

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 26, 2021 – 6:00 PM

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

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

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

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

PRESIDING:

In accordance with social distancing guidelines, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at <http://www.pharr-tx.gov>

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

C. APPROVAL OF MINUTES:

- 1) Minutes of April 12, 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) Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). The property is legally described as being 3.435 acres out of Lot 317, Kelly Pharr Tract Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6800 Block of South Cage Boulevard. **COZ#210320**

5) Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). The property is legally described as being .538 acres out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue. **COZ#210321**

E. PLATS:

1) Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision. The property is legally described as being a 0.4093 of one acre out of Block "B" of the acreage adjacent to the Pharr Townsite and out of Lot 3, Block "C", Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Egly Avenue. **SUB#210205**

2) Melden & Hunt, Inc., representing Edanili S. Lacar, Manager for CDFP developers, LLC, a Texas limited liability company is requesting preliminary plat approval of the proposed Modena Heights Subdivision. The property is legally described as being a 4.376 acres out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Sam Houston Avenue. **SUB#200413**

3) Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting preliminary plat approval of the proposed Sugar Garden Village Subdivision. The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Sugar Road. **SUB#210308**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 23rd day of April 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. April 12, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 12, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Rafael Munguia Porfirio Rodriguez

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:**

Luis Madrigal

ABSENT: Jonathan Larraga Romeo Robles
 Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Anaisha Licerio, Planner I
 Carolina Herrera, Secretary
 Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:11 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF MARCH 22, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of March 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**

Anaisa Licerio, 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**

Anaisa Licerio, 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**

Anaisa Licerio, Planner I, introduced the item and stated the item would continue to be tabled.

- 4) **SPOOR ENGINEERING CONSULTANTS, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE**

OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY HIGH-DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 6.93-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 107, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 700-800 BLOCK OF WEST NOLANA LOOP. COZ#210316

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the east, south, and a portion to the west were zoned to Agricultural and/or Open Space District (A-O), a portion to the west was zoned to Single Family Residential District (R-1), and the property to the north was zoned General Business District (C) when the property was annexed on October 3, 1989. Later the property to the south was zoned to Single Family Residential on September 20, 1994. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Commercial use in the Land Use Plan. She further reported twenty four (24) 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.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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 questioned why the property did not comply with the Future Land Use Plan.

Anaisa Licerio, Planner I, stated the property is designated Commercial.

There being no further discussion Rafael Munguia moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High-Density District (R-MFHD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) **AEC ENGINEERING, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.25-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 12, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 7500-7600 BLOCK OF SOUTH JACKSON ROAD. COZ#210317**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the north, south, east, and west were zoned Agricultural and/or Open-Space (A-O) when it was annexed to the City of Pharr on November 1, 1994. On February 21, 1995 the properties to the north and west were rezoned to General Business District (C). There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported two (2) 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.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Rafael Munguia moved to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 6) **RED TAPE II, INC., D/B/A STILETTOS GENTLEMEN'S CLUB IS REQUESTING RENEWAL OF THE SEXUALLY ORIENTED BUSINESS LICENSE IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS ALL OF LOT 2, ALBRAD SUBDIVISION UNIT #3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1050 NORTH SUGAR ROAD. SOB#001254**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area to the North, South, East and West is zoned General Business District (C). The area is generally designated for commercial use in the Land Use Plan. She further reported nine (9) letters were mailed out to the surrounding property owners. Staff received no response to the letters.

Anaisa Licerio, Planner I, further stated staff recommended approval of the renewal request of the Sexually Oriented Business License in a General Business District (C). 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 item for discussion.

There being no discussion Rafael Munguia moved to approve the renewal request of the Sexually Oriented Business License in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) M GARCIA ENGINEERING, LLC., REPRESENTING NATASHA DEL BARRIO, CHIEF EXECUTIVE OFFICER FOR MIDNIGHT RIVER, LLC, OWNERS, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAT OF BERT OGDEN PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 28.45 ACRE TRACT OF LAND OUT OF LOT 76, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5600-5700 BLOCK OF NORTH IH 69C. SUB#200516**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are City limits to the north, General Business District (C) and Limited Industrial District (L-I) to the east, Limited Industrial District (L-I) to the south and Residential Mobile Homes District (R-MH) to the west. The property is designated for industrial and commercial use in the Land Use Plan. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Master Plat of Bert Ogden Pharr Subdivision subject to the listed conditions.

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

There being no discussion Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Master Plat of Bert Ogden Pharr Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Charlie Ramirez moved to adjourn. Rafael Munguia second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:26 p.m.

ATTEST:

Chairman, Danny Wylie

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

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

Classification: Regular

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

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

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Created/Initiated - 4/22/2021

Approved - 4/22/2021

Final Approval - 4/23/2021



MEMORANDUM

DATE: MONDAY, APRIL 26, 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 **May 3, 2021 at 4:00 p.m.**

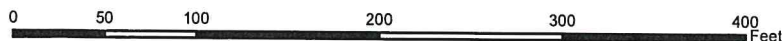


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

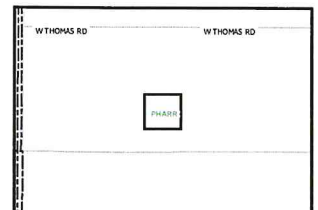
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/23/2020

Scale: 1 inch = 100 feet



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

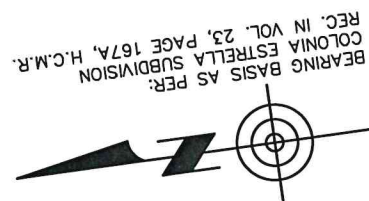


HIDALGO COUNTY WI-FI PROJECT

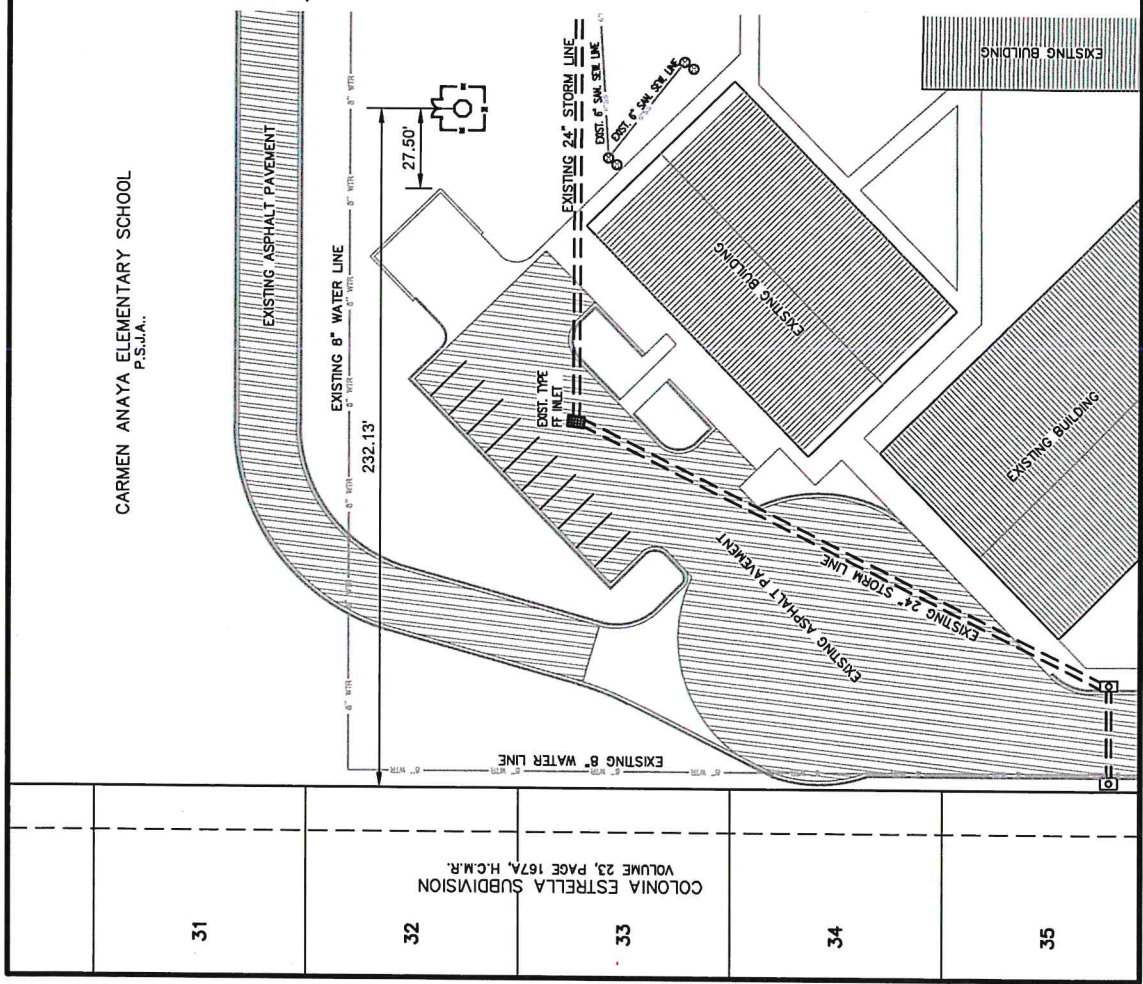
WI-FI TOWER

SITE: CARMEN ANAYA ELEMENTARY SCHOOL

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



SCALE: 1"=50'



LEGEND

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

PROPOSED CHAINLINK FENCE

EXIST. CLEANOUT

CALL BEFORE YOU DIG!

PARTICIPANTS REQUEST
48 HOURS NOTICE
BEFORE YOU DIG,
DRILL, OR BLAST -
STOP AND CALL
CONSTRUCTION
811

Know what's below.
Call before you dig.

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

NOTES TO INSTALLER:

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

AVOID TOWER INSTALLATION WHERE EVIDENCE OF ANY EXISTING WATER LINE, WATER SERVICE, WATER 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).

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



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.



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 Dávalos, Ed.D.

Technology | Assistant Superintendent of Technology

Pharr-San Juan-Alamo ISD

956.354.1013

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

601 E. Kelly St., Pharr, TX 78577 P: (956) 354-2000 F: (956) 354-3006 www.psjaisd.us

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.



November 10, 2020

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

RE: Carmen Anaya ES Tower Installation

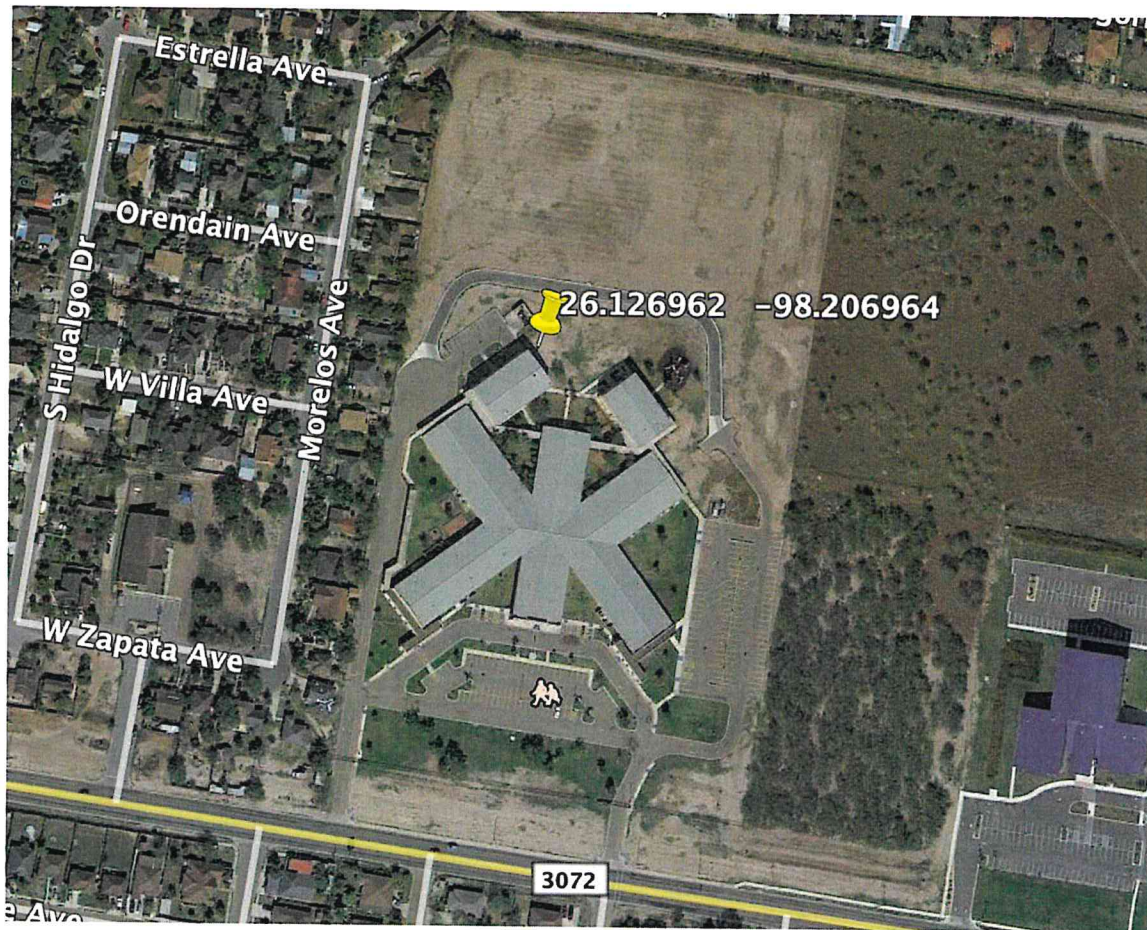
Ms. Robles:

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.

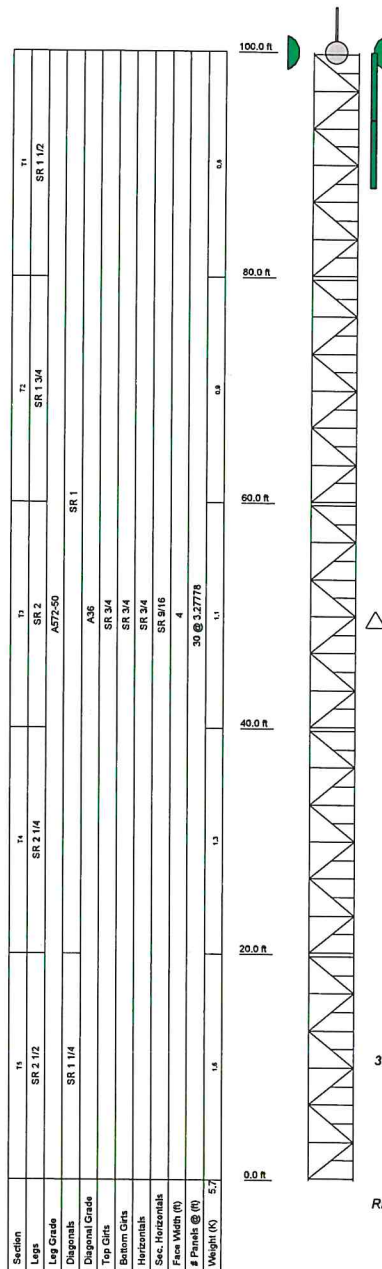
This project is in support of the Hidalgo County WiFi Initiative to provide children and families with the necessary Internet connectivity required to sustain learning, employment and safety in the Pharr community during this Pandemic and for years to come.

Tower Location





Tower Drawing



DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
5/8" x 4' Lightning Rod	100	(6) HS-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 AISI 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

AXIAL
12 K

SHEAR 1 K /

MOMENT 39 kip-ft

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

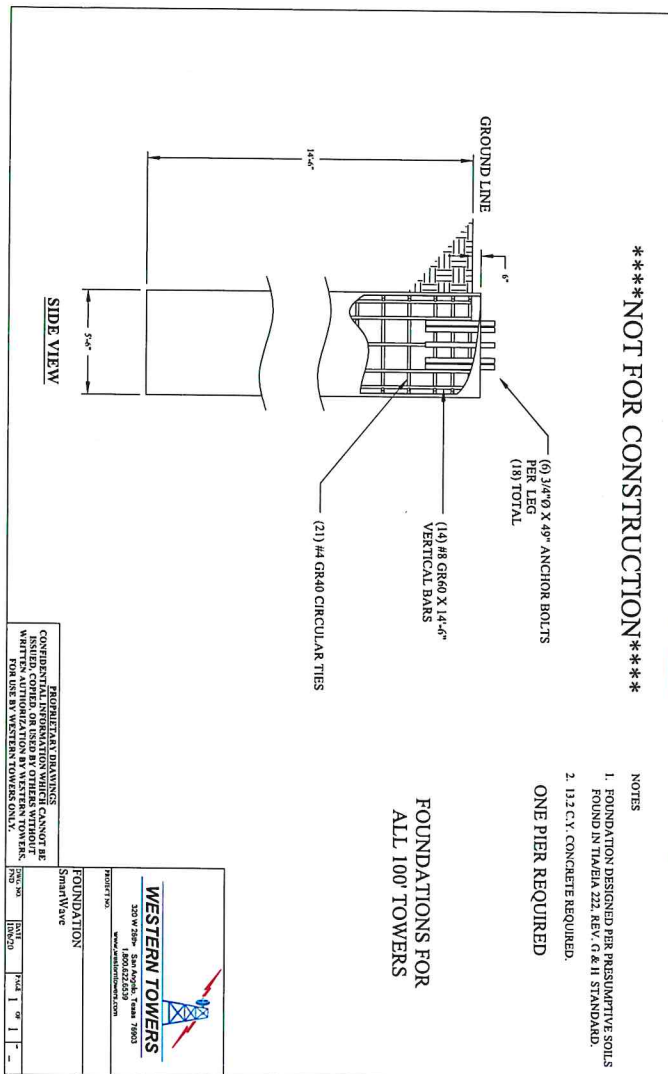
AXIAL
10 K

SHEAR 6 K  MOMENT 444 kip-ft

TORQUE 4 kip-ft
REACTIONS - 131 mph WIND



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: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

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

Classification: Regular

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

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

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 4/22/2021
Approved - 4/22/2021
Final Approval - 4/23/2021

MEMORANDUM

DATE: MONDAY, APRIL 26, 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 **May 3, 2021 at 4:00 p.m.**

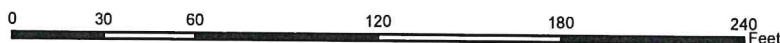


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

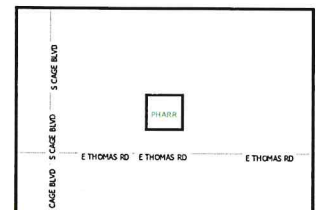
City of Pharr, Texas
Engineering Department
956.402.4242

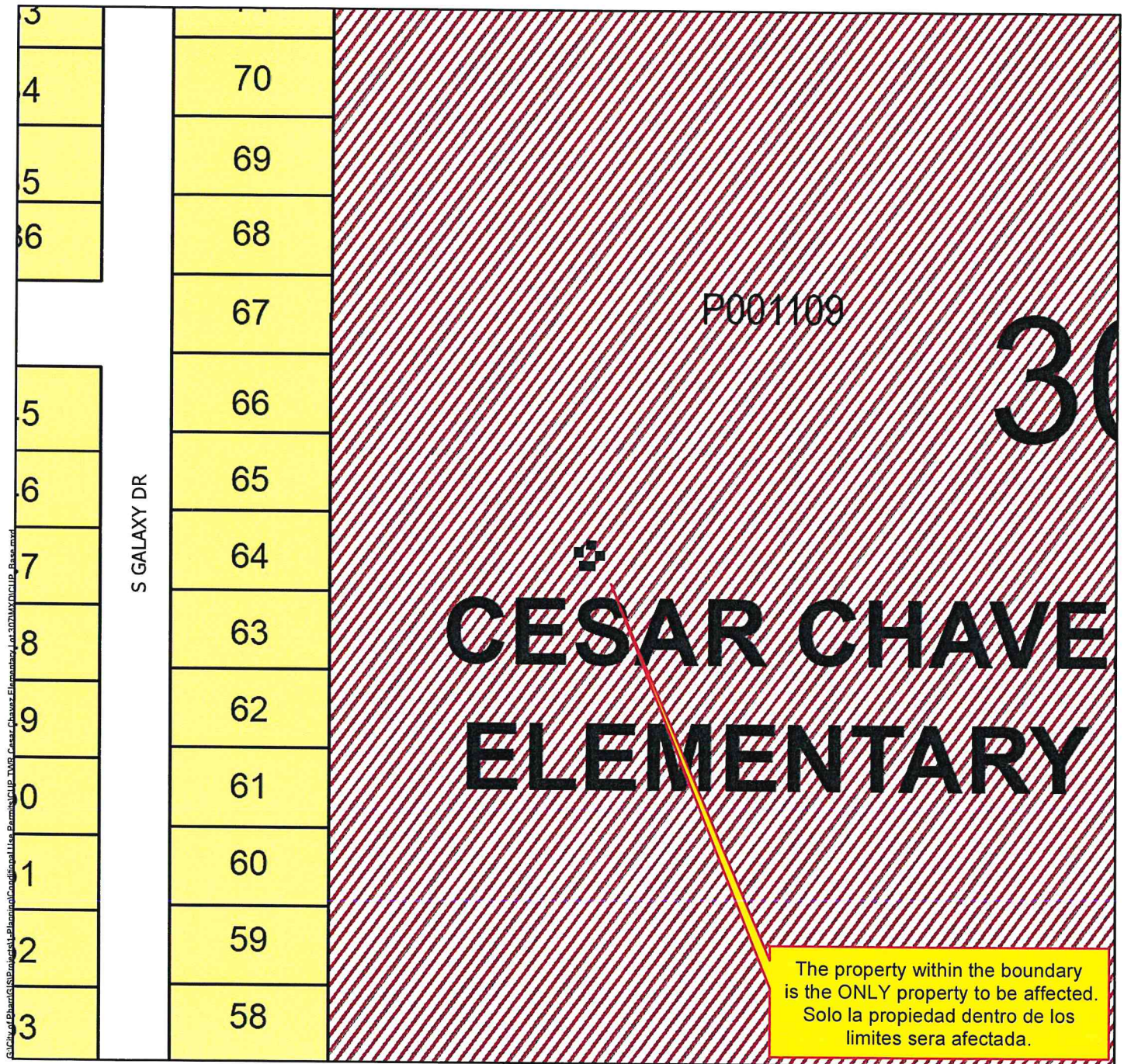
Date: 11/23/2020

Scale: 1 inch = 60 feet



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



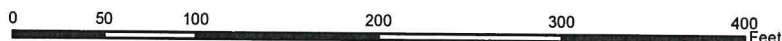


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
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| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

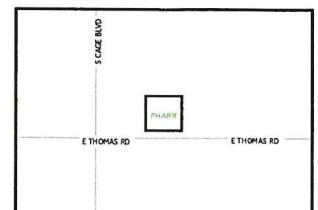
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/23/2020

Scale: 1 inch = 100 feet



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.



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).

BEARING BASIS AS PER:
PSJA I.S.D. ELEMENTARY No. 9
REC. IN VOL. 36, PAGE 141A, H.C.M.R.



SCALE: 1"=30'

NOTES TO INSTALLER:

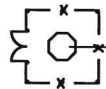
INSTALLER SHALL CALL THE "TEXAS ONE CALL SYSTEM" PRIOR TO DRILLING POLE LOCATION.

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



182.64'

— 30.00' —

15.00' UTILITY EASEMENT,
VOLUME 36, PAGE 141A, H.C.M.R.

MAIN BUILDING
(BUILDING "A")

SOUTH CREEK SUBDIVISION
VOLUME 39, PAGE 144, H.C.M.R.

10.00' UTILITY EASEMENT,
VOLUME 39, PAGE 144, H.C.M.R.

CALL BEFORE YOU DIG!



Know what's below.
Call before you dig.

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

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

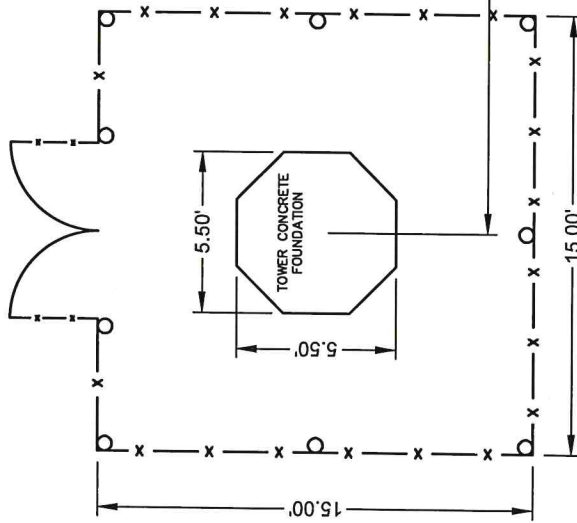
WI-FI TOWER

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

BEARING BASIS AS PER:
PSJA I.S.D. ELEMENTARY No. 9
REC. IN VOL. 36, PAGE 141A, H.C.M.R.



SCALE: 1"=5'



NOTES

FENCE DIMENSIONS: 15'X15'X8'

FENCE MATERIAL: CYCLONIC CHAINLINK
WITH GALVANIZED POSTS.

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

AREA: 0.005 OF ONE ACRE
(225 SQUARE FEET)

MAIN BUILDING
(BUILDING "A")

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

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

A TEXAS REGISTERED ENGINEERING FIRM F-9688

EXHIBIT "B"



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.



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 Dávalos, Ed.D.

Technology | Assistant Superintendent of Technology

Pharr-San Juan-Alamo ISD

956.354.1013

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

601 E. Kelly St., Pharr, TX 78577 P: (956) 354-2000 F: (956) 354-3006 www.psjaisd.us

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.



November 10, 2020

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

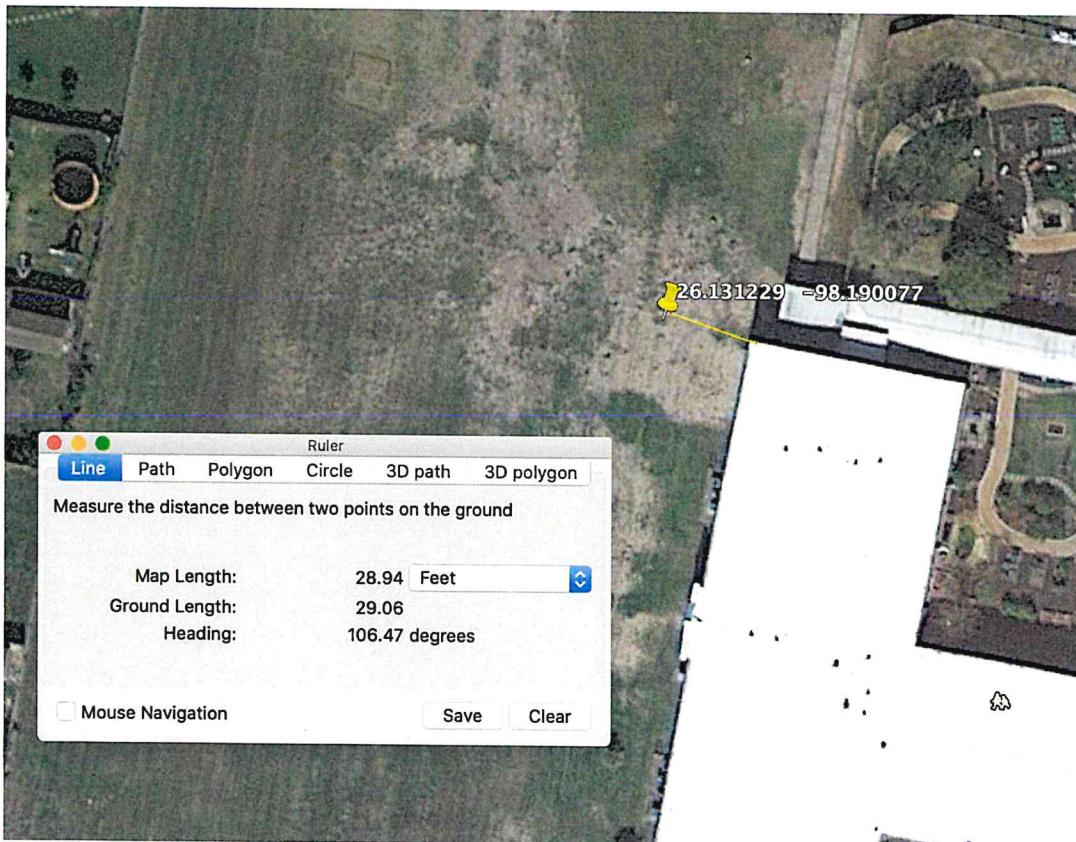
RE: Cesar Chavez ES Tower Installation

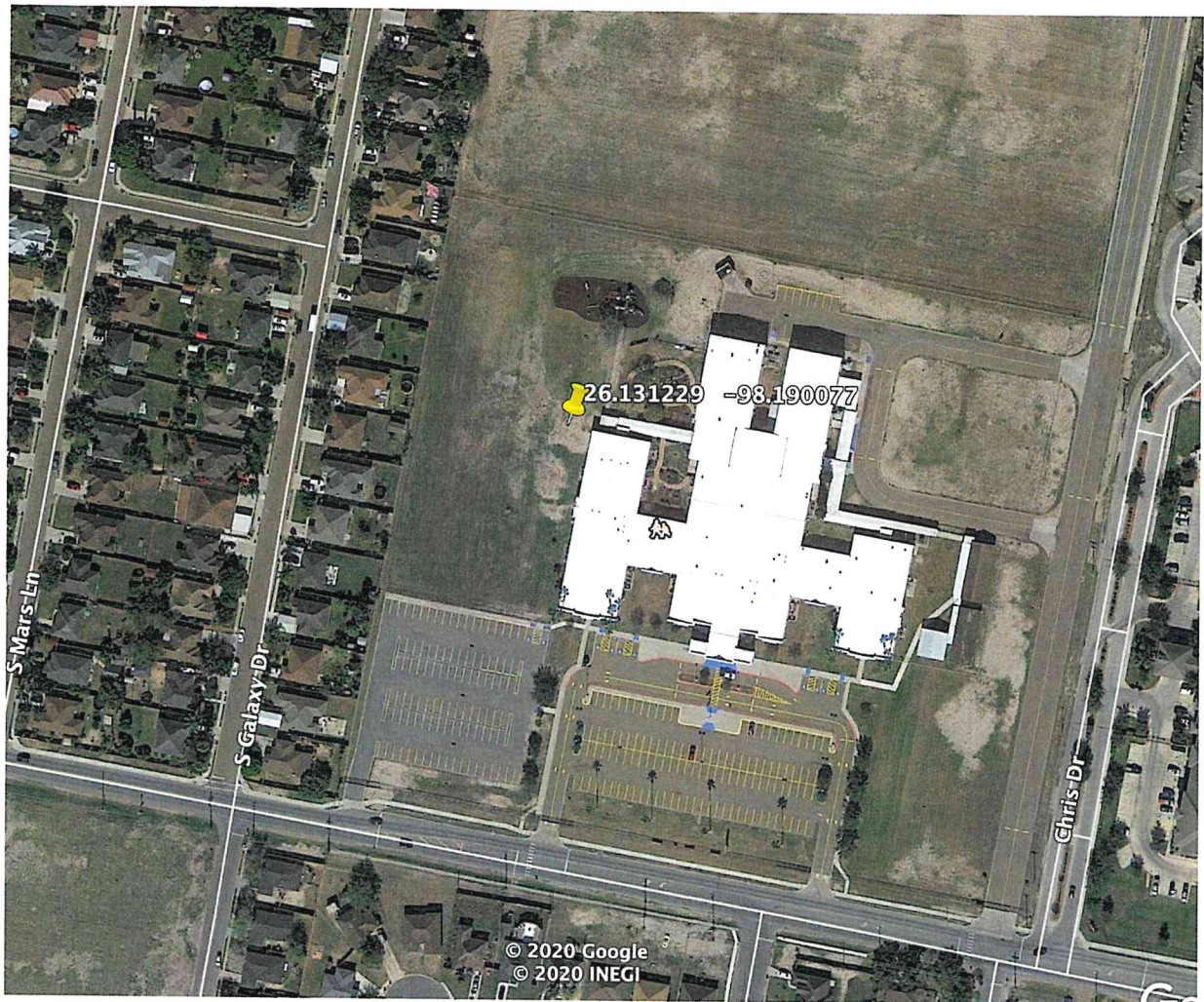
Ms. Robles:

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.

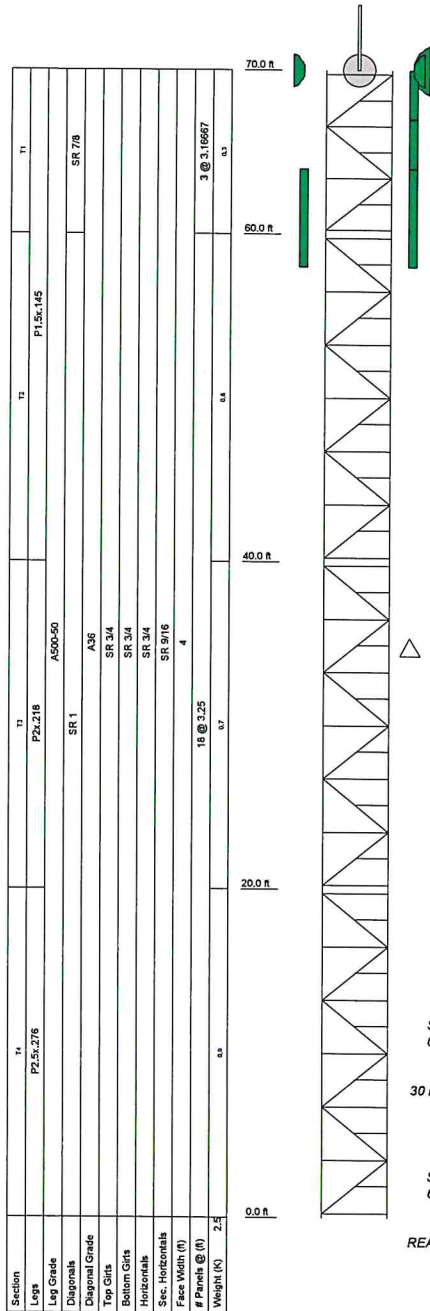
Tower Location







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) NS-45x4 w/Mount	64
(2) VHLP2-18/C	70	C5c	61
KP-SPDC5C-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

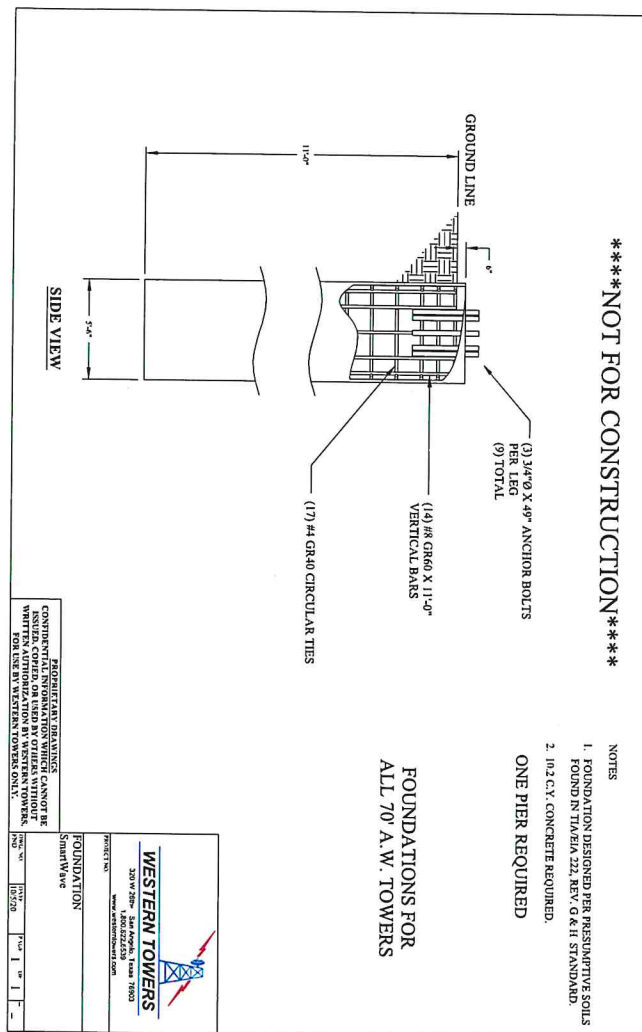
AXIAL
7 K
SHEAR
0 K
MOMENT
22 kip-ft
TORQUE 0 kip-ft
30 mph WIND - 0.5000 in ICE

AXIAL
5 K
SHEAR
6 K
MOMENT
272 kip-ft
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 Code: TIA-222-H Path: C:\wp\SmartWave Technologies\10294 - RD Substation, TX A\W10294.dwg		Drawn by: pedram.sadr Date: 10/05/20 Scale: NTS 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

MEMORANDUM

DATE: MONDAY, APRIL 26, 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.

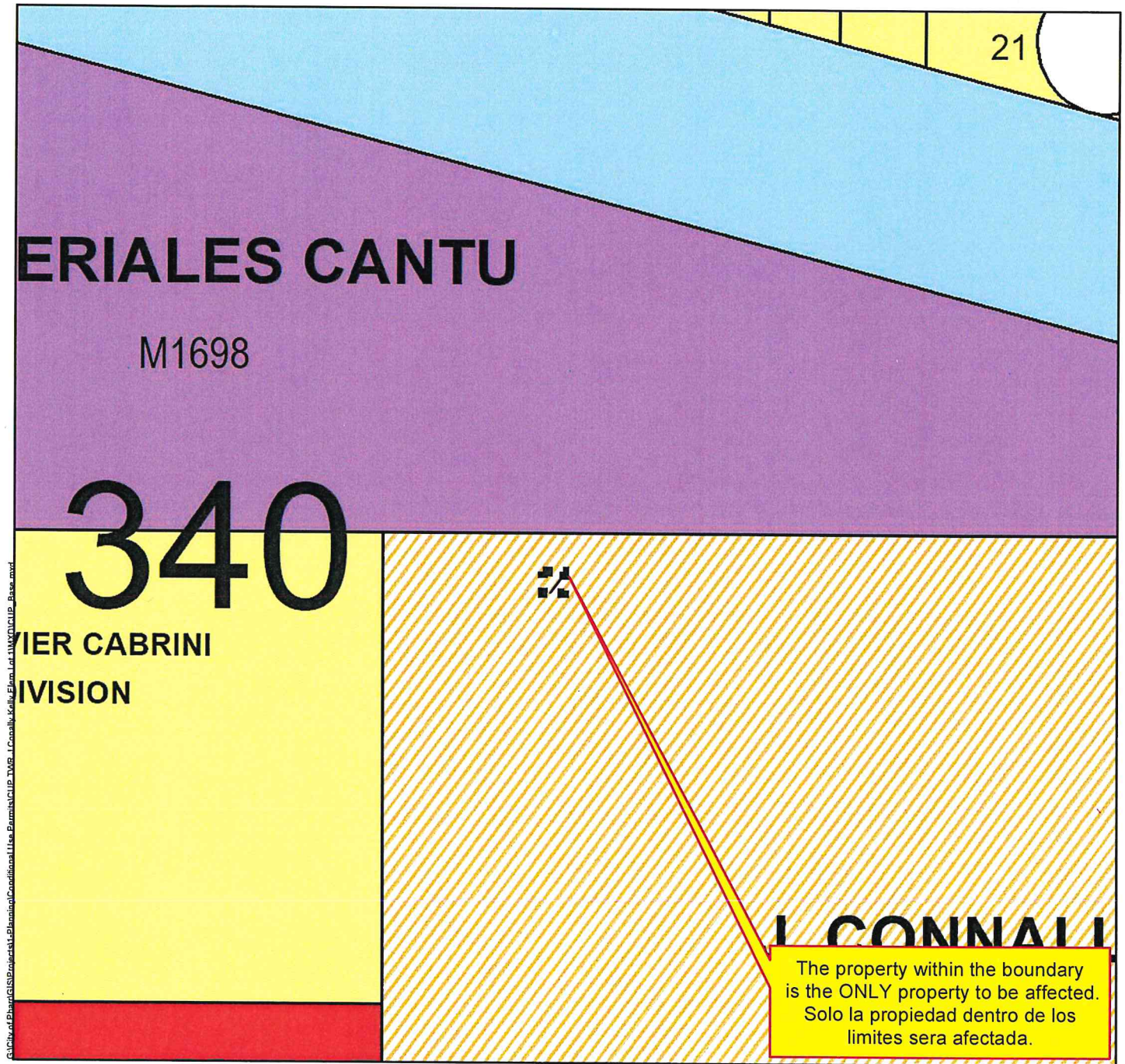
ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Heavy Commercial District (H-C) to the north, Agricultural and/or Open Space District (A-O) to the east, Single-Family Residential District (R-1) to the south and General Business District (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 **May 3, 2021** at **4:00 p.m.**

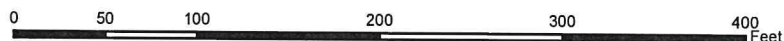


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

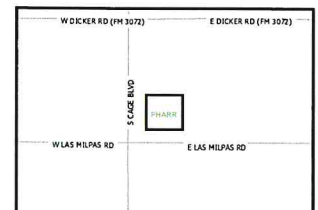
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 11/23/2020

Scale: 1 inch = 100 feet



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





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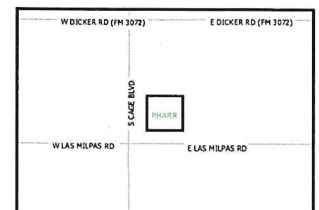
City of Pharr, Texas
Engineering Department
956.402.4242

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HIDALGO COUNTY WI-FI PROJECT

WI-FI TOWER

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

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



SCALE: 1"=30'

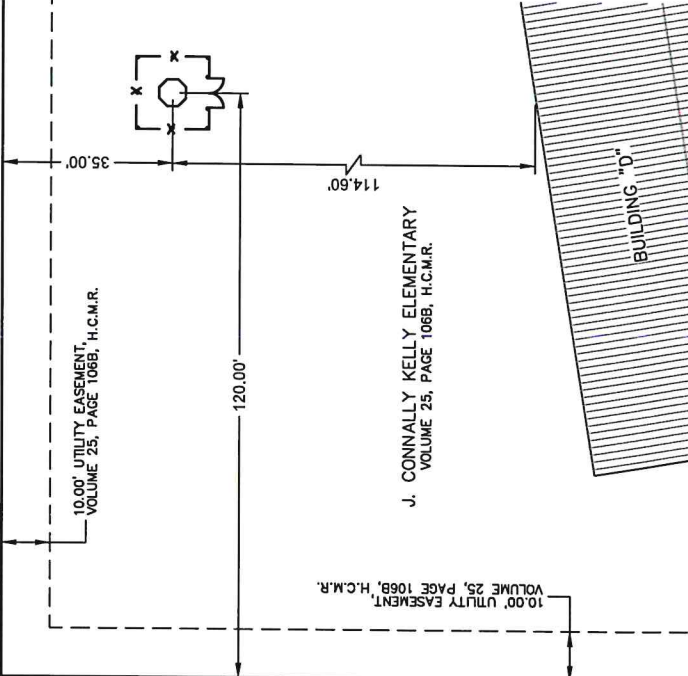
NOTES TO INSTALLER:

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).



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

LEGEND

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

— x — x — x — PROPOSED CHAINLINK FENCE

CALL BEFORE YOU DIG!



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

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

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

DESIGN INFORMATION

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

AEC ENGINEERING, LLC.
Agricultural * Environmental * Civil

A TEXAS REGISTERED ENGINEERING FIRM F-9688

EXHIBIT "A"

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

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



SCALE: 1"=5'

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

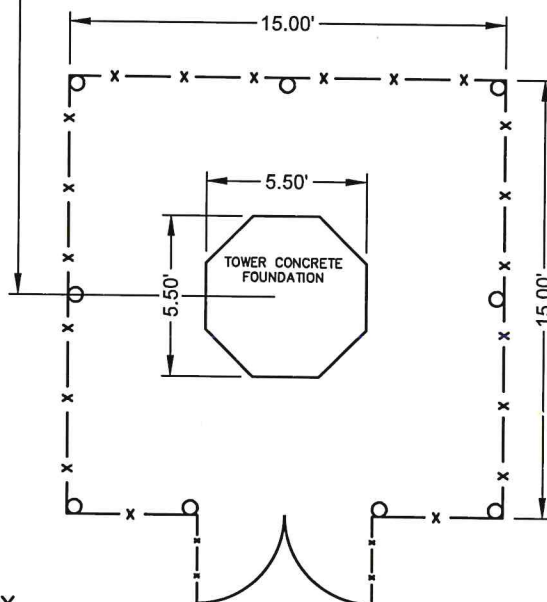
NOTES

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

DESIGN INFORMATION

Job No. 1522.001

Prep. Date NOVEMBER 20, 2020

Designed/Drawn J. d' Z.

Checked CARLOS GARZA, P.E.

Approved CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

EXHIBIT "B"



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.



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 Dávalos, Ed.D.

Technology | Assistant Superintendent of Technology

Pharr-San Juan-Alamo ISD

956.354.1013

START COLLEGE NOW! COMPLETE EARLY! GO FAR!

601 E. Kelly St., Pharr, TX 78577

P: (956) 354-2000

F: (956) 354-3006

www.psjaisd.us

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.



November 10, 2020

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

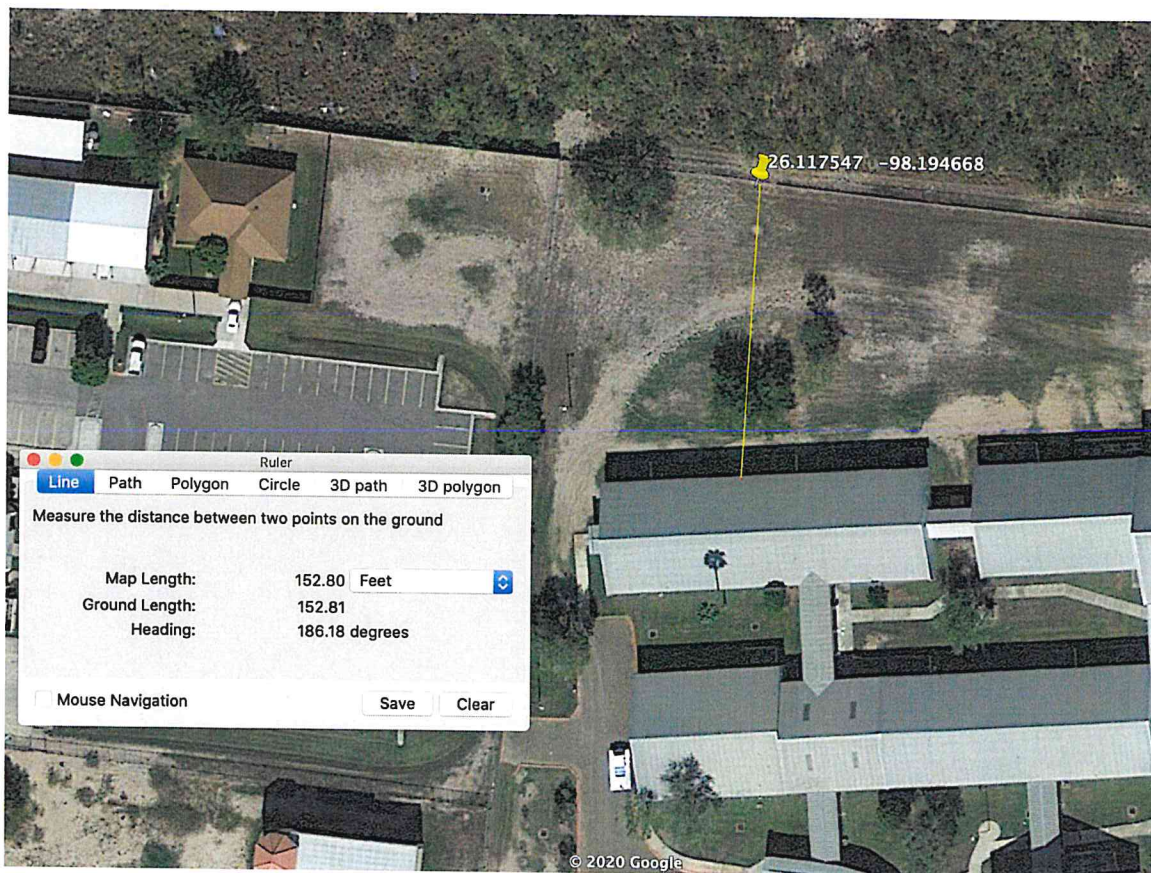
RE: J.C. Kelley ES Tower Installation

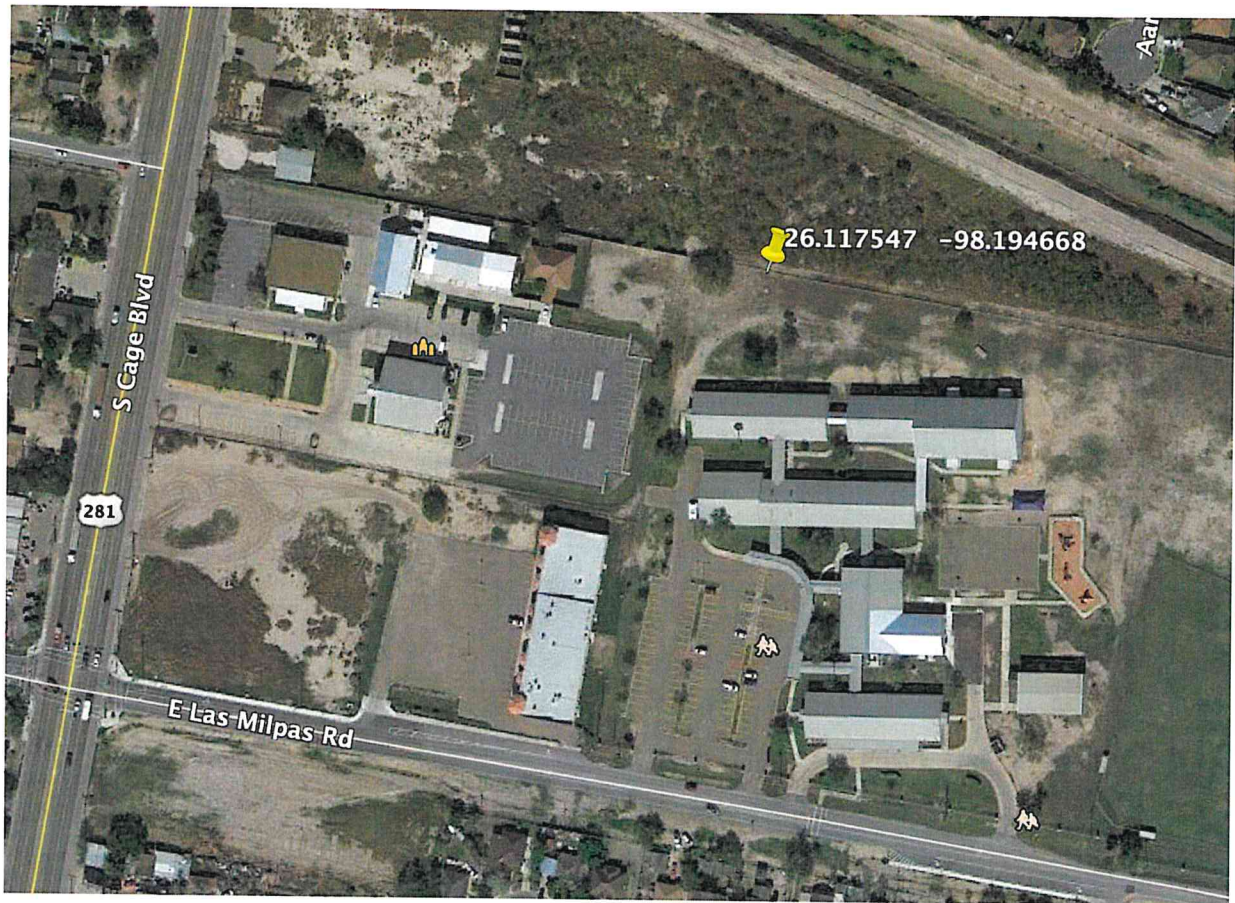
Ms. Robles:

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.

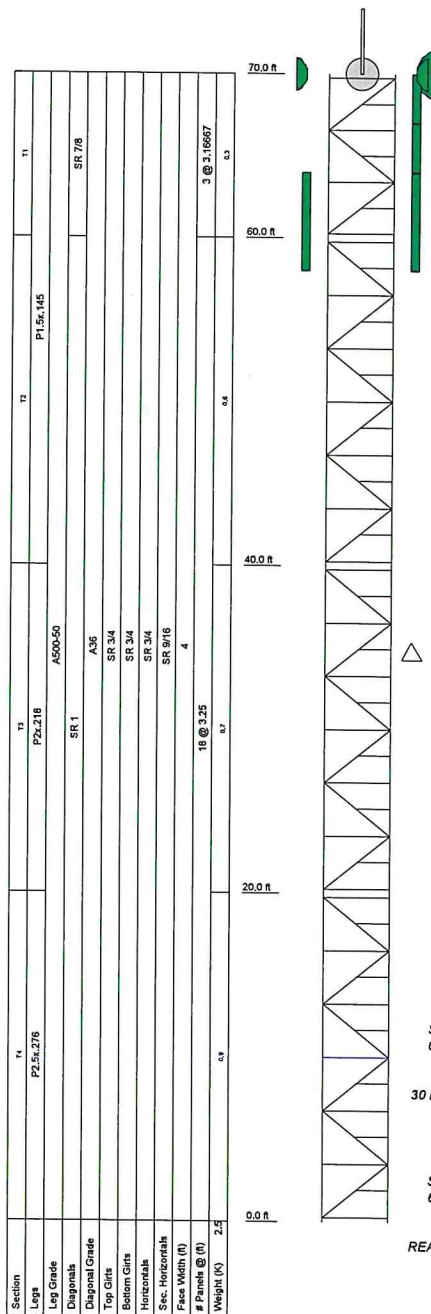
Tower Location







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) VHLP2-16/C	70	C5c	61
KP-SPDC5C-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

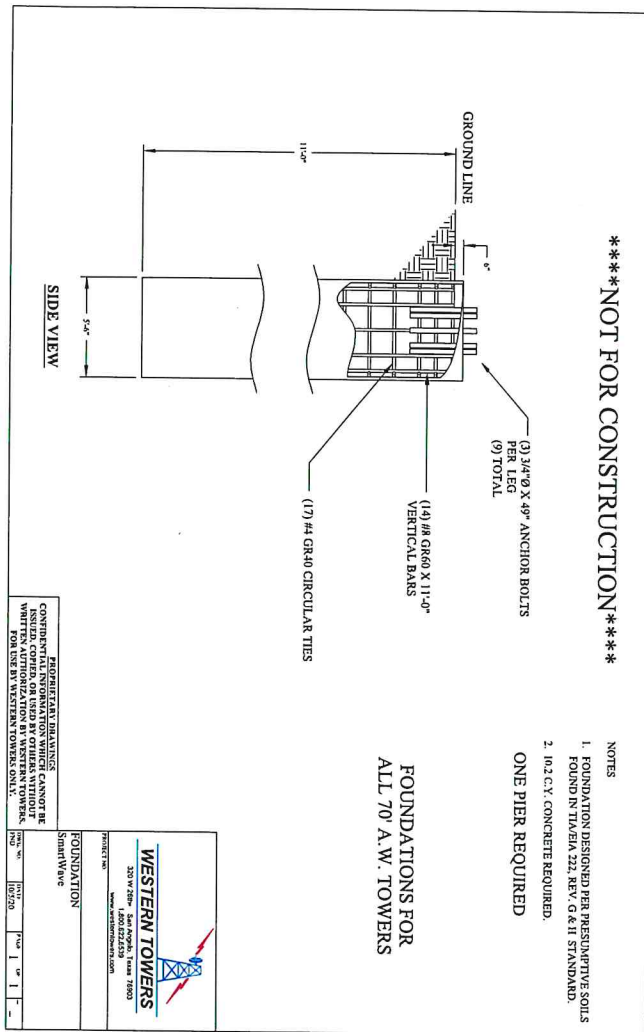
AXIAL
7 K
SHEAR
0 K
MOMENT
22 kip-ft
TORQUE 0 kip-ft
30 mph WIND - 0.5000 in ICE

AXIAL
5 K
SHEAR
6 K
MOMENT
272 kip-ft
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 Code: TIA-222-H Path: C:\pws\SmartWave Technologies\10004 - 20 Substation T2 & V4\10004.dwg	Drawn by: pedram.sadr Date: 10/05/20 Scale: NTS 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.4.

DATE SUBMITTED: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). The property is legally described as being 3.435 acres out of Lot 317, Kelly Pharr Tract Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6800 Block of South Cage Boulevard.
COZ#210320

Classification: Regular

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

Issue: Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the request to re-zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 4/22/2021
Approved - 4/22/2021
Final Approval - 4/23/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 26, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION
PLANNING & ZONING COMMISSION

AGENDA ITEM: COZ:#210320
DATE SUBMITTED: March 26, 2021

1. **Applicant:** Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner
2. **Requested Action:** Re-zoning request from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct a Tractor Supply Company.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

4/19/21
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

4-19-21
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). The property is legally described as being 3.435 acres out of Lot 317, Kelly Pharr Tract Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 6800 Block of South Cage Boulevard.

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

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

DESCRIPTION OF PROPERTY:

Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) in order to develop and construct a Tractor Supply Company.

The subject site which is located on the east side of South Cage Boulevard and physically located within the 6800 Block of South Cage Boulevard. The property is legally described as being 3.435 acre tract of land, more or less, out of Lot 317, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Cage Boulevard, a 120'-150' principal arterial that runs north and south with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C) and Residential Mobile Home District (R-MH). The property and the property to the east and south were zoned to Agricultural and/or Open Space District (A-O) when they were annexed by the City of Pharr on November 18, 1986. The properties to the west were zoned to Agricultural and/or Open Space District (A-O) when it was annexed by the City of Pharr on December 16, 1986. Later, the properties to the west were rezoned to General Business District (C) on March 30, 1982 when the city adopted the current zoning ordinance we use today. On September 5, 1989, the property to the north was zoned to Agricultural and/or Open Space District (A-O) and on March 17, 1987, the property and portion of the property to the north and south were rezoned to General Business District (C). The property to the east and portion to the south were rezoned to Residential Mobile Home District (R-MH) on June 17, 1997. Later, the E75' of the W335' of the N180' of Lot 317, a portion of the property to the north was rezoned to General Business District (C). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial and single-family use in the Land Use Plan.

The Heavy Commercial District is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Thirty-one (31) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) call for information only.

Development Services is recommending **approval** of the request to re-zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 03, 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

Melden and Hunt, Inc., representing F.H. Investments, Ltd., owner
APPLICANT

General Business District (C) & Residential
Mobile Home District (R-MH)
CURRENT ZONE

Within the 6800 Block of South Cage Boulevard
ADDRESS

Heavy Commercial District (HC)

	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

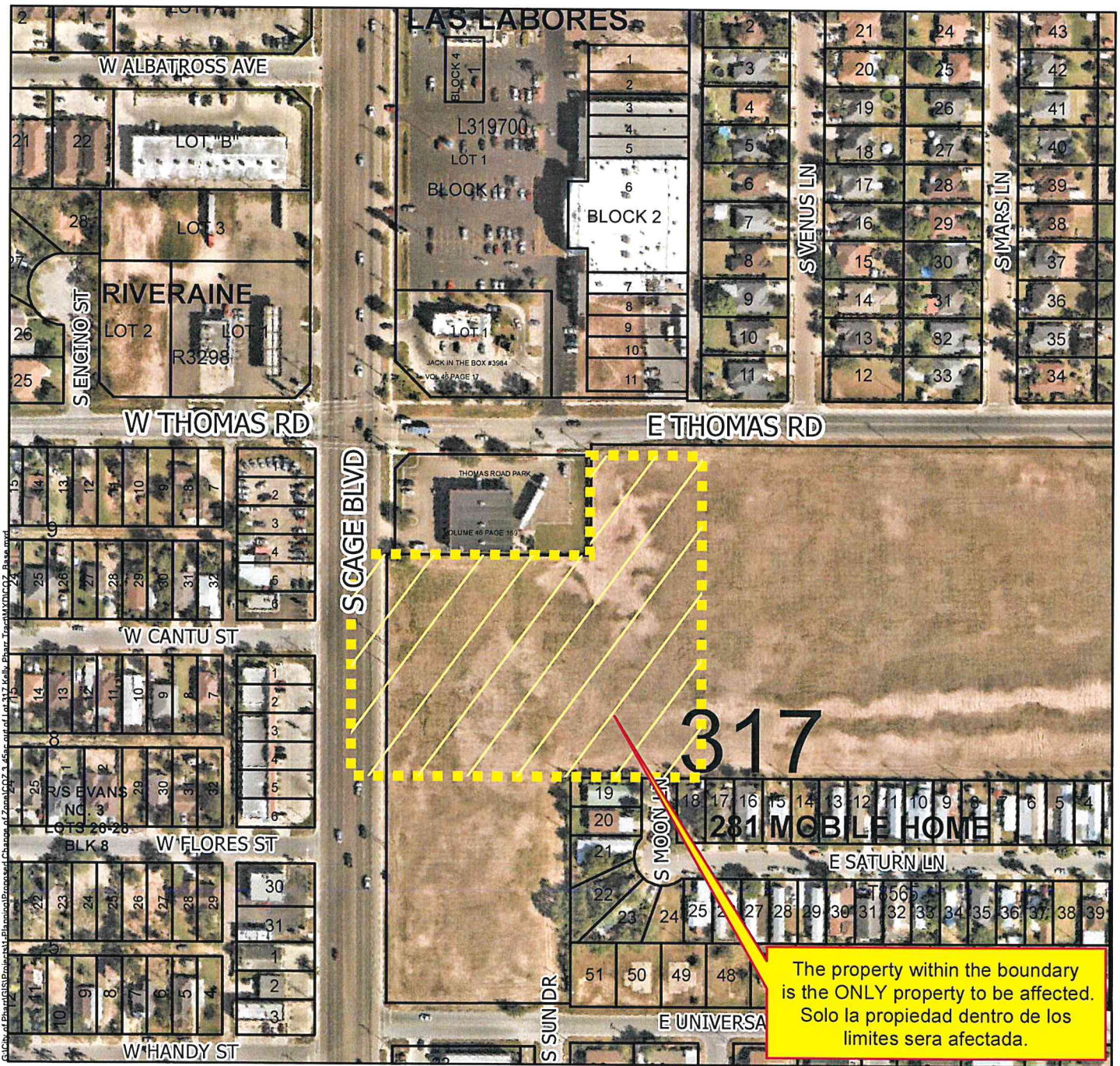
The property meets area requirements and has adequate ingress and egress.

If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

April 14, 2021
DATE

Proposed Change of Zone
3.45ac out of Lot 317 Kelly Pharr Tract
Mario A. Reyna



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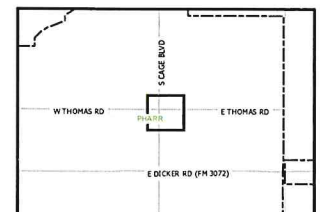
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/1/2021

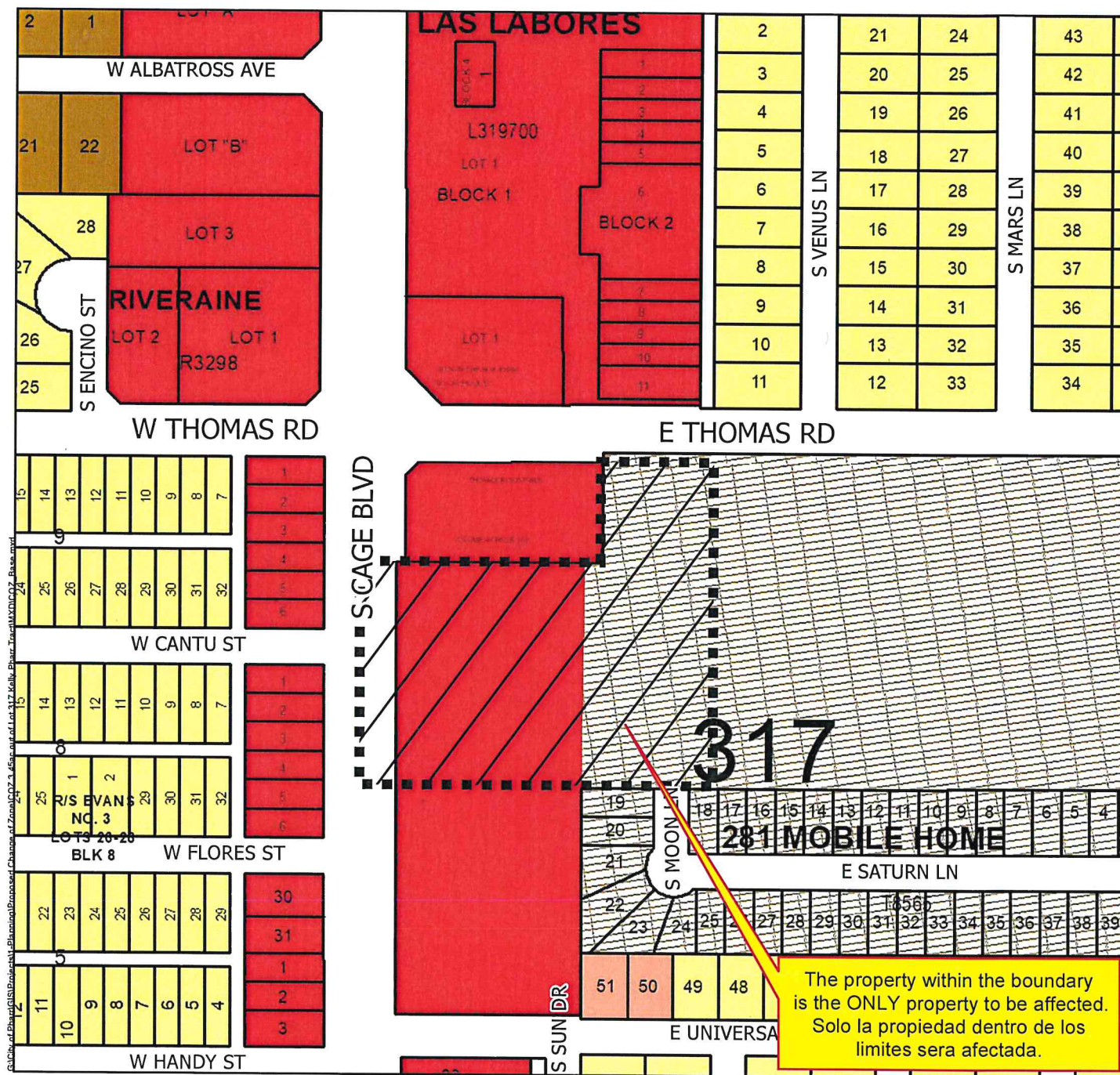
Scale: 1 inch = 200 feet



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Proposed Change of Zone
3.45ac out of Lot 317 Kelly Pharr Tract
Mario A. Reyna



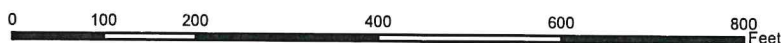
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- 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

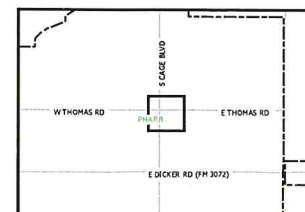
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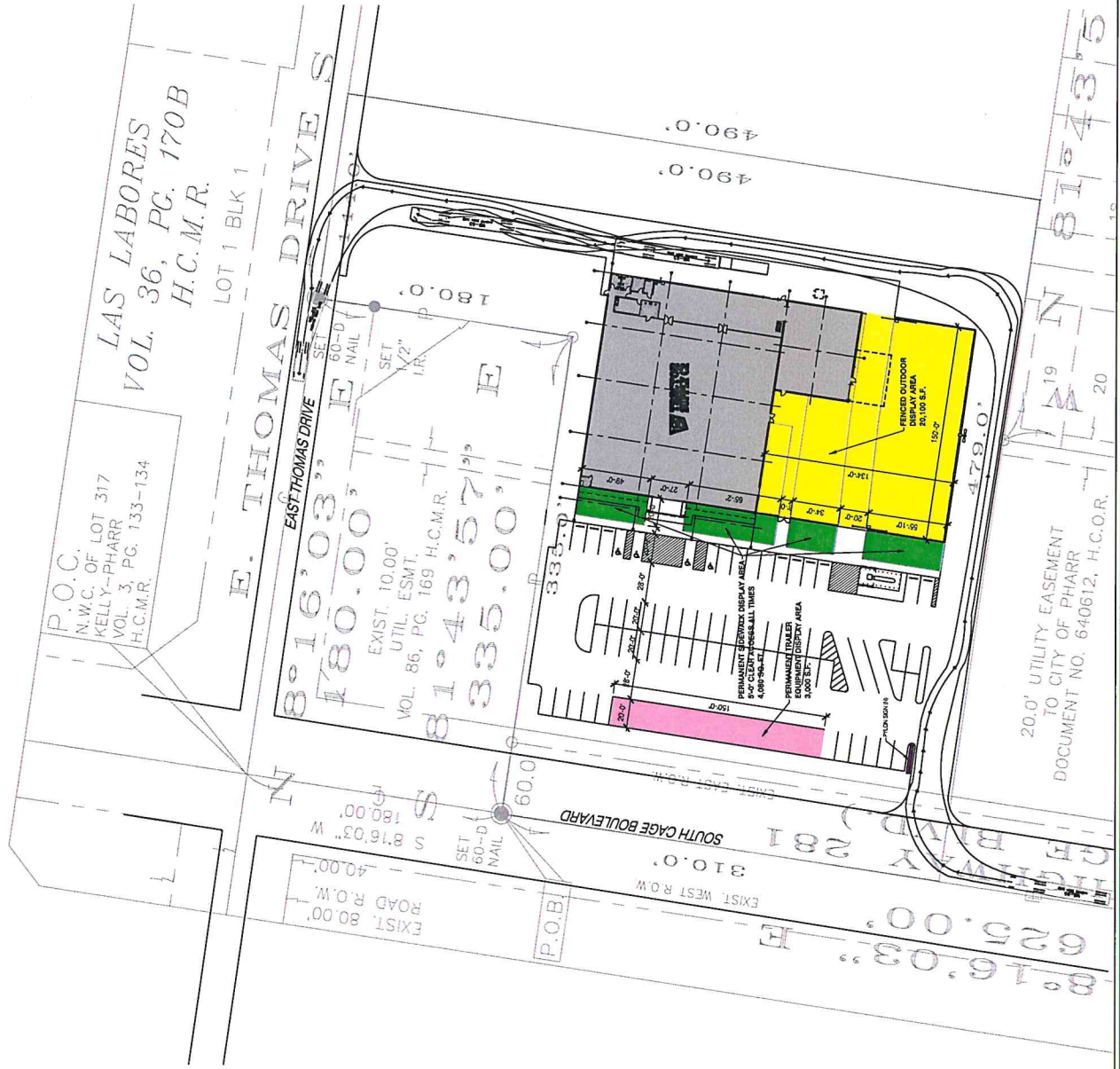
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**COROLLA CAPITAL
PARTNERS, LLC
2208 FOWLER AVE.
JONESBORO, AR 72401**

[illegible]

SITE





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). The property is legally described as being .538 acres out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue. **COZ#210321**

Classification: Regular

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

Issue: Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Neighborhood Commercial District (N-C) 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 4/22/2021
Approved - 4/22/2021
Final Approval - 4/23/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 26, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#210321

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 26, 2021

1. **Applicant:** Melden and Hunt, Inc., representing Maria D. Alvarez, owner
2. **Requested Action:** Re-zoning request from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF)
3. **Nature / Intent of Request:** In order to develop and construct duplexes.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

4/19/21
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

4-19-21
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). The property is legally described as being .538 acres out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 229 West Sam Houston Avenue.
--

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

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

DESCRIPTION OF PROPERTY:

Melden and Hunt, Inc., representing Maria D. Alvarez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) in order to develop and construct duplexes.

The subject site which is located on the south side of West Sam Houston Avenue and has a physical address of 229 West Sam Houston Avenue. The property is legally described as being a 0.538 of 1 acre out of Lots 1 & 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas.

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

The property is currently zoned Neighborhood Commercial District (NC). On March 30, 1982, the property, and the property to the north, east, west and south were zoned to Single Family Residential District (R-1) when the city adopted the zoning ordinance we use today. On August 2, 2010, a portion of the property was rezoned to Neighborhood Commercial District (N-C) and later on August 19, 2019, the other portion was rezoned to Neighborhood Commercial District (NC). A portion of the property to the north was rezoned to General Business District (C) on May 15, 2007 and the other portion to the north was rezoned to Residential Multi-Family High Density District (R-MFHD). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

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

Twenty-five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone from Neighborhood Commercial District (N-C) 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 **May 3, 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

Melden and Hunt, Inc., representing Maria D. Alvarez, owner
APPLICANT

Neighborhood Commercial District (N-C)
CURRENT ZONE

229 West Sam Houston Avenue
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:

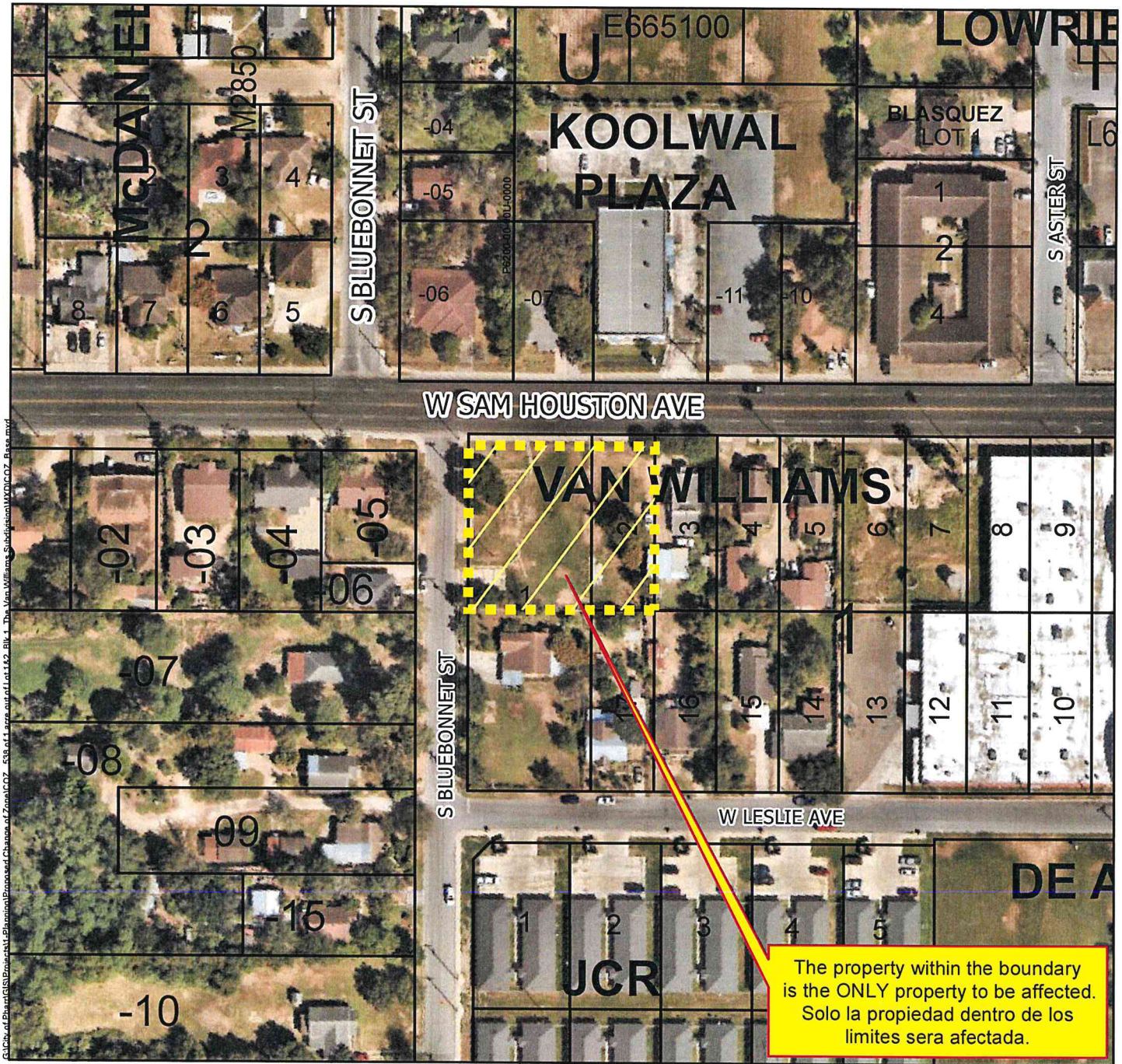
Approval

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.

Anaisa Licerio
PREPARED BY

April 16, 2021
DATE

Proposed Change of Zone
.538 of 1 acre out of Lot 1&2, Blk 1,
The Van Williams Subdivision
Melden & Hunt, Inc/ Maria D Alvarez



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

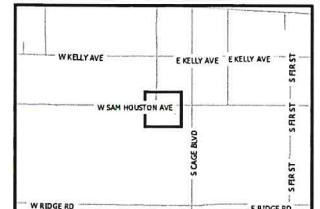
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/1/2021

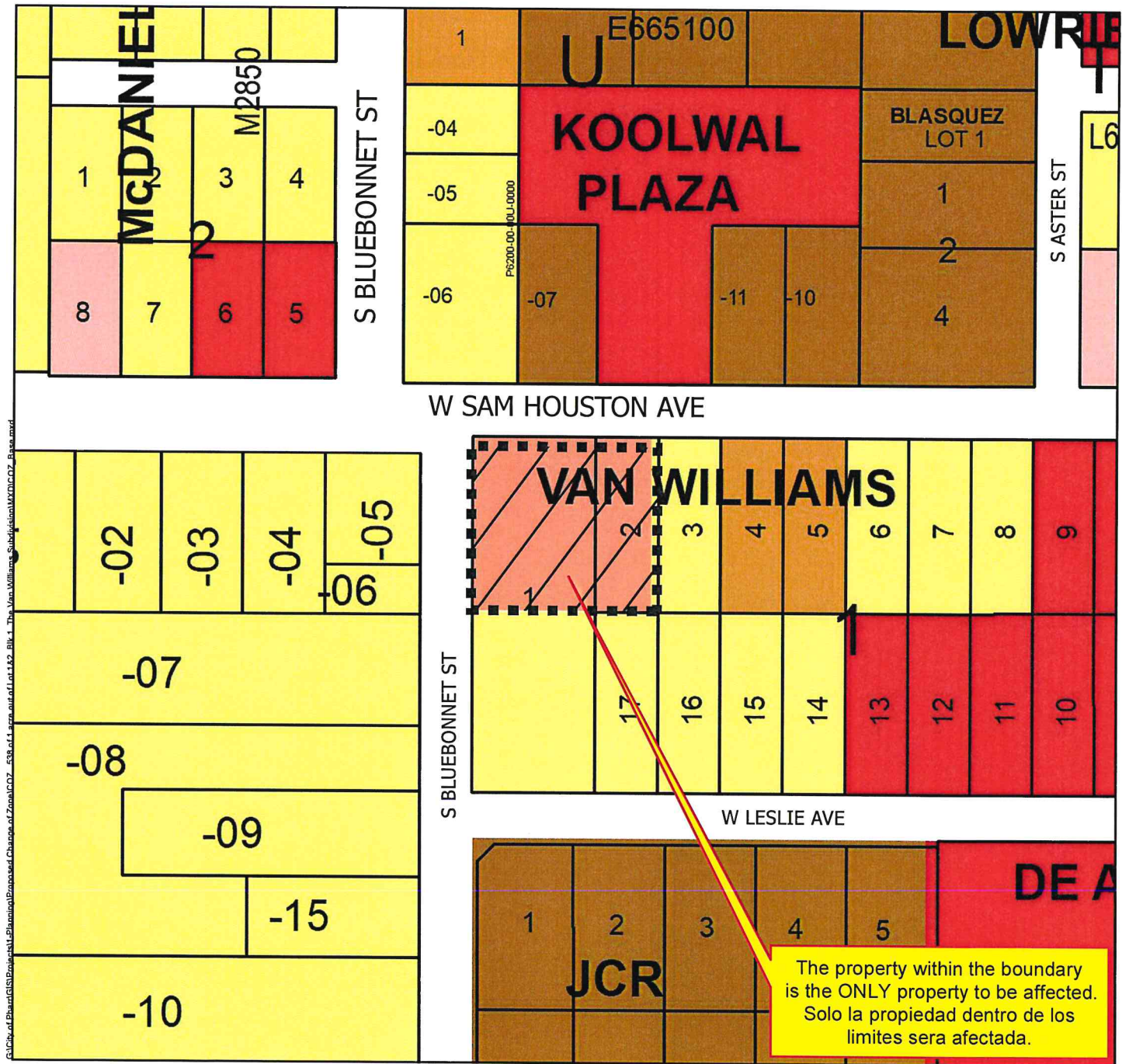
Scale: 1 inch = 125 feet



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.



Proposed Change of Zone
.538 of 1 acre out of Lot 1&2, Blk 1,
The Van Williams Subdivision
Melden & Hunt, Inc/ Maria D Alvarez

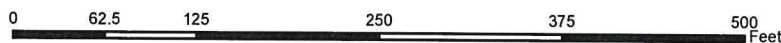


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

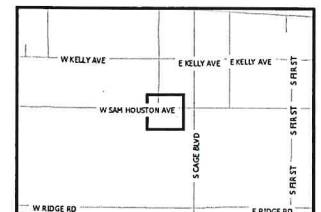
City of Pharr, Texas
Engineering Department
956.402.4242

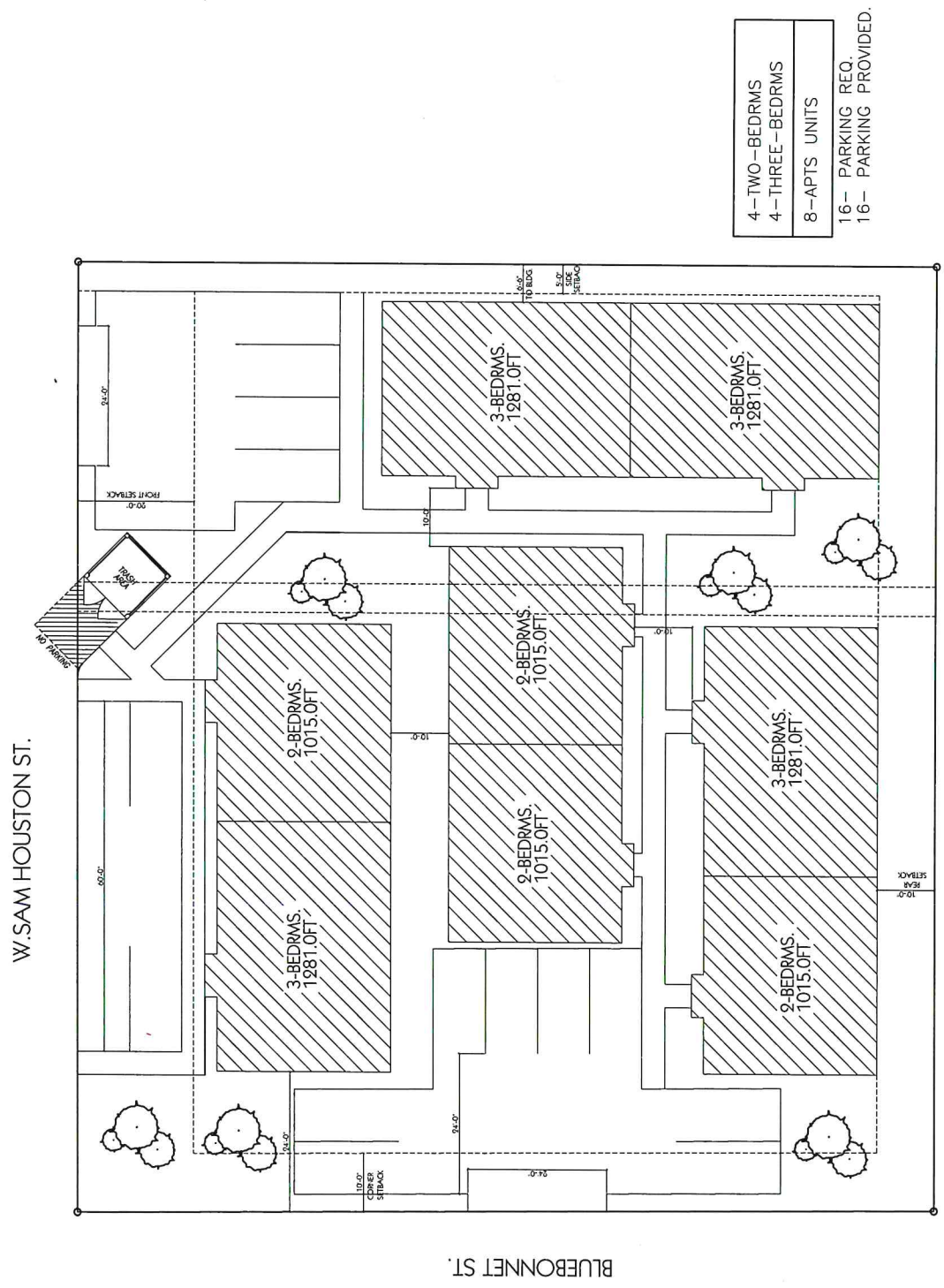
Date: 4/1/2021

Scale: 1 inch = 125 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.







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision. The property is legally described as being a 0.4093 of one acre out of block "B" of the acreage adjacent to the Pharr Townsite and out of Lot 3, block "C", Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Egly Avenue. **SUB#210205**

Classification: Regular

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

Issue: Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Los Buhos Subdivision subject to the following conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Created/Initiated - 4/22/2021

Approved - 4/22/2021

Final Approval - 4/23/2021



MEMORANDUM

DATE: MONDAY, APRIL 26, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LOS BUHOS SUBDIVISION FILE NO. SUB#210205

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC., representing Maria Ruth Martinez, Owner, is requesting preliminary and final plat approval of the proposed Los Buhos Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.4093 of one acre out of block "B" of the acreage adjacent to the Pharr Townsite and out of Lot 3, block "C", Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Egly Avenue.

ZONING: The property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north and Residential multi-family District (R-MF) to the east, south and west. The property is designated for multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Los Buhos Subdivision subject to the following conditions set before you.

- STREETS, PAVING
AND R.O.W.:**
1. Show center line for W. Egly Ave.
 2. Provide street lighting layout.
- EASEMENTS:**
1. Label and show all existing easements.
- SIDEWALK:
ADA:**
1. In compliance.
- FIRE PROTECTION:**
1. See attached comments.
- WATER:**
1. See attached comments.
 2. Follow City of Pharr Construction Standards Manual.
- SEWER:**
1. See attached comments.
 2. Follow City of Pharr Construction Standards Manual.
- DRAINAGE:**
1. In compliance.
- OTHER:**
1. Provide surveyors seal.
 2. On location map show correct street name.
 3. Plat layout to be at a 90 degree position.
 4. Staff comments are attached.

This item will go before the City Commission meeting of May 03, 2021, at 4:00 p.m.



Pharr Fire – Rescue
118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: LOS BUHOS SUBDIVISION (Staff REVIEW comments)

Reviewed By: Mike Navarro

Date: 04-15-2021

1. All designed waterlines shall be a minimum of **eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch** of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed **waterlines shall be looped** on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every **600 ft. in residential** areas and shall **be FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises **at distances not exceeding 400 ft.**, but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of **503.1 International Fire Code 2012**.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on-site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet) * with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved **Knox Box Switch –Rapid Entry System** made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, **with a minimum of 20 ft.** (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an **approved fire apparatus access road with an asphalt**, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at **least 75,000 pounds**.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the **minimum road width shall be 26 feet**, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: PHARR FIRE MARSHAL OFFICE CONDUCTED A STAFF REVIEW MEETING WITH ALL CITY DEPARTMENTS AND FIRE DEPARTMENT HAD SEVERAL COMMENTS TO BE ADDRESSED.

- Shall call out waterlines on the plans.
- Shall add in PLAT NOTE on plans: additional fire protection may be required during the plan review phase in order to provide additional fire protection requirements.

Date: _____



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Los BuhosSubdivision
W. Egly
Pharr Tx, 78577

DATE: 04/14/2021

Plat Notes:

- No comments

General Notes:

- No comments.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Los Buhos Subdivision

DATE: April 15, 2021

REVIEW: Preliminary (comments plans dated 3-22-2021)

PLAT

1. Note No. 5---Revise note to say... "5.0'-ft sidewalk with ADA compliant ramps and landings will be required to be constructed along all streets at the time of building permit phase.
2. Note No. 6---Use City of Pharr drainage directive: *Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____acres and a volume of approximately _____acre feet will be required for this use. This is an estimate only and detailed analysis 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.*
3. Signature and seal from R.P.L.S.
4. Signature and seal from P.E.

SITE PLAN

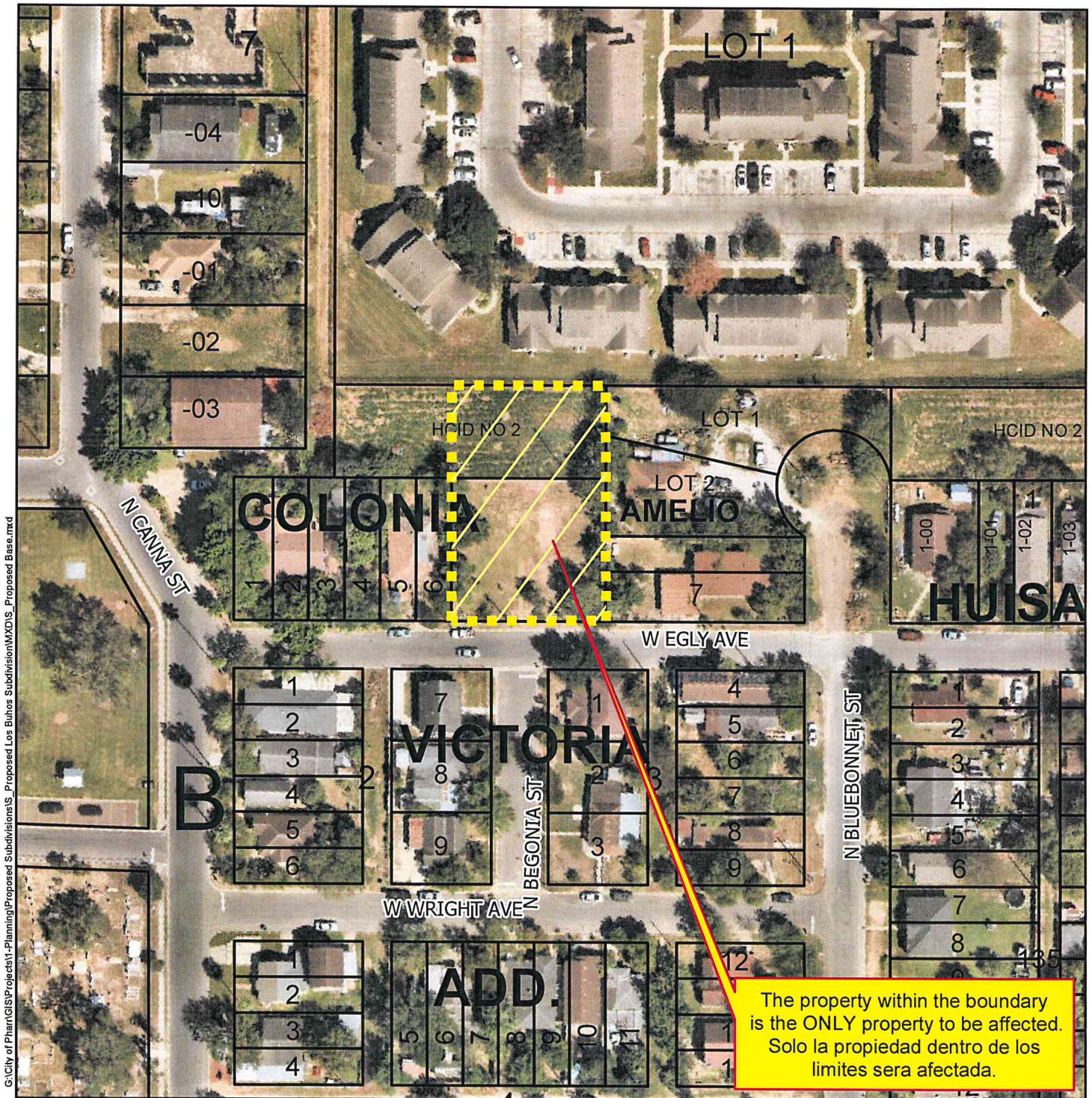
DRAINAGE

1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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





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



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR:

Agenda Item: Melden & Hunt, Inc., representing Edanili S. Lacar, Manager for CDFP developers, LLC, a Texas limited liability company is requesting preliminary plat approval of the proposed Modena Heights Subdivision. The property is legally described as being a 4.376 acres out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Sam Houston Avenue. **SUB#200413**

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Created/Initiated - 4/22/2021

Approved - 4/22/2021

Final Approval - 4/23/2021



MEMORANDUM

DATE: MONDAY, APRIL 26, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: MODENA HEIGHTS SUBDIVISION FILE NO. SUB#200413
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Edanili S. Lacar, Manager for CDFP developers, LLC, a Texas limited liability company is requesting preliminary plat approval of the proposed Modena Heights Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.376 acres out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of West Sam Houston Avenue.

ZONING: The property is currently zoned Residential Town house District (R-TH). The adjacent zones are Office Professional District (O-P), Single Family Residential District (R-1) and General Business District (C) to the north, Office Professional District (O-P) to the east and Residential Multi-Family High Density District (R-MFHD) to the south and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Town houses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Modena Heights Subdivision subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Provide streetlight layout maximum distance is 250'.
2. Provide street names.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. On Lot 1-A, the 15' exclusive easement to City of Pharr, shall not be within the detention pond.

**SIDEWALK:
ADA:**

1. Reword plat note #6, re-word to read sidewalk to be constructed at subdivision construction phase.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed by HCDD 1, for approval.

OTHER:

1. Flat rate is owed to HCID#2.
2. Duplicated plat note #6, combine plat note.
3. Re-word plat note #21 to read: Subdivision shall never be reverted to public and shall stay private.
4. Provide all details, street, sewer and water.
5. Provide signatures for engineer and surveyor.
6. Sewer reimbursement Moore Rd. sewer improvements: $\$402.90/\text{acre}(4.376) = \$1,763.09$, to be paid at subdivision construction phase.
7. Staff notes are attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Modena Heights SUBDIVISION (Preliminary Staff comments)

Reviewed By: David Martinez

Date: 04-13-2021

1. All designed waterlines shall be a minimum of **eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch** of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed **waterlines shall be looped** on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every **600 ft. in residential areas** and shall **be FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises **at distances not exceeding 400 ft.**, but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of **503.1 International Fire Code 2012**.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on-site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. **Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet) * with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.**
10. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved **Knox Box Switch –Rapid Entry System** made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, **with a minimum of 20 ft.** (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an **approved fire apparatus access road with an asphalt**, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting **at least 75,000 pounds**.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the **minimum road width shall be 26 feet**, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: PHARR FIRE MARSHAL OFFICE CONDUCTED A STAFF REVIEW MEETING WITH ALL CITY DEPARTMENTS AND FIRE DEPARTMENT HAD SEVERAL COMMENTS TO BE ADDRESSED.

- Shall call out street names on all plans
- Shall provide a FIRE HYDRANT detail to be 6 feet away from the back of curb and or 1 foot away from the sidewalk.
- Shall provide side walk detail to be minimum of 5ft.

STAFF REVIEW MEETING FOR: *MODENA HEIGHTS SUBDIVISION*

COMMENTS:

Initials: J.R. / R.B.

APRIL 13, 2021

PLAT:

- Will need 15' Utility Easement Exclusive to the City of Pharr to and through the property going East and West (south side of property)
- Will need 15' Utility Easement exclusive to the City of Pharr in the south side of the lots 1 to 6 including detention area (to and through the property)

WATER:

- Will need to show all water valves
- Will need to show crossing detail on the private lines on the north west of the property
- Will need to show crossing details for 24" water transmission line
- Will need all water easements to be exclusive to the City of Pharr (pending other easements in area)
- Follow City of Pharr Construction Standards Manual.

SEWER:

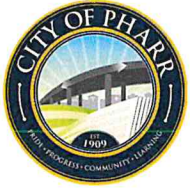
- Will need to show sewer service in lot 32
- Will need 15' offsite utility easement exclusive to the City of Pharr (east side of property)
- Will need to show sewer service going straight in lot 2 and 3
- Will need all sewer easements to be exclusive to the City of Pharr (pending other easements in area)
- M/H ring and covers will need to be composite based with City of Pharr Logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Modena Heights Subdivision
W. Sam Houston
Pharr Tx, 78577

DATE: 04/14/2021

Plat Notes:

- No comments

General Notes:

- Identify inlets on east side of property on Sam Houston
- Need to verify detail for bleeder line on Sam Houston
- Show details for outfalls
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Modena Heights Subdivision **DATE:** April 15, 2021

REVIEW: Preliminary (revised comments plans dated 4-8-2021)

PLAT

1. Please include P.E. signature.
2. Please include R.P.L.S. signature.
3. Note No. 6---Revise note to say... "5.0'-ft sidewalks with ADA ramps and landings along all streets will be required at the time of building permit phase."
4. Include a 10'-ft utility easement on the south side.

SITE PLAN

DRAINAGE

1. Drainage report to be reviewed and approved by H.C.D.D. No. 1. Please address all comments provided by the H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Reduce discharge line to an 8"-in line as per City of Pharr standards.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

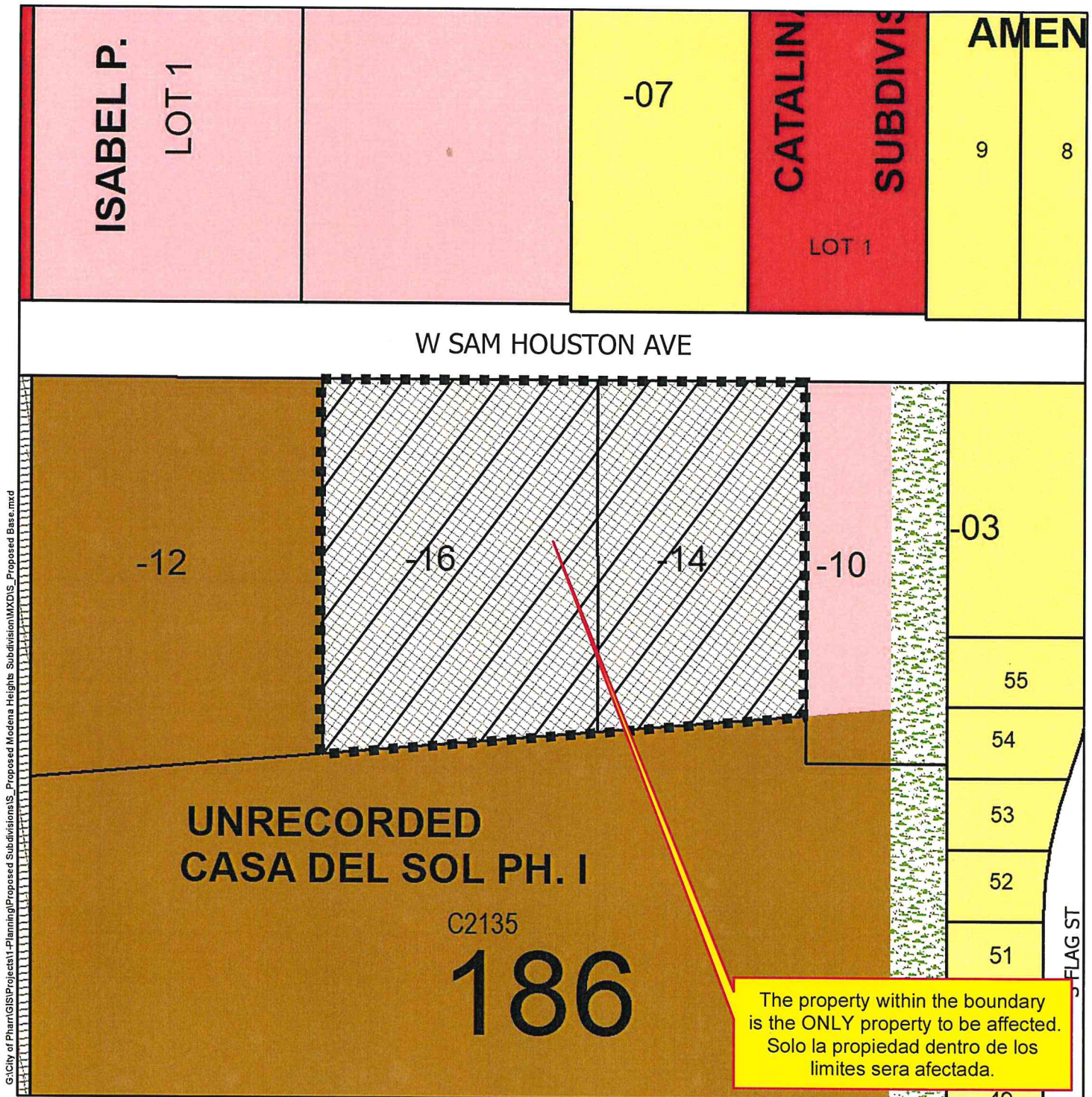
- Provide gate valve as per Public Utilities requests.
- Will the subdivision be gated? If so, provide access to Fire department.

- Include additional Fire hydrants as requested by Fire department.
- For paving and drainage please follow City of Pharr standards:
 - 2"-in asphalt
 - 8"-in flexbase
 - 6"-in subgrade
 - Curb and gutter must have continuous rebar



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





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: April 22, 2021

MEETING DATE: April 26, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting preliminary plat approval of the proposed Sugar Garden Village Subdivision. The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3800 Block of North Sugar Road. **SUB#210308**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting preliminary plat approval of the proposed Sugar Garden Village Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Sugar Garden Village Subdivision subject to the following conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Created/Initiated - 4/22/2021

Approved - 4/22/2021

Final Approval - 4/23/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 26, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SUGAR GARDEN VILLAGE SUBDIVISION
FILE NO. **SUB#210308**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Gilma T. Rivas, Owner, is requesting preliminary plat approval of the proposed Sugar Garden Village Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 9.697 acre tract of land being the north half of the south half of Lot 119, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3800 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Sugar Garden Village Subdivision subject to the following conditions set before you.

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

1. Provide streetlight layout maximum distance is 250'.
2. Proposed Robin Ave., shall align with north and south existing street R.O.W.
3. Subdivision gates shall be 40' away from new R.O.W.
4. Provide street names.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Verify correct width for HCID #2 easements at rear of property next to ditch.
3. Label easement on lot 15.
4. Easements shall not overlap other easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer, water and irrigation.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Shall provide crossing conflicts for all crossings.

OTHER:

1. Make text legible on plat layout.
2. Shall comply with ordinance O-2021-09.
3. Add "private" to owner's dedication signature block.
4. Label and show all existing easements.
5. Match owner with notary signature block.
6. Provide all details, street, sewer and water.
7. Park land fee: \$250/dwelling(32 lots x 4 dwelling per lot =128 dwellings (\$250*128 dwellings)= \$32,000, shall be paid at N.T.P issuance.
8. HCID #2 comments; must spot pipeline, there is a total of 25' R.O.W. to the west centered on the pipeline and no utilities can exist in HCID #2 R.O.W.
9. Staff notes are attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: SUGAR GARDEN VILLAGE SUBDIVISION (STAFF COMMENTS)

Reviewed By: Mike Navarro

Date: 04-13-2021

1. All designed waterlines shall be a minimum of **eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch** of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed **waterlines shall be looped** on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every **600 ft. in residential** areas and shall **be FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises **at distances not exceeding 400 ft.**, but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of **503.1 International Fire Code 2012**.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on-site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. **Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet) * with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.**
10. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved **Knox Box Switch –Rapid Entry System** made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, **with a minimum of 20 ft.** (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an **approved fire apparatus access road with an asphalt**, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at **least 75,000 pounds**.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the **minimum road width shall be 26 feet**, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: PHARR FIRE MARSHAL OFFICE CONDUCTED A STAFF REVIEW MEETING WITH ALL CITY DEPARTMENTS AND FIRE DEPARTMENT HAD SEVERAL COMMENTS TO BE ADDRESSED.

- Shall call out all existing fire hydrants shown on the plans either Existing or Proposed.
- Shall provide a FIRE HYDRANT detail to be 6 feet away from the curb and or 1 foot away from the sidewalk.
- Shall provide Hydrant Valve Detail to include 30x30x6 concrete collar.
- Shall provide the entrance detail and shall show measurements shall provide minimum of 20ft gate entrance
- Shall provide a entrance minimum from lot line to begging of the Opening of the gate to be 40 feet to avoid the fire apparatus to have rear on the main roadway.
- Plat note: shall add ALL FIRE LINES INSTALLED SHALL BE INSTALLED BY A LICENSED SPRINKLER COMPANY.

PLAT REVIEW MEETING FOR: *SUGAR GARDEN VILLAGE SUBDIVISION*

COMMENTS:

Initials: J.R./ R.B.

APRIL 15, 2021

WATER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need 12"x12"x8" Stainless steel tapping sleeve on the north west corner of the property.
- Will need to show all water valves
- Will need to provide crossing details for all location concerning 24" and 36" storm drain
- Will need 16" PVC casing in water line in each storm drain crossing
- Will need 5 water service for each lot
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need 15' utility easement to be exclusive to the City of Pharr
- Will need 6" sewer services for each lot
- All Manhole Ring and Covers will need to be Composite Based with City of Pharr Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



SUBDIVISION: Plat Review Meeting
Sugar Garden Village Subdivision
N. Sugar Rd.
Pharr Tx, 78577

DATE: 04/14/2021

Plat Notes:

- No comments

General Notes:

- Identify inlets on Sugar Rd.
- Show details on outfalls between lot 4,5 and 12,13 also to drain ditch.
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sugar Garden Village
Subdivision

DATE: April 15, 2021

REVIEW: Preliminary (comments plans dated 4-8-2021)

PLAT

1. Add Note---5.0'-ft sidewalk with ADA compliant ramps and landings will be required to be constructed along all streets at the time of building permit phase.

SITE PLAN

1. Include all pertinent City of Pharr details. (ADA sidewalk, street detail, curb and gutter with continuous rebar, storm sewer line bedding detail, type A inlet, valley gutter City head walls for all discharge points, single and dual water service detail, fire hydrants preferably Mueller, valve box with 30" x 30" x 6" concrete collar, sanitary sewer line bedding detail, sanitary sewer services, sanitary sewer manhole detail, cleanout)
2. Fire hydrants are to be located 6'ft from back of curb.
3. All discharge points for drainage must have headwalls on both sides of drainage swale to prevent erosion of embankment. RCP must be flush with headwall as per City of Pharr standards.

DRAINAGE

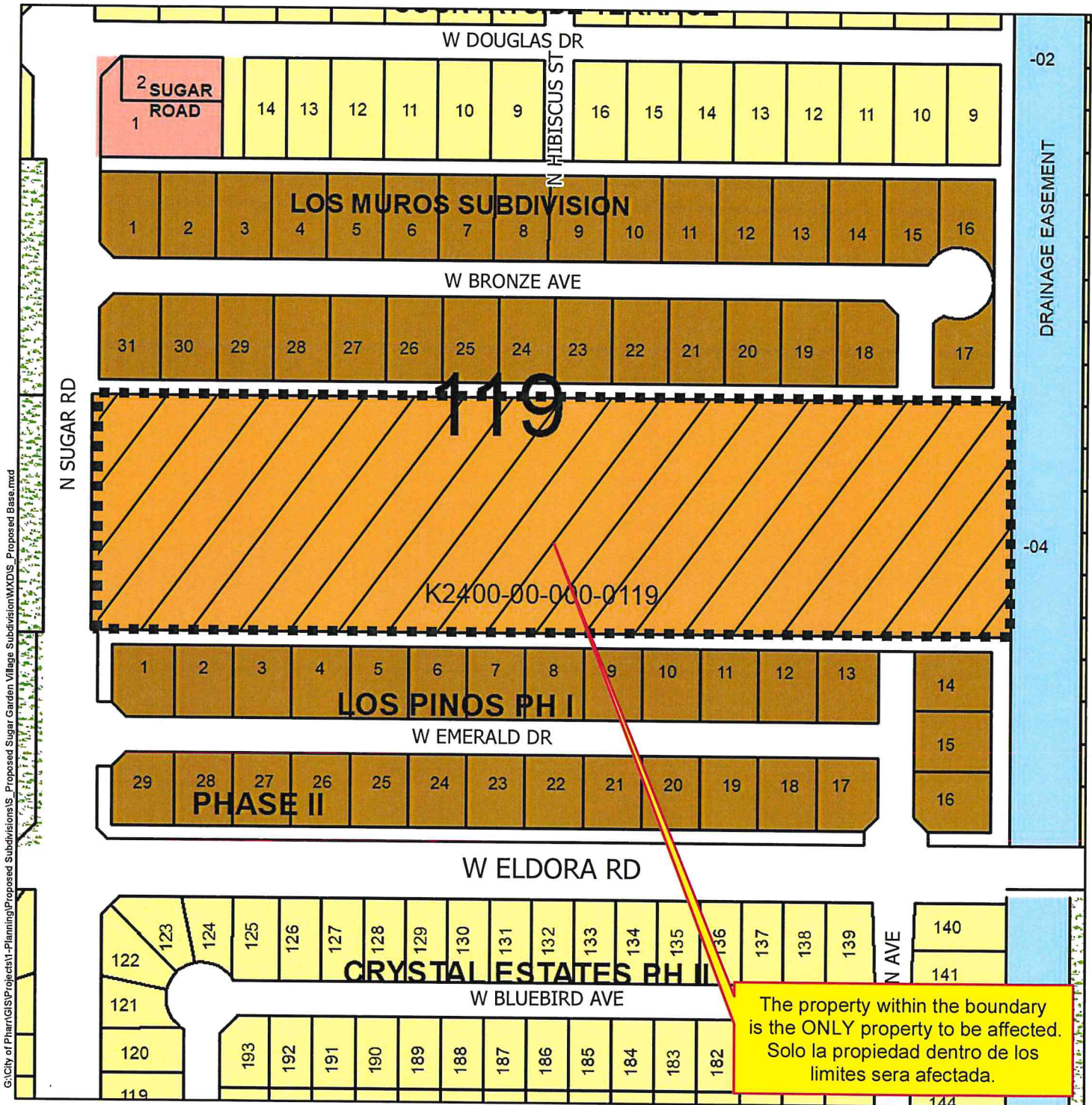
1. Drainage plan to be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS

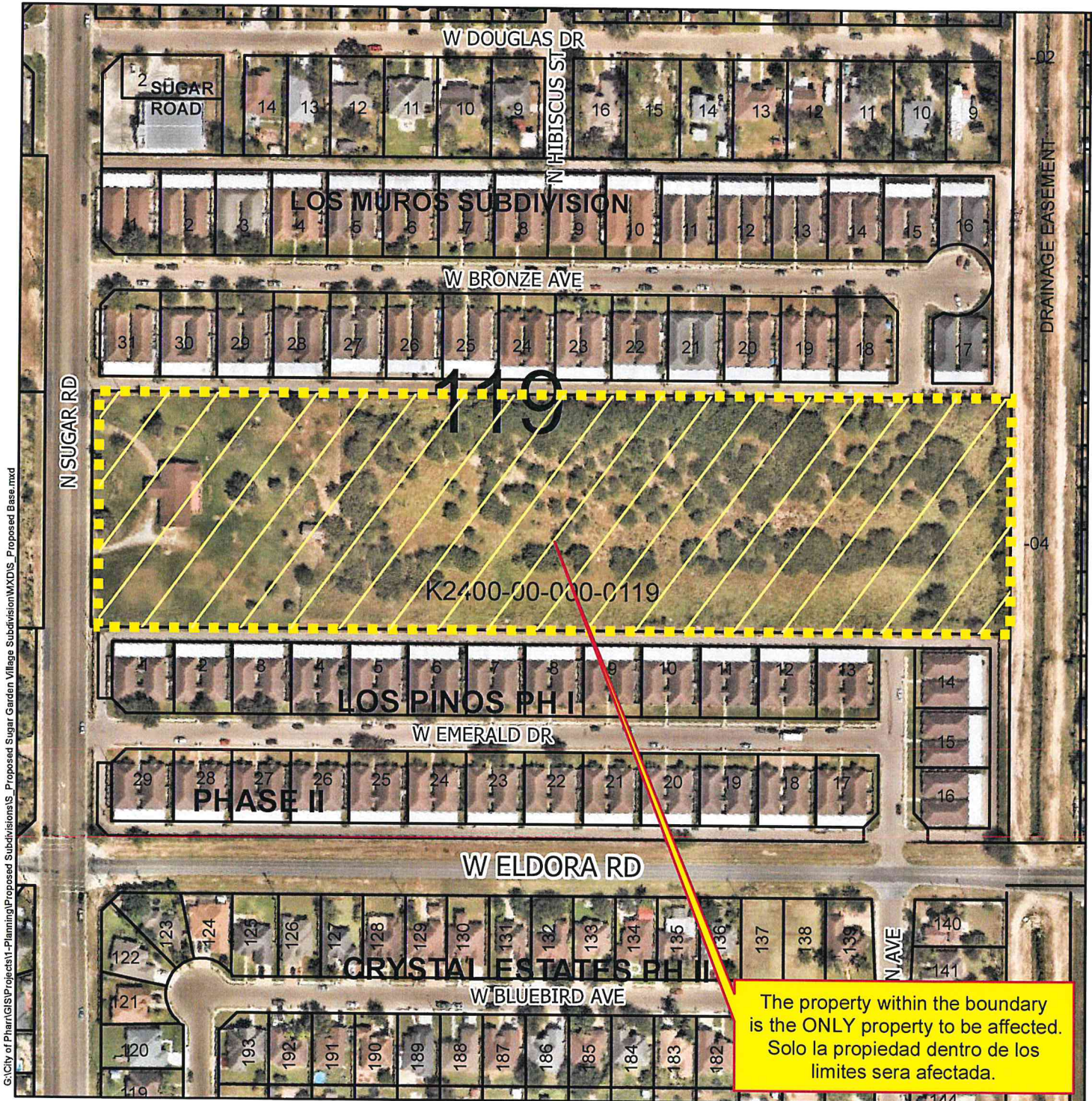
- Access road must follow City of Pharr standards for paving.
- Testing will be required on all utility crossings.
- Valley gutter will require concrete testing and must meet 4000 psi design strength.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Sugar Garden Village Subdivision\WXS\Proposed Base.mxd

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





- 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

