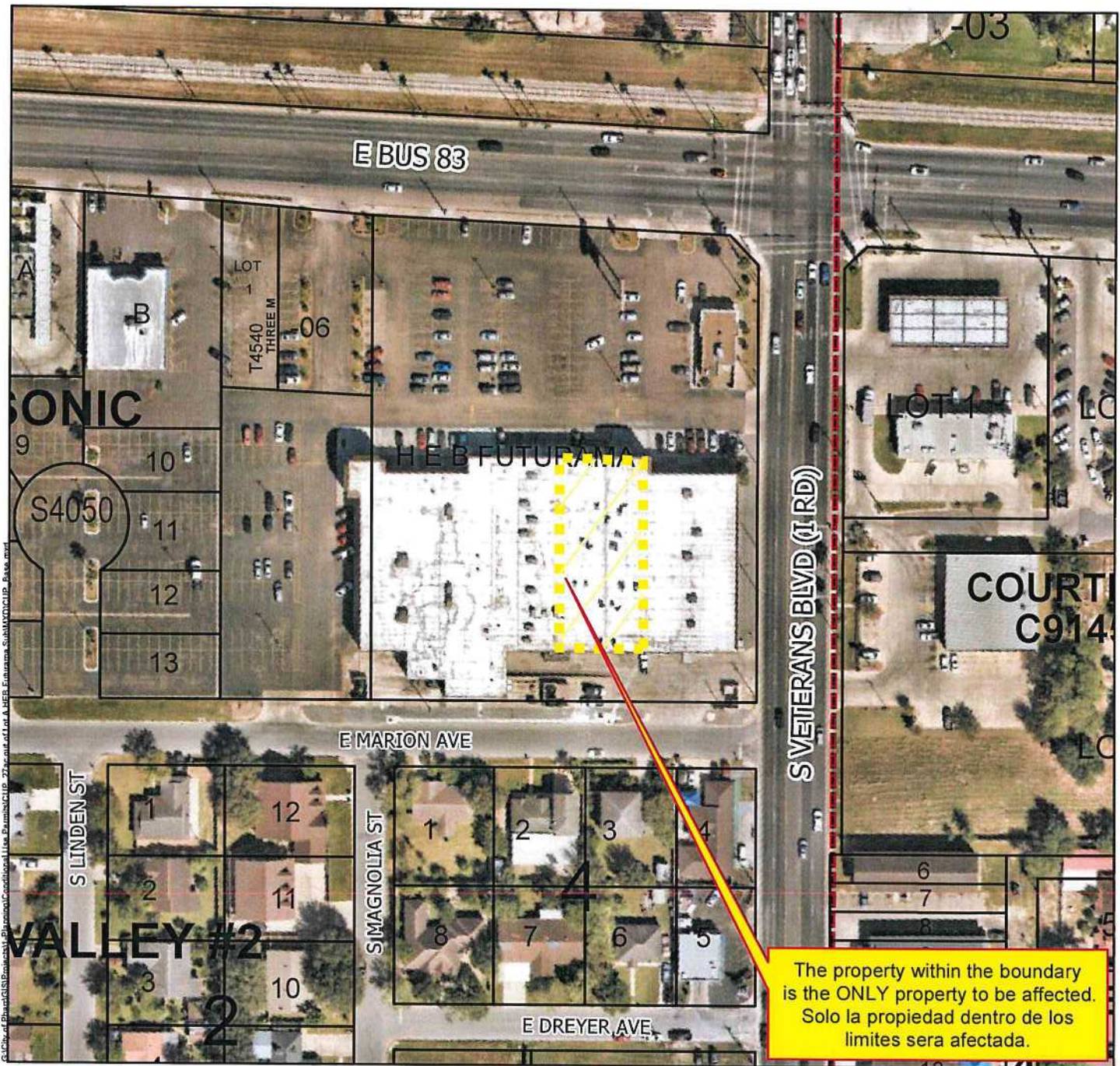
Fourteen (14) surrounding property owners were notified of the
request by letter and a legal notice was published in the Advance
News Journal. Staff received no response to the letters or the
legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

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

NOTE: This item will go before the City Commission Meeting of **January 04, 2021** at
4:00 p.m.

Proposed Conditional Use Permit
 .27ac out of Lot A HEB Futurama Subdivision
 Mariscos El Muelle LLC dba Muelle 37



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

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

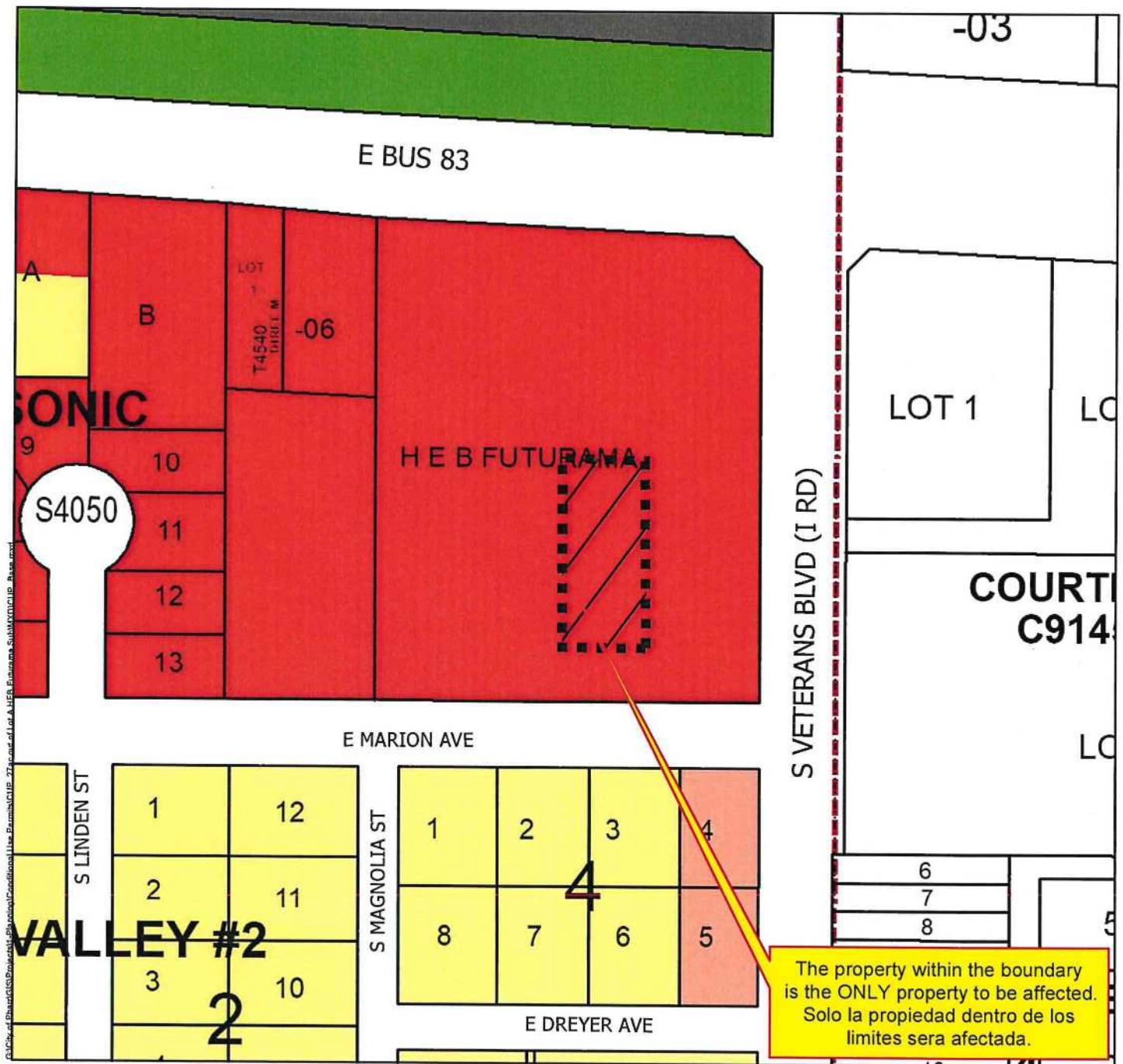
Scale: 1 inch = 125 feet

0 62.5 125 250 375 500 Feet

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



Date: 12/11/2020

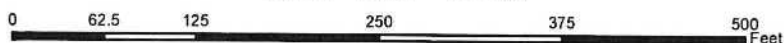


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
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City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 12/11/2020

Scale: 1 inch = 125 feet



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SITE GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.
2. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.
3. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.
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9. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.
10. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.

NOMA

ARCHITECTS

1300 E. BUSINESS US HWY 83, SUITE B
PHARR, TEXAS 78557

TEL: 361.221.1111
FAX: 361.221.1112
WWW.NOMADSGROUP.COM

PROJECT NAME

MUELLE 37-PHARR
CENTRAL KITCHEN & CORPORATE OFFICE

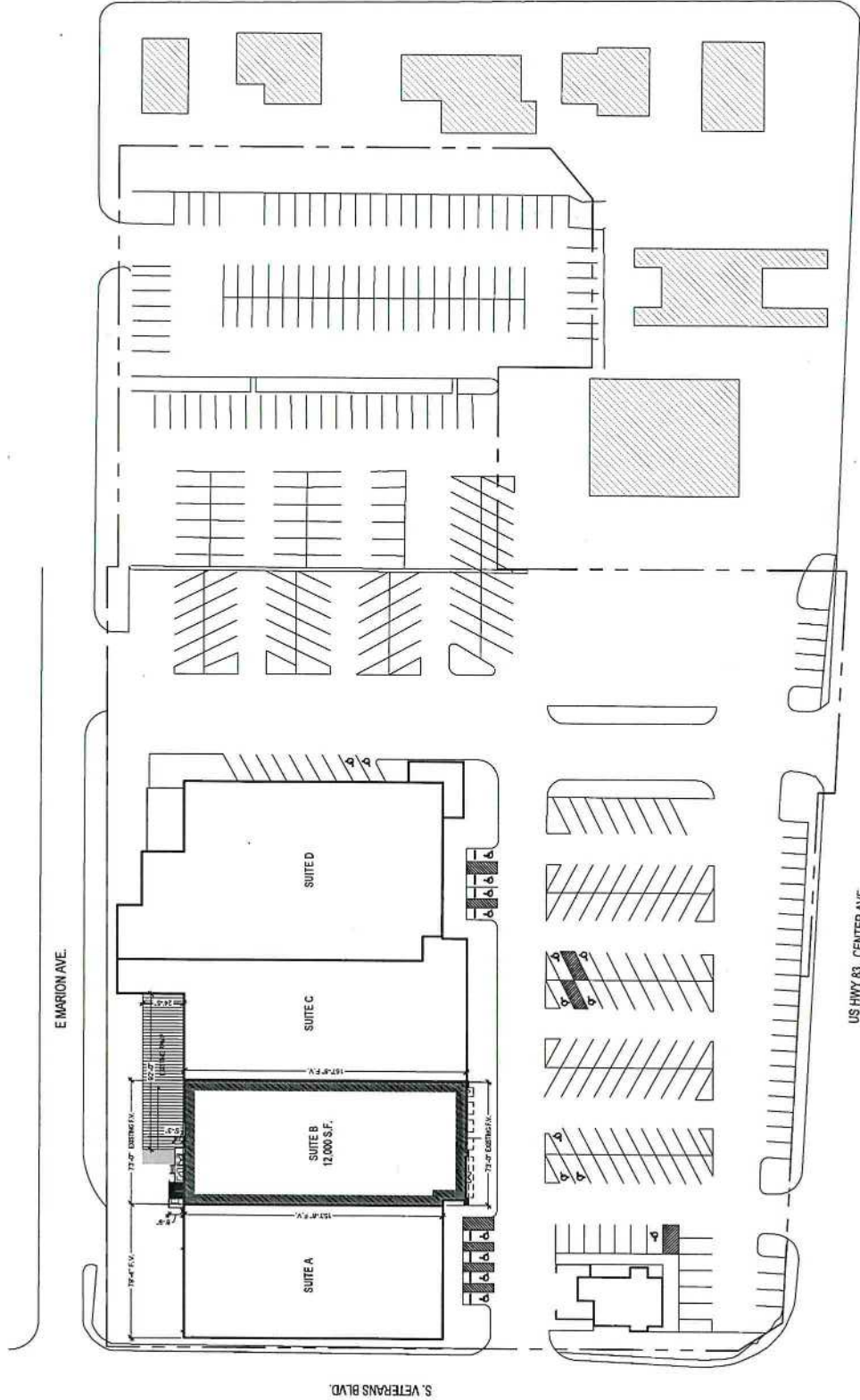
1300 E. BUSINESS US HWY 83, SUITE B
PHARR, TEXAS 78557

PROJECT NO. #1959
PHASE CD
ISSUE DATE: 06.19.20
DRAWN BY: VM
REVISION: FA

SHEET

D1.0

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO



Pharr Plaza - Leasing Site Plan
1300 E. Business US Hwy 83, Pharr, Texas 78557

1 | SITE PLAN
Scale: 1" = 30'

Antojitos

ROLLOS DE CAMARON
CAMARONES A LA TOCINETA
CAMARONES AL MADRAZO
FILETE #37
MUELLECITO
CAMARONES Y FAJITA

TU ELECCION
\$ 13.99

TACOS DE CHICHARRON DE PESCADO
TACOS DE CAMARON

\$ 9.99
TU ELECCION

Guarniciones

ARROZ \$ 1.99
PAPAS FRITAS \$ 2.99
AROS DE CEBOLLA \$ 2.99
FRIJOLES REFRITOS \$ 1.99
GUACAMOLE \$ 6.99

Niños

* TIRITAS DE PESCADO
* CAMARONCITOS
* NUGGETS DE POLLO
INCLUYE: PAPAS FRITAS Y REFRESCO

\$ 5.99
TU ELECCION

Postres

FLAN

\$ 3.99
TU ELECCION

PAY DE QUESO

Bebidas

AGUA DASANI \$ 1.50
REFRESCO DE LA FUENTE \$ 2.50
TE HELADO \$ 2.50
REFRESCO MEXICANO \$ 2.50
LIMONADA NATURAL \$ 2.50
REFRESCO PARA NIÑO \$ 1.50

Limonadas 100% NATURAL

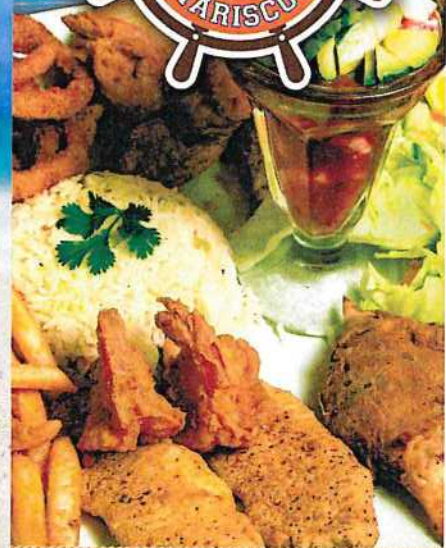
... y las Chaves
bien Fritas!!!

MICHELADA \$ 6.99
CLAMATO PREPARADO \$ 3.99
DOMESTICA \$ 2.99
IMPORTADA \$ 3.99



*El consumo de pescados y mariscos principalmente crudos son de riesgo para la salud y están sujetos a predisposición.
Hábitos alimenticios y alergias, siendo de consumo de los mismos, absoluta responsabilidad del consumidor.

* 15% de propina (service) será incluido en grupos de 6 personas o mas.



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McAllen • Harlingen • Brownsville

www.muelle37.com

PARA EMPEZAR y empezar bien!

TOSTADAS DE CÉVICHE \$8.99	JAIBAS RELLENAS \$9.99
ENSALADA DE CAMARÓN \$8.99	AGUACATE RELLENO DE CAMARÓN \$10.99
BOTANITA \$10.99	CAMARONES PARA PELAR \$12.99
CAMARONES DEL MUELLE \$13.99	CAMARONES AGUACHILE \$13.99

OSTIONES EN SU CONCHA (12) \$13.99

Caldos



MED \$9.99 / GDE \$12.99

PESCADO	MED \$7.99 / GDE \$10.99
CAMARÓN	MED \$8.99 / GDE \$11.99
PESCADO/CAMARÓN	MED \$9.99 / GDE \$12.99

¿Le gusta Tilapia?
EXTRA
MED \$1.99 / GDE \$2.99

Cocteles

- CAMARÓN
- CÉVICHE
- CAMPECHANO
- VUELVE A LA VIDA



CHICO
\$ 8.99

MEDIANO
\$ 10.99

GRANDE
\$ 12.99

UN PESCADITO al gusto



- AL MOJO DE AJO
- A LA VERACRUZANA
- FRITO
- A LA DIABLA

Relleno de Mariscos
o Camarones

+\$ 3.00

El Sabor del Muelle

INCLUYENDO:
REFRESCO DE LA FUENTE

1	3 CHICHARRONES ARROZ, PAPAS, ENSALADA	\$ 8.99
2	2 CHICHARRONES 3 CAMARONES ARROZ, PAPAS, ENSALADA	\$ 9.99
3	CALDO DE PESCADO 3 CHICHARRONES ARROZ	\$ 10.99
4	CALDO DE CAMARÓN 3 CHICHARRONES ARROZ	\$ 11.99
5	SOPA DE MARISCOS 3 CHICHARRONES ARROZ	\$ 12.99

Mariscadas



PASEO POR
EL MUELLE

\$31.99

MAR Y TIERRA

\$31.99

MARISCADA DE
CAMARONES

\$36.99

Filete de Pescado & Camarones

\$11.99

\$12.99

- EMPANIZADO
- AL MOJO DE AJO
- AL CILANTRO
- A LA VERACRUZANA
- AL VAPOR
- AL CHIPOTLE
- A LA DIABLA
- A LA PLANCHA

* Combinado \$13.99

Para todos



MUELLE #1	8 CHICHARRONES, 2 CAMARONES	\$27.99
MUELLE #15	15 CHICHARRONES	\$27.99
MUELLE #20	20 CHICHARRONES	\$31.99
MUELLE #25	25 CHICHARRONES	\$36.99

- 2 CONCHONES
- UNA ORDEN DE ARROZ
- FRUTILLITOS REFritos
- PAPAS FRITAS
- AROS DE CEBOLLAS
- TOTOPOPOS, TORTILLAS SALSA Y LIMONES

Pa' que te alivianes

\$ 21.99



SOPA DE MARISCOS
CON EL SABOR DEL MUELLE

CAMARONES
A LA DIABLA

1 MICHELADA

Y DEL CORRAL

También tenemos *Fajitas* y bien ricas!!!

TACOS DE FAJITA	\$8.99	c/QUESO	\$9.99
HAMBURGUESA ESPECIAL		*INCLUYE REFRESCO	\$ 9.99
TACOS A LA PLANCHA			\$10.99
PANCHOS			\$ 12.99
FAJITA TOREADA			\$ 12.99
FAJITA A LA MEXICANAA			\$ 12.99



BOTANA
DE FAJITA
P/1 \$ 12.99
P/2 \$ 21.99



1300

GP DenoGlass
GP DenoGlass
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NOW HIRING
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• WAIT STAFF
• DISH WASHERS
APPLY NOW
956-685-1068
Come and join
our team!

NOW HIRING
• COCHEROS
• MESEROS
• LAVAPLATOS
¡¡¡¡¡
956-685-1068
Ven y forma parte
de nuestro equipo!



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 28, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#201259

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: November 20, 2020

1. **Applicant:** The City of Pharr.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** Initiating a change of zone for the betterment of the city.

4. **Routing to Staff:**

A. Melanie Cano, Director

[Signature]
Initials

12/21/20
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

[Signature]
Initials

12-22-2020
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



MEMORANDUM

DATE: MONDAY, DECEMBER 28, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). 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.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

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

DESCRIPTION OF PROPERTY:

The City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) in order to develop the property for industrial use.

The subject site is located on the south side of West Hi-Line Road and physically located within the 802-1100 Block of West Hi-Line Road. 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 fronts West Hi-Line Road, an 80' major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the east, west, and south were rezoned to Limited Industrial District (L-I) on September 03, 2013. The property to the north was annexed on June 03, 2003 and was zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

Eight (8) 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 Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, has adequate ingress and egress, and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **January 4, 2021** 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

The City of Pharr, for the betterment of the city
APPLICANT

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

CURRENT ZONE

802-1100 Blk of West Hi-Line Rd.
ADDRESS

Limited Industrial District (L-I)

	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

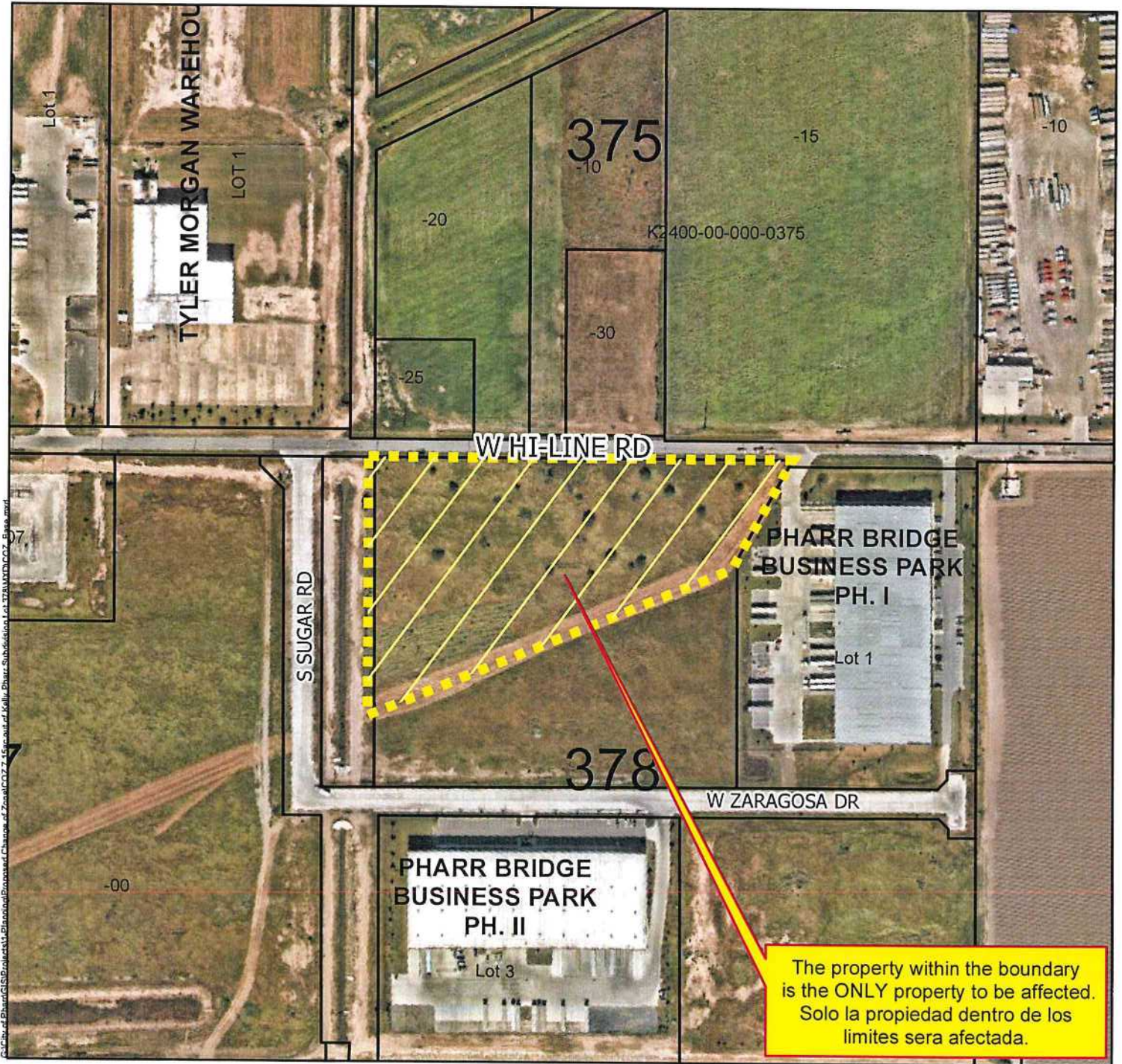
The property meets area requirements, has adequate ingress and egress, is in line with the Future Land Use Plan.

This zoning would allow for reasonable use of the property, and promote compatibility with the adjacent and nearby uses.

Anaisa Licerio
PREPARED BY

December 22, 2020
DATE

Proposed Change of Zone
7.15ac out of Lot 378, Kelly Pharr Subdivision
City of Pharr



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

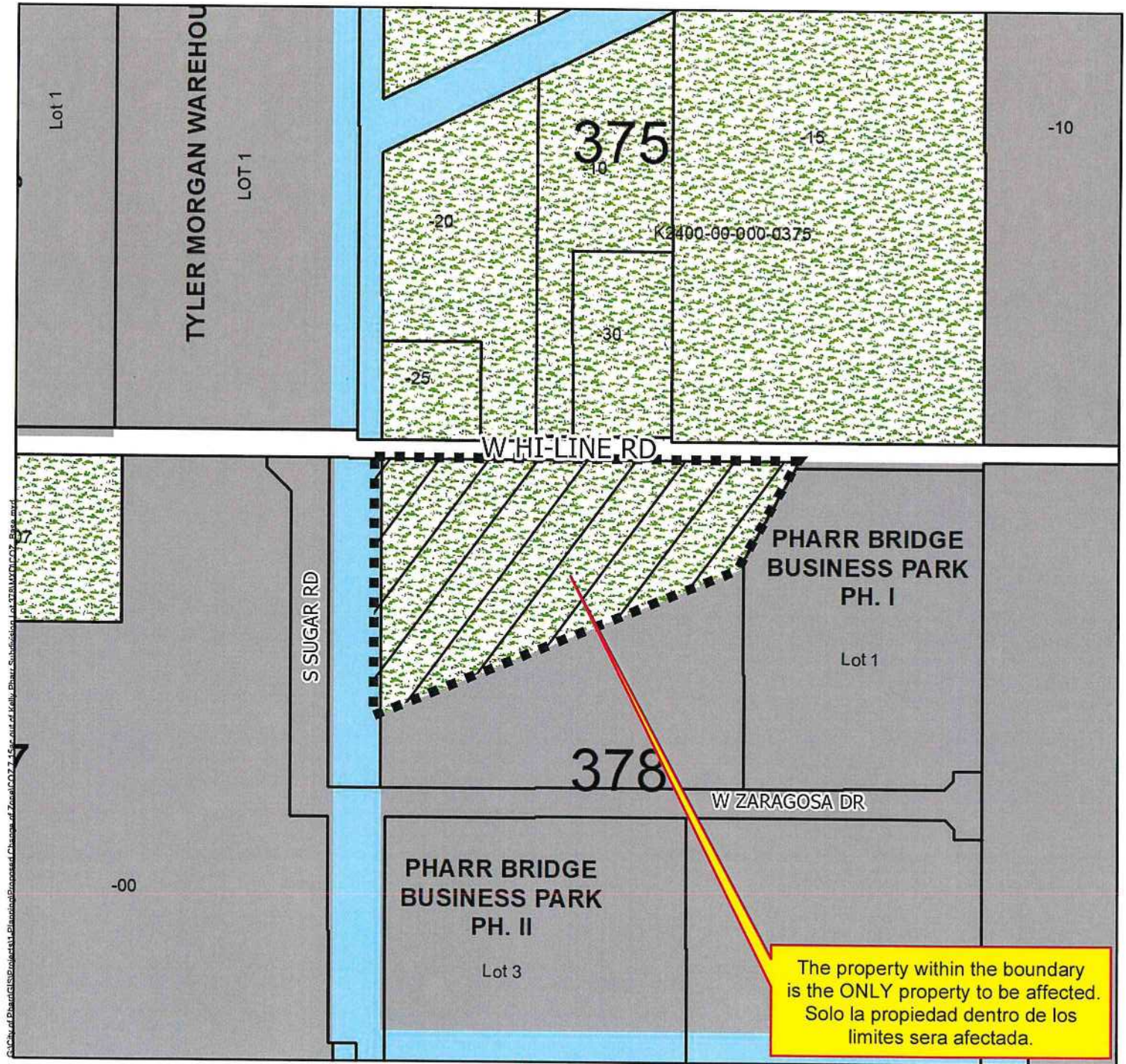
Date: 11/23/2020

Scale: 1 inch = 300 feet



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





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





Dec 22, 2020 at 10:24:11 AM
798-1080 W HI Line R
Pharr TX 7857
United State



Dec 22, 2020 at 10:24:04 AM

798-1080 W/HI Line R

Pharr TX 7857

United State



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 28, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RE-SUBDIVISION PLAT OF LOT 2 SPAMER BUSINESS PARK FILE NO. SUB#201029

GENERAL INFORMATION:

APPLICANT: K.C.I. Technologies., representing Joaquin Spamer, owner, is requesting preliminary and final plat approval of the proposed Re-Subdivision plat of Lot 2, Spamer Business Park.

LEGAL DESCRIPTION: The property is legally described as being a 1.303 acres, being all of Lot 2, Spamer Business Park, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 8101 S. Jackson Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and east, Heavy Commercial District (H-C) and Agricultural Open Space District (A-O) to the south and city limits to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Re-Subdivision plat of Lot 2, Spamer Business Park subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. Show all existing easements.

**SIDEWALK:
ADA:**

1. In compliance.
2. Follow City of Pharr Construction Standards Manual.

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 to be reviewed at building permit phase.

OTHER:

1. Remove note #8, from utility sheet.
2. Location map to be legible.
3. Plat note #8, add northing and easting and provide benchmark location description.
4. Line type for property shall be bold.
5. On metes & bounds clear up cut-back and show on plat layout.
6. See staff comments attached.

This item will go before the City Commission Meeting of **January 04, 2021 at 4:00 p.m.**

PLAT REVIEW FOR:

PROPOSED RE-SUBDIVISION OF LOT 2 SPAMER BUSINESS PARK SUBDIVISION

COMMENTS: **Initials:** O.D.L. / R. B. **DECEMBER 17, 2020**

WATER:

- Water services will need to be relocated to the W. of the current location, to avoid conflict with sewer service
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extend sewer Main line to the W.
- Will need to install PVC casing to pass 5' past the edge of the concrete or entrance drive
- Will need to install a M/H on the W. side of the Drive
- Sewer service connection will need to be 15' away from M/H
- Sewer service will need to be 6" SDR 26
- M/H ring and cover will need to be composite base with City Logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Re-subdivision plat of Lot 2 Spamer Business Park **DATE:** December 17, 2020

REVIEW: Preliminary (comments plans dated 12-4-2020)

PLAT

1. Verity City of Pharr northing and easting for benchmark No. 14.
Northing: 16571056.067 & Easting:1078182.056

SITE PLAN

1. Include all pertinent City of Pharr Details. (sanitary sewer service, waterline service)

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

1. All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS



Pharr Public Work



SUBDIVISION: Preliminary Plat Review Meeting for
Spamer Business Park Subdivision
W. Las Milpas Rd
Pharr Tx, 78577

DATE: 12/15/2020

Plat Notes:

- No comment

General Notes:

- Remove line item #8



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: SPAMMER SUDIVISON (Preliminar)

Reviewed by: MIKE NAVARRO

December 18, 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-

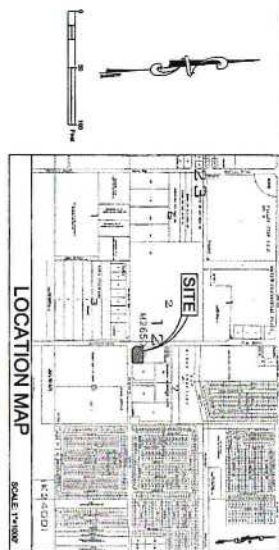
552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2012; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided 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 LABEL CALL OUT EXISTING FIRE HYDRANT ON PLANS**

☐ **IF SIDEWALK COMPLETED SHALL BE 1 FT AWAY FROM FIRE HYDRANT**



RE-SUBDIVISION PLAT OF
LOT 2
SPAMER BUSINESS PARK
A TRACT OF LAND CONTAINING 1.803 ACRES SITUATED IN
PHARR, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL
OF LOT 2, SPAMER BUSINESS PARK, MAP REFERENCE
VOLUME 54, PAGE 175, MAP RECORDS, HIDALGO COUNTY TEXAS.

GENERAL NOTES

1. FLOOD ZONE DESIGNATION: ZONE "B"
2. FLOOD ZONE ELEVATION: 100.00
3. RECORD FOR THIS SUBDIVISION PLAT HAS BEEN EXAMINED AND THE ENGINEER OF RECORD HAS DETERMINED THAT THE PLAT COMES INTO CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REQUIREMENTS OF THE SUBDIVISION ACT.
4. NO BUILDING SHALL BE CONSTRUCTED ON ANY EASEMENTS.
5. LOT 2A AND LOT 2B TO BE USED FOR COMMERCIAL PURPOSES ONLY.
6. UNUSUAL BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
7. A 5' SIDEWALK WITH ADA COMPLIANT MAPS AND LANDINGS WILL BE REQUIRED ALONG THE NORTH SIDE OF W. LAS MILDAS ROAD AND EAST SIDE OF S. JACKSON ROAD AT BUILDING FRONT.
8. PROJECT BENCHMARK: TOP OF CURB MILET LOCATED APPROXIMATELY 240 FEET SOUTH OF CORNER LINE OF W. LAS MILDAS ROAD ON THE EAST SIDE OF JACKSON ROAD. ELEVATION: 48.88.
9. NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
10. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
11. OWNER(S) TO MAINTAIN FLOOD RETENTION AREA.
12. OWNER(S) TO MAINTAIN ROW AND FENCIBLE OF SUBDIVISION.
13. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION PREVENTION ACT AND THE CURRENT TEXAS POLLUTION PREVENTION ACT.
14. APPROVAL FOR PROTECTION MAY BE REQUIRED DURING THE PLAT REVIEW PHASE.
15. DEPENDENCY OF ALL PLAT NOTES AND PRECATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE PRECATION IS GRANTED.
16. ALL FIRE PROTECTION SHALL BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DEPOSITED HEREIN AS A RE-SUBDIVISION PLAT OF LOT 2, SPAMER BUSINESS PARK, PHARR, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL OF LOT 2, SPAMER BUSINESS PARK, MAP REFERENCE VOLUME 54, PAGE 175, MAP RECORDS, HIDALGO COUNTY TEXAS, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE PLAT COMES INTO CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE REQUIREMENTS OF THE SUBDIVISION ACT.

DATE: 12/18/20
BY: [Signature]

REGISTERED PROFESSIONAL ENGINEER NO. 12712

APPROVED BY DAMAGE DISTRICT:

HIDALGO COUNTY DAMAGE DISTRICT NO. 1

DATE: 12/18/20

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2089

DATE: 12/18/20

APPROVED BY DAMAGE DISTRICT:

HIDALGO COUNTY DAMAGE DISTRICT NO. 1

DATE: 12/18/20

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2089

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HIDALGO COUNTY DAMAGE DISTRICT NO. 1

DATE: 12/18/20

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2089

DATE: 12/18/20

ENGINEERS | SURVEYORS | PLANNERS | CONSTRUCTION MANAGERS

KCI

2010 Texas State Road, Houston, TX 77054

954-271-4492 www.kci.com

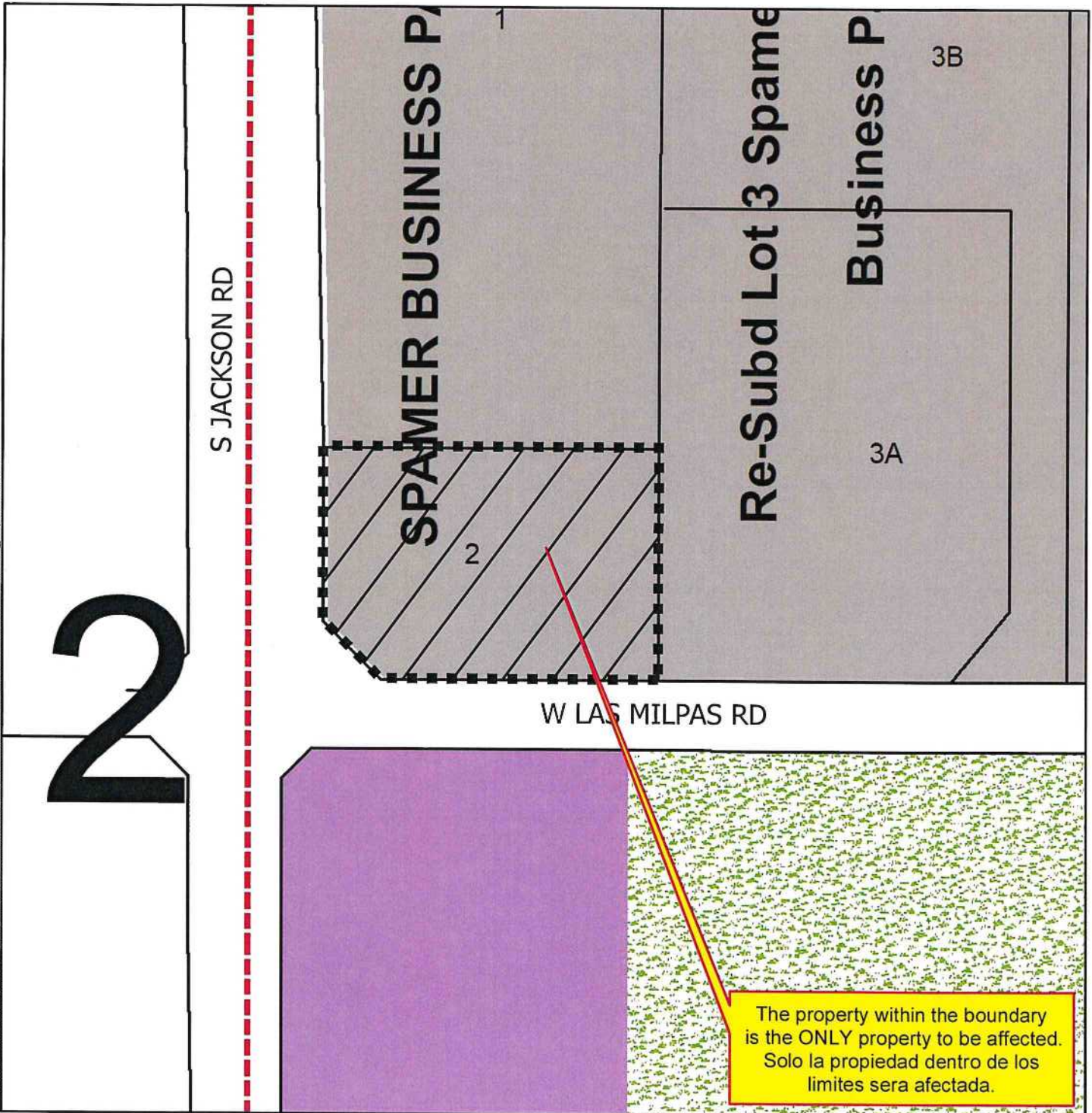
TXAS REGISTERED ENGINEERING FIRM, TYPE FIRM NO. F-14073

DATE: 12/18/2020

SCALE: 1" = 30'

SHEET: 1 OF 1

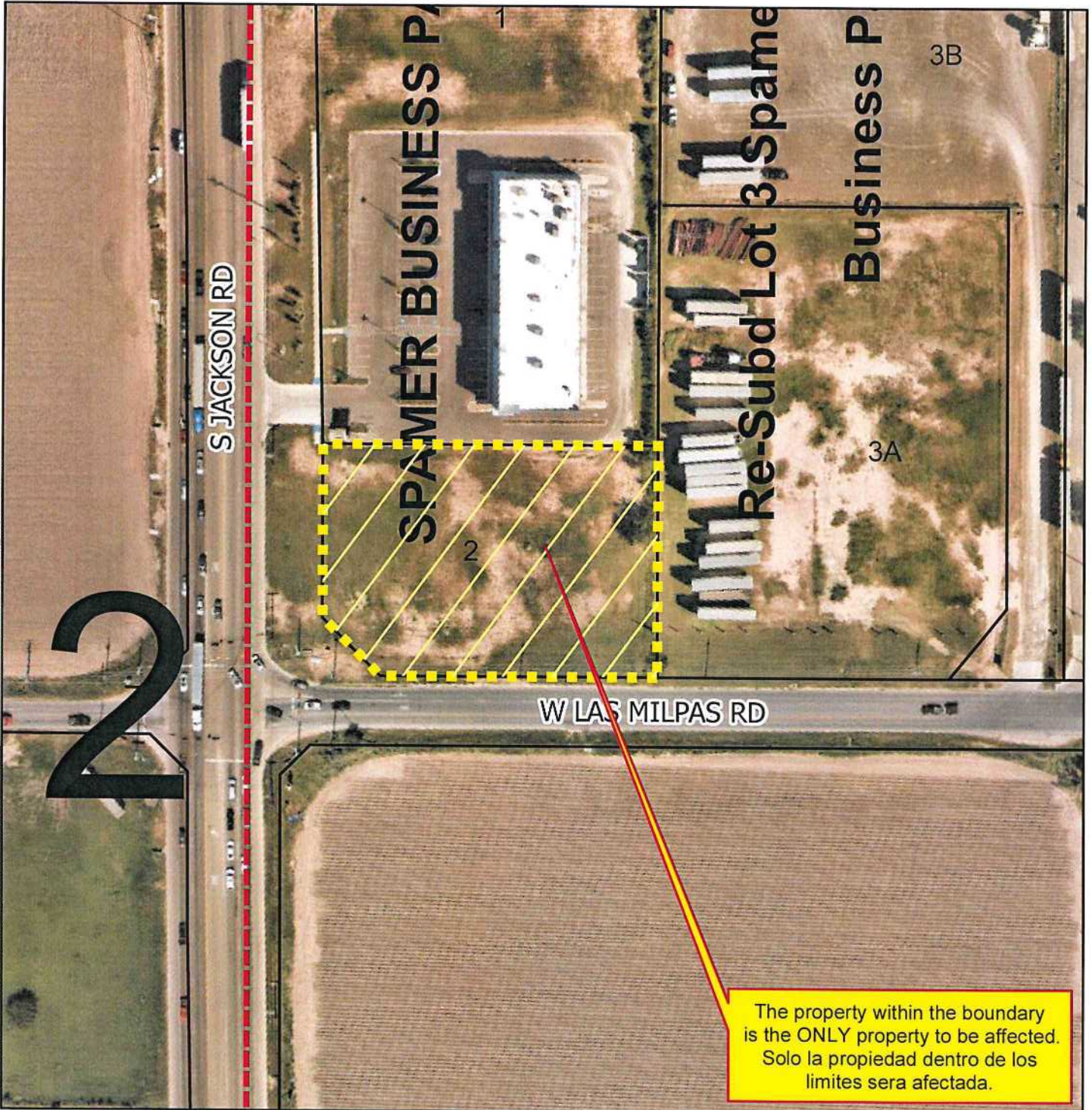
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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |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



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