AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **March 22, 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.

REVIEWED ASST DIR._____ DIRECTOR._____

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 March 08, 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) Gilma T. Rivas 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 10.00-acre tract of land, more or less, out of Lot 119 Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 3800 North Sugar Road. **COZ#210214**

5) Telecom Stewardship, L.L.C., d/b/a Brandwood Wireless Inc, 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 General Business District (C). The property is legally described as being 0.01-acre tract of land, more or less, out of Lot 8, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 971 West Sharm Drive. **CUP#210215**

E. PLATS:

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

2) Linfield, Hunter & Junius Inc., representing Gordon & Catherine Jenkins Family LTD. Partnership are requesting final plat approval of the proposed Lopezville Meadows Subdivision. The property is legally described as being a 1.739 acre tract of land in the Antonio Velasco Survey, Abstract and being a portion of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 5200 Block of North Veterans Boulevard ("I" Road). **SUB#190101**

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 19th 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
118 S. Cage Blvd. March 08, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 08, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie, Charlie Ramirez, Romeo Robles, Rafael Munguia

MEMBERS PRESENT VIA VIDEO CONFERENCE: Jonathan Larraga

ABSENT: Andy Castro, Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT:
Melanie Cano, Development Services Director
Roland Gomez, Development Services Assistant Director
Eddie Martinez, Planner II
Della Robles, Planner I
Alvaro De Leon, Plan Examiner
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 6:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

Blake Box, residing at 500 E. Pecan, McAllen, Texas, representing property owners/sellers to the north of the 8200 - 8400 block of South Veterans Boulevard stated he supported the change of zone. Mr. Box continued to state he receives calls for Industrial Land Use property around the proposed area. He expressed that his clients and the City of Pharr would benefit from the change of zone.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 22, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of February 22, 2021. Rafael Munguia 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) 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 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

Della Robles, Planner I, introduced the item and stated 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. She further reported 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.

Della Robles, Planner I, further stated staff recommended 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). 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.

Chairman, Danny Wylie asked for a definition on (PUD) Planning Unit Development District.

Della Robles, Planner I, stated that in a Planning Unit Development District the landowner or developer decides what the property or combination of properties would be zoned.

Melanie Cano, Development Services Director, further explained that the Planned Unit Development District would be planned for during development. She continues to state the property could be a variety of zones similar to Pharr Industrial Park.

There being no further discussion Rafael Munguia moved to **approve** the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planning Unit Development District (PUD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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

Della Robles, Planner I, introduced the item and stated 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. She further reported nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) response to the letters for information only.

Della Robles, Planner I, further stated staff recommended **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.

Chairman, Danny Wylie, asked if the applicant had any comments.

Joaquin Spamer, Project Developer, residing at 11011 S. Cage stated his intention is to build a 100,00 square foot cold storage facility. His client is wanting to relocate from Weslaco to Pharr. Mr. Spamer stated the project will be a 40 million dollar investment that would employ an additional 100 employees.

Oscar Garza, Engineer, stated that this would be a great opportunity for the city of Pharr as it will create jobs. He continued to state that the area will be heading into this type of development as the bridge is expanding and IBTC will be coming in.

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

Iris Mata, Administrative Assistant stated one person registered to speak, Mr. Robert Evans.

Robert Evans residing at 1412 Martin Avenue McAllen, Texas stated he is part of the Kelly Evans family, they own a surrounding property and are in support of the proposed change.

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

Rafael Munguia recommended the item be discussed in Executive Session.

ITEM E. 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 6:13 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 F. RECONVENE:

The time being 6:43 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

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

There being no further discussion Rafael Munguia moved to **deny** the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Romeo Robles seconded the motion and when put to a vote, it carried majority.

Rafael Munguia addressed the public and stated the reason for the denial was for safety issues with the nearby school.

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

Della Robles, Planner I, introduced the item and stated 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 is 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. She further reported 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.

Della Robles, Planner I, further stated staff recommended 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.

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 were any issues with the property being so close to the water plant.

Della Robles, Planner I, stated there would be a buffer fence as a requirement.

There being no further discussion Romeo Robles moved to **approve** the request to re-zone from Office Professional District (O-P) to Residential Multi-Family High Density

District (R-MFHD). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

None.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:51 p.m.

_____
Chairman, Danny Wylie

ATTEST:

_____
Andy Castro, Secretary

APPROVED:_____

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.
DATE SUBMITTED: March 18, 2021
MEETING DATE: March 22, 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: Tabled item

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Carolina Herrera	Created/Initiated - 3/18/2021
Roland Gomez	Approved - 3/18/2021
Melanie Cano	Final Approval - 3/18/2021

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

NOTIFICATION OF PUBLIC: Six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;

2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;

3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;

4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.

5. The telecommunication tower must continue to comply with all setback and height requirements.

6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and

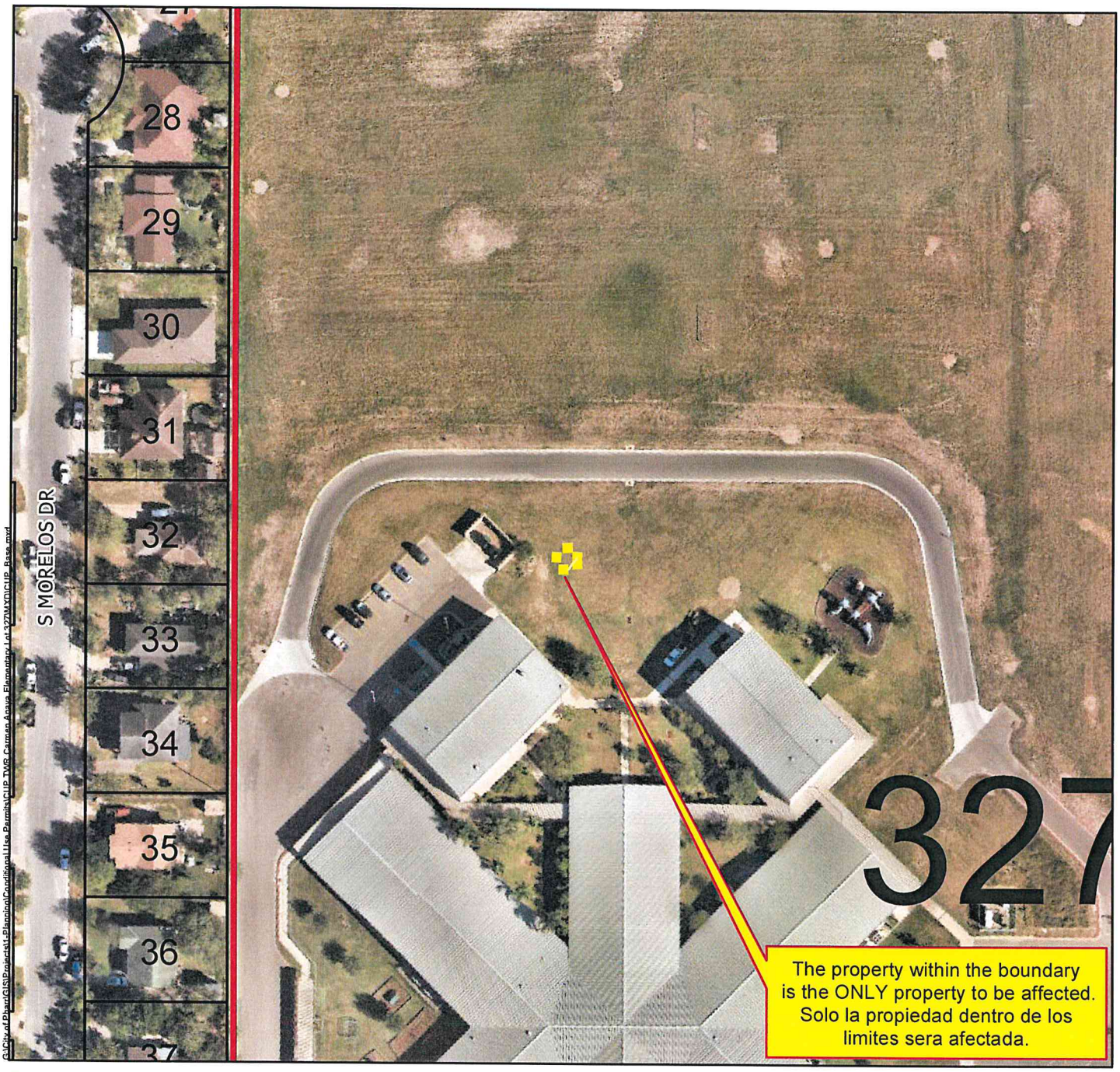
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:

   - Any change in use or change in extent of use, area or location being used.
   - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
   - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **April 5, 2021** at **4:00 p.m.**

Proposed Conditional Use Permit
Carmen Anaya Elementary Lot 327
Steve Lopez

Pharr Engineering

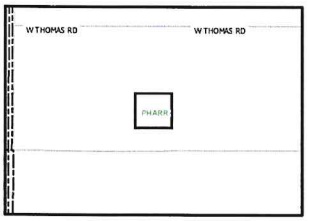


Agricultural Open Space
Single Family
Single Family Small Lot
Residential Multi-Family
Residential Multi-Family High Density
Mobile Home
Townhouse
HUD Code

Rail Road R.O.W
Government Owned
General Business
Business District
Drainage Easement
Heavy Commercial
Heavy Industrial
Limited Industrial

Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

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.

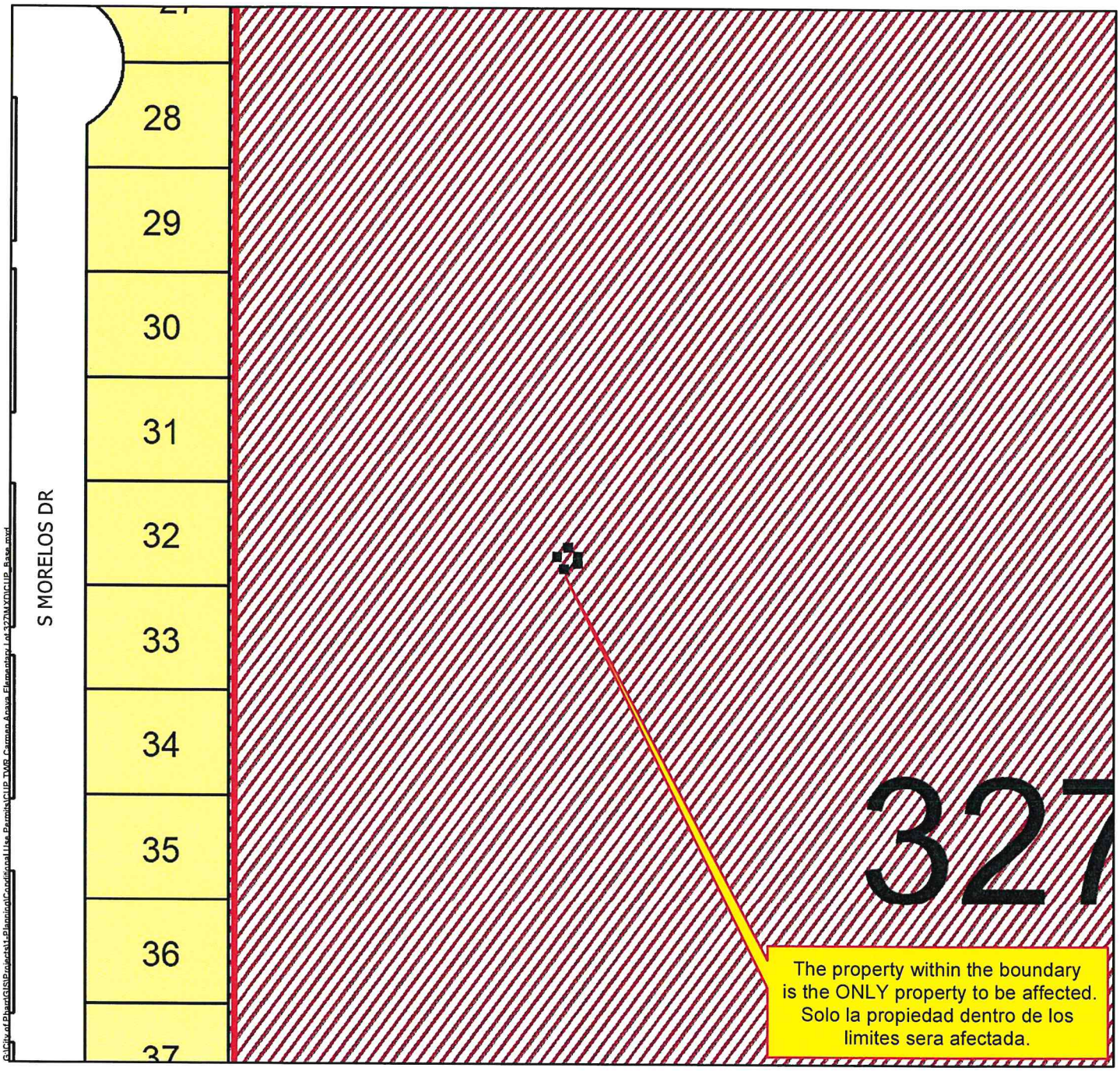


City of Pharr, Texas
Engineering Department
956.402.4242
Date: 11/23/2020

Scale: 1 inch = 100 feet

0 50 100 200 300 400 Feet

Proposed Conditional Use Permit
Carmen Anaya Elementary Lot 327
Steve Lopez

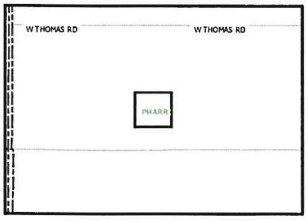


Agricultural Open Space
Single Family
Single Family Small Lot
Residential Multi-Family
Residential Multi-Family High Density
Mobile Home
Townhouse
HUD Code

Rail Road R.O.W
Government Owned
General Business
Business District
Drainage Easement
Heavy Commercial
Heavy Industrial
Limited Industrial

Neighborhood Commercial
Office Professional
PSJA ISD
Hidalgo ISD
Valley View ISD
Planned Unit Development

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
Date: 11/23/2020

Scale: 1 inch = 100 feet

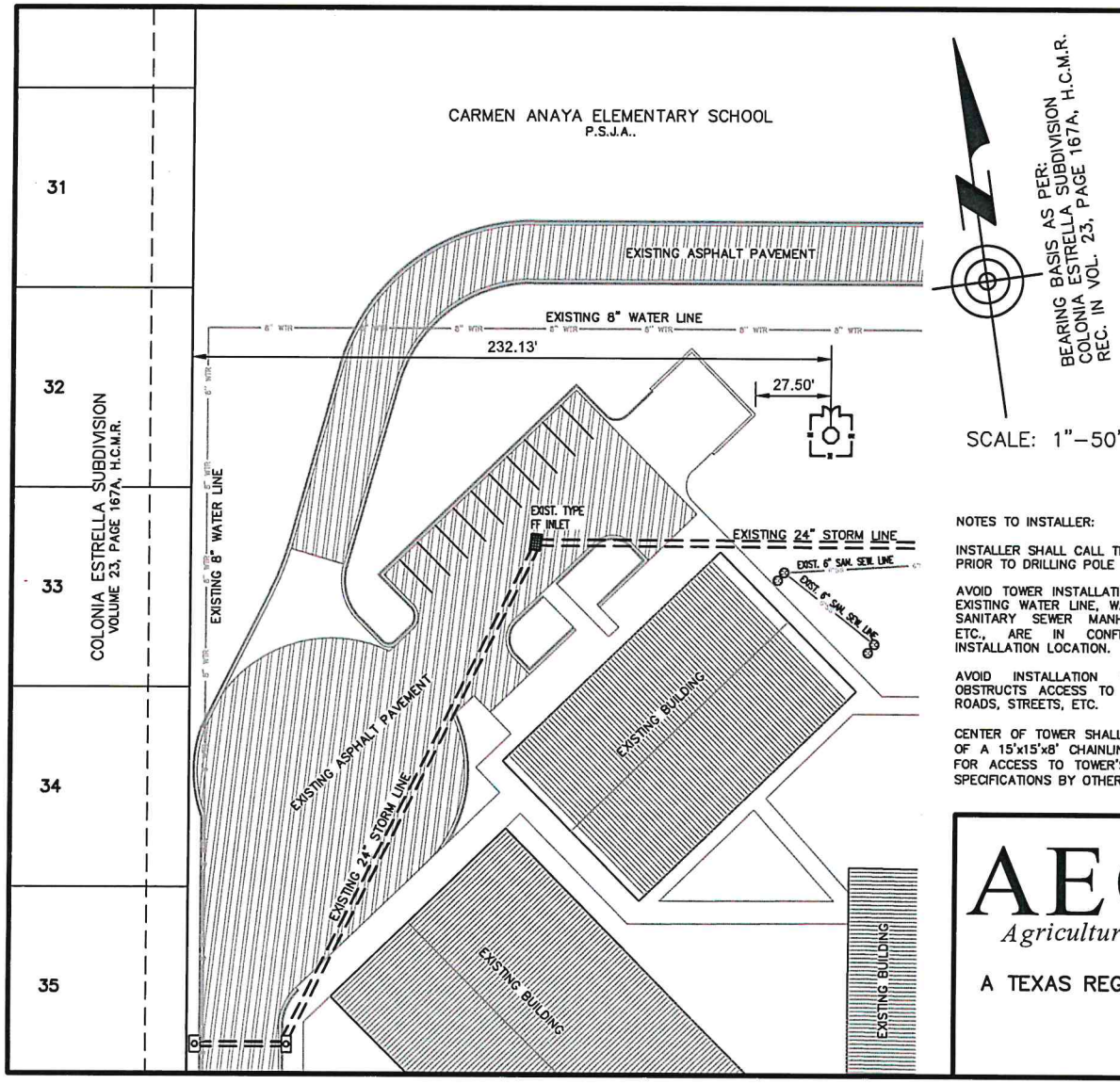
0 50 100 200 300 400 Feet

HIDALGO COUNTY WI-FI PROJECT

WI–FI TOWER

SITE: CARMEN ANAYA ELEMENTARY SCHOOL

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



NOTES TO INSTALLER:

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

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

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

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

LEGEND

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

CALL BEFORE YOU DIG!

Texas 811

Know what's below.
Call before you dig.

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

811

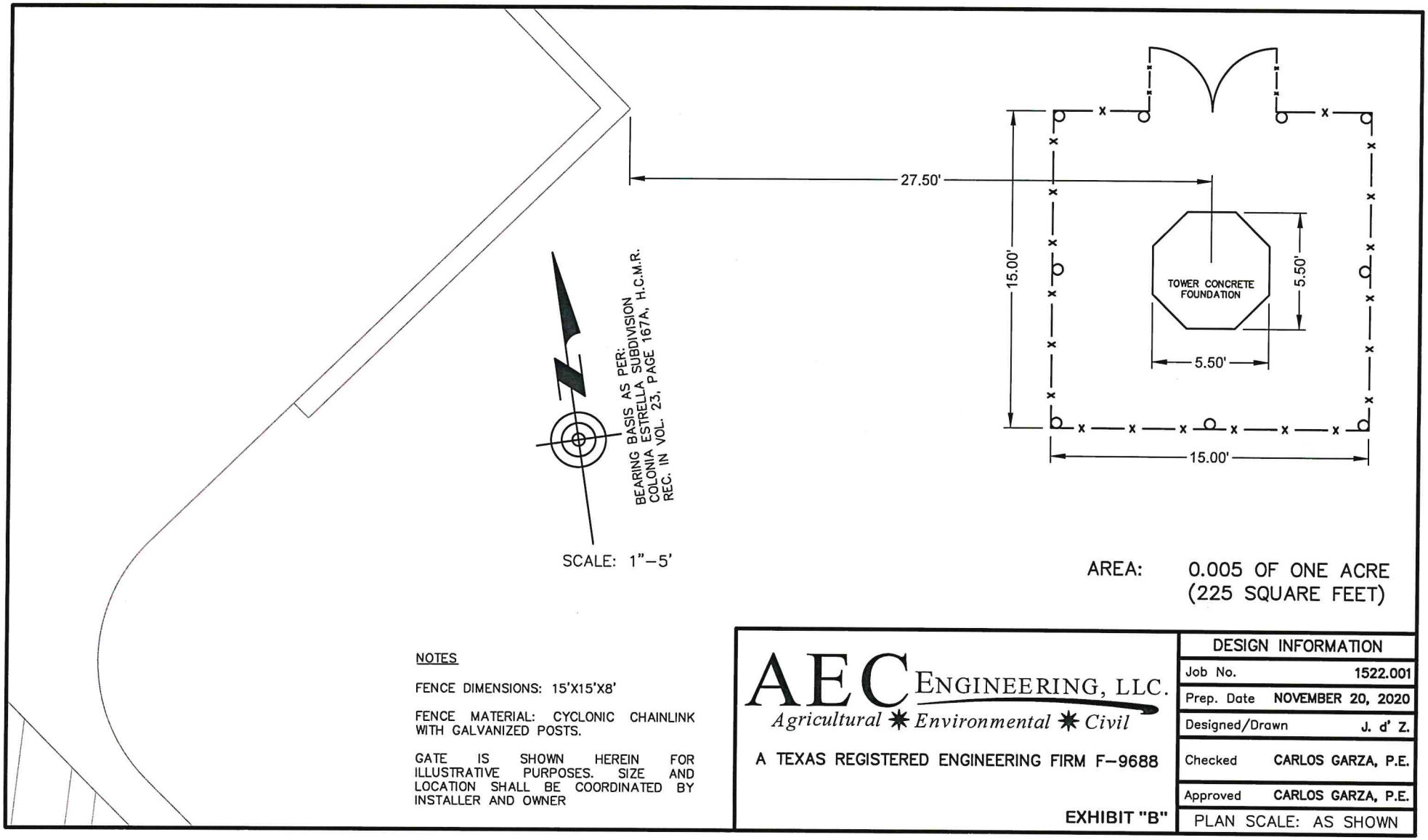
THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil

A TEXAS REGISTERED ENGINEERING FIRM F–9688

EXHIBIT "A"

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



NOTES

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK WITH GALVANIZED POSTS.

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

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil

A TEXAS REGISTERED ENGINEERING FIRM F–9688

EXHIBIT "B"

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

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

December 21, 2020

Melanie Cano
City of Pharr
308 West Park Avenue
Pharr, TX 78577

RE: Hidalgo County WiFi Project - Tower Installations

Ms. Cano:

SmartWAVE is sending this letter in response to additional information requested for the proposed Tower Installations at Carmen Anaya Elementary School, JC Kelly Elementary School, and Cesar Chavez Elementary School.

This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

These towers are being constructed for the sole purpose of supporting the County WiFi network and not designed for Commercial Cellular Services.

Please review the information requested in your email in response to Sec. 1.49.

Please note that none of these towers are within 1000 feet of an existing tower structure.

D1 – Existing Site Inventory

Hidalgo County or Pharr San Juan Independent School District does not own any existing towers in the coverage area that can be used to support the Hidalgo WiFi network design.

To provide the services required, the network design requires that 3 new towers are constructed in the coverage area to support a total of 466 WiFi Access Points installed on Street Lights throughout the coverage area.

The locations of the newly proposed sites are:

- Carmen Anaya Elementary School – 100FT Tower 26.126962, -98.206964
- JC Kelly Elementary School – 70FT Tower 26.117547, -98.194668
- Cesar Chavez Elementary School – 70FT Tower 26.131229, -98.190077

D2 – Design Requirement

The towers to be constructed are not designed to support cellular communications. Due to the WiFi radio equipment required to support the coverage area, there is no space for other radio communications equipment.

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

D3 – Availability of Suitable Existing Structures

During the site survey for the design of the WiFi network, we were unable to locate any other towers in the area that can be used to support the WiFi network devices due to the short broadcast range of the tower radio equipment.

Since the towers proposed will be fully loaded with WiFi radio equipment, the addition of WiFi radio equipment will cause co-channel interference.

Since we could not identify any other towers within 1000 meters of the proposed tower locations, we could not identify a tower owner to negotiate a usage contract with.

The towers have been custom designed to support the exact radio/antenna inventory to support the specific WiFi application for the Hidalgo County WiFi network.

Summary

In providing additional supporting documentation, we are including a letter from the School District Director of IT Daniel Saenz. Please let me know if you have any questions regarding this letter or if you need additional information.

Sincerely,

Al Brown
404.731.9580
al.brown@smartwave.us

PHARR-SAN JUAN-ALAMO ISD
Assistant Superintendent of Technology
Lauro Dávalos, Ed.D.

December 21, 2020

The City of Pharr
Zoning and Planning Commission
Pharr, Texas

To the City of Pharr Zoning and Planning Commission,

This letter is in support of the County of Hidalgo's efforts to increase internet connectivity for PSJA ISD students through the Wifi Project. The Pharr-San Juan-Alamo ISD has been working with the County of Hidalgo to identify students who live in areas without access to the internet. The completion of this project will bring internet access to those identified students. More than 6,000 students living in South Pharr will have access to a reliable internet connection because of this effort.

As a result of the COVID-19 pandemic, we had to pivot towards virtual instruction from one day to the next. As we learned more about this virus, we realized that virtual instruction would be a long-term instructional approach. As a district, we decided to order one computer for every student. The Hidalgo County Wifi Project compliments our efforts to provide every student with the tools necessary to successfully engage in virtual instruction. In addition, these efforts will prove fruitful even after we return to in-person instruction. We believe that providing a device with access to the internet to every student is a great strategy to increase equity and provide the tools necessary to successfully engage in any type of instruction.

In conclusion, the Pharr-San Juan-Alamo Independent School District is in full support of the Hidalgo County Wifi Project. The completion of this project will provide free internet access to over 6,000 students living in the proposed area.

Thank you,

Daniel Saenz, M.Ed.
Technology | Director of IT
Pharr-San Juan-Alamo ISD
956.354.1013

Lauro Davalos
Lauro Dávalos, Ed.D.
Technology | Assistant Superintendent of Technology
Pharr-San Juan-Alamo ISD
956.354.1013

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

November 10, 2020

Della Robles
Pharr Development Services
308 West Park Avenue
Pharr, TX 78577

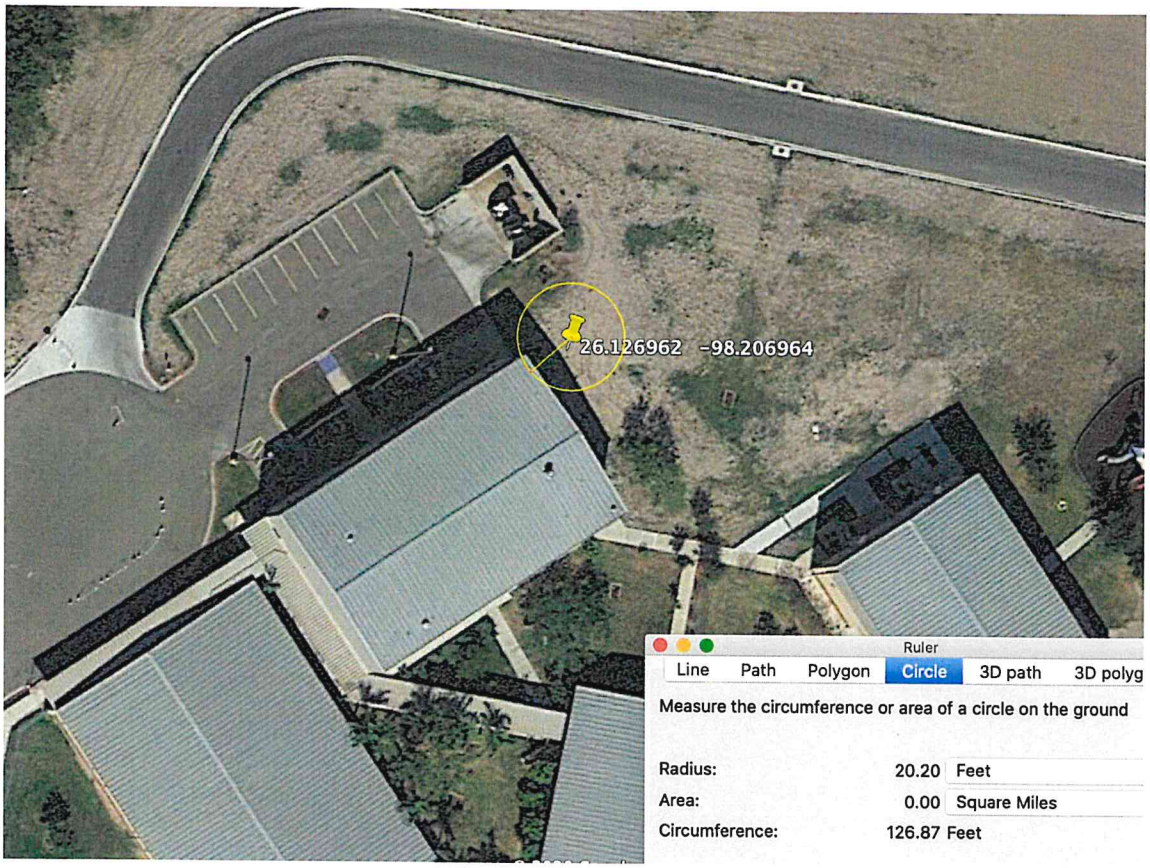
RE: Carmen Anaya ES Tower Installation

Ms. Robles:

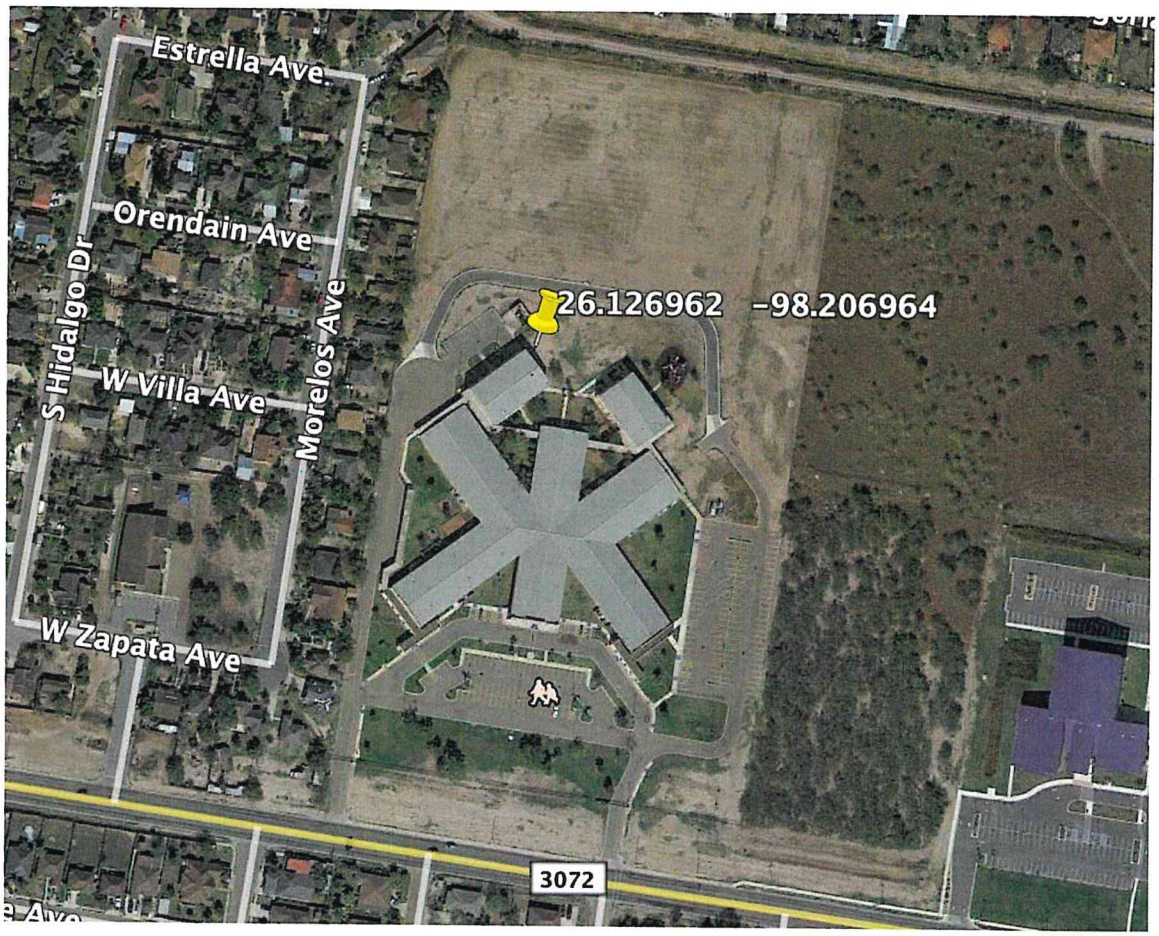
SmartWAVE is sending the City of Pharr this information regarding the planned installation of a 100 Foot free standing tower at the Carmen Anaya Elementary School site located at 1000 W Dicker Road. This information provides you with location site information along with structural drawings and information regarding the foundation size.

This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

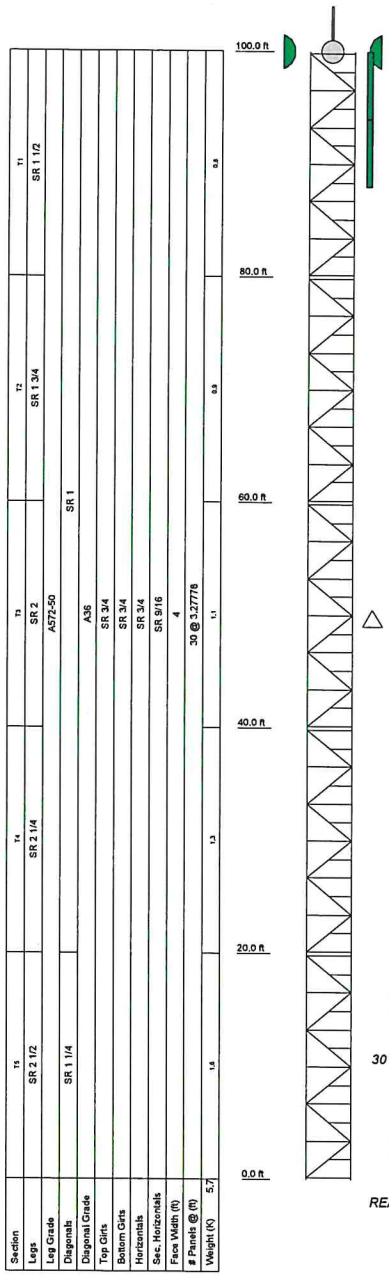
Tower Location



2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us



Tower Drawing



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
5/8" x 4' Lightning Rod	100	(6) N5-45x4 w/Mount	97
(2) VHLP3-11W	100	(6) Mimosa A5c w/Mount	94
VHLP3-18	100	Mimosa B24 w/Mount	91
VHLP2-11W/A	100		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A36	36 ksi	58 ksi

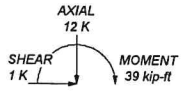
TOWER DESIGN NOTES

1. Tower is located in Hidalgo County, Texas.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 131 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Depicted antennas are for visual loading representation only. Refer to bid for supplied items.
11. Tower design is 3 Faced Self-support Tower with solid round legs.
12. Tower design is ****Conceptual Only - Not For Construction****
13. Final design may change due to increased analysis for performance and efficiency.
14. TOWER RATING: 94%

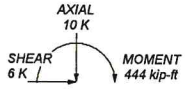
ALL REACTIONS ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 131 K
SHEAR: 3 K

UPLIFT: -125 K
SHEAR: 3 K



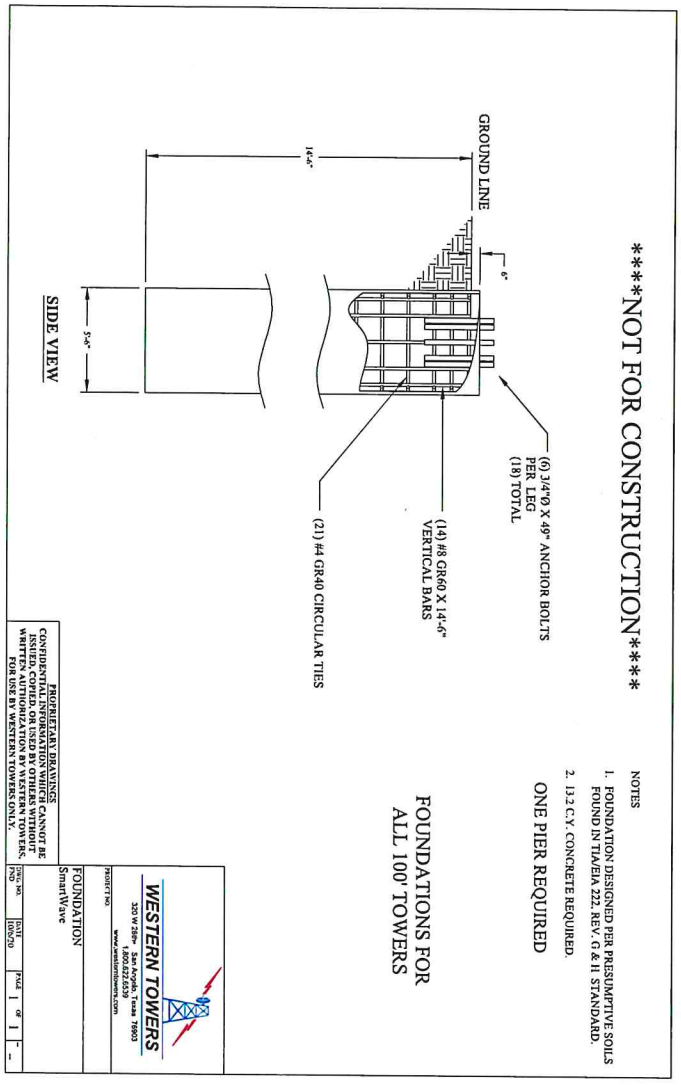
TORQUE 0 kip-ft
30 mph WIND - 0.5000 in ICE



TORQUE 4 kip-ft
REACTIONS - 131 mph WIND

Western Towers 320 W. 26th Street San Angelo, TX www.WesternTowers.com Phone: (325) 658-6539 FAX: (325) 655-1185	Carmen Anaya		
	Client: SmartWave Technologies	Drawn by: pedram.sadr	App'd:
	Code: TIA-222-H	Date: 10/06/20	Scale: NTS
	Path:		Dwg No. E-1

Tower Foundation



Please let me know if you have any questions regarding this letter or if you need additional information.

Sincerely,

Al Brown
404.731.9580
al.brown@smartwave.us

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.
DATE SUBMITTED: March 18, 2021
MEETING DATE: March 22, 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: Tabled Item

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Carolina Herrera	Created/Initiated - 3/18/2021
Roland Gomez	Approved - 3/18/2021
Melanie Cano	Final Approval - 3/18/2021

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

NOTIFICATION OF PUBLIC: Eleven (11) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-MFHD) subject to the following conditions.

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;

2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;

3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;

4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.

5. The telecommunication tower must continue to comply with all setback and height requirements.

6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and

7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:

   - Any change in use or change in extent of use, area or location being used.
   - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
   - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

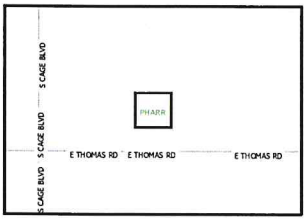
NOTE: This item will go before the City Commission Meeting of **April 5, 2021** at **4:00 p.m.**

Proposed Conditional Use Permit
Cesar Chavez Elementary Lot 307
Steve Lopez

Pharr Engineering

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

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

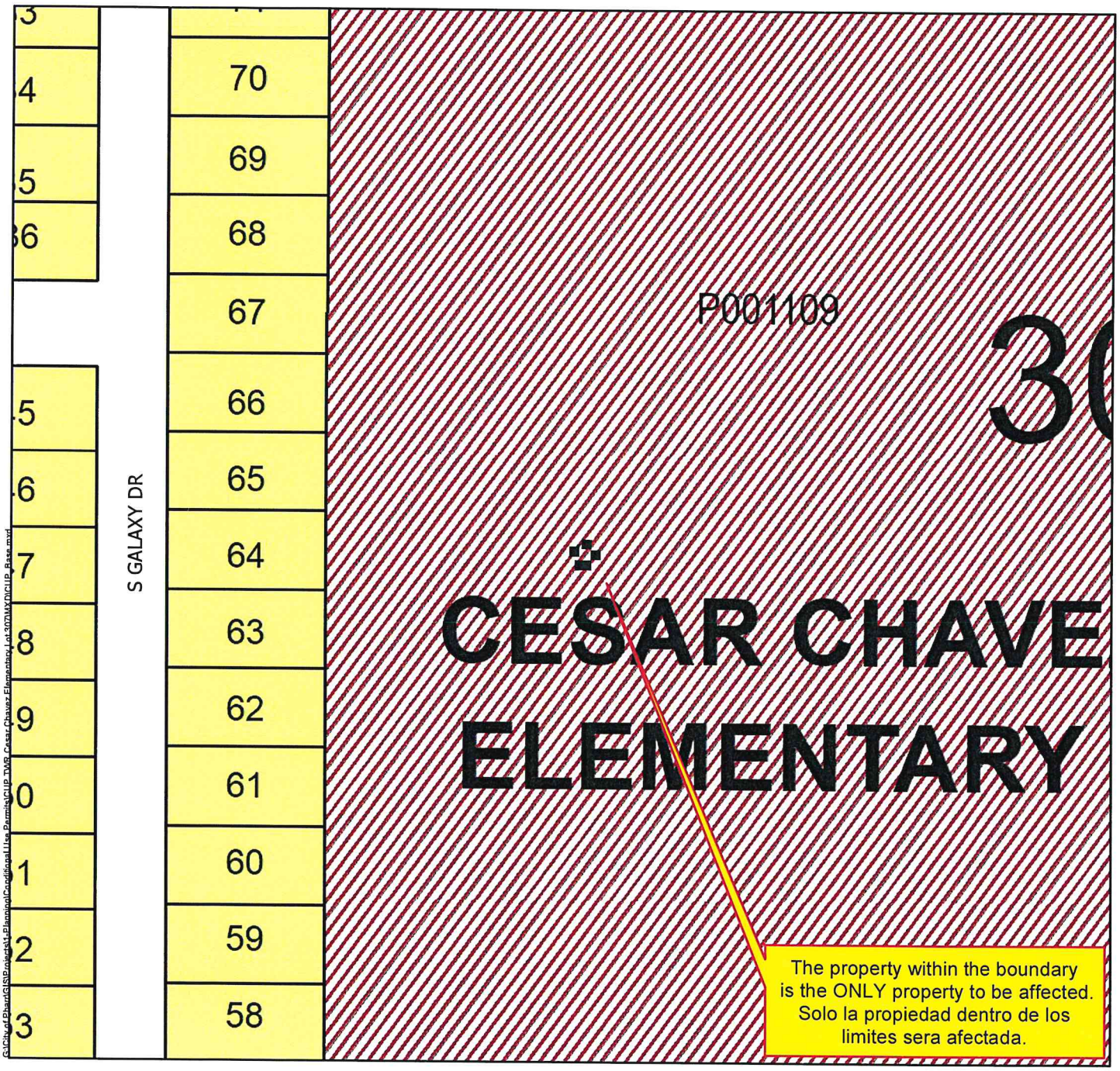
Date: 11/23/2020

Scale: 1 inch = 60 feet

0 30 60 120 180 240 Feet

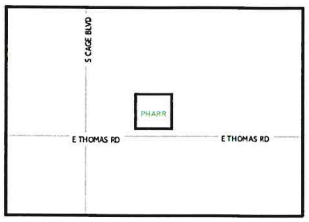
Proposed Conditional Use Permit
Cesar Chavez Elementary Lot 307
Steve Lopez

Pharr Engineering



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

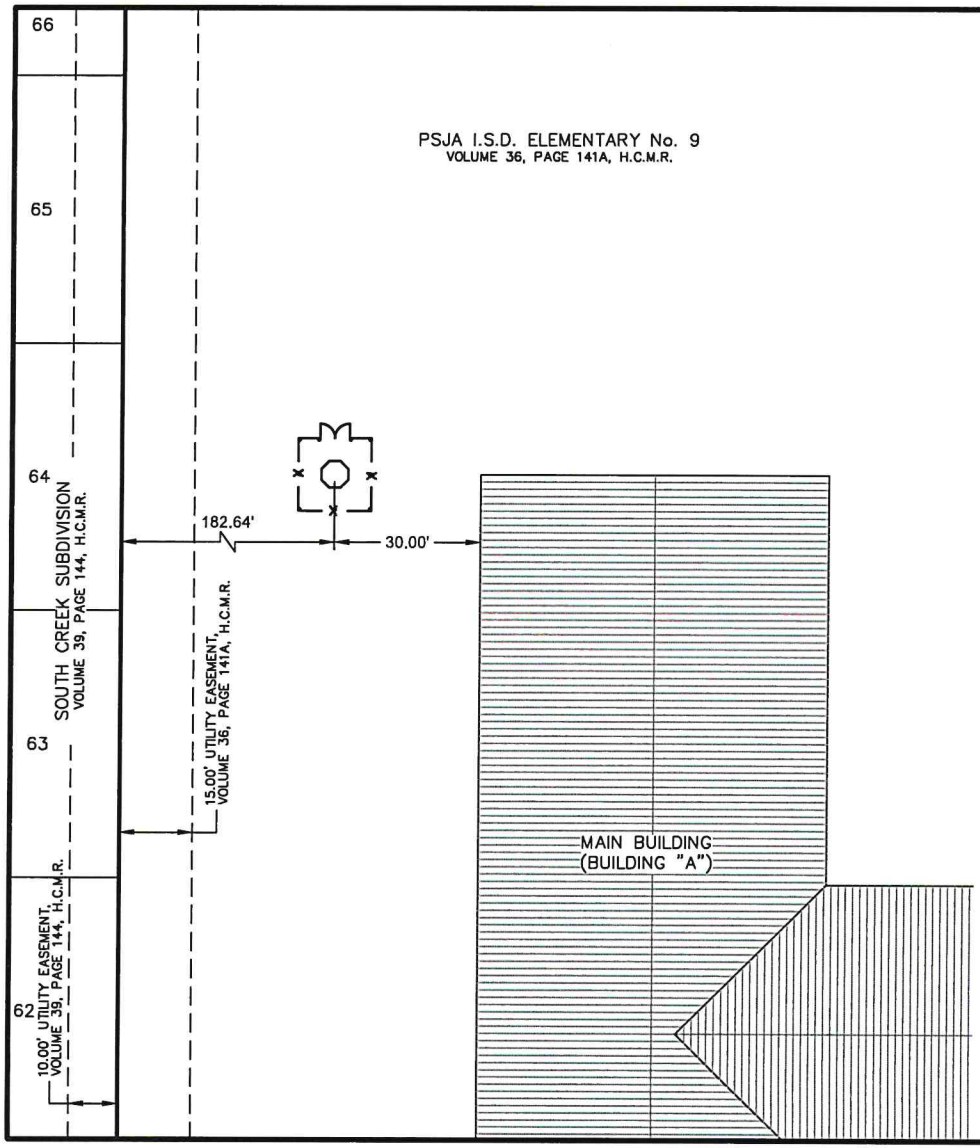
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242
Date: 11/23/2020

Scale: 1 inch = 100 feet

0 50 100 200 300 400 Feet



SCALE: 1"–30'

HIDALGO COUNTY WI-FI PROJECT

WI–FI TOWER

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

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

NOTES TO INSTALLER:

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

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

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

CENTER OF TOWER'S CONCRETE FOUNDATION SHALL BE ALIGNED WITH THE NORTH SIDE OF BUILDING "A"

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

LEGEND

⬡	PROPOSED WI–FI TOWER'S 66" CONC. FOUNDATION (OCTAGON IN SHAPE).
—x—x—x—	PROPOSED CHAINLINK FENCE

CALL BEFORE YOU DIG!

Texas 811

Know what's below.
Call before you dig.

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

811

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

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil

A TEXAS REGISTERED ENGINEERING FIRM F–9688

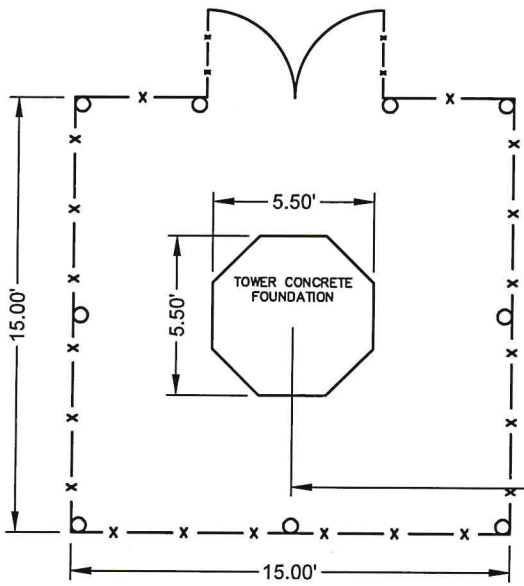
EXHIBIT "A"

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

HIDALGO COUNTY WI-FI PROJECT

WI–FI TOWER

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



SCALE: 1"–5'

30.00'

MAIN BUILDING
(BUILDING "A")

NOTES

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK WITH GALVANIZED POSTS.

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

AREA: 0.005 OF ONE ACRE (225 SQUARE FEET)

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil

A TEXAS REGISTERED ENGINEERING FIRM F–9688

EXHIBIT "B"

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

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

December 21, 2020

Melanie Cano
City of Pharr
308 West Park Avenue
Pharr, TX 78577

RE: Hidalgo County WiFi Project - Tower Installations

Ms. Cano:

SmartWAVE is sending this letter in response to additional information requested for the proposed Tower Installations at Carmen Anaya Elementary School, JC Kelly Elementary School, and Cesar Chavez Elementary School.

This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

These towers are being constructed for the sole purpose of supporting the County WiFi network and not designed for Commercial Cellular Services.

Please review the information requested in your email in response to Sec. 1.49.

Please note that none of these towers are within 1000 feet of an existing tower structure.

D1 – Existing Site Inventory

Hidalgo County or Pharr San Juan Independent School District does not own any existing towers in the coverage area that can be used to support the Hidalgo WiFi network design.

To provide the services required, the network design requires that 3 new towers are constructed in the coverage area to support a total of 466 WiFi Access Points installed on Street Lights throughout the coverage area.

The locations of the newly proposed sites are:

- Carmen Anaya Elementary School – 100FT Tower 26.126962, -98.206964
- JC Kelly Elementary School – 70FT Tower 26.117547, -98.194668
- Cesar Chavez Elementary School – 70FT Tower 26.131229, -98.190077

D2 – Design Requirement

The towers to be constructed are not designed to support cellular communications. Due to the WiFi radio equipment required to support the coverage area, there is no space for other radio communications equipment.

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

D3 – Availability of Suitable Existing Structures

During the site survey for the design of the WiFi network, we were unable to locate any other towers in the area that can be used to support the WiFi network devices due to the short broadcast range of the tower radio equipment.

Since the towers proposed will be fully loaded with WiFi radio equipment, the addition of WiFi radio equipment will cause co-channel interference.

Since we could not identify any other towers within 1000 meters of the proposed tower locations, we could not identify a tower owner to negotiate a usage contract with.

The towers have been custom designed to support the exact radio/antenna inventory to support the specific WiFi application for the Hidalgo County WiFi network.

Summary

In providing additional supporting documentation, we are including a letter from the School District Director of IT Daniel Saenz. Please let me know if you have any questions regarding this letter or if you need additional information.

Sincerely,

Al Brown
404.731.9580
al.brown@smartwave.us

PSJA COLLEGE³
READY.CONNECTED.COMPLETE

PHARR-SAN JUAN-ALAMO ISD
Assistant Superintendent of Technology
Lauro Dávalos, Ed.D.

December 21, 2020

The City of Pharr
Zoning and Planning Commission
Pharr, Texas

To the City of Pharr Zoning and Planning Commission,

This letter is in support of the County of Hidalgo's efforts to increase internet connectivity for PSJA ISD students through the Wifi Project. The Pharr-San Juan-Alamo ISD has been working with the County of Hidalgo to identify students who live in areas without access to the internet. The completion of this project will bring internet access to those identified students. More than 6,000 students living in South Pharr will have access to a reliable internet connection because of this effort.

As a result of the COVID-19 pandemic, we had to pivot towards virtual instruction from one day to the next. As we learned more about this virus, we realized that virtual instruction would be a long-term instructional approach. As a district, we decided to order one computer for every student. The Hidalgo County Wifi Project compliments our efforts to provide every student with the tools necessary to successfully engage in virtual instruction. In addition, these efforts will prove fruitful even after we return to in-person instruction. We believe that providing a device with access to the internet to every student is a great strategy to increase equity and provide the tools necessary to successfully engage in any type of instruction.

In conclusion, the Pharr-San Juan-Alamo Independent School District is in full support of the Hidalgo County Wifi Project. The completion of this project will provide free internet access to over 6,000 students living in the proposed area.

Thank you,

Daniel Saenz, M.Ed.
Technology | Director of IT
Pharr-San Juan-Alamo ISD
956.354.1013

Lauro Davalos
Lauro Dávalos, Ed.D.
Technology | Assistant Superintendent of Technology
Pharr-San Juan-Alamo ISD
956.354.1013

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

November 10, 2020

Della Robles
Pharr Development Services
308 West Park Avenue
Pharr, TX 78577

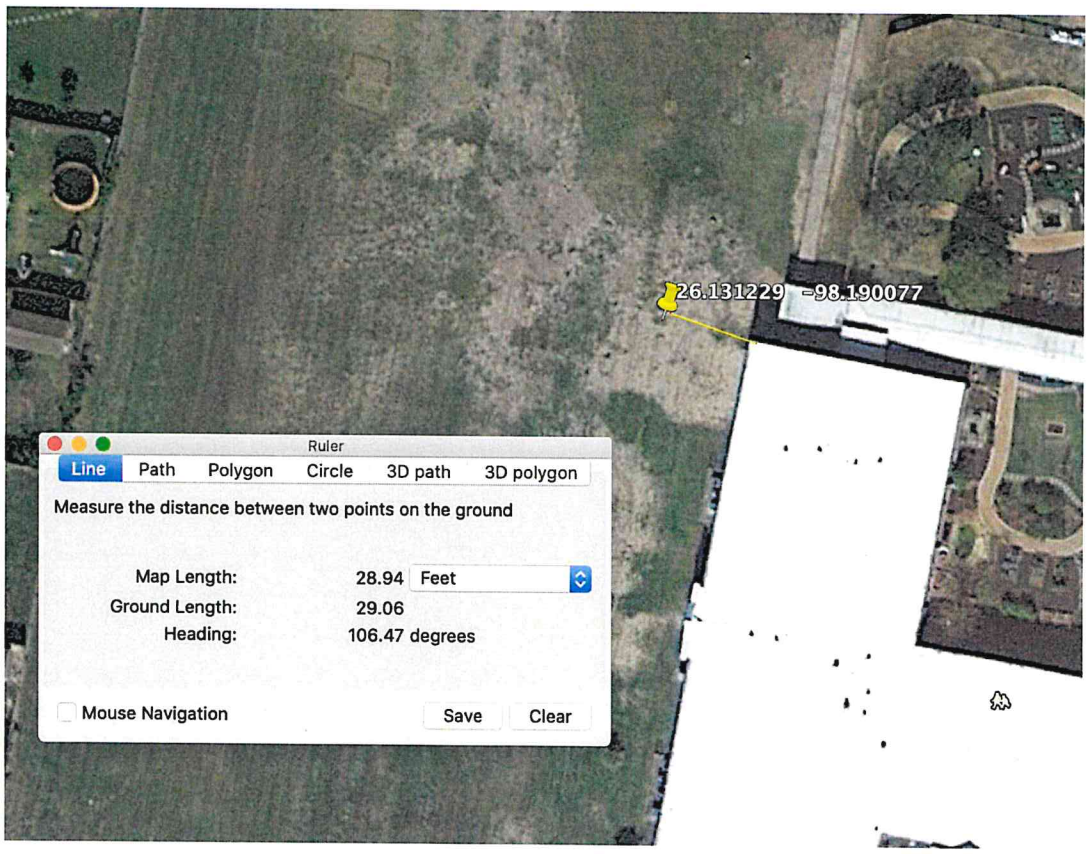
RE: Cesar Chavez ES Tower Installation

Ms. Robles:

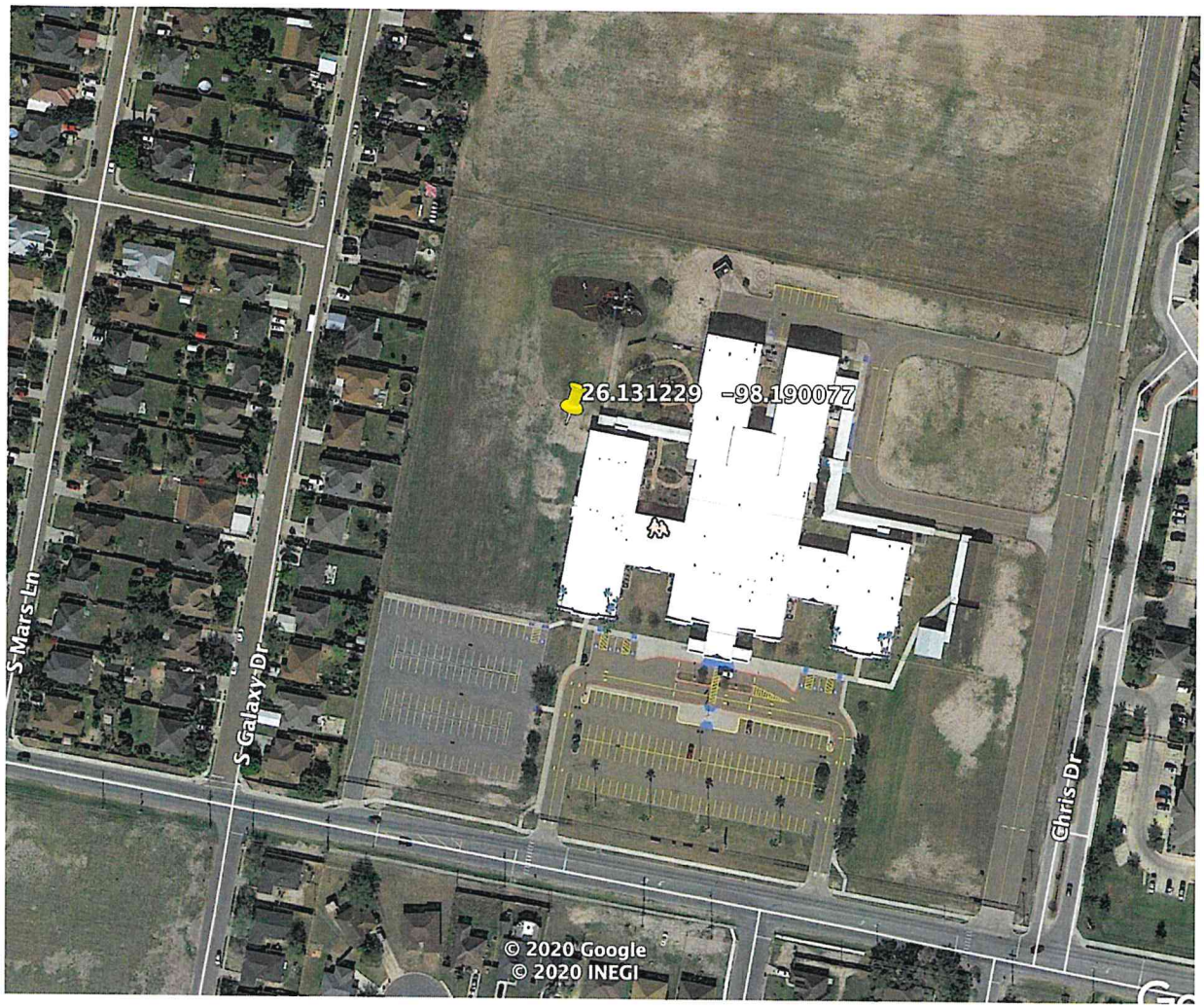
SmartWAVE is sending the City of Pharr this information regarding the planned installation of a 70 Foot free standing tower at the Cesar Chavez Elementary School site located at 401 E Thomas Drive. This information provides you with location site information along with structural drawings and information regarding the foundation size.

This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

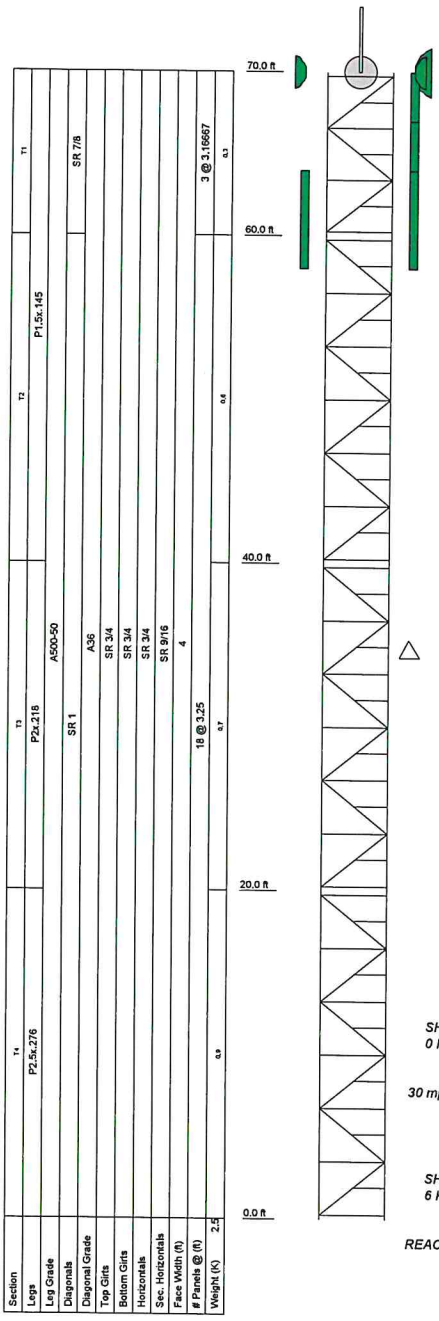
Tower Location



2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us



Tower Drawing



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
5/8" x 4' Lightning Rod	70	(6) Mimosa A5c w/Mount	67
VHLP3-11W	70	(6) N5-45x4 w/Mount	64
(2) VHLP2-18/C	70	C5c	61
KP-5PDC5C-2	70	(2) B5c	61
(2) HDDA5W-29-DP	70		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A500-50	50 ksi	62 ksi	A36	36 ksi	58 ksi

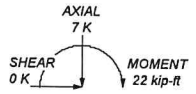
TOWER DESIGN NOTES

1. Tower is located in Hidalgo County, Texas.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 135 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Tower design is ****Conceptual Only - Not For Construction****
11. TOWER RATING: 95.4%

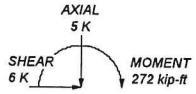
ALL REACTIONS ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 80 K
SHEAR: 2 K

UPLIFT: -76 K
SHEAR: 3 K



TORQUE 0 kip-ft
30 mph WIND - 0.5000 in ICE



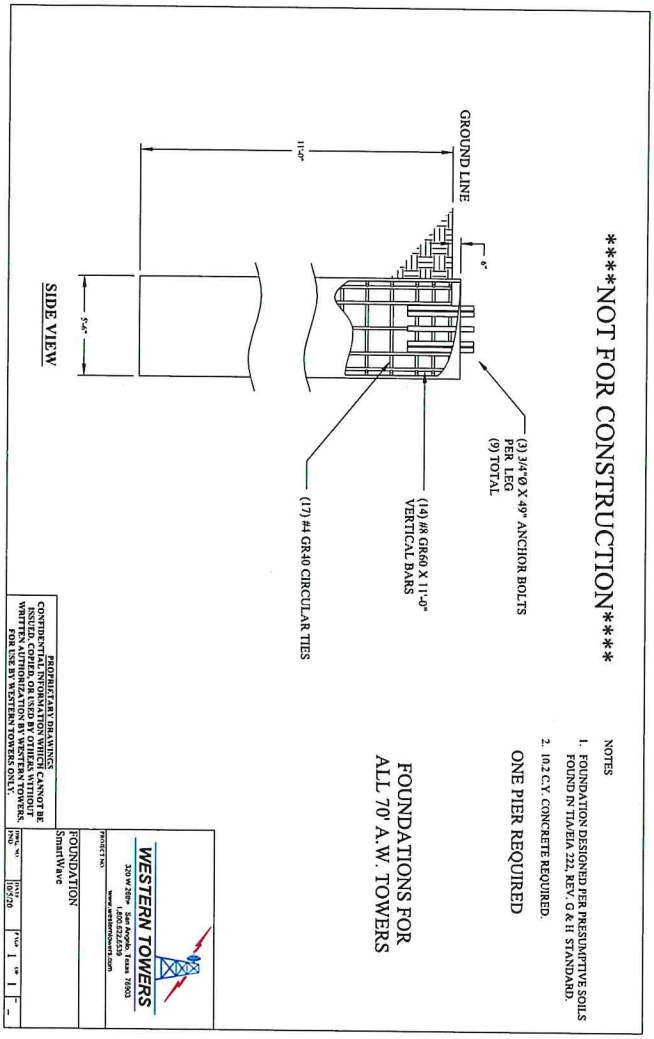
TORQUE 4 kip-ft
REACTIONS - 135 mph WIND

Western Towers 320 W. 26th Street San Angelo, TX www.WesternTowers.com Phone: (325) 658-6539 FAX: (325) 655-1185	Cesar Chavez		
	Client: SmartWave Technologies	Drawn by: pedram.sadr	App'd:
	Code: TIA-222-H	Date: 10/05/20	Scale: NTS
	Path: C:\pw\SmartWave Technologies\10994 - SO Substation 70' A WA\10994.wl		Dwg No. E-1

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

Tower Foundation



Please let me know if you have any questions regarding this letter or if you need additional information.

Sincerely,

Al Brown
404.731.9580
al.brown@smartwave.us

AGENDA MEMORANDUM

BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.
DATE SUBMITTED: March 18, 2021
MEETING DATE: March 22, 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: Tabled Item

Alternatives:

Exclude Material from Public Packet? No
Reason:

ROUTING:

Carolina Herrera	Created/Initiated - 3/18/2021
Roland Gomez	Approved - 3/18/2021
Melanie Cano	Final Approval - 3/18/2021

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

NOTIFICATION OF PUBLIC: Three (3) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;

2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;

3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;

4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.

5. The telecommunication tower must continue to comply with all setback and height requirements.

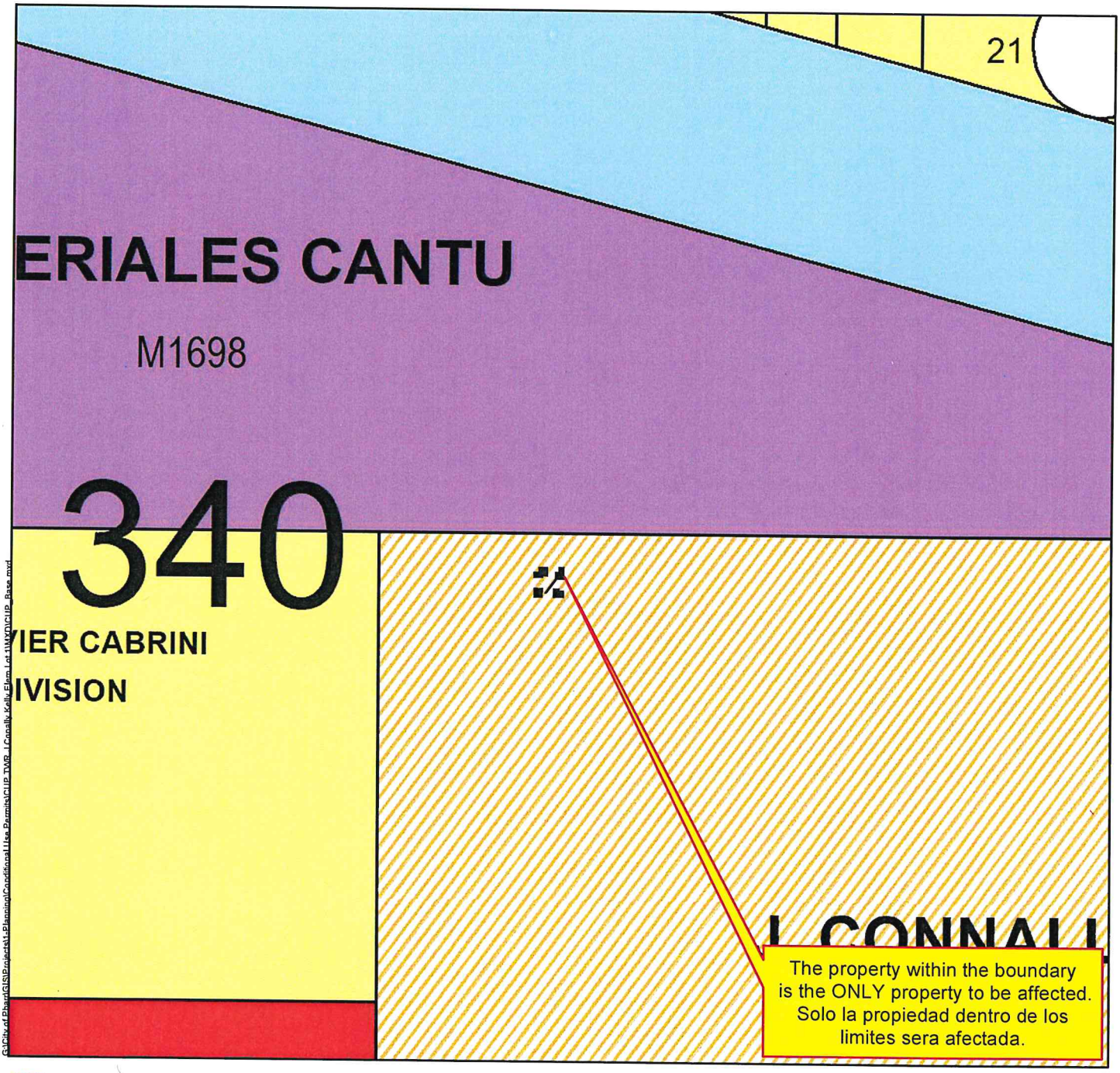
6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and

7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:

- Any change in use or change in extent of use, area or location being used.
- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

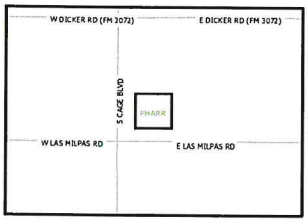
NOTE: This item will go before the City Commission Meeting of **April 5, 2021** at **4:00 p.m.**

Proposed Conditional Use Permit
J Connally Kelly Elementary Lot 1
Steve Lopez



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

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
Date: 11/23/2020

Scale: 1 inch = 100 feet

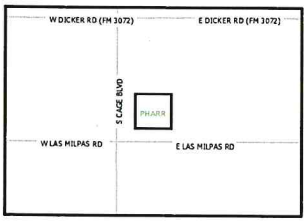
0 50 100 200 300 400 Feet

Proposed Conditional Use Permit
J Connally Kelly Elementary Lot 1
Steve Lopez

Pharr Engineering

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

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 = 100 feet

0 50 100 200 300 400 Feet

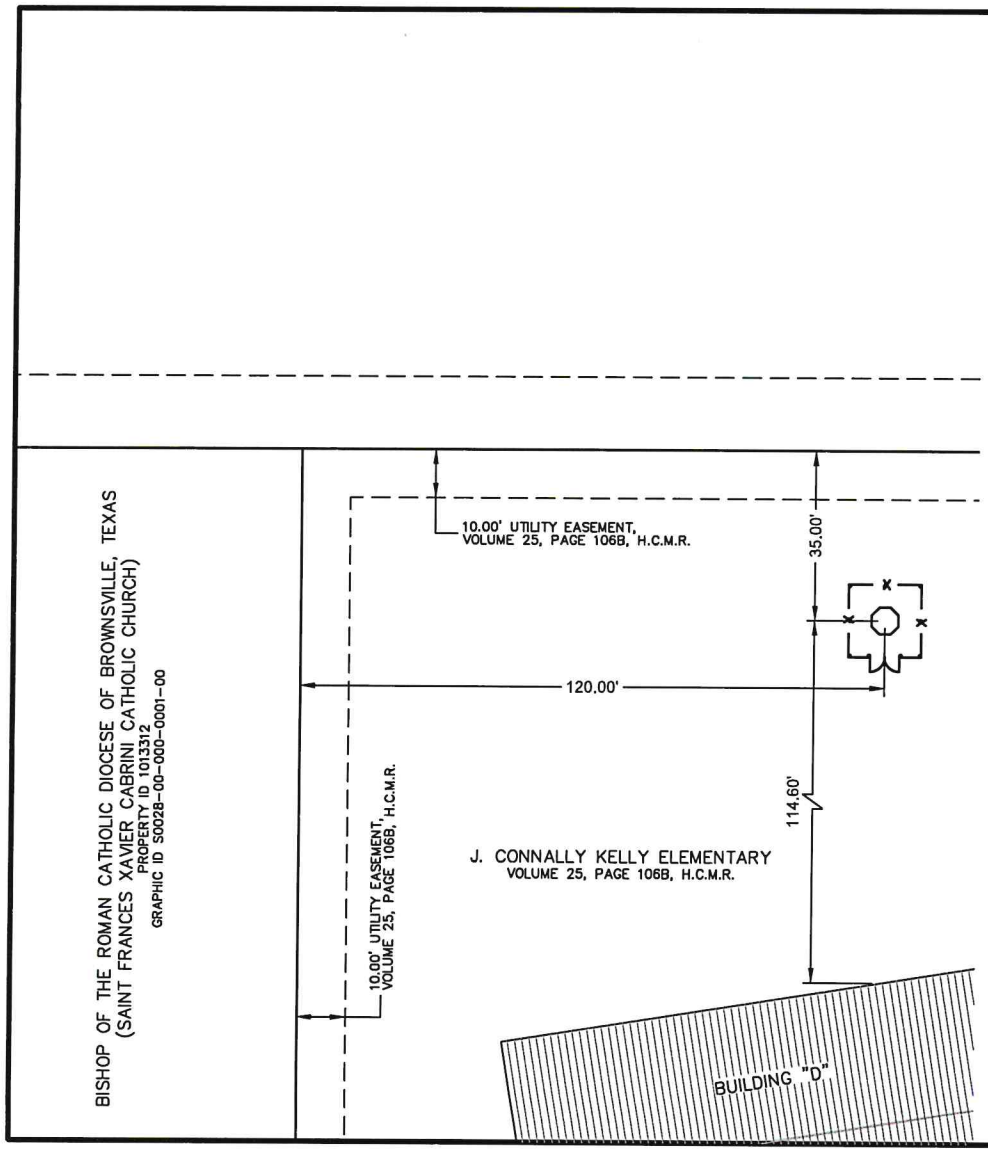
Date: 11/23/2020

HIDALGO COUNTY WI-FI PROJECT

WI–FI TOWER

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

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



SCALE: 1"–30'

NOTES TO INSTALLER:

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

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

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

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

LEGEND

○	PROPOSED WI–FI TOWER'S 66" CONC. FOUNDATION (OCTAGON IN SHAPE).
—x—x—x—	PROPOSED CHAINLINK FENCE

CALL BEFORE YOU DIG!

Texas 811

Know what's below.
Call before you dig.

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

811

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

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil

A TEXAS REGISTERED ENGINEERING FIRM F–9688

EXHIBIT "A"

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

MATERIALES CANTU SUBDIVISION
VOLUME 29, PAGE 155B, H.C.M.R.

15.00' UTILITY EASEMENT,
VOLUME 29, PAGE 155B, H.C.M.R.

35.00'

BEARING BASIS AS PER:
J CONNALLY KELLY ELEMENTARY
REC. IN VOL. 25, PAGE 106B, H.C.M.R.

SCALE: 1"–5'

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

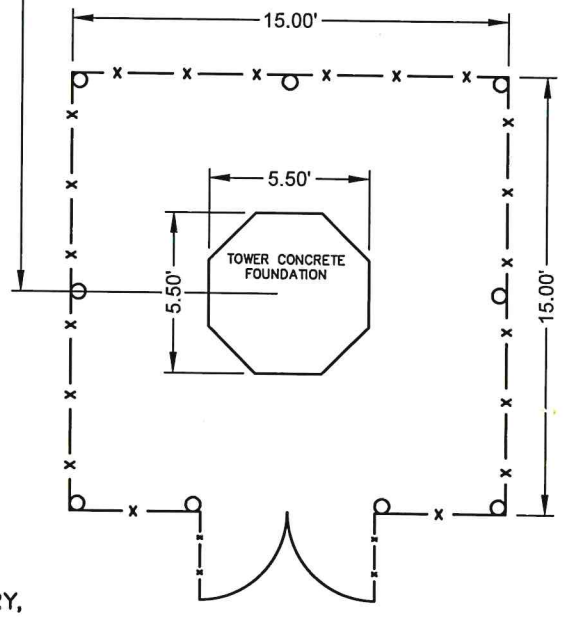
NOTES

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK WITH GALVANIZED POSTS.

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

AREA: 0.005 OF ONE ACRE (225 SQUARE FEET)



HIDALGO COUNTY WI-FI PROJECT

WI–FI TOWER

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

AEC ENGINEERING, LLC.
Agricultural ✱ Environmental ✱ Civil

A TEXAS REGISTERED ENGINEERING FIRM F–9688

EXHIBIT "B"

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

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

December 21, 2020

Melanie Cano
City of Pharr
308 West Park Avenue
Pharr, TX 78577

RE: Hidalgo County WiFi Project - Tower Installations

Ms. Cano:

SmartWAVE is sending this letter in response to additional information requested for the proposed Tower Installations at Carmen Anaya Elementary School, JC Kelly Elementary School, and Cesar Chavez Elementary School.

This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

These towers are being constructed for the sole purpose of supporting the County WiFi network and not designed for Commercial Cellular Services.

Please review the information requested in your email in response to Sec. 1.49.

Please note that none of these towers are within 1000 feet of an existing tower structure.

D1 – Existing Site Inventory

Hidalgo County or Pharr San Juan Independent School District does not own any existing towers in the coverage area that can be used to support the Hidalgo WiFi network design.

To provide the services required, the network design requires that 3 new towers are constructed in the coverage area to support a total of 466 WiFi Access Points installed on Street Lights throughout the coverage area.

The locations of the newly proposed sites are:

- Carmen Anaya Elementary School – 100FT Tower 26.126962, -98.206964
- JC Kelly Elementary School – 70FT Tower 26.117547, -98.194668
- Cesar Chavez Elementary School – 70FT Tower 26.131229, -98.190077

D2 – Design Requirement

The towers to be constructed are not designed to support cellular communications. Due to the WiFi radio equipment required to support the coverage area, there is no space for other radio communications equipment.

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

D3 – Availability of Suitable Existing Structures

During the site survey for the design of the WiFi network, we were unable to locate any other towers in the area that can be used to support the WiFi network devices due to the short broadcast range of the tower radio equipment.

Since the towers proposed will be fully loaded with WiFi radio equipment, the addition of WiFi radio equipment will cause co-channel interference.

Since we could not identify any other towers within 1000 meters of the proposed tower locations, we could not identify a tower owner to negotiate a usage contract with.

The towers have been custom designed to support the exact radio/antenna inventory to support the specific WiFi application for the Hidalgo County WiFi network.

Summary

In providing additional supporting documentation, we are including a letter from the School District Director of IT Daniel Saenz. Please let me know if you have any questions regarding this letter or if you need additional information.

Sincerely,

Al Brown
404.731.9580
al.brown@smartwave.us

PSJA COLLEGE³
READY.CONNECTED.COMPLETE.

PHARR-SAN JUAN-ALAMO ISD
Assistant Superintendent of Technology
Lauro Dávalos, Ed.D.

December 21, 2020

The City of Pharr
Zoning and Planning Commission
Pharr, Texas

To the City of Pharr Zoning and Planning Commission,

This letter is in support of the County of Hidalgo's efforts to increase internet connectivity for PSJA ISD students through the Wifi Project. The Pharr-San Juan-Alamo ISD has been working with the County of Hidalgo to identify students who live in areas without access to the internet. The completion of this project will bring internet access to those identified students. More than 6,000 students living in South Pharr will have access to a reliable internet connection because of this effort.

As a result of the COVID-19 pandemic, we had to pivot towards virtual instruction from one day to the next. As we learned more about this virus, we realized that virtual instruction would be a long-term instructional approach. As a district, we decided to order one computer for every student. The Hidalgo County Wifi Project compliments our efforts to provide every student with the tools necessary to successfully engage in virtual instruction. In addition, these efforts will prove fruitful even after we return to in-person instruction. We believe that providing a device with access to the internet to every student is a great strategy to increase equity and provide the tools necessary to successfully engage in any type of instruction.

In conclusion, the Pharr-San Juan-Alamo Independent School District is in full support of the Hidalgo County Wifi Project. The completion of this project will provide free internet access to over 6,000 students living in the proposed area.

Thank you,

Daniel Saenz, M.Ed.
Technology | Director of IT
Pharr-San Juan-Alamo ISD
956.354.1013

Lauro Davalos
Lauro Dávalos, Ed.D.
Technology | Assistant Superintendent of Technology
Pharr-San Juan-Alamo ISD
956.354.1013

It is the policy of Pharr-San Juan-Alamo ISD not to discriminate on the basis of sex, disability, race, color, religion, national origin or age.

SmartWAVE Technologies
Enabling the Wireless Generation...

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

November 10, 2020

Della Robles
Pharr Development Services
308 West Park Avenue
Pharr, TX 78577

RE: J.C. Kelley ES Tower Installation

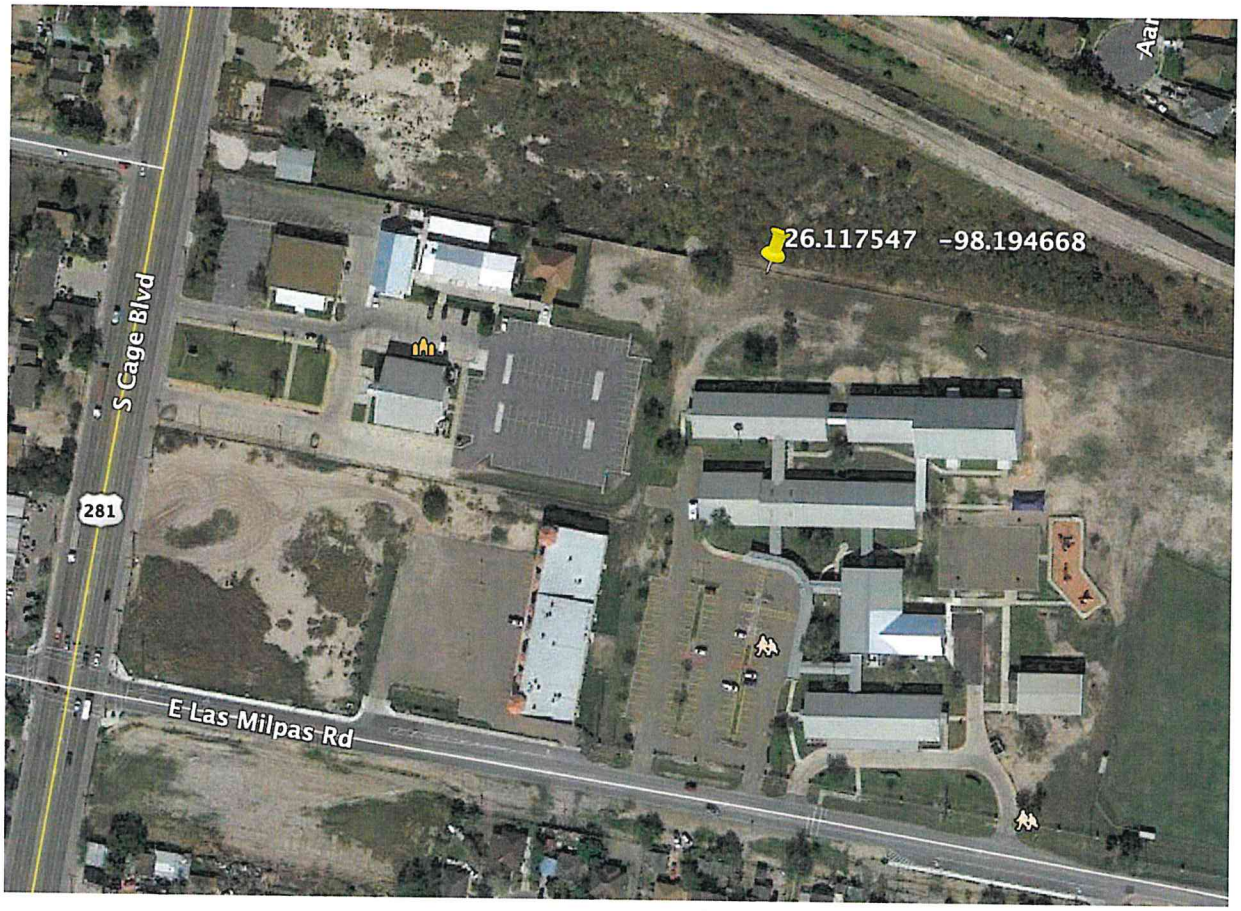
Ms. Robles:

SmartWAVE is sending the City of Pharr this information regarding the planned installation of a 70 Foot free standing tower at the J. C. Kelley Elementary School site located at 201 Las Milpas. This information provides you with location site information along with structural drawings and information regarding the foundation size.

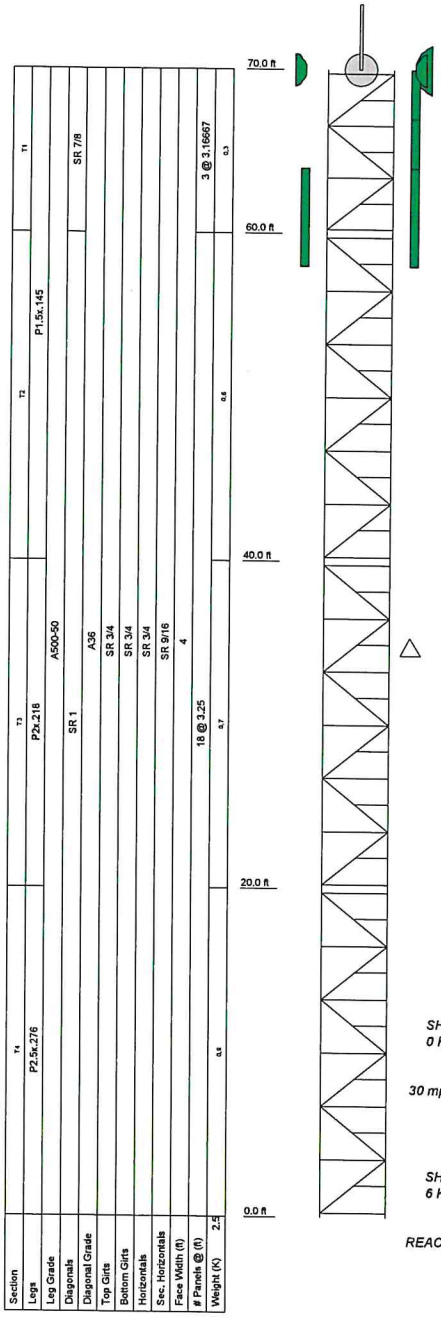
This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

Tower Location

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us



Tower Drawing



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
5/8" x 4' Lightning Rod	70	(6) Mimosa A5c w/Mount	67
VHLP3-11W	70	(6) N5-45x4 w/Mount	64
(2) VHLP2-18/C	70	C5c	61
KP-5PDC5C-2	70	(2) B5c	61
(2) HDDA5W-29-DP	70		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A500-50	50 ksi	62 ksi	A36	36 ksi	58 ksi

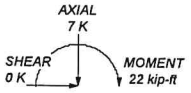
TOWER DESIGN NOTES

1. Tower is located in Hidalgo County, Texas.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 135 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 30 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Tower design is ****Conceptual Only - Not For Construction****
11. TOWER RATING: 95.4%

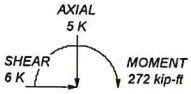
ALL REACTIONS ARE FACTORED

MAX. CORNER REACTIONS AT BASE:
DOWN: 80 K
SHEAR: 2 K

UPLIFT: -76 K
SHEAR: 3 K



TORQUE 0 kip-ft
30 mph WIND - 0.5000 in ICE



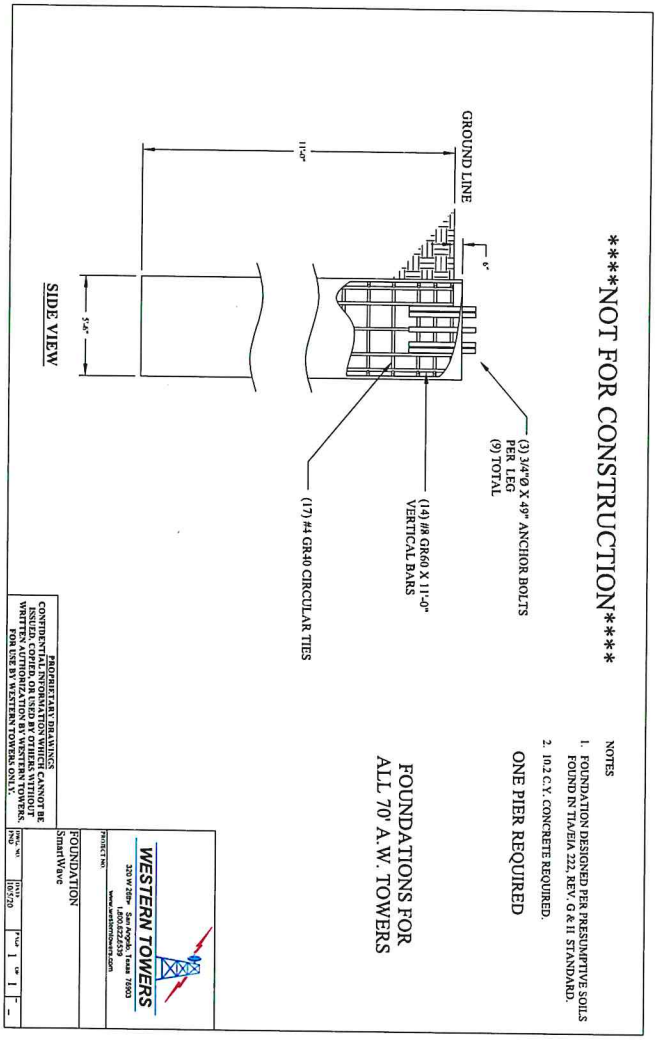
TORQUE 4 kip-ft
REACTIONS - 135 mph WIND

Western Towers
320 W. 26th Street
San Angelo, TX
www.WesternTowers.com
Phone: (325) 658-6539
FAX: (325) 655-1185

J.C. Kelley			
Client: SmartWave Technologies	Drawn by: pedram.sadr	App'd:	
Code: TIA-222-H	Date: 10/05/20	Scale: NTS	
Path: C:\Work\SmartWave Technologies\10094 - SG Substation 70' A.W\10094.wt		Dwg No. E-1	

2662 Holcomb Bridge Rd #340
Alpharetta, GA 30022
www.smartwave.us

Tower Foundation



Please let me know if you have any questions regarding this letter or if you need additional information.

Sincerely,

Al Brown
404.731.9580
al.brown@smartwave.us

Pharr
Development Services

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: **March 22, 2021**

ROUTE TO BOARD:

☐ **CITY COMMISSION** **AGENDA ITEM:** **COZ:#210214**

☒ **PLANNING & ZONING COMMISSION** **DATE SUBMITTED:** **February 15, 2021**

1. **Applicant:** Gilma T. Rivas, owner.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).

3. **Nature / Intent of Request:** In order to develop and construct a 4 plex on each of the lots within a proposed 32 lot subdivision.

4. **Routing to Staff:**

	Initials	Date		
A. Melanie Cano, Director		3/15/2021	☒ Approval	☐ Denial
B. Planning Staff Recommendations		3-15-2021	☒ Approval	☐ Denial
C. Planning and Zoning Commission			☐ Approval	☐ Denial
D. City Attorney			☐ Approval	☐ Denial
E. City Manager			☐ Approval	☐ Denial

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

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 District (R-MF): Being a 10.00-acre tract of land, more or less, out of Lot 119, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 3800 North Sugar 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:

Gilma T. Rivas, 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 District (R-MF) in order to develop and construct a 4 plex on each of the lots within a proposed 32 lot subdivision.

The subject site is located on the east side of North Sugar Road with the physical address of 3800 North Sugar Road. The property is legally described as being a 10.00-acre tract of land, more or less, out of Lot 119, Kelly Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, an 80' major collector that runs north and south 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 September 04, 1990, the property to the east was zoned to Single-Family Residential District (R-1). On May 06, 2003, property to the south was zoned to Residential Multi-Family District (R-MF) and on January 20, 2004, the property to the north was also zoned to Residential Multi-Family District (R-MF). The property to the west is zoned Agricultural and/or Open Space District (A-O). There have been no other rezoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Seventy-six (76) 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.

Development Services is recommending **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 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 **April 05, 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

Gilma T. Rivas, owner
APPLICANT

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

3800 North Sugar Road
ADDRESS

Residential Multi-Family District (R-MF)

		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**

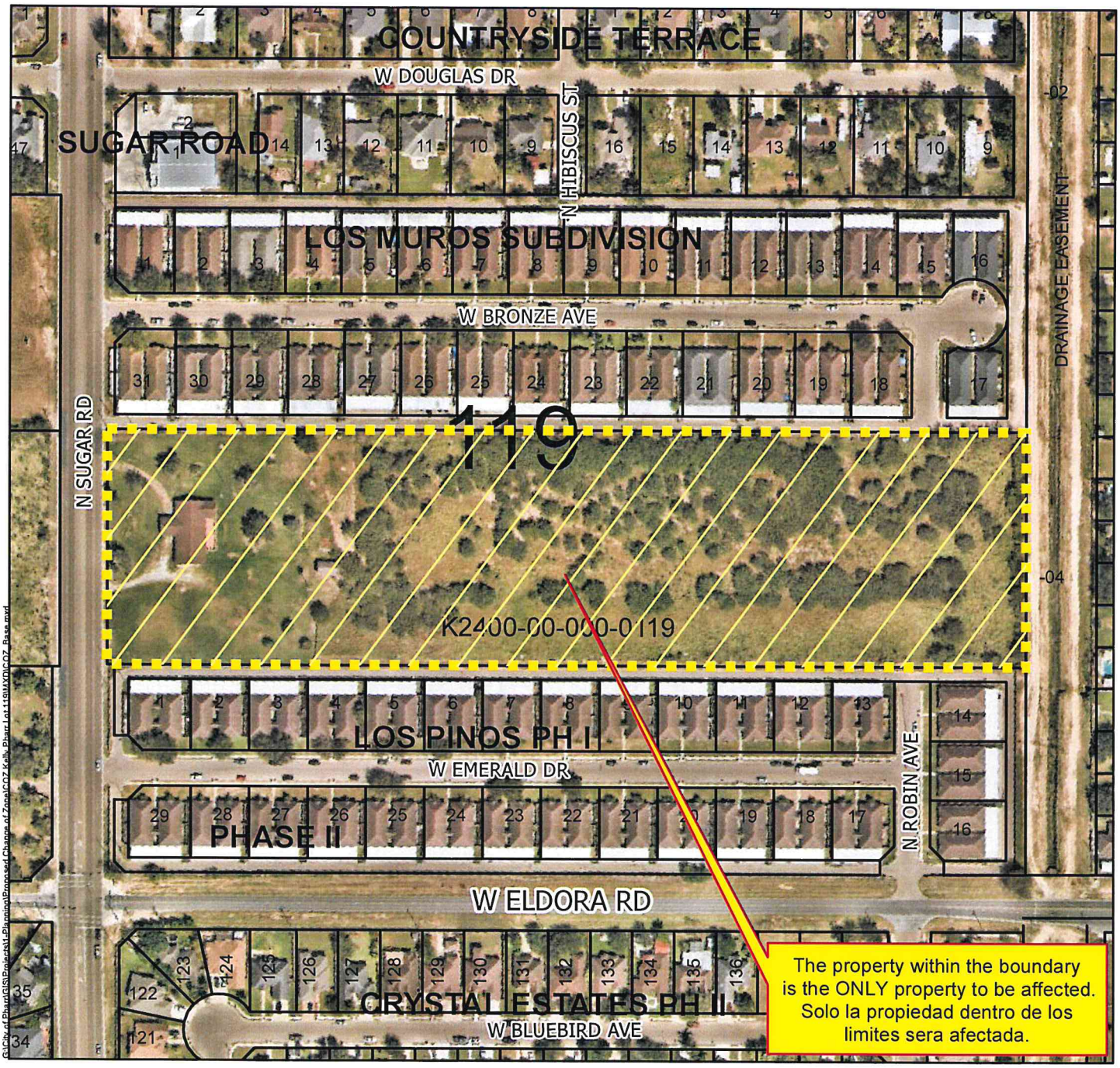
The property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If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

Della Robles
PREPARED BY

March 3, 2021
DATE

Proposed Change of Zone
Kelly Pharr 2AC-N1/2-S1/2 Lot 119
Gilma T Rivas

Pharr Engineering



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

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.

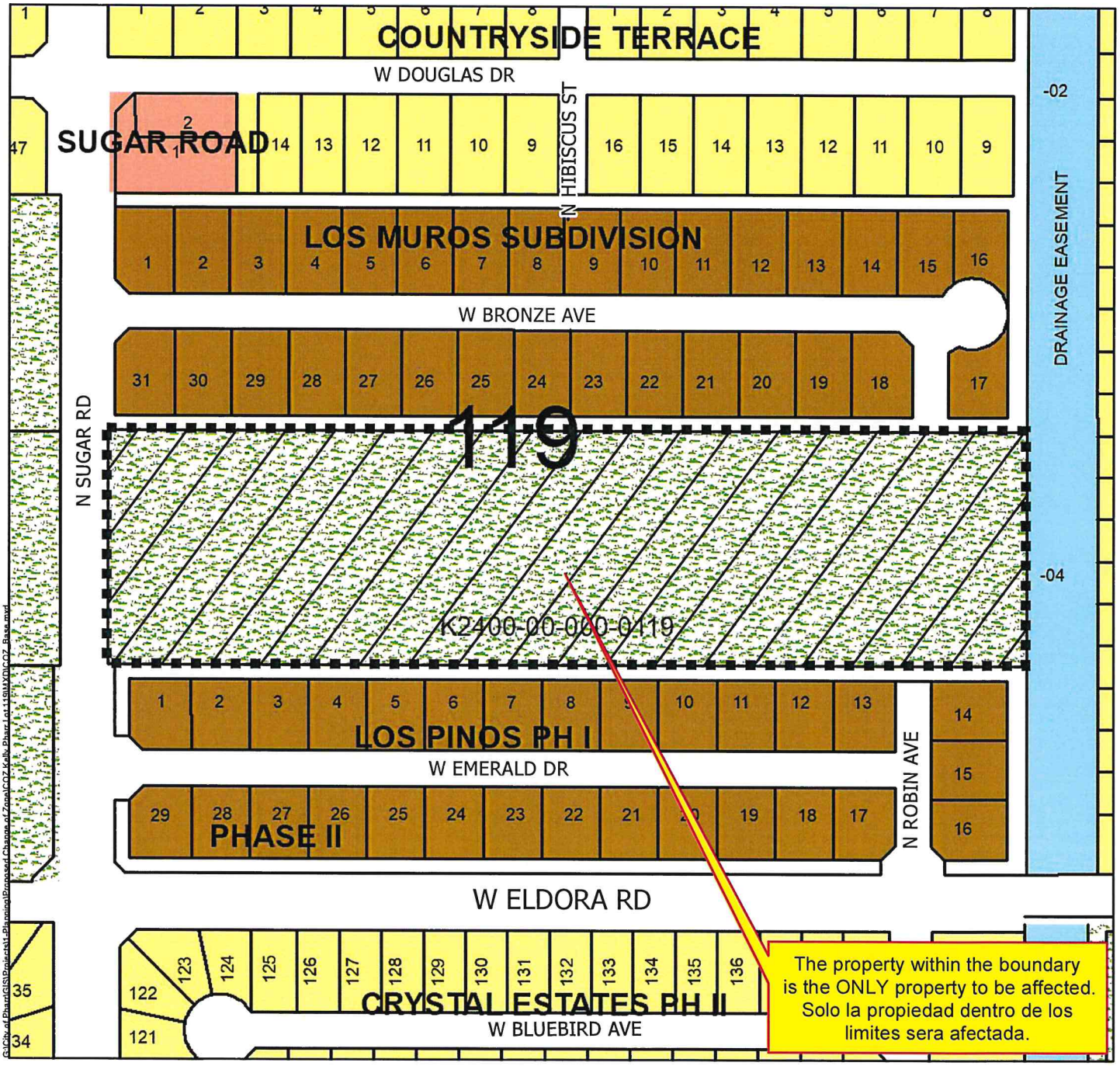
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/25/2021

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

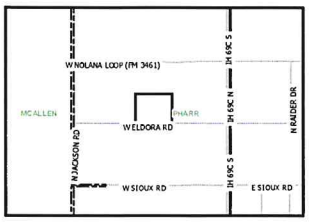
Proposed Change of Zone
Kelly Pharr 2AC-N1/2-S1/2 Lot 119
Gilma T Rivas

Pharr Engineering



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

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.

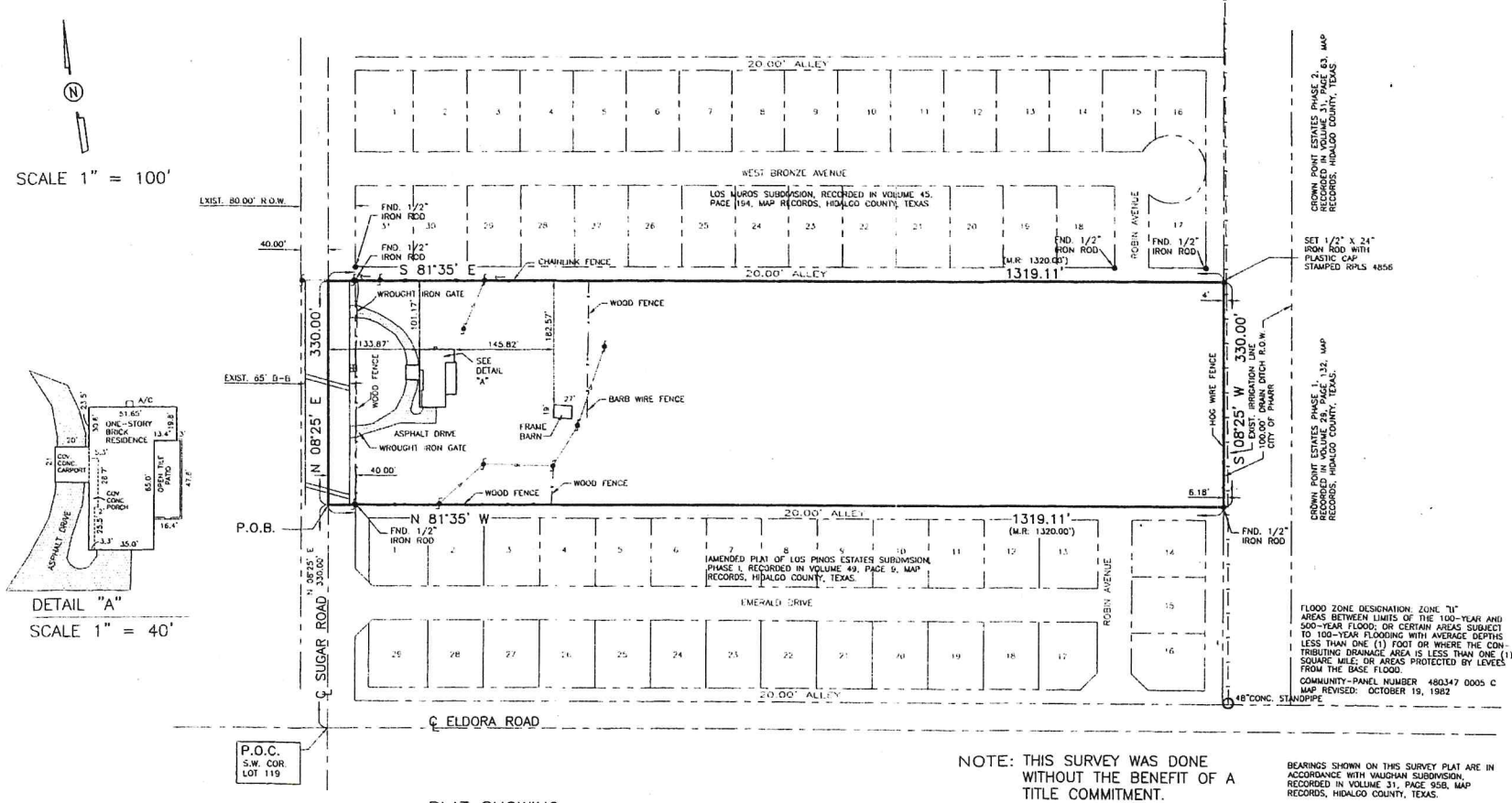


Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/25/2021



FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480347 0005 C
MAP REVISED: OCTOBER 19, 1982

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH VAUGHAN SUBDIVISION, RECORDED IN VOLUME 31, PAGE 958, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

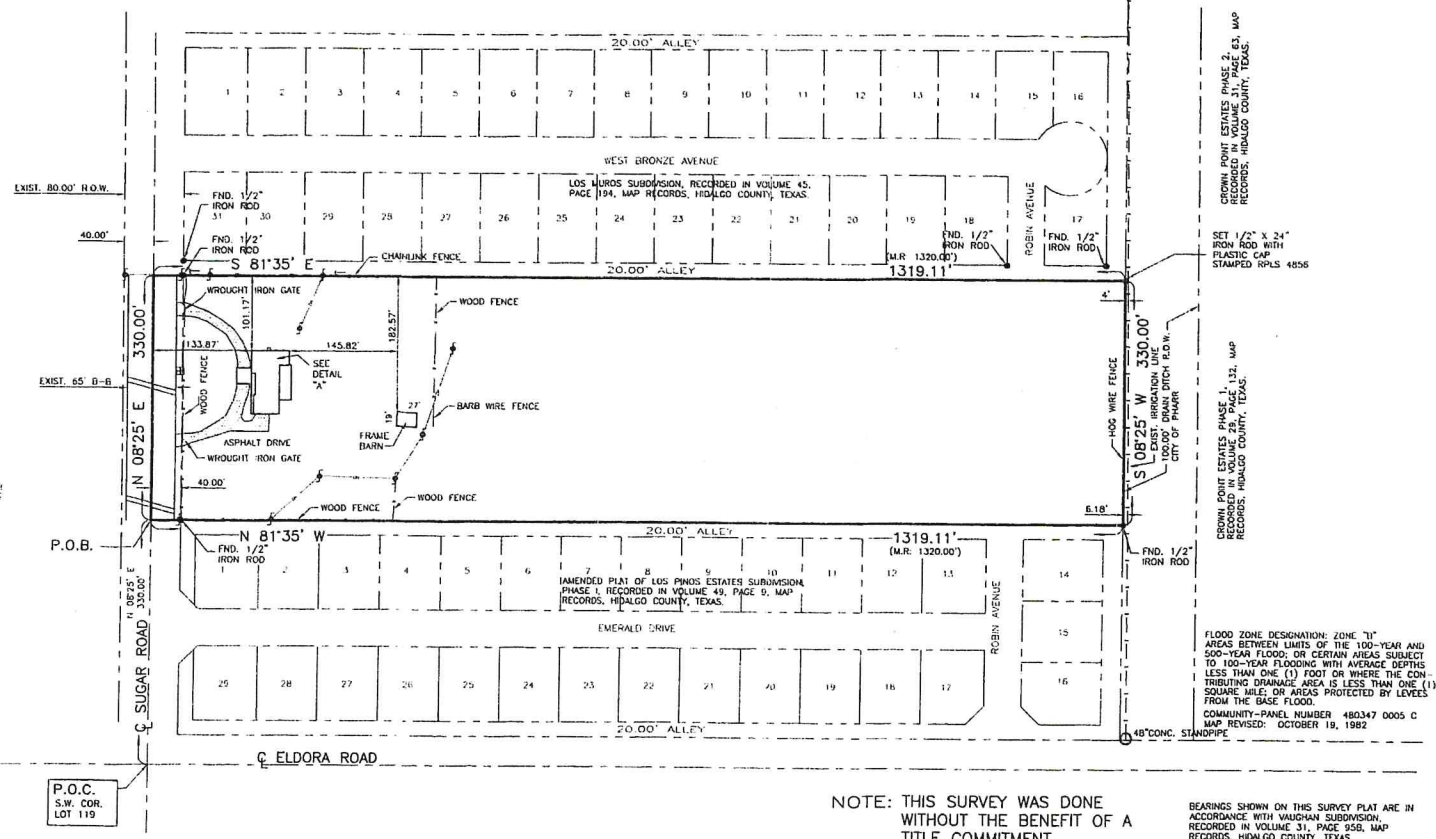
PLAT SHOWING

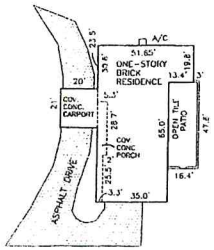
A 10.00 ACRE TRACT OF LAND BEING THE NORTH HALF OF THE SOUTH HALF OF LOT 119, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1294, PAGE 69, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 1 PAGES 133-134
SURVEYED MARCH 22, 2018
ADDRESS 3800 SUGAR ROAD
PHARR, TEXAS 78577
OWNER
JOB No.
BOOK No. PAGE
F:\DATA\SUR18\LT 119 KELLY PHARR

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

SCALE 1" = 100'





DETAIL "A"

SCALE 1" = 40'

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480347 0005 C
MAP REVISED: OCTOBER 19, 1982

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH VAUGHAN SUBDIVISION, RECORDED IN VOLUME 31, PAGE 958, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

PLAT SHOWING

A 10.00 ACRE TRACT OF LAND BEING THE NORTH HALF OF THE SOUTH HALF OF LOT 119, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1294, PAGE 69, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 1 PAGES 133-134
SURVEYED MARCH 22, 2018
ADDRESS 3800 SUGAR ROAD
PHARR, TEXAS 78577
OWNER
JOB No.
BOOK No. PAGE
F:\DATA\SUR18\LT 119 KELLY PHARR

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR **TOWER**
FILE NO. **CUP#210215 (BRANDWOOD WIRELESS INC.)**

GENERAL INFORMATION:

APPLICANT: Telecom Stewardship, L.L.C., d/b/a Brandwood Wireless Inc, 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 General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.01-acre tract of land, more or less, out of Lot 8, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 971 West Sharm Drive.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, east and west and Heavy Commercial District (H-C) to the south. This area is generally designated for commercial and public/semi-public use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a General Business District (C) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;

2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;

3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;

4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.

5. The telecommunication tower must continue to comply with all setback and height requirements.

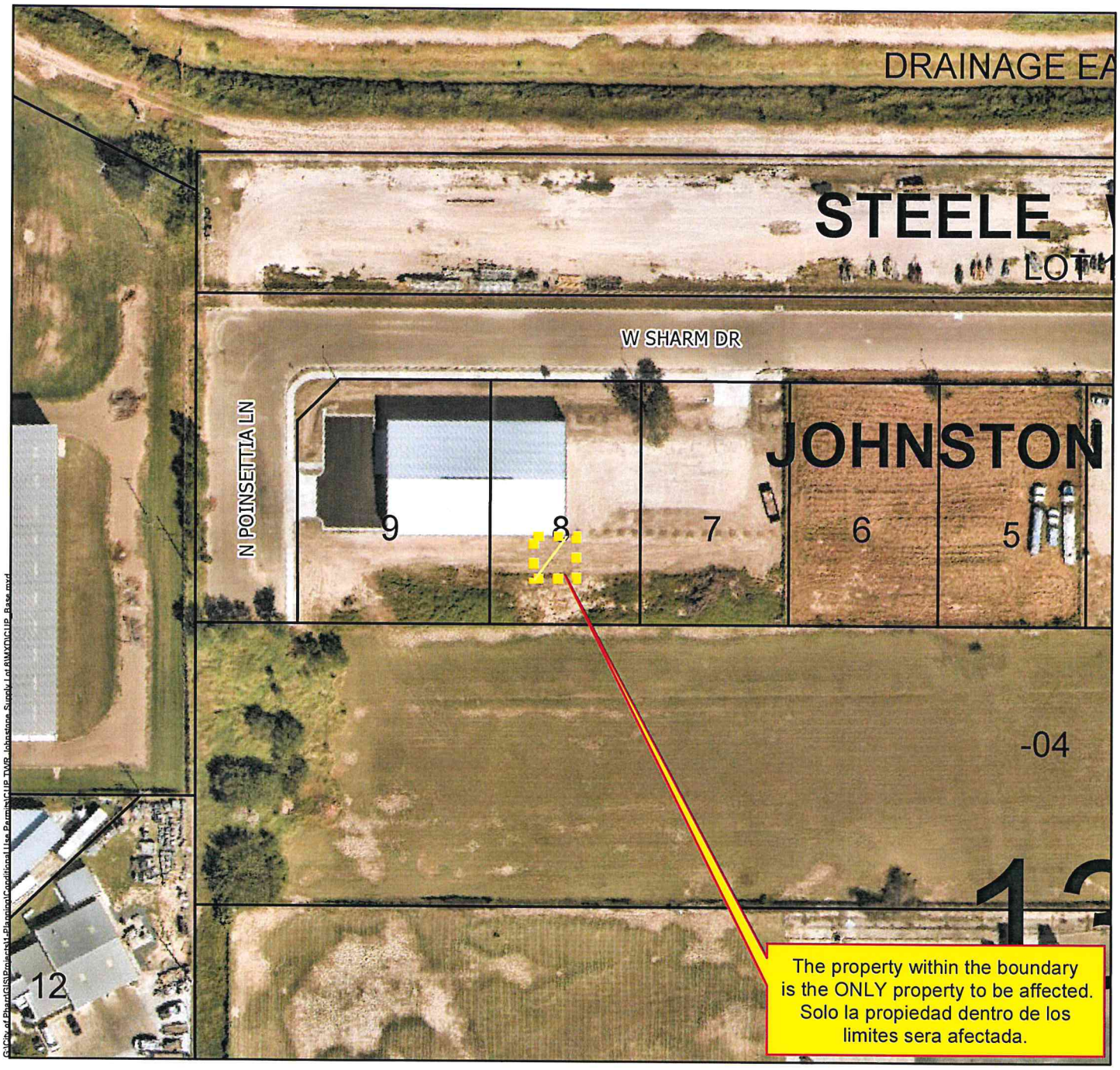
6. This Conditional Use Permit shall be issued for the Life-of-the-Use; and

7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:

   - Any change in use or change in extent of use, area or location being used.
   - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
   - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **April 05, 2021** at **4:00 p.m.**

Proposed Conditional Use Permit (TWR)
Johnstone Supply Subdivision Lot 8
Telecom Stewardship LLC/ Othal E Brand III



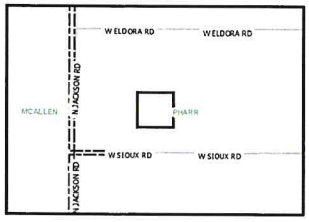
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial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

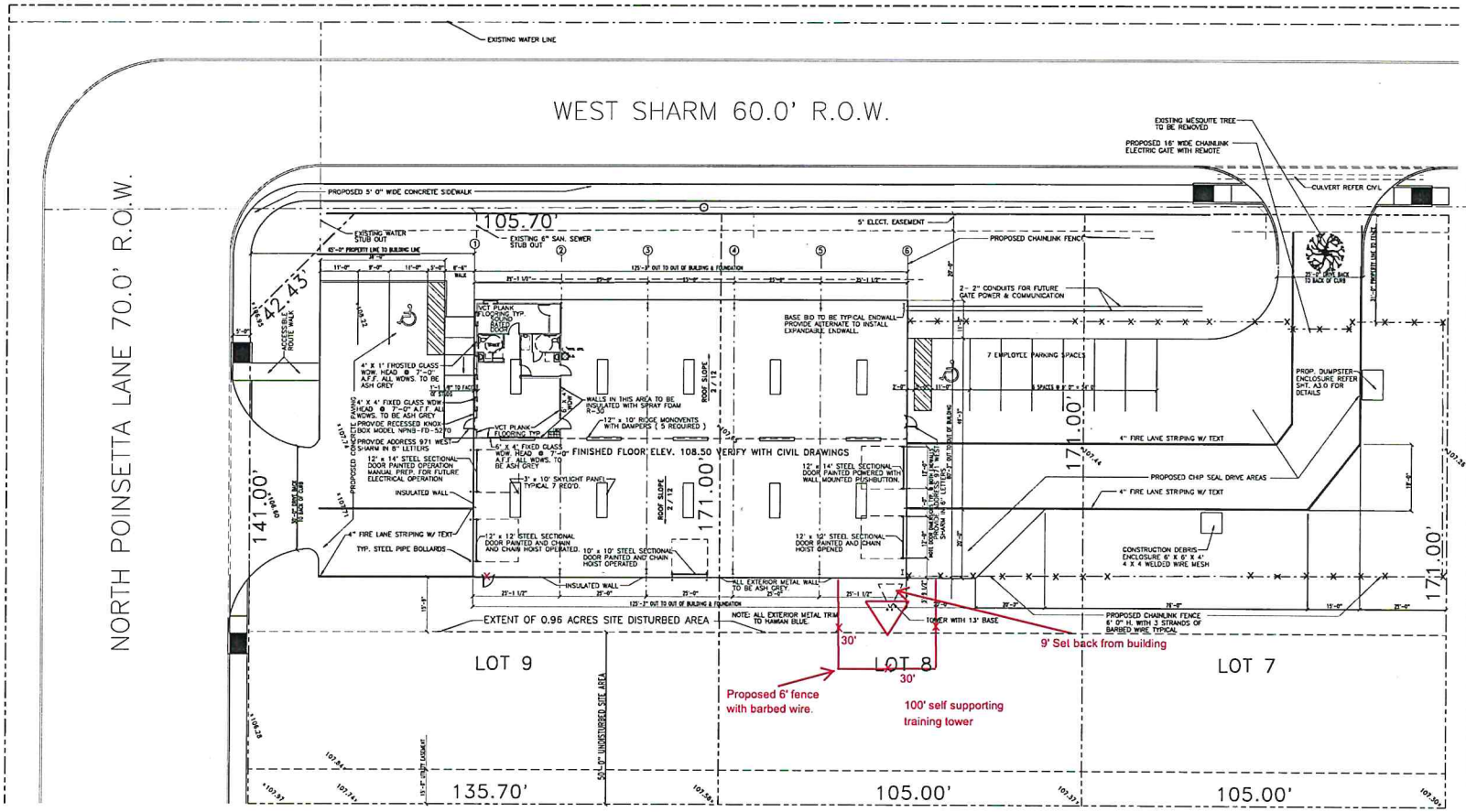
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/25/2021

Scale: 1 inch = 100 feet

0 50 100 200 300 400 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.





SITE PLAN

SCALE : 1" = 30' IF PRINTED ON 12" X 18" SHEET

JOHNSTONE SUPPLY SUBDIVISION

CITY OF PHARR, HIDALGO COUNTY TEXAS

STORED ITEMS NOTE:

STEEL, STEEL CABLES AND DISTRIBUTION CABLES REQUIRED FOR ANTENNAS SAME AS WHAT IS TO BE INSTALLED ON THIS PROJECT IS WHAT WILL BE STORED IN THIS BUILDING.

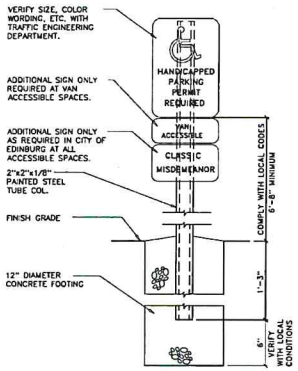
GENERAL NOTES:

1. INTERIOR WALLS TO BE PAINTED LATEX SEMI-GLOSS ENAMEL.
2. ALL FLOORING AS PER FLOOR PLAN WITH 4" VINYL COVE BASE.
3. OFFICE AREA CEILINGS TO BE GYP. BOARD @ 9' 0" A.F.F.
4. ALL LIGHTING TO BE LED.
5. ALL WINDOWS TO BE HIGH QUALITY ENERGY EFFICIENT VINYL

TOILET ACCESORIES			
GROUP	QUANTITY	ACCESORY NAME	DESCRIPTION & MODEL
ⓐ	2	TOILET PAPER DISPENSER	SURFACE MOUNTED HIDE-A-ROLL 0030
ⓑ	2 EA.	GRAB BAR 30" & 42"	3200 SERIES
ⓒ	2	MIRROR	24" x 36" ANGLE FRAME 0600

1. ALL ACCESSORIES INDICATED ARE BY AMERICAN SPECIALTIES, INC. OR APPROVED EQUAL BY BOBRICK.
2. ALL ACCESSORIES INSTALLED BY GENERAL CONTRACTOR

ⓓ SURFACE MOUNTED FIRE EXTINGUISHERS EQUAL TO LARSEN'S MP10 WITH STANDARD 817 BRACKETS. @ REQUIRED THUS, EXTINGUISHERS TO BE MOUNTED WITH TOP @ 42" A.F.F. MAX.



ACCESSIBLE PARKING SIGN

SCALE: NTS TWO REQUIRED THUS ADAHCPS1

REVISIONS

SHEET DESCRIPTION: SITE PLAN AND DETAILS

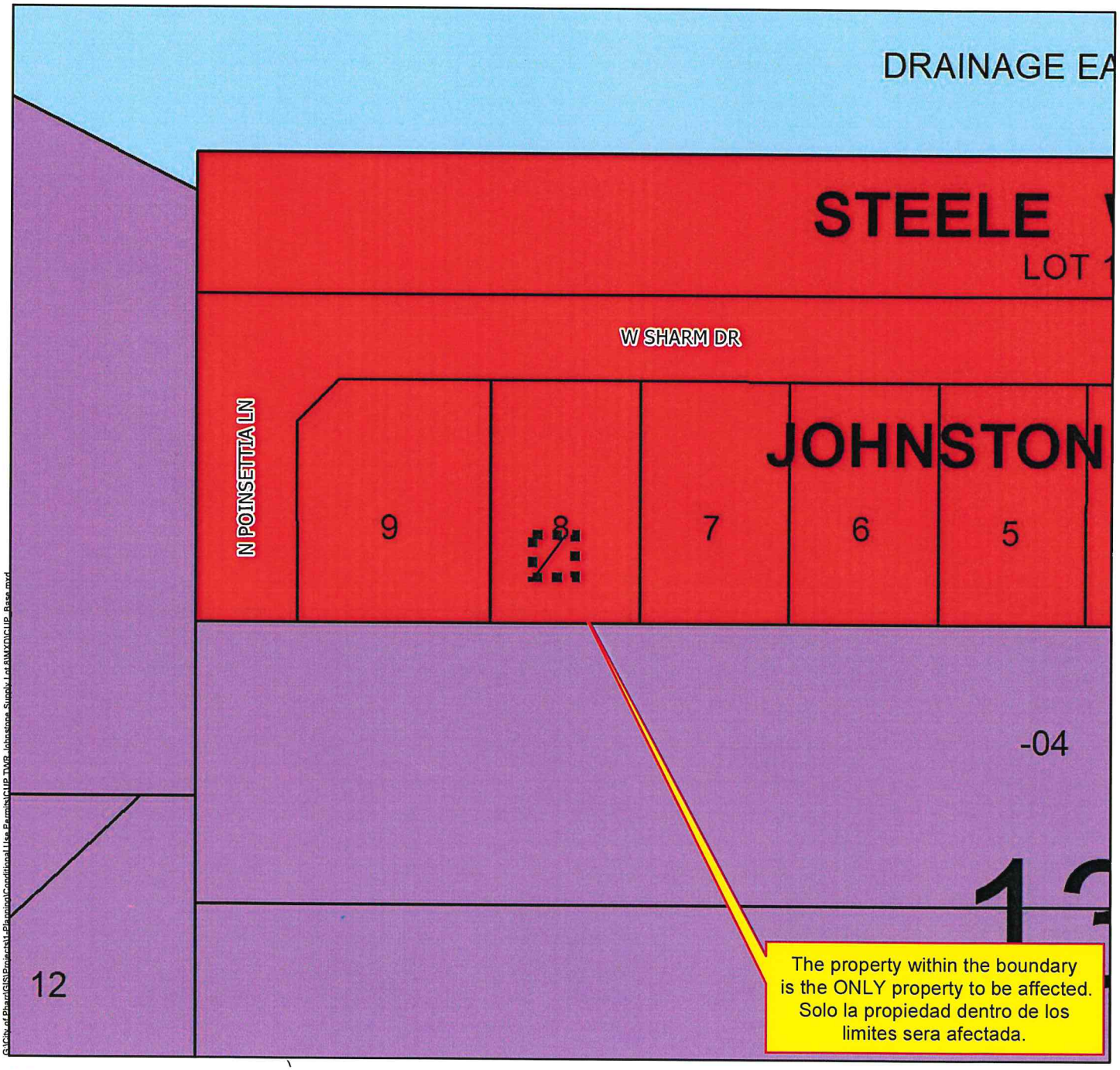
PROJECT TITLE: BUILDING FOR BRANDWOOD SHOP
971 WEST SHARM
JOHNSTONE SUPPLY SUBIVISION, PHARR, TEXAS

DATE: 04/ 06/ 2020
SCALE: SHOWN
ISSUE DATE: 07/ 01/ 2020

PERMITTING R16

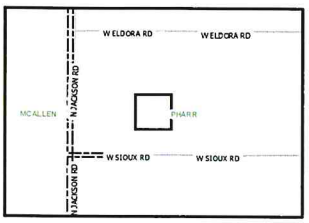
A 1.0

Proposed Conditional Use Permit (TWR)
Johnstone Supply Subdivision Lot 8
Telecom Stewardship LLC/ Othal E Brand III



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

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
Date: 2/25/2021

Scale: 1 inch = 100 feet

0 50 100 200 300 400 Feet

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

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

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

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

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

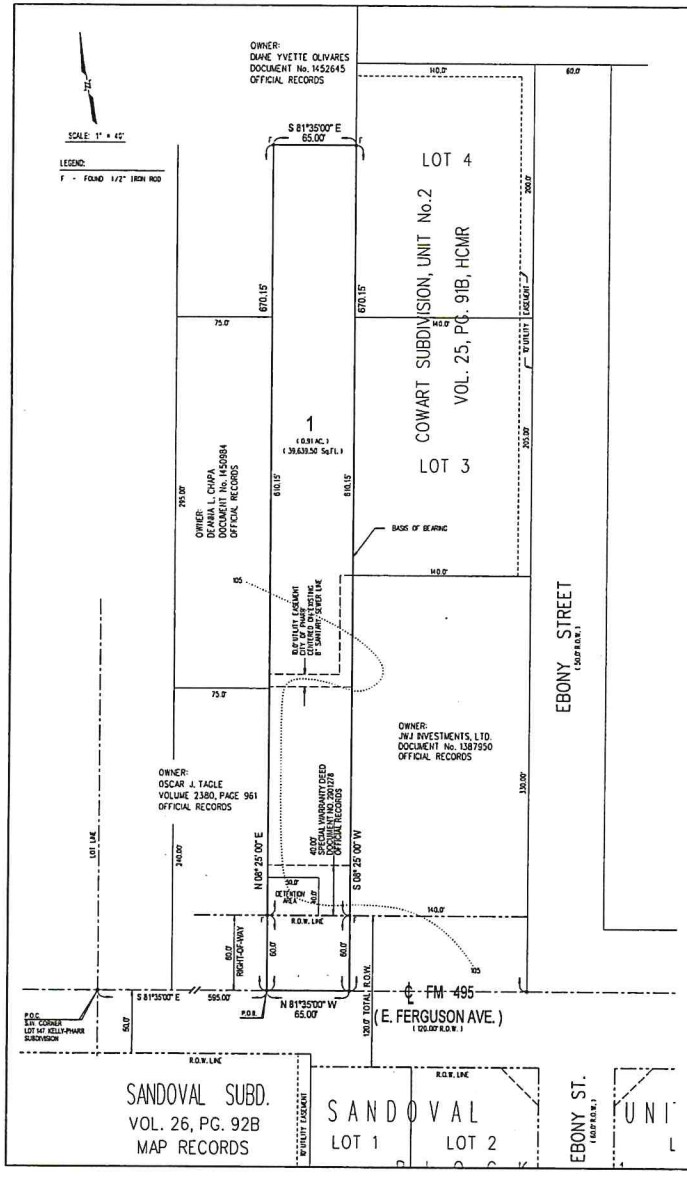
PROPERTY PROPOSED USE: Insurance office.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.
OTHER:	1. In compliance.

This item will go before the City Commission Meeting of **April 05, 2021** at **4:00 p.m.**



PLAT OF
FERGUSON PLAZA

A 1.88 ACRE TRACT OF LAND OUT OF LOT 147, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 132-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

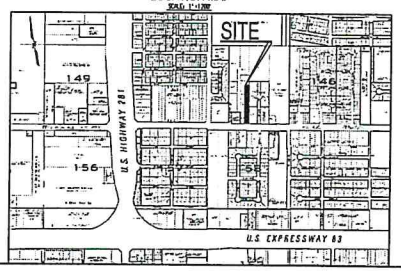
PREPARED BY: PABLO SOTO JR. P.E. DATE OF PREPARATION: JUNE 25, 2020

GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "B" COMMUNITY-PANEL NO. 480347 0005 C MAP REVISED OCTOBER 19, 1982. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
2. MINIMUM BLDG. SETBACK: AS PER CITY OF PHARR ORDINANCE
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
4. REFERENCE BENCHMARK: CITY OF PHARR BENCHMARK No. 58 NORTHING: 16682406.554 EASTING: 1088482.313 ELEVATION 106.65 LOCATED APPROXIMATELY 100 FT. WEST FROM THE SOUTHWEST CORNER OF EXPRESSWAY 281 AND FERGUSON BLVD. (FM 495).
5. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS, THE DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 1953 CUBIC FEET (0.045 ACRE-FEET) OF STORM RUNOFF WITHIN SITE.
6. NO STRUCTURE OR BUILDING SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3)REQUIREMENTS REQUIRED BY TCEQ.
10. LOT OWNER TO MAINTAIN DETENTION/RETENTION AREA.
11. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
12. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
13. NO STRUCTURE ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
14. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
15. A 5.0' CONCRETE SIDEWALK WITH ADA RAMPS & LANDINGS SHALL BE REQUIRED ALONG NORTH SIDE OF EAST FERGUSON AVENUE AT THE TIME OF BUILDING PERMIT STAGE.
16. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
17. ALL FIRE PROTECTION SHALL BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
18. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN PERMIT REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

METES AND BOUNDS:

LOCATION MAP
SCALE: 1"=1000'



THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, RAMON GUAJARDO JR., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS FERGUSON PLAZA, SUBDIVISION AN ADDITION OF THE CITY OF PHARR, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
RAMON GUAJARDO, JR.
912 E. SIDUR RD.
SAN JUAN, TEXAS 78589

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RAMON GUAJARDO JR., PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020

_____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No.2
ON THIS THE _____ DAY OF _____ 2020.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.2 RIGHT OF WAY OR EASEMENTS.

_____ PRESIDENT ATTEST: _____ SECRETARY

THE STATE OF TEXAS - COUNTY OF HIDALGO
CITY OF PHARR PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.0115(b), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FERGUSON PLAZA WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR.

_____ MAYOR, AMBROSIO HERNANDEZ _____ DATE ATTEST: _____ CITY SECRETARY, _____ DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS WHEREIN MY APPROVAL IS REQUIRED.

_____ CHAIRMAN PLANNING AND ZONING COMMISSION DANNY WYLIE _____ DATE:

HIDALGO COUNTY
DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

_____ HIDALGO COUNTY DRAINAGE DISTRICT No. ONE RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER) _____ DATE

KNOW ALL MEN BY THESE PRESENTS :

I, THE UNDERSIGNED, PABLO SOTO JR , A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATES OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WITH PROPERLY PLACED UNDER MY SUPERVISION, AND CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEY.

STATE OF TEXAS
PABLO SOTO JR.
66278
LICENSED
PROFESSIONAL ENGINEER

_____ REGISTERED PROFESSIONAL ENGINEER No. 66278

STATE OF TEXAS
PABLO SOTO JR.
4541
REGISTERED
PROFESSIONAL
LAND SURVEYOR

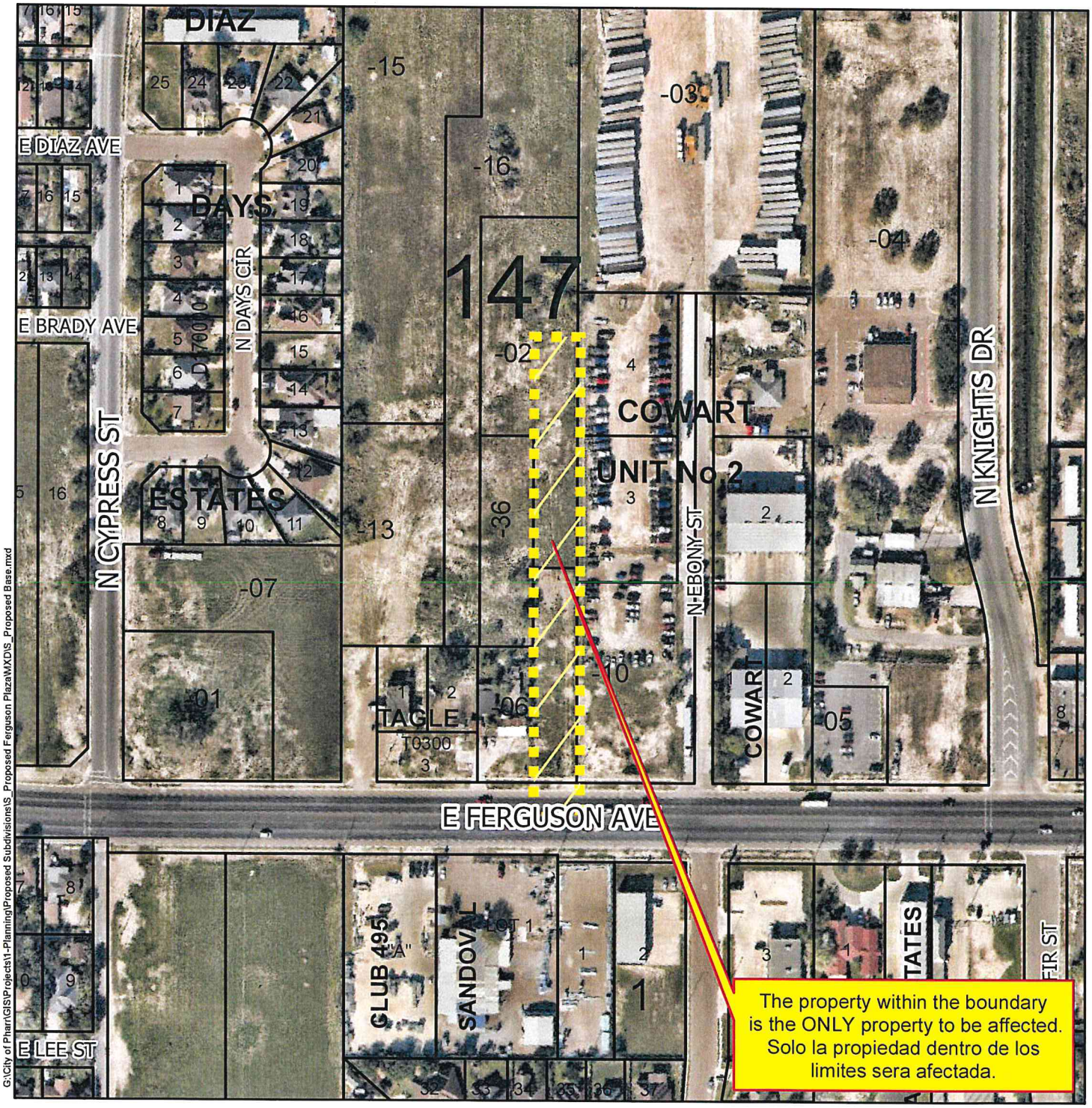
_____ REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1288 S. IRONWOOD STREET(956) 450-1685
PHARR, TEXAS 78577

Proposed Subdivision
Ferguson Plaza
Pablo Soto Jr., P.E

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Ferguson Plaza\MXD\S_Proposed Base.mxd

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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

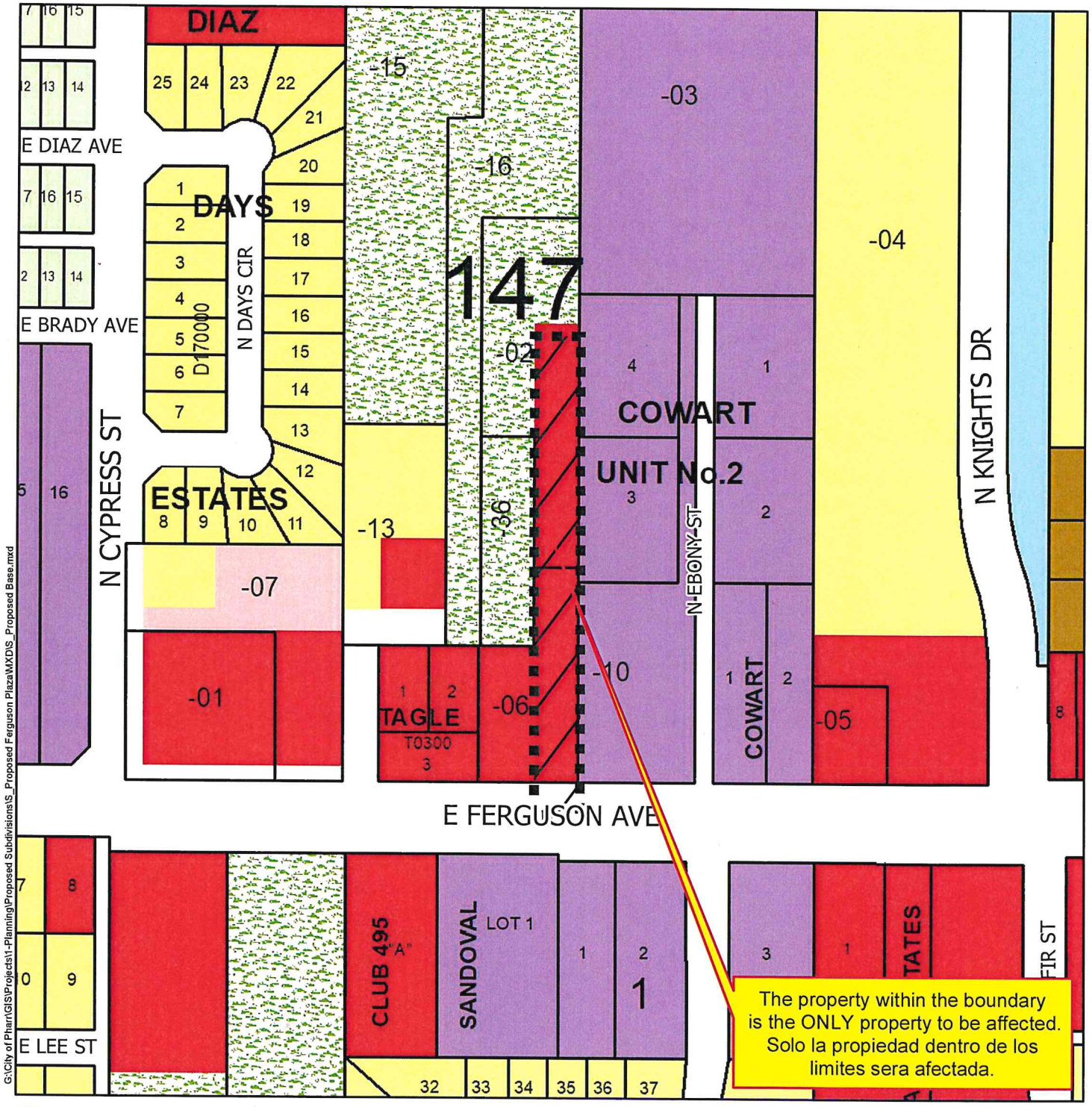
N W E S

Date: 10/26/2020

City of Pharr, Texas
Engineering Department
956.702.5355

Proposed Subdivision
Ferguson Plaza
Pablo Soto Jr., P.E

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Ferguson Plaza\MXD\S_Proposed Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet

N W E S

Date: 10/26/2020

Pharr
Development Services

MEMORANDUM

DATE: MONDAY, MARCH 22, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOPEZVILLE MEADOWS SUBDIVISION
FILE NO. **SUB#190101**

GENERAL INFORMATION:

APPLICANT: Linfield, Hunter & Junius Inc., representing Gordon & Catherine Jenkins Family LTD. Partnership are requesting final plat approval of the proposed Lopezville Meadows Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.739 acre tract of land in the Antonio Velasco Survey, Abstract and being a portion of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 5200 Block of North Veterans Boulevard ("I" Road).

ZONING: The property is currently zoned General Business District (C). The adjacent zones are City limits to the north and east and Agricultural Open Space District (A-O) to the south and west. The property is designated for commercial use in the Land Use Plan.

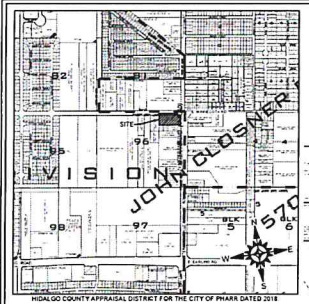
PROPERTY PROPOSED USE: Retail business.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Lopezville Meadows Subdivision subject to the following conditions:

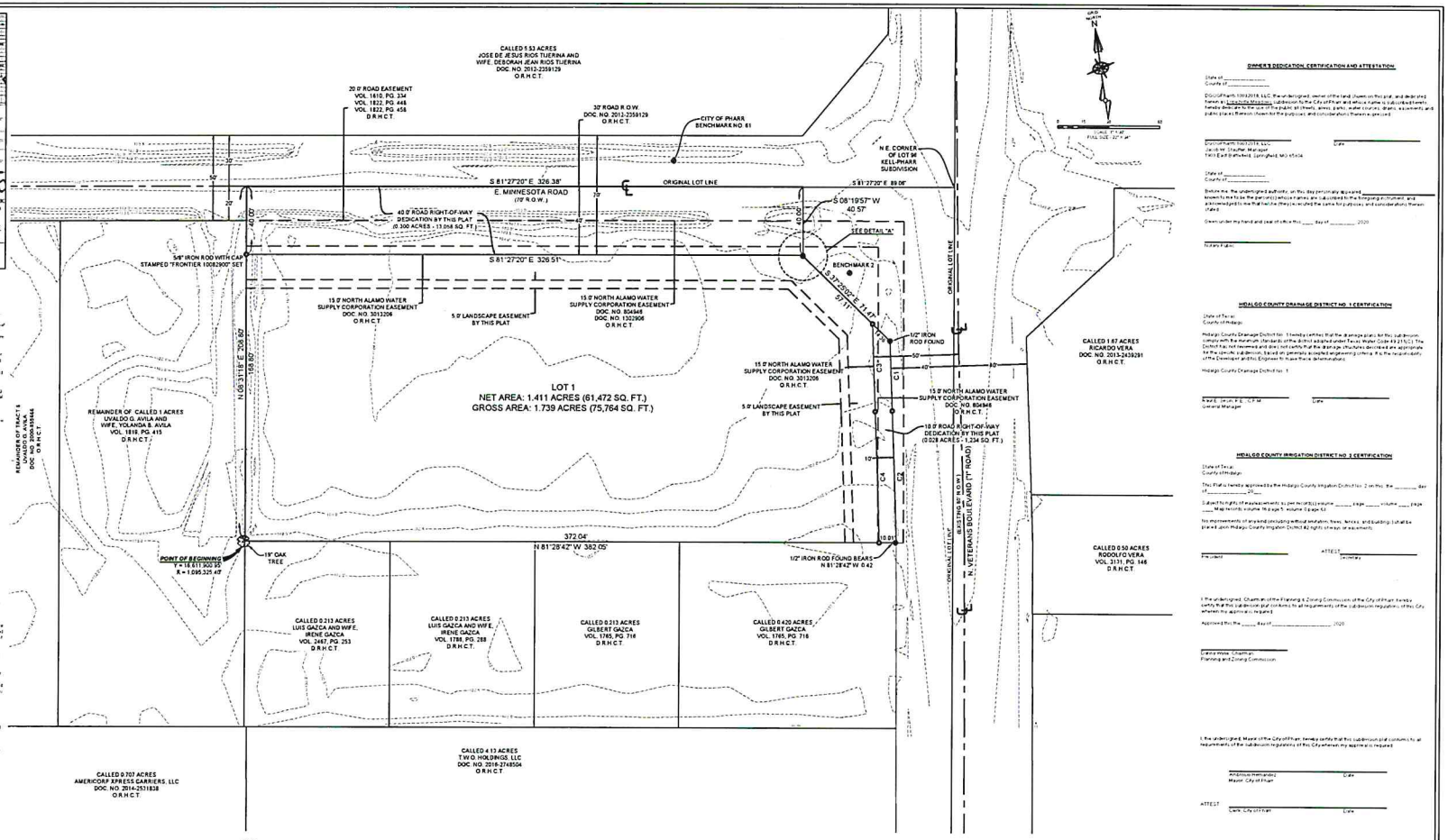
STREETS, PAVING AND R.O.W.:	1. Once spectrum/AT&T cables are relocated from power poles, magic valley will remove old power poles. 2. Street widening will commence after power poles are removed, all fees have been paid for the relocation since January 28, 2021.
EASEMENTS:	1. In compliance.
SIDEWALK: **ADA:**	1. Follow City of Pharr Construction Standards Manual.
FIRE PROTECTION:	1. In compliance.
WATER:	1. North Alamo Water Supply Corporation (N.A.W.S.C.)
SEWER:	1. In compliance. 2. Follow City of Pharr Construction Standards Manual.
DRAINAGE:	1. In compliance.
OTHER:	1. Update H.C.I.D. #2, signature block.

This item will go before the City Commission Meeting of **April 05, 2021** at **4:00 p.m.**



HIDALGO COUNTY APPRAISAL DISTRICT FOR THE CITY OF PHARR DATED 2018

VICINITY MAP
(1" = 1000')



METES AND BOUNDS DESCRIPTION

BEING a 1.739 acre tract of land situated in the Antonio Velasco Survey, Abstract No. 45, Hidalgo County, Texas, being a portion of Lot 96, Kelly-Phair Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 134, Deed Records of Hidalgo County, Texas (D.R.H.C.T.), and being all of the remainder of that certain tract of land described as Tract VIII in deed to Gordon & Catherine Jenkins Family LTD. Partnership, as recorded in Document No. 2011-2268233, Official Records of Hidalgo County, Texas (O.R.H.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a point on a 19" oak tree found (X = 1,095,325.42) at the common west corner of said remainder of Tract VIII and that certain called 5.213 acre tract of land described in deed to Luis Gazca and wife, Irene Gazca, as recorded in Volume 2482, Page 253, D.R.H.C.T., being on the east line of the remainder of that certain called 5 acre tract of land described in deed to Uvaldo G. Avila and wife, Yolanda S. Avila, as recorded in Volume 1818, Page 415, D.R.H.C.T.;

THENCE South 04°31'18" East, along the common line of said remainder of Tract VIII and said Avila tract, passing a 5/8-inch iron rod with cap stamped "FRONTIER 100829007" set at a distance of 10.01 feet and continuing a total distance of 208.80 feet to the common north corner of said Avila tract, and being on E. Minnesota Road (a 50-foot wide right-of-way);

THENCE South 81°27'20" East, along said E. Minnesota Road, a distance of 326.38 feet to a point on the west line of E. Veterans Boulevard (FM 907 R.O.W., a variable width right-of-way);

THENCE the following four (4) courses and distances, along said west line:

1. South 08°19'57" West, passing a 5/8-inch iron rod with cap stamped "FRONTIER 100829007" set at a distance of 40.00 feet and continuing a total distance of 40.57 feet to a 1/2-inch iron rod found;
2. South 37°21'02" East, a distance of 71.47 feet to a 1/2-inch iron rod found on the beginning of a non-tangent curve to the left having a radius of 1,040.00 feet;
3. Along said curve, an arc length of 61.00 feet, a delta angle of 03°21'54", a chord bearing and distance of South 08°24'45" West, 61.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 100829007" set marking the beginning of a non-tangent curve to the right having a radius of 15.00 feet;
4. Along said curve, an arc length of 17.44 feet, a delta angle of 06°39'22", a chord bearing and distance of South 06°19'06" West, 17.43 feet to the common east corner of said remainder of Tract VIII and the remainder of that certain called 0.420 acre tract of land described in deed to Gilbert Gazca, as recorded in Volume 1785, Page 718, D.R.H.C.T., from which a 1/2-inch iron rod found bears North 81°28'42" West, a distance of 0.42 feet;

THENCE North 81°28'42" West, a distance of 382.05 feet to the **POINT OF BEGINNING** and containing 1.739 acres (75,764 square feet) of land, of which 0.195 acres lies within the right-of-way of Minnesota E. Minnesota Rd.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat thereof, successors, assigns and trustees (hereinafter called "Grantor" whether one or more persons), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines, and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands, for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15 in width, and Grantee is hereby authorized to designate the location of the easement herein conveyed except that where the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the centerline of which being the pipeline installed.

It is agreed the easement hereby granted shall, on a public road and the City, County or State hereby waives or relinquishes the public road, at its sole discretion, to require the relocation of the water line at no cost to Grantor further grants to Grantee an additional easement over any and all the land shown on this plat for the purpose of laterally relocating said water line, as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the centerline thereof being the pipeline as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and removal of the structures referred to herein. This agreement together with other provisions of the plat shall constitute and represent for the benefit of the Grantee, its successors and assigns, The Grantor covenants that it is the owner of the above described lands, and that said lands are free and clear of all encumbrances and liens, except for the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purposes for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this the _____ day of _____, 2020.

DGOGPharr100320018, LLC
Jacob W. Stauffer, Manager — Date

NOTES

1. Coordinates and bearings are based on City of Pharr Benchmark 61. All distances are U.S. Survey Feet (grid). Vertical datum for contours is NAVD88 GEOID 12B. Contour interval equals 0.5 of one foot.
2. The subject property appears to be within Zone "B" (Shaded) as shown by Map No. 48053C0425G, dated November 16, 1982. Zone "B" (Shaded) is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depth less than one (1) foot or where the contributing drainage area is less than one (one) square mile; or areas protected by levees from the base flood."
3. No structure shall be permitted over any easement.
4. Benchmarks:
   City of Pharr Benchmark No. 61
   Found on the north side of E. Minnesota Road near the northeast corner of the tract described subdivision
   Northing (Y) = 16,612,045.149
   Easting (X) = 1,095,606.339
   Elevation (Z) = 101.47 (City of Pharr datum) (101.93 (NAVD88 GEOID 12B datum))
   Benchmark No. 2
   5/8" iron rod set with cap stamped "FRONTIER CONTROL" at the northeast corner of the tract described subdivision
   Northing (Y) = 16,611,900.95
   Easting (X) = 1,095,598.88
   Elevation (Z) = 101.19 (City of Pharr datum) (101.65 (NAVD88 GEOID 12B datum))
5. Landscape as per City of Pharr ordinance.
6. Proposed setbacks as per City of Pharr ordinance. General Business District G:
   Minimum depth of front setback: 20 feet or equal to one-half the street right-of-way width (in which the property fronts), plus one-half the building height over 36 feet with a 50-foot maximum, whichever is greater.
   Minimum depth of rear setback:
   a. without rear alley: one-half plus half the building height over 36 feet, but in no case shall more than a 50-foot rear setback be required.
   b. with a rear alleyway: zero feet plus half the building height over 36 feet, but in no case shall more than a 50-foot rear setback be required.
   c. abutting residentially zoned property on side yards: adjacent to street: zero feet or half the building height over 36 feet, but in no case shall more than a 50-foot side setback be required.
   Minimum depth of rear setback:
   a. abutting non-residentially zoned property with front yard and rear or any separating zero feet plus half the building height over 36 feet, but in no case shall more than a 50-foot rear setback be required.
   b. without the rear alleyway or alley or abutting residential property: ten feet plus half the building height over 36 feet, but in no case shall more than a 50-foot rear setback be required.
7. Storm water detention is required for this property. The engineer of record for this subdivision plat has estimated that a volume of approximately 21,600 cubic feet will be required for this site. This is an estimate only and detailed analysis may reveal different requirements. No building permit shall be issued for the platted property until a storm water detention system design has been approved by the City of Pharr for that commercial development.
8. Owners are to maintain detention/drainage areas.
9. Sidewalks with A.D.A. ramps and landings will be required to be constructed during building permit phase along the south side of E. Minnesota Rd. and the west side of N. Veterans Blvd.
10. Establishment of platted fees and dedications shall be the responsibility of the agency or entity to which the dedication is granted.
11. Erosion and sedimentation control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (TPDES) guideline.
12. Minimum finish floor elevation: 16" above top of curb at center of lot.
13. Additional fire protection may be required during the plan review phase in order to provide any additional fire protection requirements.
14. All fire protection shall be in place by a licensed fire protection company.
15. The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the development permit stage, that the detention requirements are greater than indicated on this plat, due to the impervious area being greater than the plat engineer considered in the hydrologic calculations for this subdivision.
16. Contact Nick Garcia at (956) 402-4200 for inspection of subdivision.

I, Allen W. Kerley, a Registered Professional Land Surveyor of the State of Texas for Frontier Surveying Company, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief. I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 27th day of August, 2020

STATE OF TEXAS
REGISTERED
ALLEN W. KERLEY
5427
PROFESSIONAL
SURVEYOR

Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

I, Casey M. Genovese, a Registered Professional Engineer of the State of Texas for Linfield, Hunter & Junius, Inc., hereby certify that proper engineering consideration has been given to this plat.

This the 27th day of August, 2020

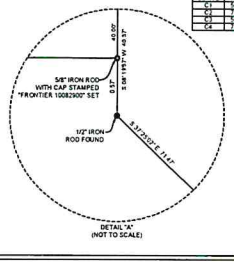
STATE OF TEXAS
CASEY M. GENOVESE
112246
LICENSED
PROFESSIONAL ENGINEER

Casey M. Genovese
Registered Professional Engineer No. 112246

PRINCIPAL CONTACTS

Owner	DGOGPharr100320018, LLC, Attn: Jacob W. Stauffer		
Surveyor	Allen W. Kerley, Frontier Surveying Company, TBPLS Firm No. 10028900	1903 East Battlefield, Springfield, MO 65804	PH: (417) 293-3332
Engineer	Casey M. Genovese, Linfield, Hunter & Junius, Inc., TBPE Firm No. 11654	710 Buffalo St., Suite 700, Corpus Christi, TX 78401	PH: (361) 881-8044
		3608 18th St., Suite 200, Metairie, Louisiana 70002	PH: (504) 833-5300

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1040.00'	41.00'	02°27'54"	S 06°24'38" W	41.00'
C2	1040.00'	20.00'	00°39'27"	S 04°31'08" W	20.00'
C3	1040.00'	61.00'	03°21'54"	S 08°24'01" W	61.00'
C4	1015.34'	77.07'	00°38'13"	S 06°31'54" W	77.07'



DETAIL "A"
(NOT TO SCALE)

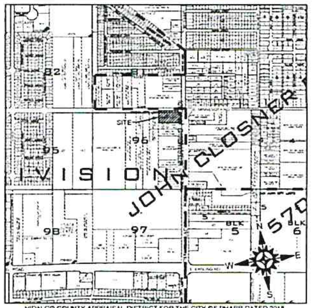
Subdivision For Lopezville Meadows

Being a 1.739 acre tract of land situated in the Antonio Velasco Survey, Abstract No. 45, Hidalgo County, Texas, being a portion of Lot 96, Kelly-Phair Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 134, Deed Records of Hidalgo County, Texas, being the remainder of that certain tract of land described as Tract VIII in deed to Gordon & Catherine Jenkins Family LTD. Partnership, as recorded in Document No. 2011-2268233, Official Records of Hidalgo County, Texas

On _____ at _____ AM / PM
Instrument Number _____
of the Map Records of Hidalgo County, Texas.
By _____
Deputy

PLOT DATE: 8/27/2020

O:\Pharr\DGOGPharr100320018 - Overhead Group - DG Pharr Hidalgo\CLIENT TO CLIENT\2020-27 Phase Lopezville Meadows\CAD - 2020-08-26.dwg



VICINITY MAP
(1" = 1000')

METES AND BOUNDS DESCRIPTION

BEING [illegible] tract of land situated in the Antonio Velasco Survey, Abstract No. 45, Hidalgo County, Texas, and [illegible] of Lot 96, Kelly-Pharr Subdivision, Hidalgo County, Texas, according to the map recorded in Vo[illegible] Deed Records of Hidalgo County, Texas (D.R.H.C.T.), and being the remainder of that certain tra[illegible] as Tract VIII in deed to Gordon & Catherine Jenkins Family LTD. Partnership, as recorded in Doc[illegible] 2268233, Official Records of Hidalgo County, Texas (O.R.H.C.T.), and being more particularly desc[illegible] and bounds as follows:

BEGINNING at a point in a 19" oak tree found (Y = 16,611,900.95', X = 1,095,325.40') at the common west corner of said remainder of Tract VIII and that certain called 0.213 acre tract of land described in deed to Luis Garza and wife, Irene Garza, as recorded in Volume 2467, Page 253, D.R.H.C.T., being on the east line of the remainder of that certain called 1 acre tract of land described in deed to Uvaldo G. Avila and wife, Yolanda B. Avila, as recorded in Volume 1819, Page 415, D.R.H.C.T.;

THENCE North 08°31'18" East, along the common line of said remainder of Tract VIII and said Avila tract, passing a 5/8 inch iron rod with cap stamped "FRONTIER 10082900" set at a distance of 188.80 feet and containing a total distance of 208.80 feet to the common north corner of said tracts and being in E. Minnesota Road (a 50 foot wide right of way);

THENCE South 81°27'20" East, along said E. Minnesota Road, a distance of 326.38 feet to a point on the west line of N. Veterans Boulevard ("I" Road, a variable width right of way);

THENCE the following four (4) courses and distances along said west line:

1. South 08°19'57" West, passing a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set at a distance of 20.00 feet and continuing a total distance of 40.57 feet to a 1/2 inch iron rod found;
2. South 37°25'02" East, a distance of 71.47 feet to a 1/2-inch iron rod found marking the beginning of a non tangent curve to the left having a radius of 5040.00 feet;
3. Along said curve an arc length of 41.00 feet, a delta angle of 00°27'56", a chord bearing and distance of South 06°24'36" West, 41.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the beginning of a non-tangent curve to the right having a radius of 7325.34 feet;
4. Along said curve an arc length of 77.48 feet, a delta angle of 00°36'22", a chord bearing and distance of South 06°33'08" West, 77.48 feet to the common east corner of said remainder of Tract VIII and the remainder of that certain called 0.420 acre tract of land described in deed to Gilbert Garza, as recorded in Volume 1765, Page 716, D.R.H.C.T., from which a 1/2-inch iron rod found bears North 81°28'42" West, a distance of 0.42 feet;

THENCE North 81°28'42" West, a distance of 382.05 feet to the **POINT OF BEGINNING** and containing 1.739 acres (75,764 square feet) of land, of which 0.150 acres lies within the right of way of aforesaid E. Minnesota Rd.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the plat, their successors, assigns and transferees (hereinafter called "Grantor" whether one or more persons named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors and assigns, a perpetual easement [illegible]

[illegible]

[illegible]

[illegible]

[illegible] WHEREOF, the said Grantor has executed this instrument this ____ day of ____________ 2019

Gordon & Catherine Jenkins Family LTD. Partnership
By: AT Holding Gordon Jenkins, Jr., LLC, a
Texas limited liability company, its General Partner
By
Name
Title

I, Allen W. Kerley, a Registered Professional Land Surveyor of the State of Texas for Frontier Surveying Company, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief. I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the _____ day of _________________ 2019

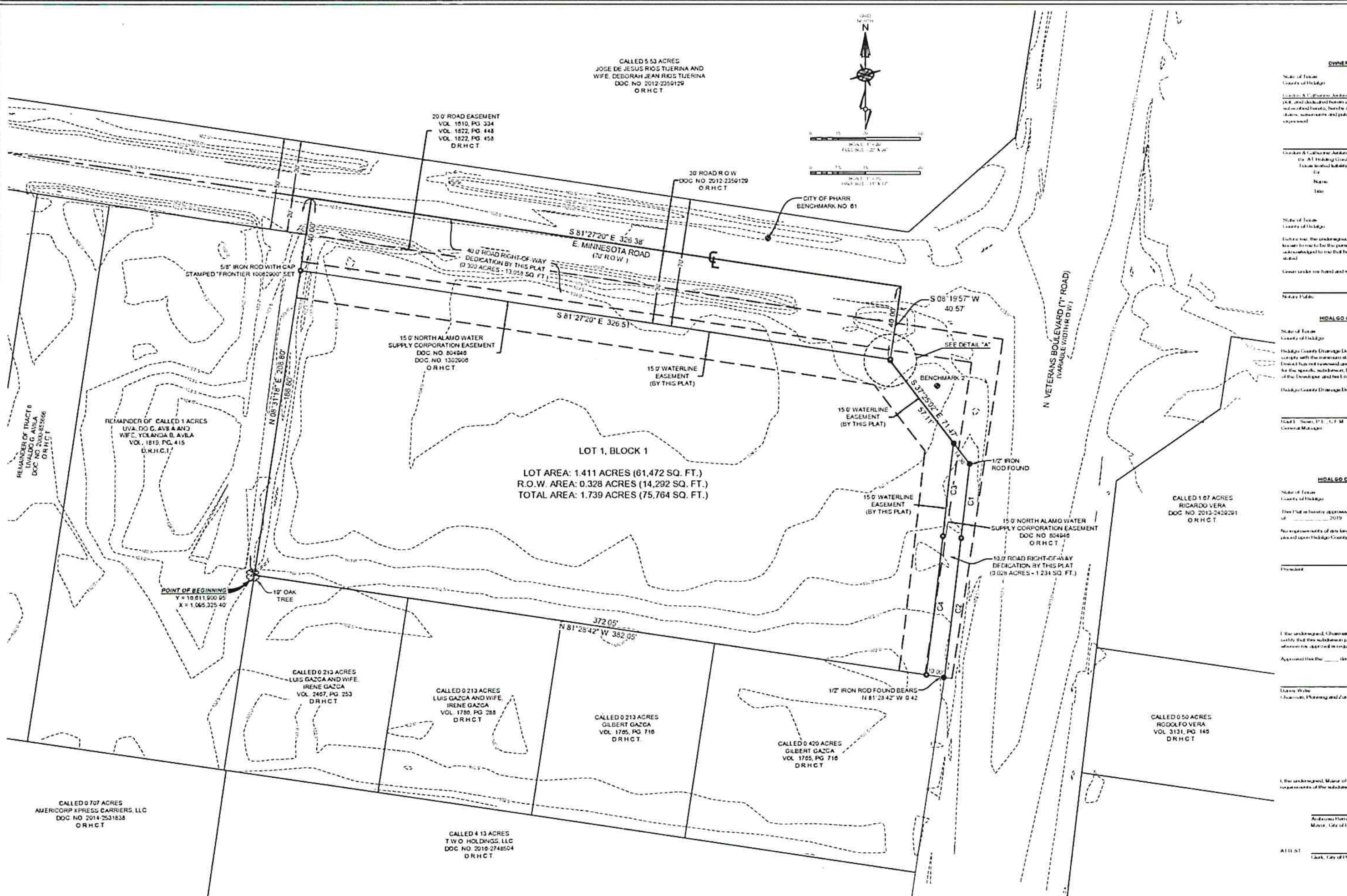
I, Casey M. Genovese, a Registered Professional Engineer of the State of Texas for Linfield, Hunter & Junius, Inc., hereby certify that proper engineering consideration has been given to this plat.

This the _____ day of _________________ 2019

Casey M. Genovese
Registered Professional Engineer No. 112245

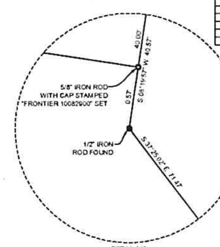
PRINCIPAL CONTACTS

Owner	Gordon & Catherine Jenkins Family LTD. Partnership	1501 Goldcrest Ave McAllen, Texas 78504	PH: (956) 638-1728
Surveyor	Allen W. Kerley, Frontier Surveying Company, TBPLS Firm No. 10082900	710 Buffalo St. Suite 700, Corpus Christi, TX 78401	PH: (361) 881-8044
Engineer	Casey M. Genovese, Linfield, Hunter & Junius, Inc., TBPE Firm No. 11654	3608 18th St. Suite 200, Metairie, Louisiana 70002	PH: (504) 833-5300



NOTES

1. Coordinates and bearings are based on City of Pharr Benchmark 61. All distances are U.S. Survey Feet (grid). Vertical datum for contours is NAVD88 GEOID 12B. Contour interval equals 0.5 of one foot.
2. The subject property appears to be within Zone "B" (shaded) as shown by Map No. 480334 0425C, dated November 16, 1982. Zone "B" (shaded) is defined as "Areas between limits of the 100 year flood and 500 year flood; or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."
3. No structure shall be permitted over any easement.
4. Benchmarks:
   City of Pharr Benchmark No. 61
   Found on the north side of E. Minnesota Road near the north east corner of the herein described subdivision
   Northing (Y) = 16,612,085.349'
   Easting (X) = 1,095,606.319'
   Elevation (Z) = 101.47' (City of Pharr datum) / 101.93' (NAVD88 GEOID 12B datum)
   Benchmark No. 2
   5/8" iron rod set with cap stamped "FRONTIER CONTROL" at the northeast corner clip of the herein described subdivision
   Northing (Y) = 16,612,005.03'
   Easting (X) = 1,095,698.88'
   Elevation (Z) = 103.39' (City of Pharr datum) / 103.85' (NAVD88 GEOID 12B datum)
5. Landscape requirement shall be as per City of Pharr ordinance. General Business District C. Minimum amount of landscaped areas as a percentage of lot area, ten percent.
6. Minimum building setbacks shall be as per City of Pharr ordinance. General Business District C.
   Minimum depth of front setback, 20 feet or equal to one third the street right of way width on which the property fronts, plus one half the building height over 36 feet with a 50 foot maximum, whichever is greater.
   Minimum width of side setback
   a. Without fire retardant wall, six feet plus half the building height over 36 feet, but in no case shall more than a 50 foot side setback be required.
   b. With a fire retardant wall, zero feet plus half the building height over 36 feet, but in no case shall more than a 50 foot side setback be required.
   c. Abutting residentially zoned property or side yards adjacent to street, ten feet or half the building height over 36 feet, but in no case shall more than a 50 foot side setback be required.
   Minimum depth of rear setback
   a. Abutting nonresidentially zoned property, with fire retardant wall or alley separating, zero feet plus half the building height over 36 feet, but in no case shall more than a 50 foot rear setback be required.
   b. Without fire retardant wall or alley or abutting residential property, ten feet plus half the building height over 36 feet, but in no case shall more than a 50 foot rear setback be required.
7. Storm water detention is required for this property. The engineer of record for this subdivision plat has estimated that a volume of approximately 21,603 cubic feet will be required for this use. This is an estimate only and detailed analyses may reveal different requirements. No building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development.
8. All common access, parking, landscaping and detention areas will be maintained by the lot owners.
9. A five (5.0) foot sidewalk, with ADA ramps, is required along the south side of E. Minnesota Road and the west side of N. Veterans Boulevard ("I" Road) during subdivision construction (at building permit stage).
10. Enforcement of plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
11. Erosion and sedimentation control during construction shall be in accordance with current Texas Pollution Discharge Elimination System (T.P.D.E.S.) guidelines.
12. Minimum finish floor shall be 18" above top of curb or Base Flood Elevation, whichever is greater.
13. Additional fire protection may be required during the plan review phase in order to provide any addition fire protection requirements.
14. All fire protection shall be installed by a licensed fire protection company.
15. The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the development permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater that the plat engineer considered in the hydraulic calculations for this subdivision.



DETAIL "A"
(NOT TO SCALE)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	5040.00	41.00	00°27'56"	S 06°24'36" W	41.00
C2	7325.34	77.48	00°36'22"	S 06°33'08" W	77.48
C3	5050.00	51.39	00°34'59"	S 06°28'07" W	51.39
C4	7315.34	77.07	00°36'13"	S 06°33'04" W	77.07

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

State of Texas
County of Hidalgo

Gordon & Catherine Jenkins Family LTD. Partnership, the undersigned, owner of the land shown on this plat, and designated herein as Lopezville Meadows subdivision to the City of Pharr and whose name is subscribed hereto, hereby dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Gordon & Catherine Jenkins Family LTD. Partnership — Date
By: AT Holding Gordon Jenkins, Jr., LLC, a
Texas limited liability company, its General Partner
By
Name
Title

State of Texas
County of Hidalgo

Before me, the undersigned authority, on this day personally appeared ____________ known to me to be the person(s) whose name are subscribed to the foregoing instrument, and acknowledged to me that he/she (they) executed the same for purposes and consideration therein stated.

Given under my hand and seal of office this ____ day of ________ 2019

Notary Public

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

State of Texas
County of Hidalgo

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(C). The District has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the Developer and his Engineer to make these determinations.

Hidalgo County Drainage District No. 1

Raul E. Sesin, P.E., C.F.M. — Date
General Manager

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION

State of Texas
County of Hidalgo

This Plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the ________ day of ________ 2019

No improvements of any kind (including without limitation, trees, fences, and buildings) shall be placed upon Hidalgo County Irrigation District #2 rights of ways or easements.

President — ATTEST: Secretary

I, the undersigned, Chairman of the Planning & Zoning Commission of the City of Pharr, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Approved this the ____ day of ________ 2019

Daren Wylie
Chairman, Planning and Zoning Commission

I, the undersigned, Mayor of the City of Pharr, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Ambrosio Hernandez — Date
Mayor, City of Pharr

ATTEST: Clerk, City of Pharr — Date

Subdivision For Lopezville Meadows

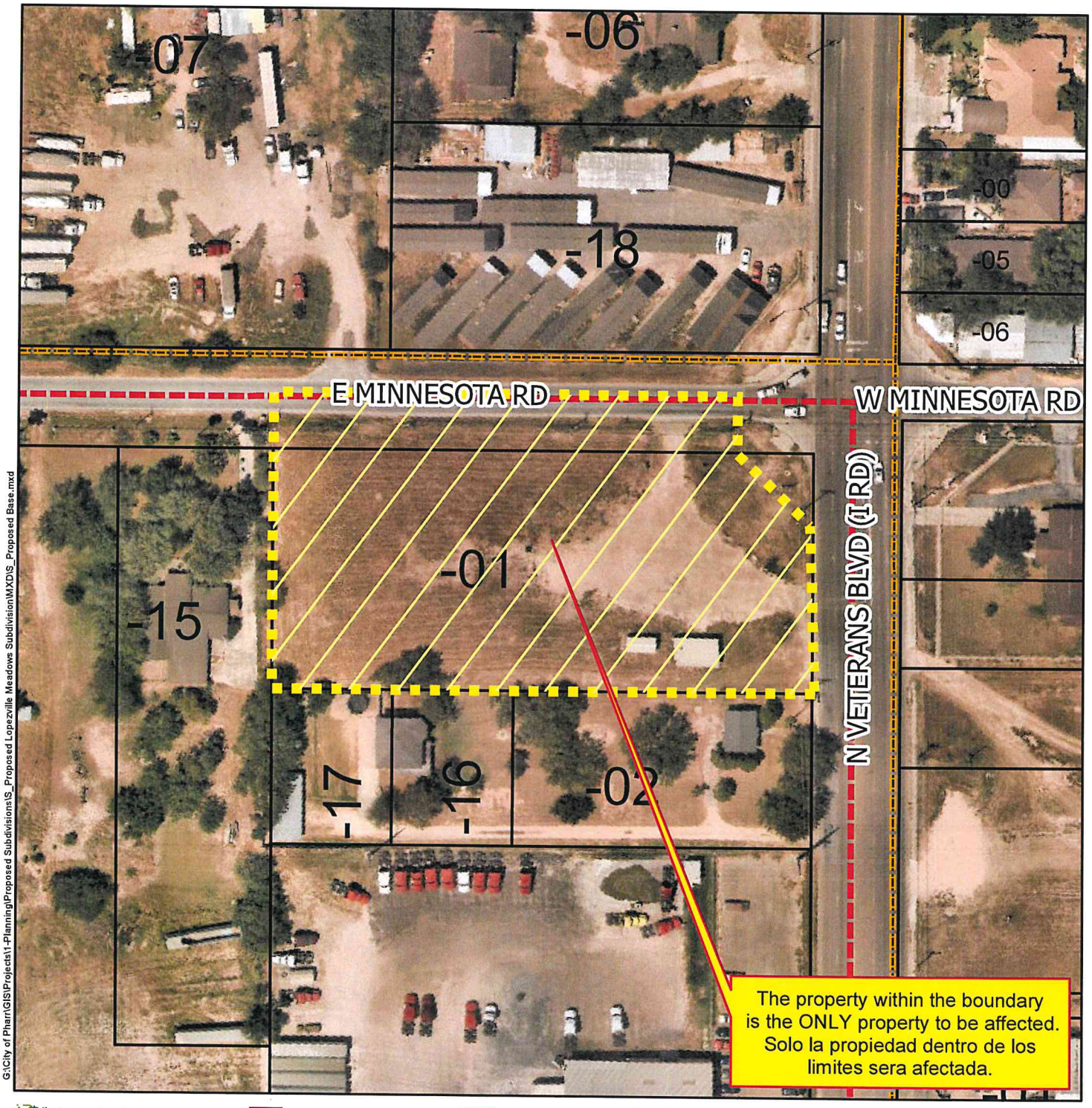
Being a 1.739 acre tract of land situated in the Antonio Velasco Survey, Abstract No. 45, Hidalgo County, Texas, being a portion of Lot 96, Kelly-Pharr Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 134, Deed Records of Hidalgo County, Texas, being the remainder of that certain tract of land described as Tract VIII in deed to Gordon & Catherine Jenkins Family LTD. Partnership, as recorded in Document No. 2011-2268233, Official Records of Hidalgo County, Texas.

Filed ________ At ________ AM / PM
Instrument Number ________
of the Map Records of Hidalgo County, Texas
By ________
Deputy

PLOT DATE: 8/26/2019

Proposed Subdivison
Lopezville Meadows Subdivision
Linfield, Hunter & Junius Inc.

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Lopezville Meadows Subdivision\MXD\S_Proposed Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 100 feet

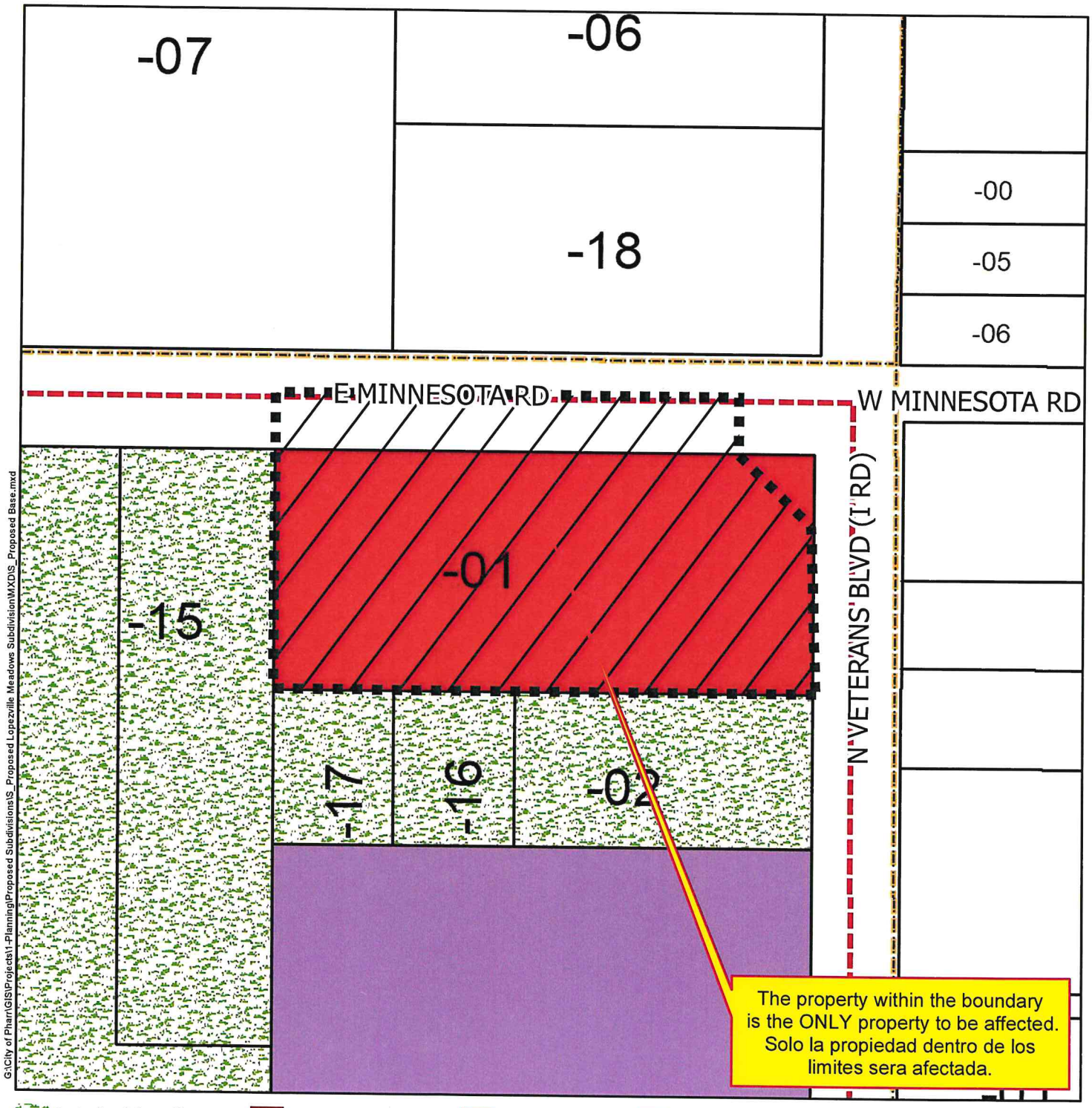
0 50 100 200 300 400 Feet

N W E S

Date: 9/5/2019

Proposed Subdivison
Lopezville Meadows Subdivision
Linfield, Hunter & Junius Inc.

Pharr Engineering



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_Proposed Lopezville Meadows Subdivision\MXD\S_Proposed Base.mxd

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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 100 feet

0 50 100 200 300 400 Feet

N W E S

Date: 9/5/2019