

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 8, 2021 – 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 February 22, 2021.

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) Jeliah Tow Services, L.L.C. has filed with the Planning and Zoning

Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planned Unit Development District (PUD). The property is legally described as being all of Lots 10 & 17, Pharr/Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 109 West Zavala Drive. **CUP#210109**

5) Oscar Garza, representing Queenstown Park L.L.C., 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 Limited Industrial District (L-I). The property is legally described as being a 26.375-acre tract of land, more or less, out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 8200-8400 Block of South Veterans Boulevard. **COZ#210110**

6) TGO Dahlia 21, L.P. an affiliate of Texas Grey Oaks, L.L.C., representing ESE Properties, LTD, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being a 4.77-acre tract of land, more or less, (includes access easement), out of Lot 187, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400-600 Block of West Sam Houston Avenue. **COZ#210212**

E. ANNOUNCEMENTS/OTHER BUSINESS:

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.*

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.

G. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 5th day of March 2021 at 11:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES PLANNING & ZONING COMMISSION

City Commissioner's Room

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 22, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles

Charlie Ramirez
Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:**

ABSENT: Jonathan Larraga Luis Madrigal
Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
Della Robles, Planner I
Iris Mata, Administrative Assistant
Carolina Herrera, Secretary
Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:01 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 8, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to **approve** the minutes of February 08, 2021. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

Della Robles, Planner I, introduced the item and stated the item would continue to be 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**

Della Robles, Planner I, introduced the item and stated the item would continue to be 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**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

- 4) **GARMAN INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 248, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1400 WEST JAVELINA DRIVE. COZ#210106**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north was zoned to Single-Family Residential District (R-1) on February 21, 1995, and City of Pharr limits lie to the south, east and west. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call in favor of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) 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.

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 Rafael Munguia moved to **approve** the rezoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) **MARCO ANTONIO ALVARADO, 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 48, BLOCK 1, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6617 SOUTH ST. MARIE DRIVE. COZ#210108**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). On December 15, 1987, the property and the surrounding property to the north, south and west were zoned to Single-Family Residential District (R-1). On April 06, 1999, the property to the north was re-zoned 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 use in the Land Use Plan. She further reported 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 for information only.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Rafael Munguia, asked if there was going to be any increase in traffic.

Della Robles, Planner I, stated that each unit is required 2 parking spaces for 4 total spaces.

Rafael Munguia, requested the use for the two lots to the north of the property

Della Robles, Planner I, stated that both lots are duplexes and have been there since April 6, 1999.

Rafael Munguia, asked if any neighbors have come forward.

Della Robles, Planner I, stated no neighbors have come forward.

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

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

ITEM E. PLAT APPROVAL

- 1) **NAIN ENGINEERING, L.L.C., REPRESENTING JORGE KAMEL, PRESIDENT FOR 1500 HALL ACRES, L.L.C., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED 1500 HALL ACRES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.785 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 8, A.J. MCCOLL SUBDIVISION AND LOT 113, DUNLYN ESTATES PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS WITHIN THE 1500 BLOCK OF WEST HALL ACRES ROAD. SUB#170924**

Della Robles, 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 and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) and Townhouses Residential District (R-TH) to the East, General Business District (C) and Townhouses Residential District (R-TH) to the South and Residential Multi-family High Density District (R-MFHD), Townhouses Residential District (R-TH) and Agricultural and/or Open Space District (A-O) to the West. The property is designated for multi-family, commercial and public/semi-public use in the Land Use Plan. She added no variances were being requested and staff recommends final plat approval of the proposed 1500 Hall Acres 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.

Chairman, Danny Wylie, asked if the property previously had a blocked fence.

Della Robles, Planner I, stated that there was a fence as this property was previously site of Summit Sports Club. Since then, it has been torn down and the proposed project is a Residential Multi Family High Density property.

Chairman, Danny Wylie, asked if a buffer fence will be a requirement.

Della Robles, Planner I, stated that a buffer fence will be required.

There being no further discussion Rafael Munguia moved to **approve** the request for final plat approval of the proposed 1500 Hall Acres Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:14 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: March 5, 2021

MEETING DATE: March 8, 2021

FROM: Carolina Herrera, 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).

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:

Carolina Herrera
Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 3/5/2021
Approved - 3/5/2021
Approved - 3/5/2021
Final Approval - 3/5/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 5, 2021

MEETING DATE: March 8, 2021

FROM: Carolina Herrera, 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).

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 3/5/2021
Approved - 3/5/2021
Approved - 3/5/2021
Final Approval - 3/5/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 5, 2021

MEETING DATE: March 8, 2021

FROM: Carolina Herrera, 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).

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:

Carolina Herrera
Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 3/5/2021
Approved - 3/5/2021
Approved - 3/5/2021
Final Approval - 3/5/2021



MEMORANDUM

DATE: MONDAY, MARCH 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. CUP#210109 (JELAH TOW SERVICES, L.L.C.)
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GENERAL INFORMATION:

APPLICANT: Jelah Tow Services, L.L.C. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planning Unit Development District (PUD).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 10 & 17, Pharr/Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 109 West Zavala Drive.

ZONING: The property is currently zoned Planning Unit Development District (PUD). The surrounding area is zoned Planning Unit Development District (PUD) to the north, south, east and west. The area is generally designated for industrial use in the Land Use Plan.

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

**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 Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planning Unit Development District (PUD). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being subject to the following conditions:

1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. 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;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
 - 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.



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

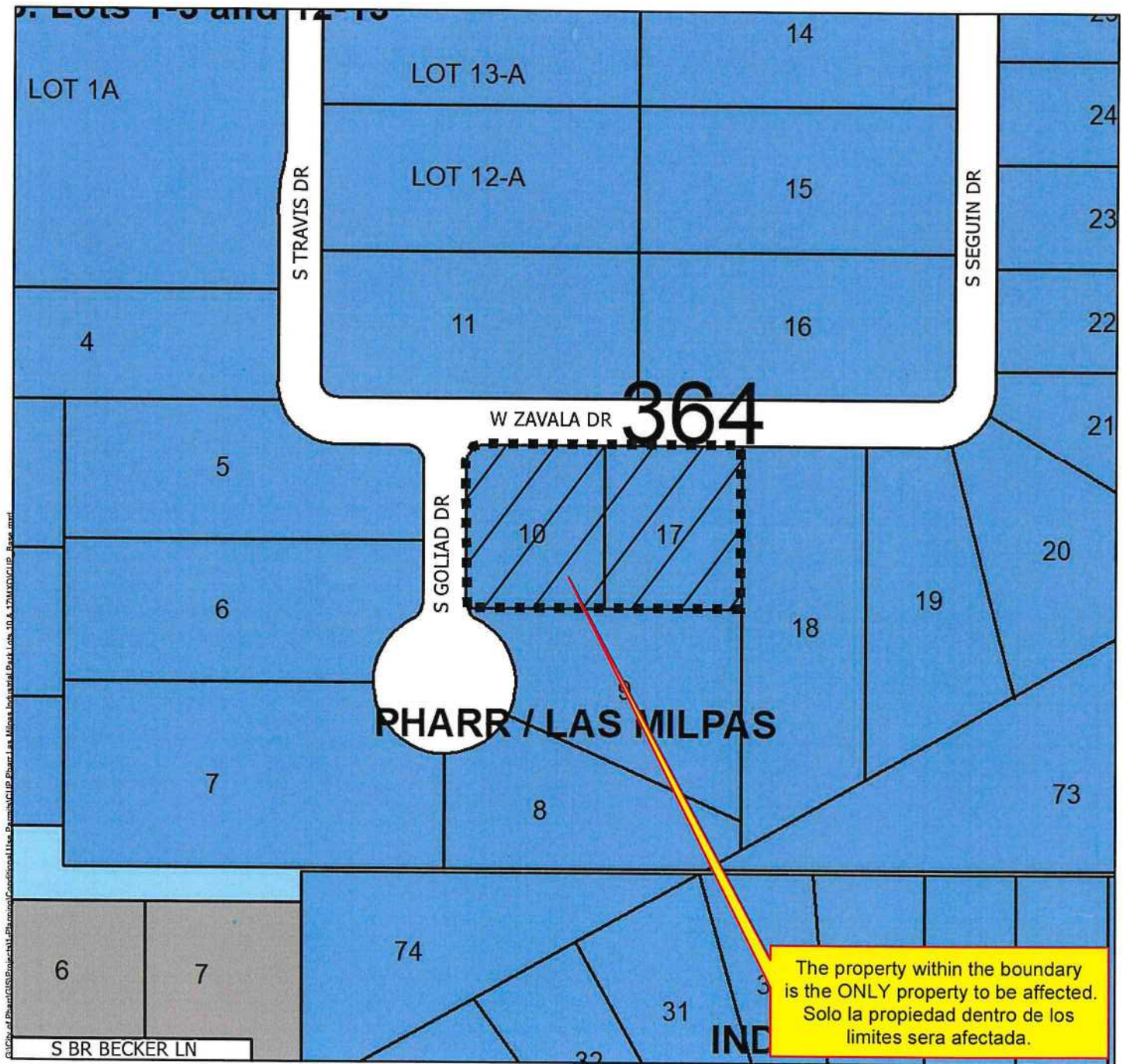
Date: 2/8/2021

Scale: 1 inch = 200 feet

0 100 200 400 600 800 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.



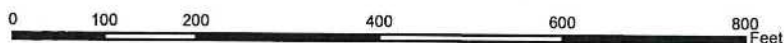


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | 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
Engineering Department
956.402.4242

Date: 2/8/2021

Scale: 1 inch = 200 feet



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230 Pie

51.3 feet portion Laming

99.3 Pie

30.1 Pie

portion 22 feet

362 Pie

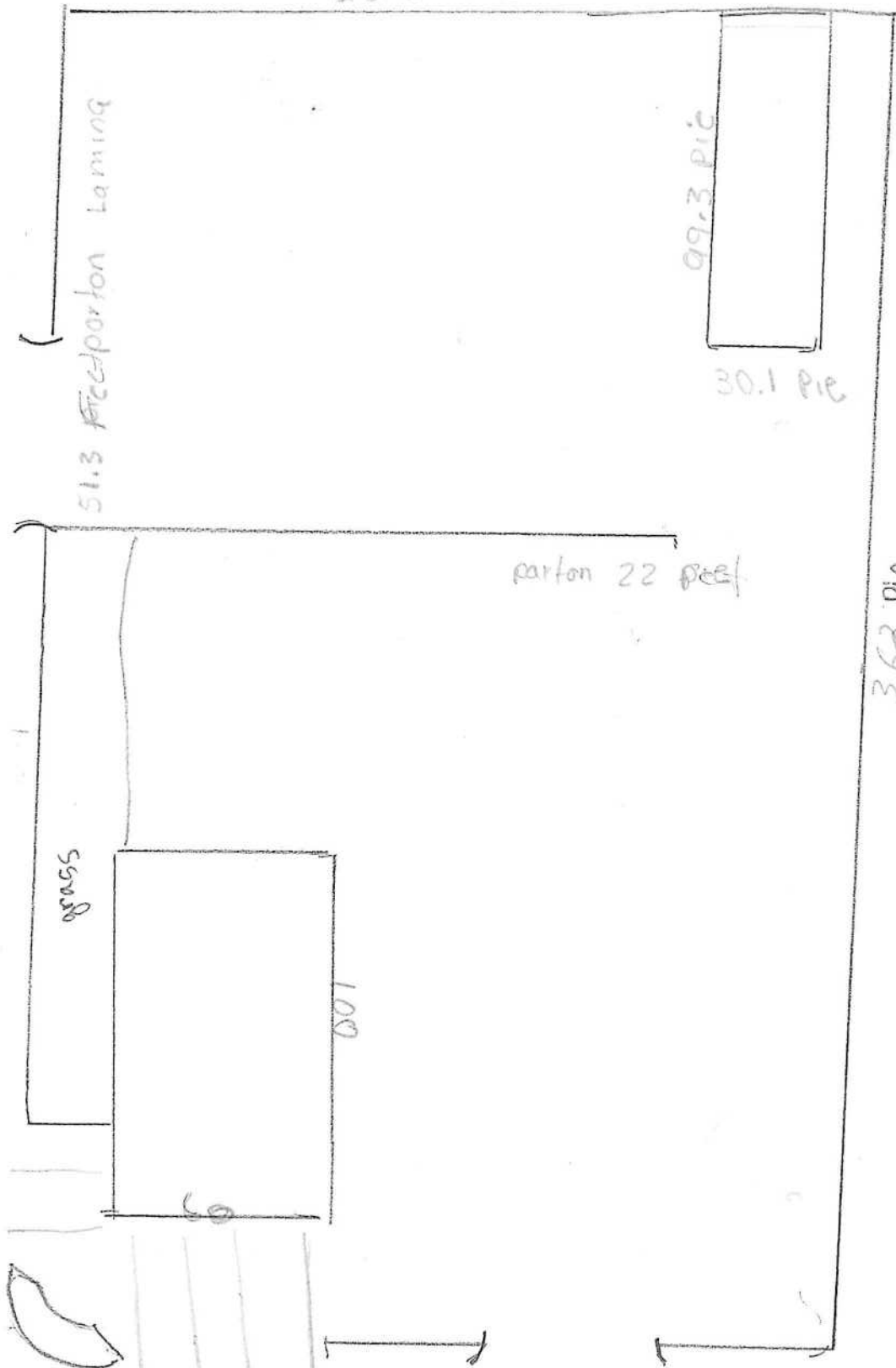
grass

100

Principal 49.5 feet

S. Gollard Dr.

Zavala Dr.





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 08, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#210110

☒ PLANNING & ZONING COMMISSION

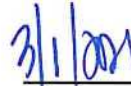
DATE SUBMITTED: January 29, 2021

1. **Applicant:** Oscar Garza, representing Queenstown Park L.L.C., owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** In order to develop the area into three (3) industrial lots. One (1) which will be 100,980 sq. ft. industrial cold storage facility.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials


Date

☐ Approval ☒ Denial

B. Planning Staff
Recommendations


Initials

3-1-2021
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, MARCH 08, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being a 26.375-acre tract of land, more or less, out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 8200-8400 Block of South Veterans Boulevard.

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:

Oscar Garza, representing Queenstown Park L.L.C., 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 Limited Industrial District (L-I) in order to develop the area into three (3) industrial lots. One (1) which will be 100,980 sq. ft. industrial cold storage facility.

The subject site is located on the west side of South Veterans Boulevard. It is physically located within the 8200-8400 Block of South Veterans Boulevard. The property is legally described as being a 26.375-acre tract of land, more or less, out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Veterans Boulevard, a 100' minor arterial which runs north and south with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The properties to the north, south and west are zoned Agricultural and/or Open Space District (A-O) and the City of Pharr limits lie to the east. 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 and commercial 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.

Nine (9) 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 **denial** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property is not consistent with the Future Land Use Plan and it is not compatible with adjacent and nearby uses which will have detrimental impact to the neighborhood character and adjacent school. West Las Milpas is not within the overweight corridor and not associated as a truck route within the City of Pharr which aids in accommodating the movement of overweight vehicles to legally transport cargo to distribution centers and industrial complexes. The property does however 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 **March 15, 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

Oscar Garza, representing Queenstown Park L.L.C., owner
APPLICANT

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

Within the 8200-8400 Block of South Veterans Boulevard
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:

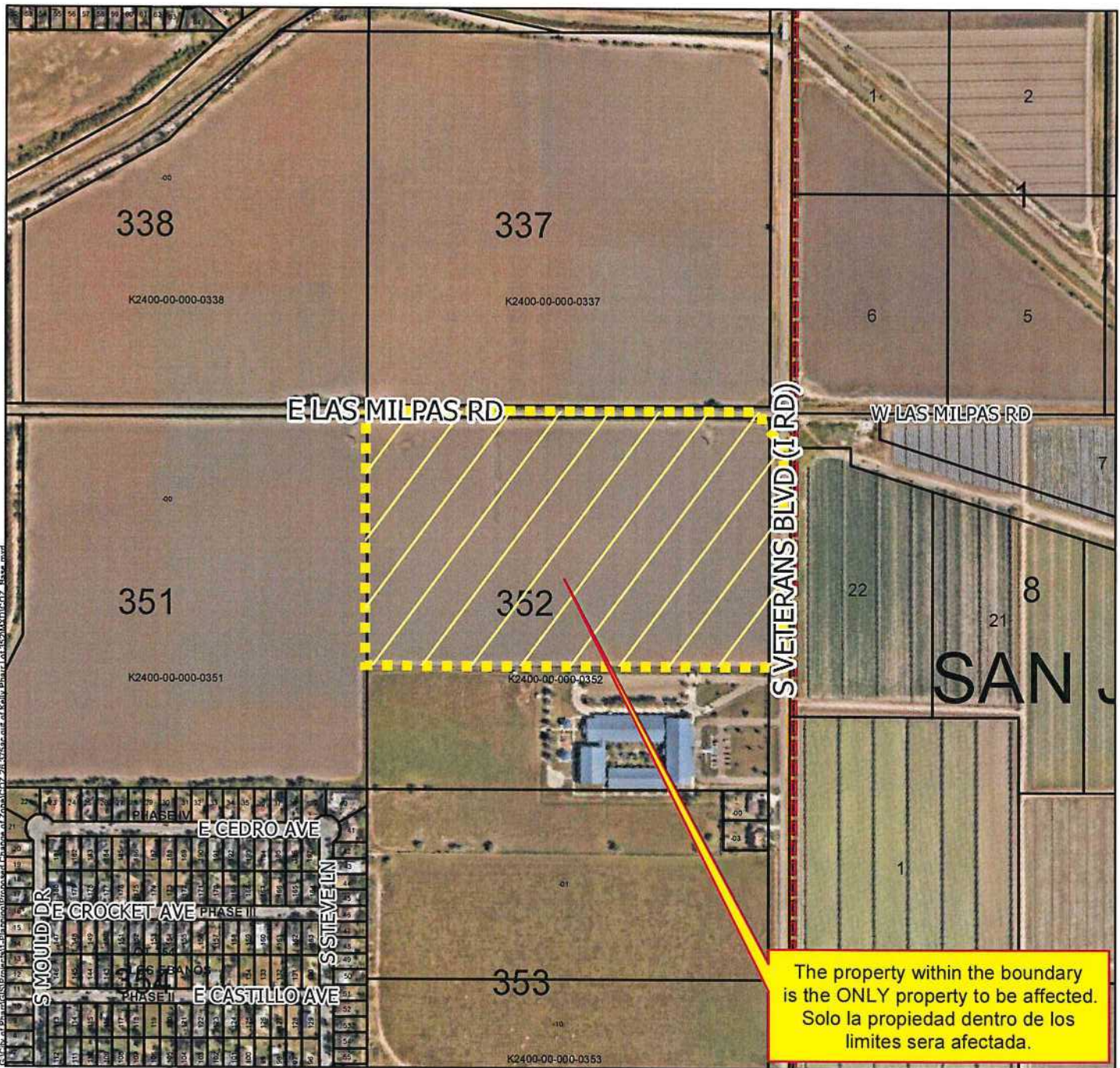
Denial

The property is not consistent with the Future Land Use Plan and it is not compatible with adjacent and nearby uses at which will have detrimental impact to the neighborhood character and adjacent school. West Las Milpas is not within the overweight corridor and not associated as a truck route within the City of Pharr which aids in accommodating the movement of overweight vehicles to legally transport cargo to distribution centers and industrial complexes. The property does however meet area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles
PREPARED BY

February 23, 2021
DATE

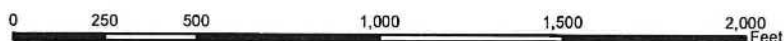
Proposed Change of Zone
 KP Sub. 26.375 acres o/o Lot 352
 Queenstown Park LLC/ Joaquin Spamer



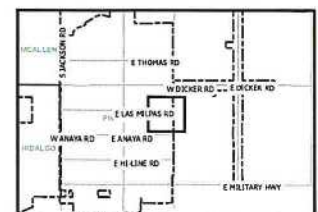
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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 = 500 feet

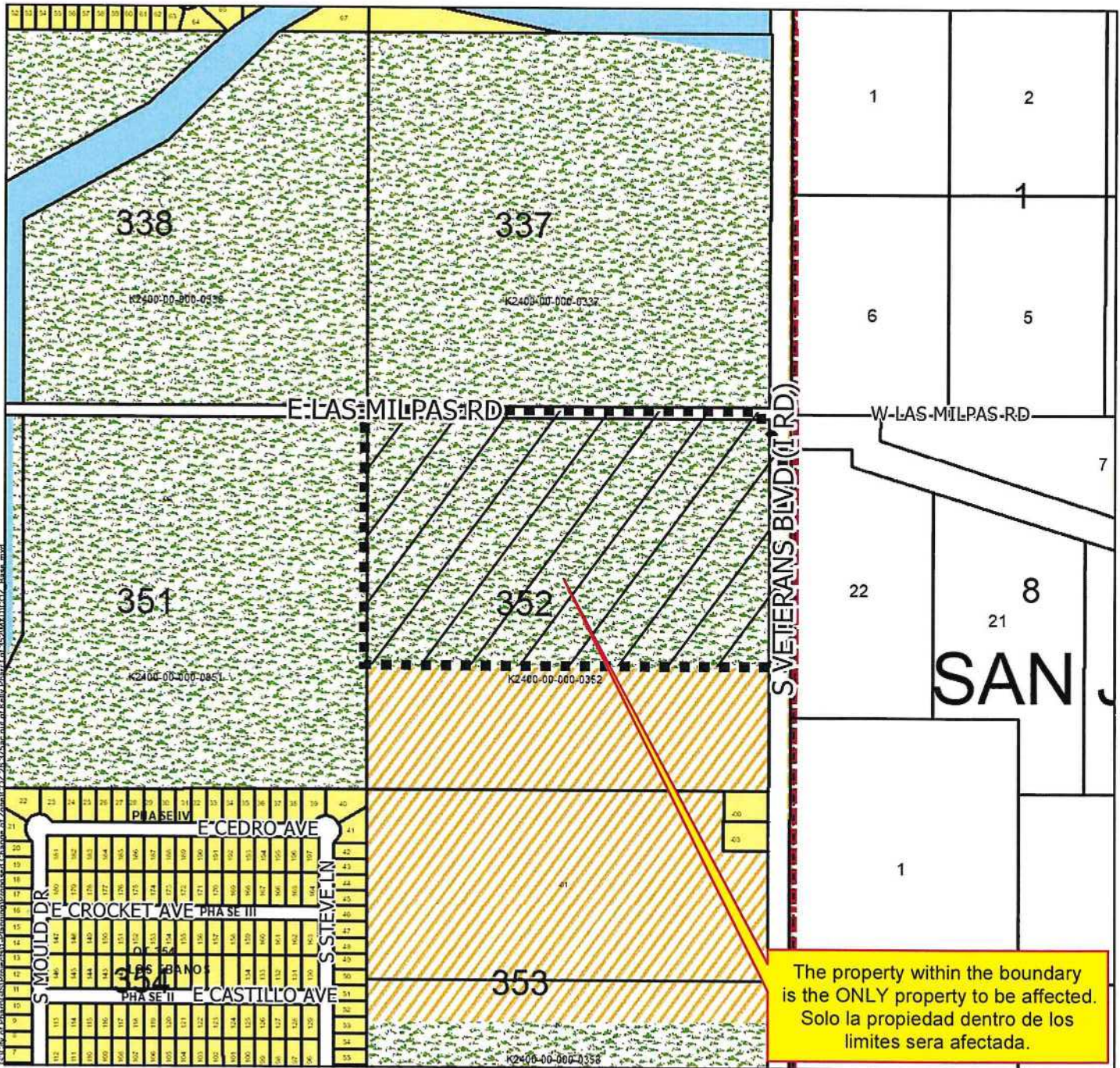


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 2/8/2021

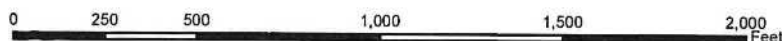
Proposed Change of Zone
 KP Sub. 26.375 acres o/o Lot 352
 Queenstown Park LLC/ Joaquin Spamer



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

City of Pharr, Texas
 Engineering Department
 956.402.4242

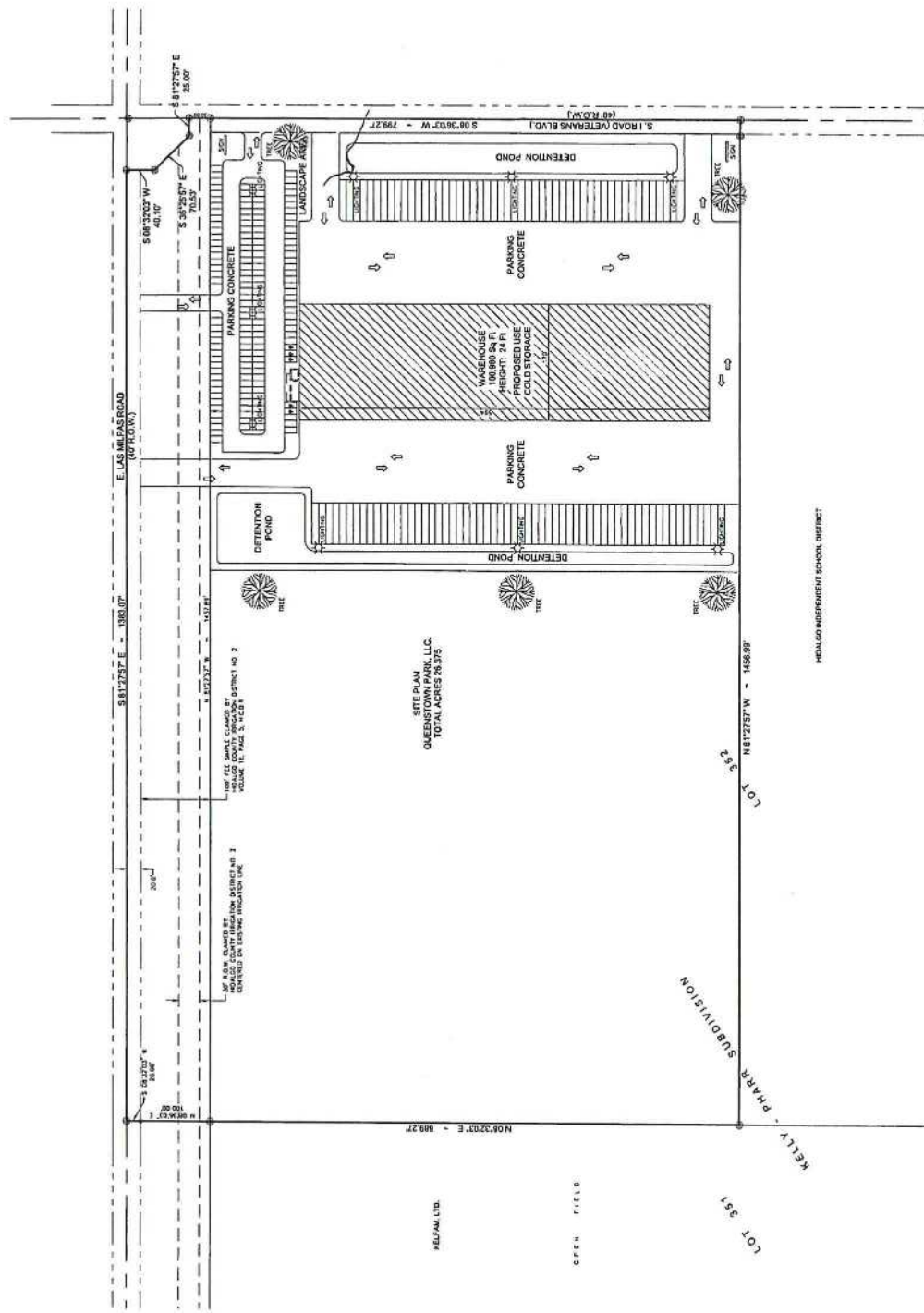
Scale: 1 inch = 500 feet



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Date: 2/8/2021





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 08, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#210212
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: February 01, 2021

1. **Applicant:** TGO Dahlia 21, L.P. an affiliate of Texas Grey Oaks, L.L.C., representing ESE Properties, LTD, owners.
2. **Requested Action:** Re-zoning request from Office Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop and construct a total of 120 units for multi-family high density usage on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

[Signature]
Initials

3/2/2021
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

[Signature]
Initials

3-2-2021
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, MARCH 08, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From Office Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD): Being a 4.77-acre tract of land, more or less, (includes access easement), out of Lot 187, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400-600 Block of West Sam Houston 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:

TGO Dahlia 21, L.P. an affiliate of Texas Grey Oaks, L.L.C., representing ESE Properties, LTD, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct a total of 120 units for multi-family high density usage on said property.

The subject site is located on the south side of West Sam Houston Avenue. It is physically located within the 400-600 Block of West Sam Houston Avenue. The property is legally described as being a 4.77-acre tract of land, more or less, (includes access easement), out of Lot 187, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sam Houston Avenue, an 80-foot major collector that runs east and west with a posted speed limit of 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Office and Professional District (O-P). On March 11, 2008, the property, and a portion of the property to the north was rezoned to Office and Professional District (O-P). The remaining property to the north was zoned as Agricultural and/or Open Space District (A-O) on March 30, 1982, when the city adopted the current zoning ordinance we use today. The property to the west was rezoned to General Business District (C) [at front] and Residential Multifamily High-Density District (R-MFHD) [at back] on February 15, 2000. The property to the east was zoned as Single Family Residential District (R-1) and the property to the south was zoned as Agricultural and/or Open Space District (A-O) on March 30, 1982, when the city adopted the current zoning ordinance we use today. There have been no other rezoning requests within the general vicinity of the subject property. The property is generally designated for 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 property buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Fifteen (15) 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 Office Professional District (O-P) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. 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 **March 15, 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

TGO Dahlia 21, L.P. an affiliate of Texas Grey Oaks, L.L.C.,
representing ESE Properties, LTD, owners

APPLICANT

Within the 400-600 Block of West Sam Houston Avenue
ADDRESS

Office Professional District (O-P)

CURRENT ZONE

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 and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles

PREPARED BY

February 23, 2021

DATE

Proposed Change of Zone
4.62ac out of Kelly Pharr Lot 187
ESE Properties LTD/ Winona Moczygemba

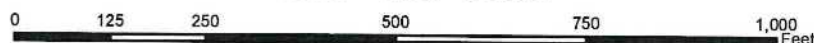


The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

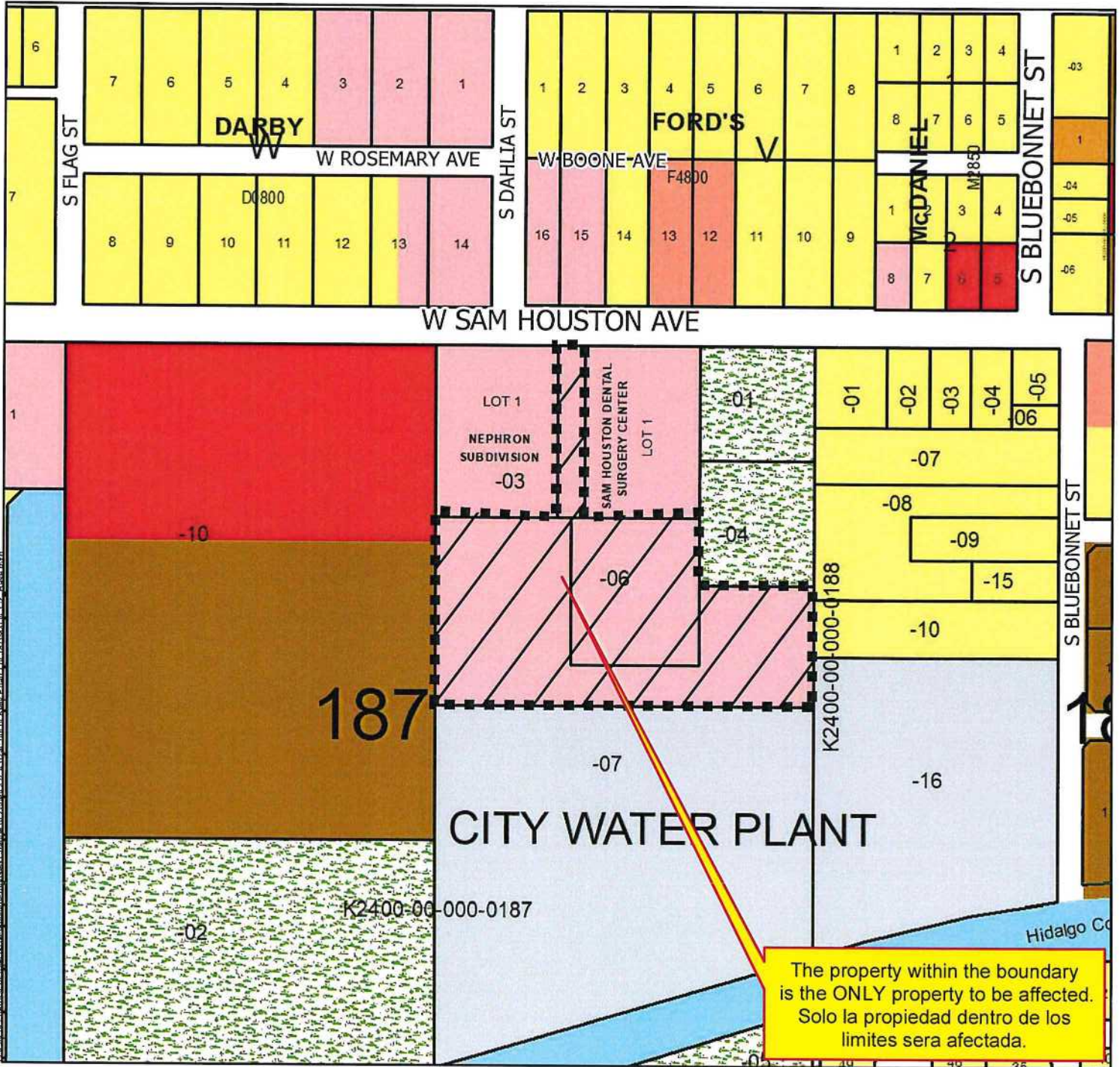
Scale: 1 inch = 250 feet



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Proposed Change of Zone
4.62ac out of Kelly Pharr Lot 187
ESE Properties LTD/ Winona Moczygemba



- | | | |
|---------------------------------------|--------------------|--------------------------|
| 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: 2/11/2021

Scale: 1 inch = 250 feet



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SITE PLAN AND ELEVATION OF PROPOSED
DEVELOPMENT



Typical Building

DAHLIA VILLAS
Mucasey & Associates, Architects
January 21, 2021

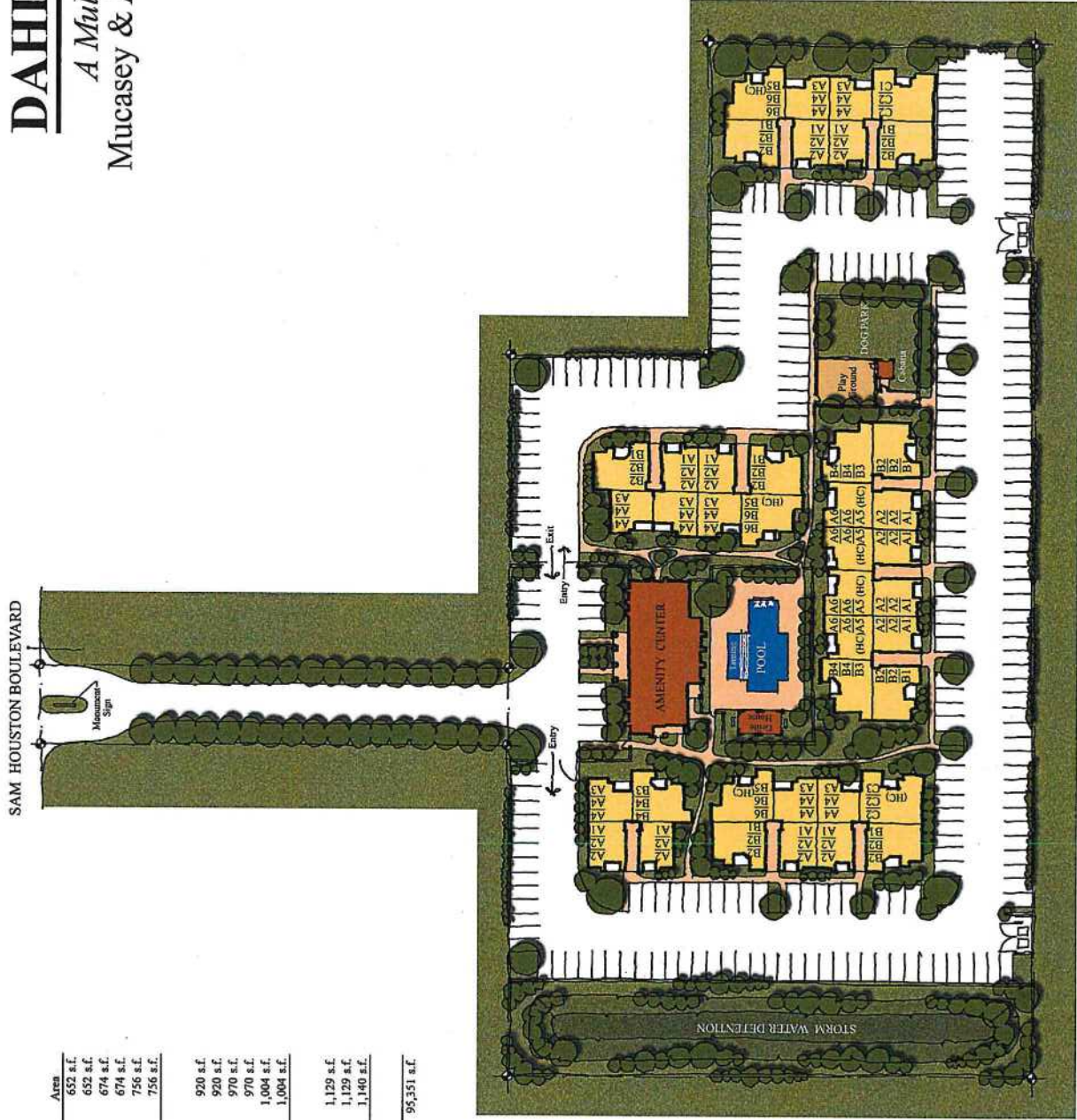
DAHLIA VILLAS

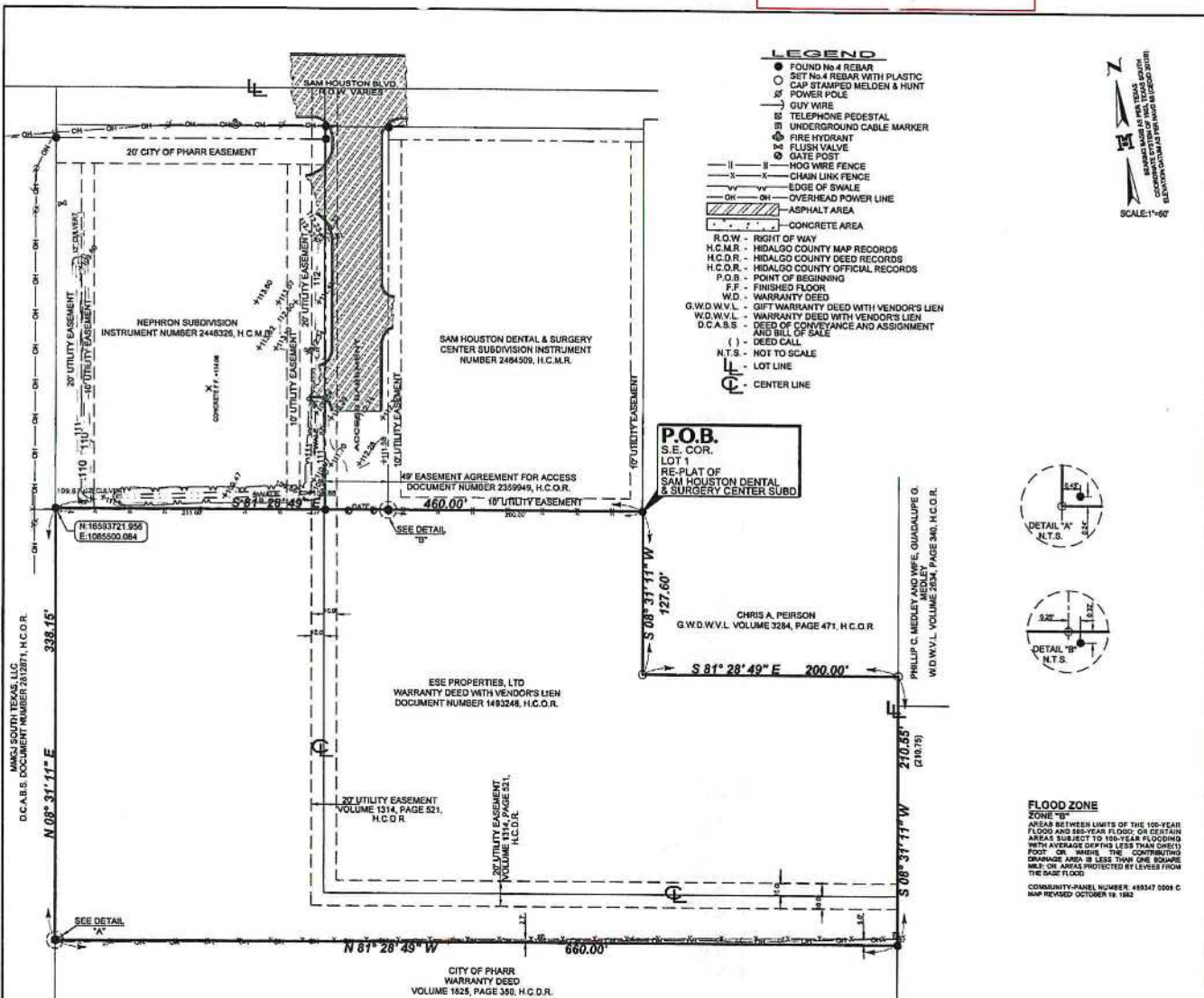
A Multi-Family Community
Mucasey & Associates, Architects
January 21, 2021

Project Summary

Apartments:

Type/Description	Qty	Area
A1 One Bedroom, 1 Bath	12	652 s.f.
A2 One Bedroom, 1 Bath	24	652 s.f.
A3 One Bedroom, 1 Bath	8	674 s.f.
A4 One Bedroom, 1 Bath	16	674 s.f.
A5 One Bedroom, 1 Bath (H.C.)	4	756 s.f.
A6 One Bedroom, 1 Bath	8	756 s.f.
Total One Bedroom Units	72 Units	
B1 Two Bedroom, 2 Bath	8	920 s.f.
B2 Two Bedroom, 2 Bath	16	920 s.f.
B3 Two Bedroom, 2 Bath	3	970 s.f.
B4 Two Bedroom, 2 Bath	6	970 s.f.
B5 Two Bedroom, 1 Bath (H.C.)	3	1,004 s.f.
B6 Two Bedroom, 1 Bath	6	1,004 s.f.
Total Two Bedroom Units	42 Units	
C1 Three Bedroom, 2 Bath	1	1,129 s.f.
C2 Three Bedroom, 2 Bath	4	1,129 s.f.
C3 Three Bedroom, 2 Bath (H.C.)	1	1,140 s.f.
Total Three Bedroom Units	6 Units	
Apartments Net Rentable Total	120 Units	95,351 s.f.





**PLAT SHOWING
4.538 ACRES OUT OF LOT 187,
KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGES 133 AND
134, H.C.D.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS**

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 2. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 3. SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT OF No. CTH-COM-CTT20732385JK EFFECTIVE DATE, NOVEMBER 8, 2020 ISSUED: NOVEMBER 23, 2020
- EASEMENTS LISTED IN SCHEDULE B:**
- 10.a. - STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2 PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (BLANKET)
 - 10.i. - EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.
 - 10.g. - EASEMENTS AS CONTAINED IN DEED AND WATER CONTRACT DATED JANUARY 31, 1911, EXECUTED BY LOUISIANA RIO GRANDE CANAL CO. TO LOUISIANA RIO GRANDE SUGAR COMPANY, RECORDED IN VOLUME 19, PAGE 41, DEED RECORDS OF HIDALGO COUNTY, TEXAS, BLANKET IN NATURE
 - 10.h. - RIGHT OF WAY EASEMENT DATED DECEMBER 13, 1971, EXECUTED BY HELEN M. WILSON AND L. CARL WILSON TO CITY OF PHARR, RECORDED UNDER CLERK'S FILE No. 6398, VOLUME 1314, PAGE 81, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.
 - 10.i. - UTILITY EASEMENT DATED JANUARY 3, 2003, EXECUTED BY MIDSOUTH CONFERENCE OF THE EVANGELICAL COVENANT CHURCH, A TEXAS NON-PROFIT ORGANIZATION, IN A MIDSOUTH REGION OF THE EVANGELICAL COVENANT CHURCH TO CITY OF PHARR, RECORDED UNDER DOCUMENT No. 115732, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT.
 - 10.j. - EASEMENT AGREEMENT FOR ACCESS DATED NOVEMBER 15, 2012, EXECUTED BY ESE PROPERTIES, LTD., TO KRUCS, L.L.C. FILED UNDER CLERK'S FILE No. 2359949, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PLOTTED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 01/22/2021 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

Fred L. Kurth 1-28-21
FRED L. KURTH, RPLS No. 4750 DATE:



PAGE 2 OF 2
DATE: 01/23/2021
JOB No. 21307
FILE NAME: 21307
DRAWN BY: J.C.J.J.V.
115 W. MCINTYRE
EDINBURG, TX 76541
PH: (956) 381-0381
FAX: (956) 381-1839
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