

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 10, 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 26, 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) Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage in a Planned Unit Development District (PUD). The property is legally described as being all of Lot 24, Pharr Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 9003 South Seguin Drive.
CUP#210422

- 2) Trevino Engineering has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 58.64 acres out of a portion of Lots 368 and 369 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas and Lots 13 and 14, Block 1, Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1100 and 1500 Block of East Hi-Line Road. **COZ#210423**

- 3) Bocanegra Investments LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being .257 acres out of Lots 22 & 23, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 700-720 Block of West Park Avenue. **COZ#210424**

- 4) Calvary Christian Ministries of South Texas Inc. has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a church in a General Business District (C). The property is legally described as being 3.1542 acres out of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 North Jackson Road. **CUP#210425**

5) The Pharr Oratory of St. Philip Neri School System has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a Religious Education/Catholic School in a Single Family Residential District (R-1). The property is legally described as being 0.361 acres out of Lot 1, St. Jude Church Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 South Ironwood Street. **CUP#210426**

6) Velch Ventures LLC., d/b/a Altamar Seafood Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being .092 acres, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8001 South Jackson Road Suite 1 & 2. **CUP#210427**

E. PLATS:

1) Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Jackson & Warren Subdivision. The property is legally described as being a 10.83 acre tract of land out of Lot 7, Block 6, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of North Jackson road. **SUB#210102**

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 7th day of May 2021 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 26, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 26, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Romeo Robles

Charlie Ramirez
Andy Castro

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Luis Madrigal

ABSENT: Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaïsa 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 6:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

Josefa Mata, residing at 222 W Sam Houston, stated she had lived at this residence with her sister, Maria Elena Mata, property owner, for 50 years. She continued to state she was in opposition of the change of zone. Ms. Mata stated she has seen an increase in rental property, and she believes the City should encourage permanent residence. She continued to state that due to the increase in density there is now traffic and noise issues. She suggested the City should purchase the land and create a community garden.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF APRIL 12, 2021

Chairman, Danny Wylie, introduced the item.

Chairman, Danny Wylie suggested to amend the minutes and remove Luis Madrigal in attendance due to Mr. Madrigal not being able to participate because of technical difficulties.

There being no further discussion Danny Wylie moved to amend the minutes of April 12, 2021. Charlie Ramirez 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) **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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported 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.

Anaisa Licerio, Planner I, further stated staff recommended 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.

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

Chairman, Danny Wylie questioned the current use of the corner property to the west of the proposed change of zone.

Anaisa Licerio, Planner I, stated the property is Advance Auto Parts.

There being no further discussion Luis Madrigal moved to **approve** the request to re-zone from General Business District (C) and Residential Mobile Home District (R-MH) to Heavy Commercial District (H-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported twenty five (25) 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 Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Charlie Ramirez asked staff for the frontage on Sam Houston. Mr. Ramirez continued to ask about the set backs and requested that a representative for the item approach the board. He continued to state that it is difficult to get in and out of the properties on Sam Houston. He asked Melden & Hunt representative, Mario Reyna, if at least fifteen (15) feet set back would be given for the property.

Mario Reyna, Melden & Hunt, approached the board and stated the property would need to be resubdivided and part of the requirements would be an exclusive 15 foot easement around the property exclusively for the City. He stated the sketch would need to be redone and would include the main point of ingress and egress would be on Bluebonnet.

Charlie Ramirez continued to state that Bluebonnet was also narrow and they may be an issue especially when the neighbors park along the street.

Roland Gomez, Development Services Assistant Director, states that on the proposed site plan it does show ingress and egress on Sam Houston, but the City does have an Ordinance that prohibits backing out of streets. He continued to state that the proposed parking lot would be to drive out of the property onto Sam Houston. Mr. Gomez also reminded the board that the change of zone was from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) and it was more restrictive.

There being no further discussion Charlie Ramirez moved to **approve** the request to re-zone from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF). Luis Madrigal second the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommends preliminary and final plat approval of the proposed Los Buhos Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie questioned the current purpose of the property to the west of the proposed subdivision.

Eddie Martinez, Planner II, stated it was currently owned by the Hidalgo County Irrigation District and the owner was able to purchase a portion of the property to the north. Mr. Martinez continued to state the Hidalgo County Irrigation District would maintain the property.

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

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

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Modena Heights 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 Andy Castro moved to approve the request for preliminary plat approval of the proposed Modena Heights Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Sugar Garden Village Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie, questioned the street to the north of the proposed subdivision.

Luis Madrigal stated it is shown in the plans to continue onto the proposed subdivision.

There being no further discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Sugar Garden Village Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Andy Castro stated there are several businesses on Business Highway 83 that are currently very weedy and questioned whose responsibility it was to maintain.

Roland Gomez, Assistant Director, stated it would be the business owners responsibility if there was a sidewalk, and would report it to Code Enforcement.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:29 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage in a Planned Unit Development District (PUD). The property is legally described as being all of Lot 24, Pharr Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 9003 South Seguin Drive. **CUP#210422**

Classification: Regular

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

Issue: Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage in a Planned Unit Development District (PUD).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planning Unit Development District (PUD). Applicant shall obtain a Certificate of Occupancy and meet all City Department requirements prior to the issuance of the Conditional Use Permit as well as being subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 5/6/2021
Approved - 5/6/2021
Final Approval - 5/7/2021



MEMORANDUM

DATE: MONDAY, MAY 10, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. CUP#210422 (UNIVERSAL TOWING INC.)

GENERAL INFORMATION:

APPLICANT: Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage in a Planned Unit Development District (PUD).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 24, Pharr Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas

LOCATION: The property's physical address is 9003 South Seguin Drive

ZONING: The property is currently zoned Planned Unit Development District (PUD). The surrounding area is zoned Planned Unit Development District (PUD) to the north, south and west and Agricultural and/or Open Space District (A-O). This area is generally designated for Industrial in the Land Use Plan.

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

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

NOTE: The pending inspections from Fire Department and Code Compliance will be conducted once the building is erected and completed. At the time of inspection, the subject property was found vacant.

NOTIFICATION OF PUBLIC: Seven (7) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call in opposition of the item.

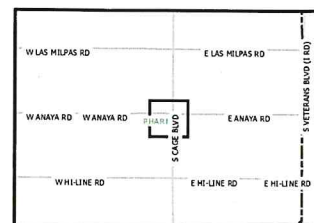
DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planning Unit Development District (PUD). Applicant shall obtain a Certificate of Occupancy and meet all City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

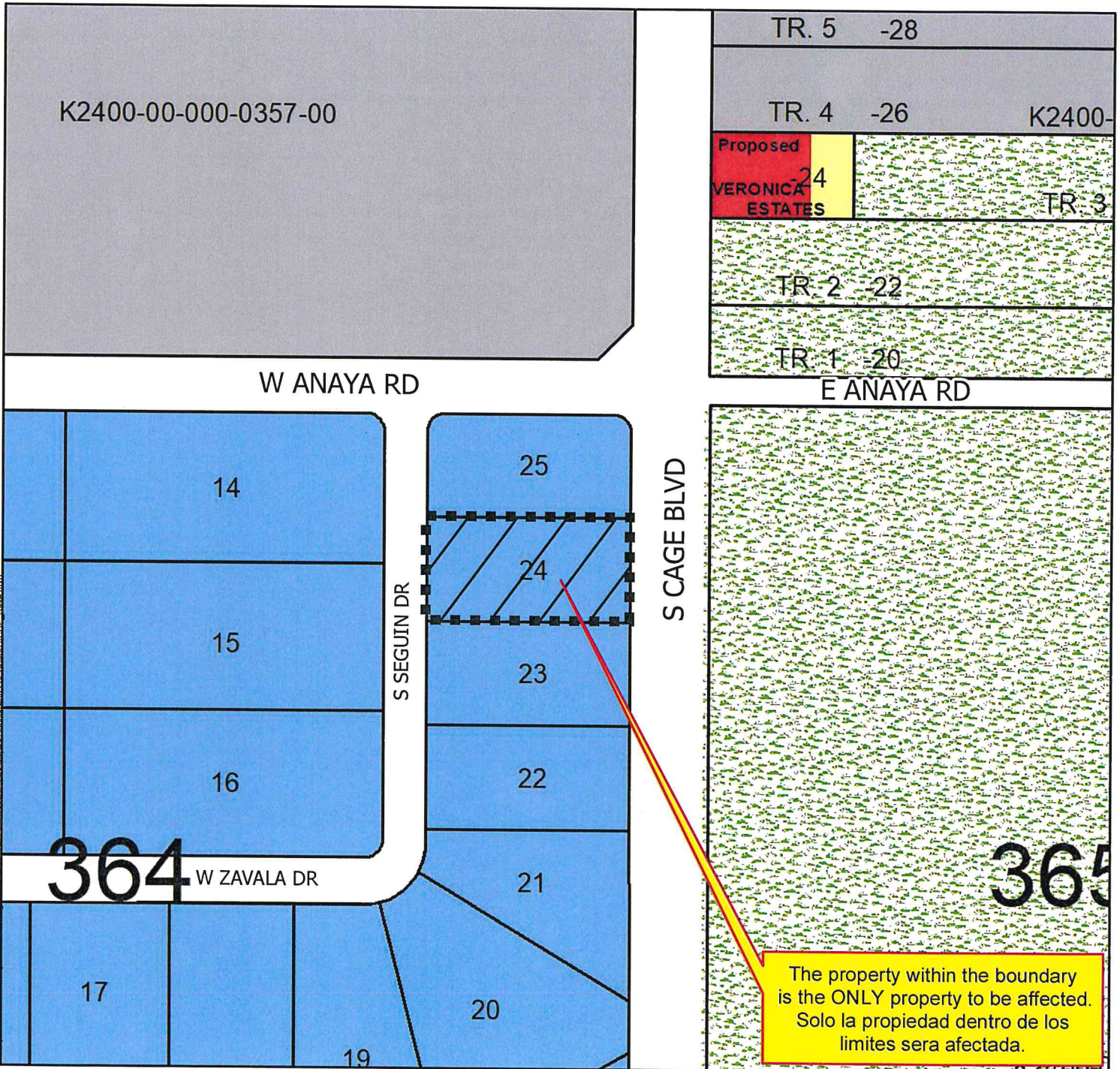
1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.

- Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

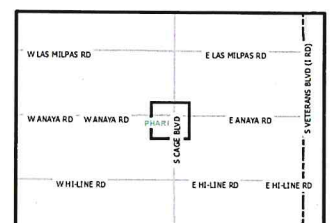


- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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



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PH: (956) 618-5565

FAX: (956) 618-5540

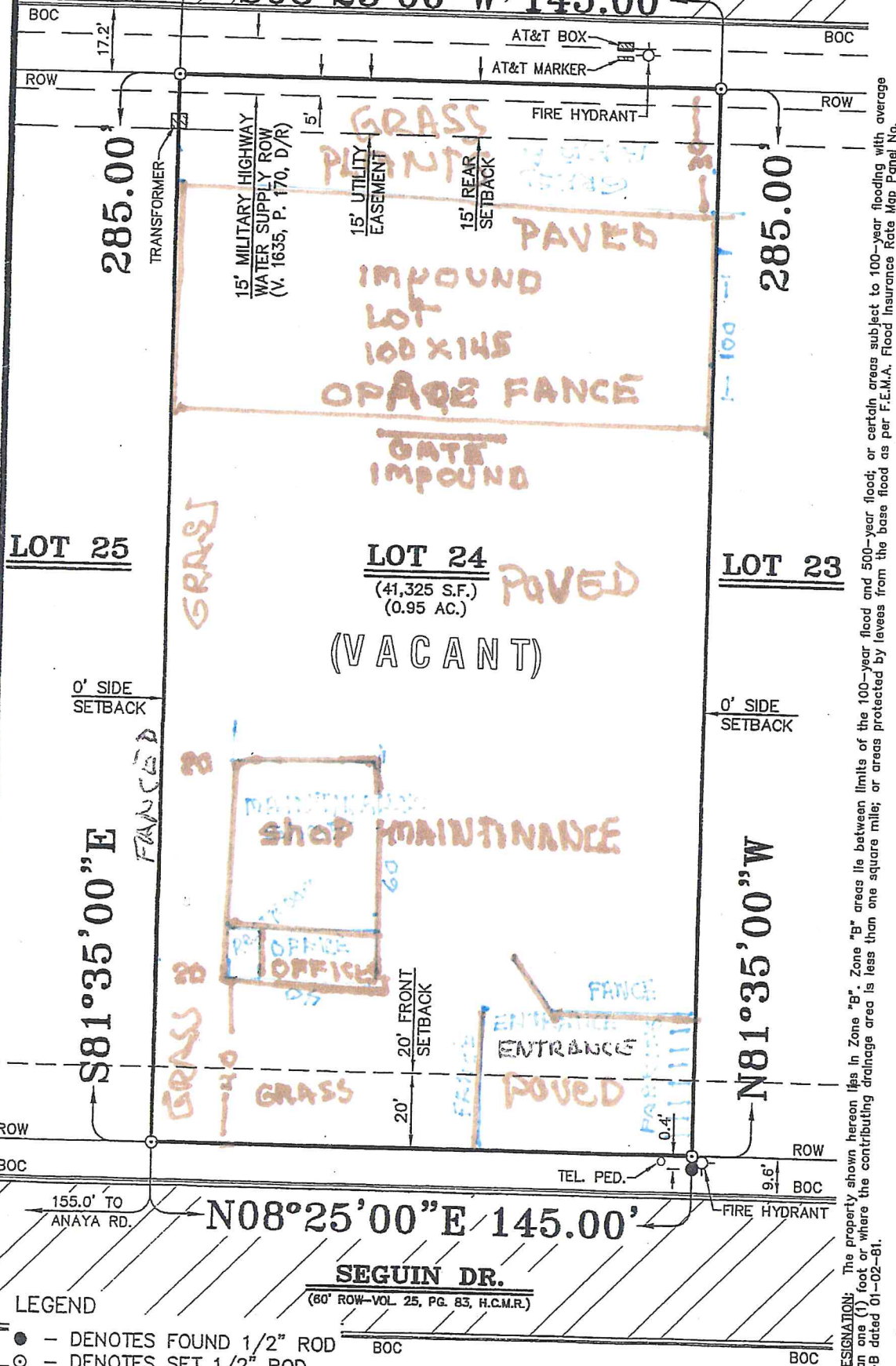
S. CAGE BLVD.

(aka S. U.S. 281)

S08°25'00"W 145.00'

SCALE:

1"=40'



ESIGNATION: The property shown herein lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. B dated 01-02-81.

no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat. This plat is prepared in connection with Title Policy G.F. # 212439740 and does not guarantee title. This survey is for the exclusive use of the client named herein and may not be copied or used for any other purpose without the express written consent of the surveyor.

rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code, (Blanket) for laterals, canals, irrigation system as shown by instrument dated October 4, 1917, recorded in Volume 52, Page 571, Deed Records of Hidalgo County, Texas. (Blanket) and stipulations contained in Agreement dated February 19, 1986, by and between the City of Pharr and Pharr Industrial Foundation, recorded in Volume 2287, Page 254, Official Records, Hidalgo County, Texas.

Easement and Use Restriction between Central Power and Light Company and Pharr Industrial Foundation, recorded in Volume 2287, Page 610, Official Records of Hidalgo County, Texas. (Blanket) and/or Regulatory Laws and/or Ordinances of the City of Pharr, and/or other Governmental Authority.

it, frontage or lot access allowed onto S. Cage Blvd., according to the map or plat thereof recorded in Volume 25, Page 83, Map Records of Hidalgo County, Texas.

sls: "W" line of Lot 24, Pharr/Les Milpas Industrial Park Planned Unit Development"

Universal Towing, Inc.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Trevino Engineering has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being 58.64 acres out of a portion of Lots 368 and 369 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas and Lots 13 and 14, Block 1, Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1100 and 1500 Block of East Hi-Line Road. **COZ#210423**

Classification: Regular

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

Issue: Trevino Engineering has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending no action of the request to re-zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The applicant has withdrawn his request of the proposed change of zone to Limited Industrial. (L-I).

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Created/Initiated - 5/6/2021

Approved - 5/6/2021

Final Approval - 5/7/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Bocanegra Investments LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being .257 acres out of Lots 22 & 23, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 700-720 Block of West Park Avenue. **COZ#210424**

Classification: Regular

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

Issue: Bocanegra Investments LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the request to re-zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) 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, it is part of a bigger development that consist of the property to the north. 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 - 5/6/2021
Approved - 5/6/2021
Final Approval - 5/7/2021



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 10, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#210424
PLANNING & ZONING COMMISSION DATE SUBMITTED: April 08, 2021

1. **Applicant:** Edmundo Lozano, representing Bocanegra Investments LLC., owner
2. **Requested Action:** Re-zoning request from Residential Multi-Family High Density District (R-MFHD) to General Business District (C).
3. **Nature / Intent of Request:** In order to develop and construct a car lot on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

5/6/2021
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

5-6-21
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, MAY 10, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being .257 acres out of Lots 22 & 23, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 700-720 Block of West Park 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:

Edmundo Lozano, representing Bocanegra Investments LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) in order to develop and construct a car lot.

The subject site which is located on the north side of West Park Avenue and physically located within the 700 – 720 Block of West Park Avenue. The property is legally described as being .257 acres out of Lots 22 and 23, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Park Avenue, a 50'-60' local street that runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Residential Multi-Family High Density District (R-MFHD). On March 30, 1982, the property and the properties to the north, south, east and west were zoned General Business District (C) when the City of Pharr adopted the zoning ordinance we use today. Later, on November 20, 2012 the subject property was rezoned to Residential Multi-Family High Density District (R-MFHD). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan.

The General Business District is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Thirteen (13) 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 Residential Multi-Family High Density District (R-MFHD) to General Business District (C) 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, it is part of a bigger development that consist of the property to the north. 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 17, 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

Edmundo Lozano, represting Bocanegra Investments, LLC owner
APPLICANT

Residential Multi-Family High Density
(R-MFHD)
CURRENT ZONE

Between the 700-720 Block of West Park Avenue
ADDRESS

General Business District (C)

	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, it is part of a bigger development that consist of the property to the north. 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 26, 2021
DATE

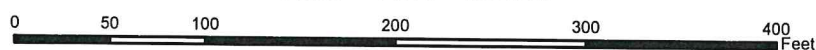
Proposed Change of Zone
 .257 acre out of Lots 22&23 Block 1 Eula Young Sub
 Edmundo H Lozano



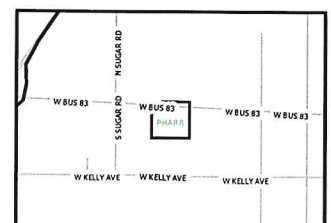
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
 Engineering Department
 956.402.4242

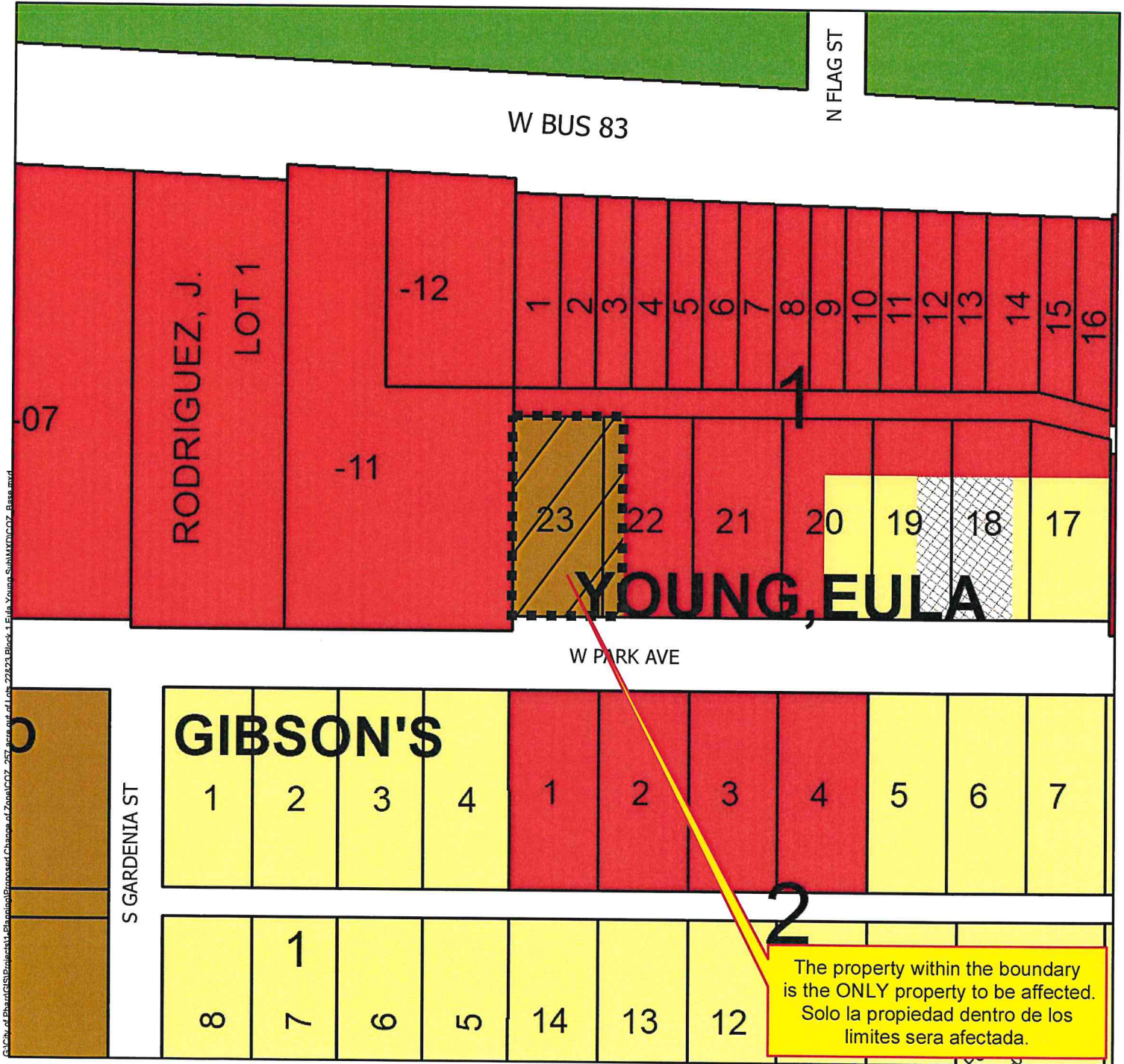
Scale: 1 inch = 100 feet



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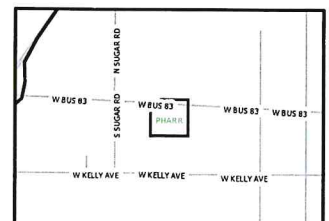


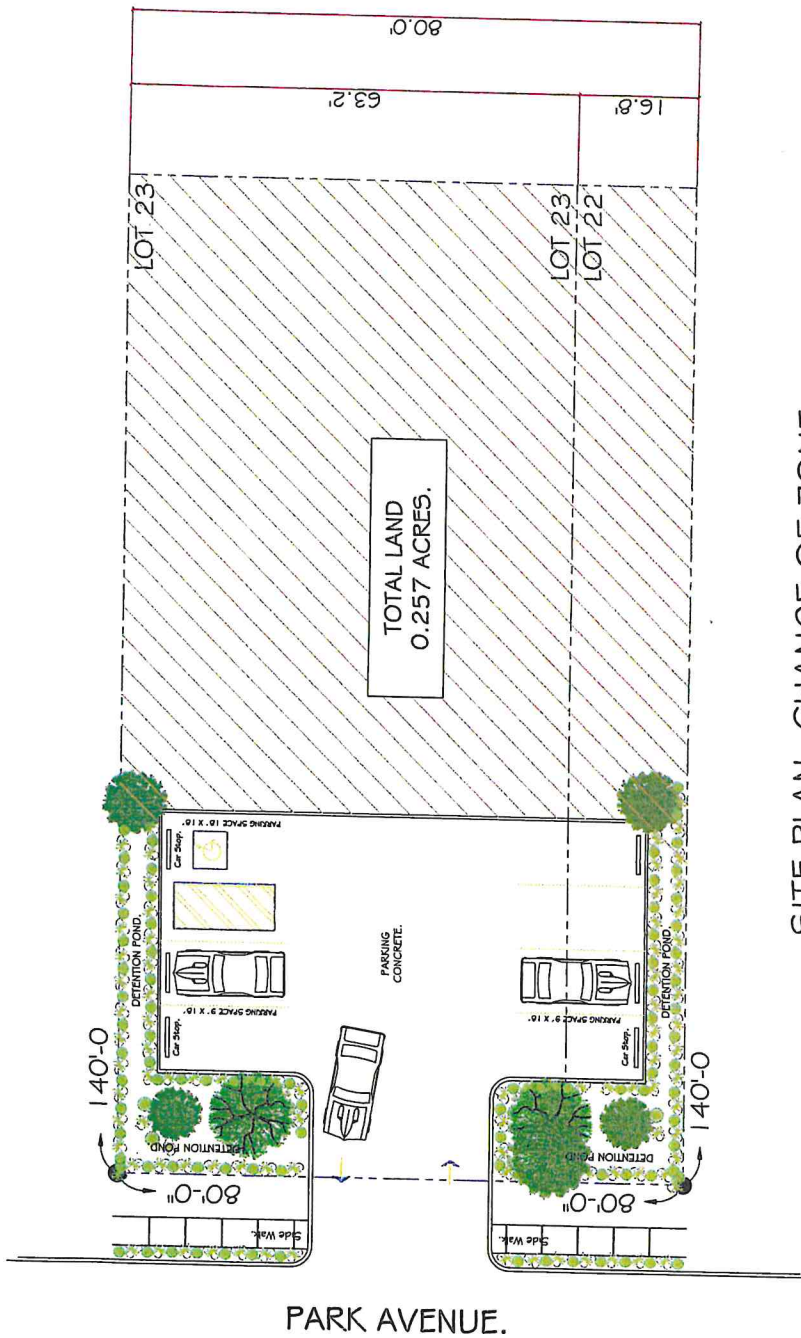
Date: 4/12/2021



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

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





SITE PLAN, CHANGE OF ZONE PROJECT BOCANEGRA INVESTMENTS, LLC.

Edmundo H Lozano.
DESIGNER & CONSTRUCTION.

PROJECT INFORMATION.

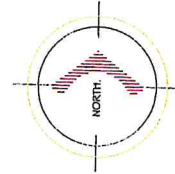
PROJECT:	NEW CAR LOT.
OWNER:	BOCANEGRA INVEST LLC.
CONSTRUCTOR:	
DESIGNER:	EDMUNDO H LOZANO, 956-322-4655
ADDRESS:	PHAR, TEXAS.
DATE:	APRIL 2021.

LEGAL UPLICATION.

Lots 22 & 23, Block No. 1,
EULA YOUNG SUB-DIVISION
ADDITION TO THE CITY
OF PHARR
Country Tx.

ACLA'RATION.

THESE PROJECT DESIGN AND
SPEC'S ARE AND SHALL REMAINS
THE PROPERTY OF ED DESIGNS &
CONSTRUCTION. THEY MAY NOT BE
REUSED, REPRODUCED OR ALTERED IN
ANY WAY, SHAPE OR FORM WITHOUT
PRIOR WRITTEN APPROVAL AND
WITH APPROPRIATES COMPENSATION
TO THE DESIGNER.



⑤ SITE PLAN.
NEW PROJECT
CHANGE OF ZONE.

SHEET:

01/01



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Calvary Christian Ministries of South Texas Inc. has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a church in a General Business District (C). The property is legally described as being 3.1542 acres out of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 North Jackson Road. **CUP#210425**

Classification: Regular

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

Issue: Calvary Christian Ministries of South Texas Inc. has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a church in a General Business District (C).

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 5/6/2021
Approved - 5/6/2021
Final Approval - 5/7/2021



MEMORANDUM

DATE: MONDAY, MAY 10, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH
FILE NO. **CUP#210425** (CALVARY CHRISTIAN MINISTRIES OF SOUTH
TEXAS INC)

GENERAL INFORMATION:

APPLICANT: Calvary Christian Ministries of South Texas Inc. has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a church in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 3.1542 acres out of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1700 North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the south and a portion to the north, Heavy Commercial District (H-C) to the east and a portion to the north and south, and the city limits lie to the west. This area is generally designated for Public/Semi-Public Use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
-------------------------	--

CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
----------------------------------	--

PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.
---------------------------	--

**NOTIFICATION
OF PUBLIC:**

Twenty-two (22) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

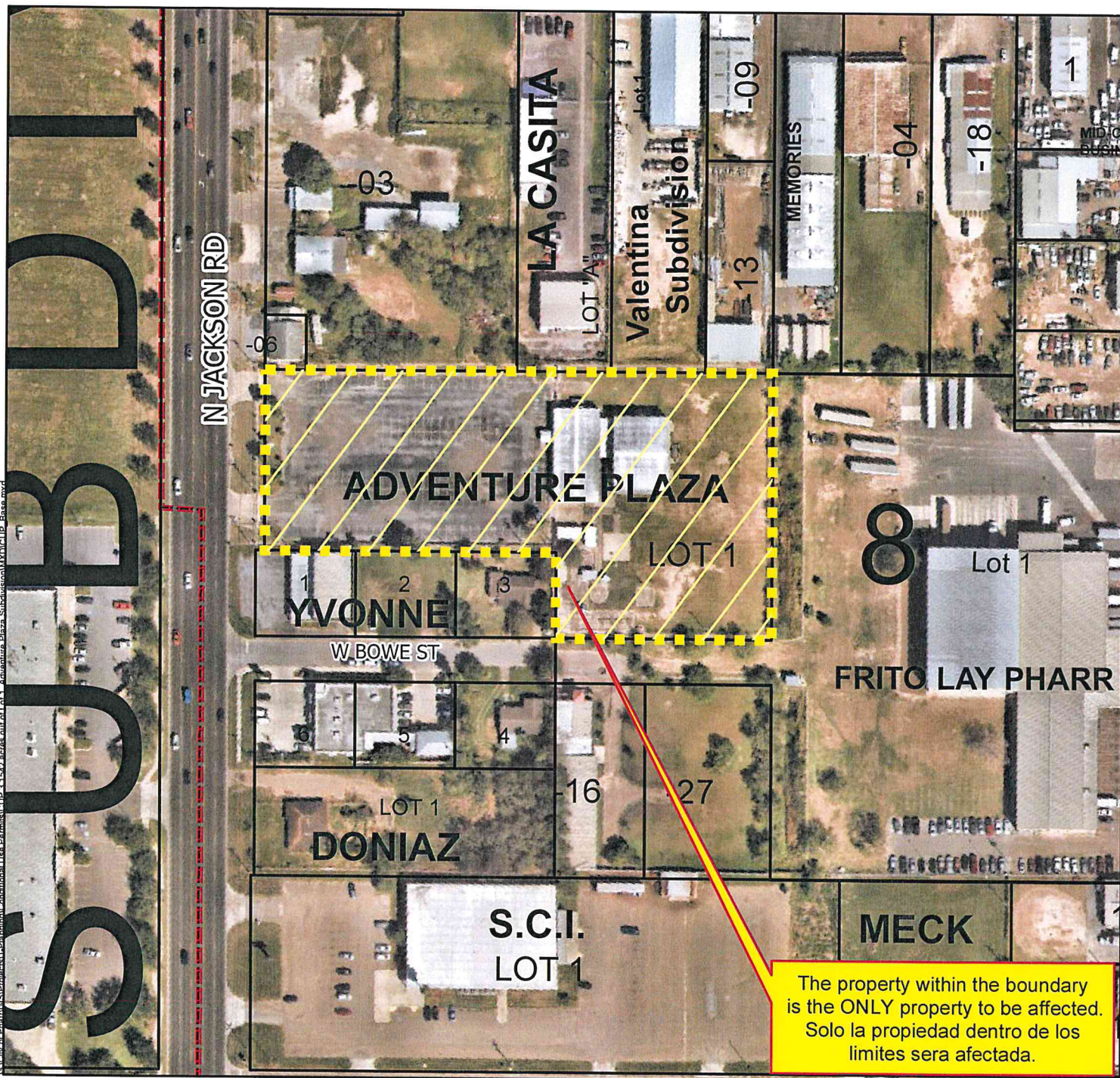
**DEVELOPMENT
SERVICES
RECOMMENDATION:**

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

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - 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.

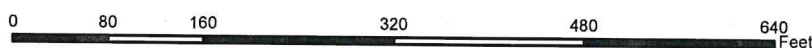
NOTE: This item will go before the City Commission Meeting of **May 17, 2021 at 4:00 p.m.**

Proposed Conditional Use Permit
3.1542 acres out of Lot 1, Adventure Plaza Subdivision
Elias Garza



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

Scale: 1 inch = 160 feet

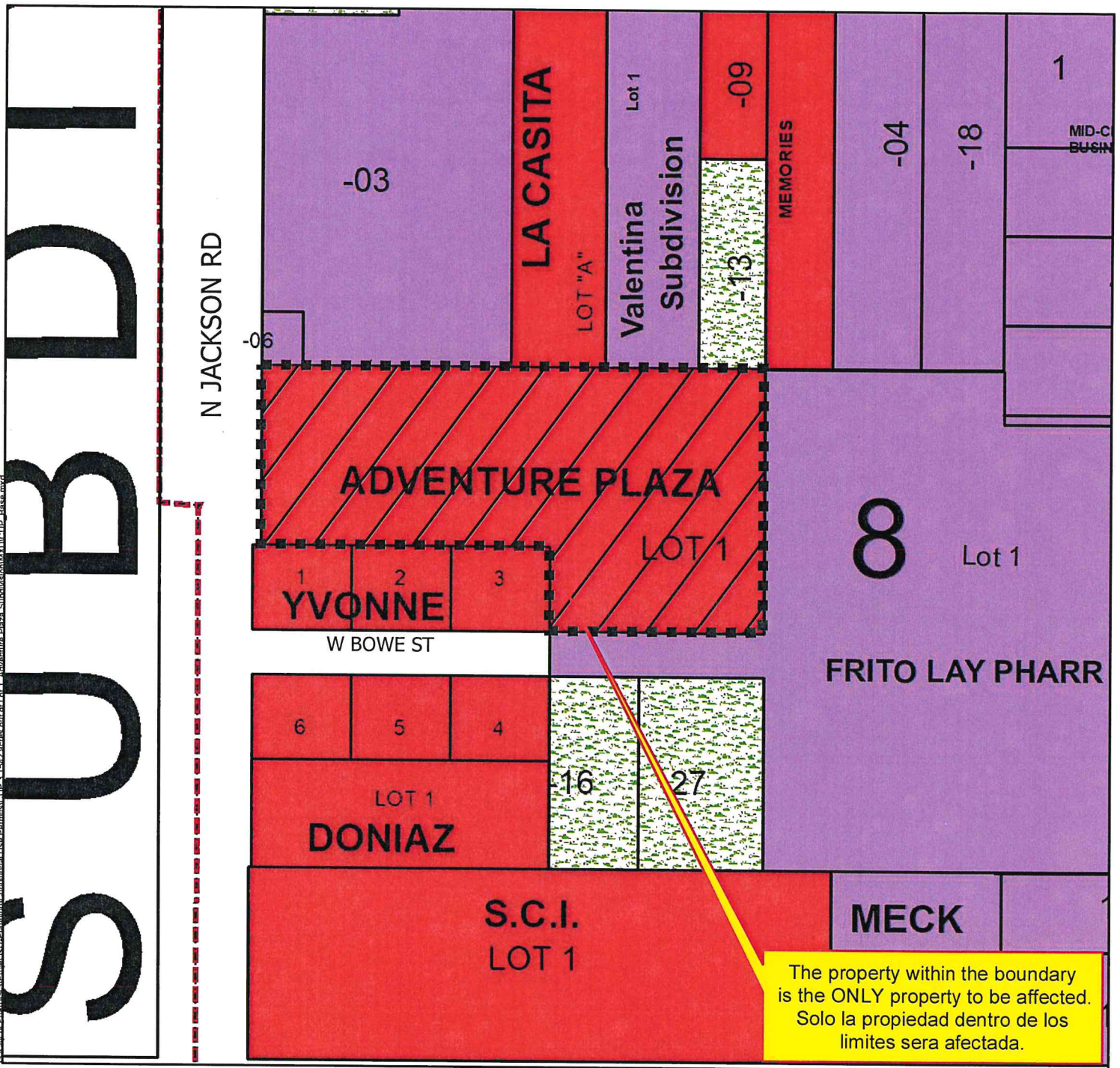


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/12/2021



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

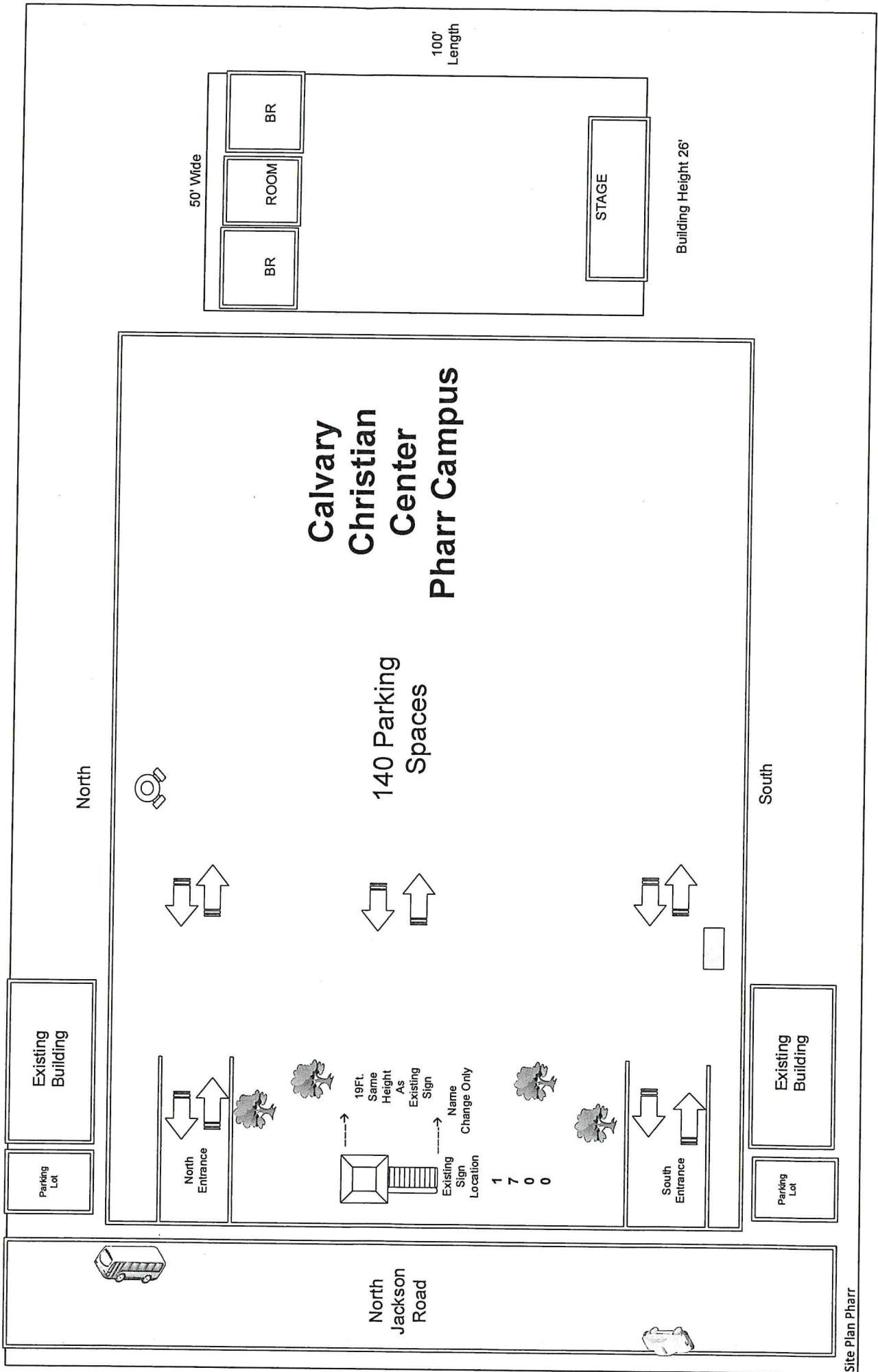
Scale: 1 inch = 160 feet

0 80 160 320 480 640 Feet

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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: The Pharr Oratory of St. Philip Neri School System has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a Religious Education/Catholic School in a Single Family Residential District (R-1). The property is legally described as being 0.361 acres out of Lot 1, St. Jude Church Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 South Ironwood Street. **CUP#210426**

Classification: Regular

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

Issue: The Pharr Oratory of St. Philip Neri School System has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a Religious Education/Catholic School in a Single Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** the request for Life-of-the-Use Conditional Use Permit for a Religious Education/Catholic School in a Single Family Residential District (R-1). If approved, this item must comply with the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 5/6/2021
Approved - 5/6/2021
Final Approval - 5/7/2021



MEMORANDUM

DATE: MONDAY, MAY 10, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (RELIGIOUS EDUCATION/CATHOLIC SCHOOL) FILE NO. CUP#210426 (THE PHARR ORATORY OF ST. PHILIP NERI SCHOOL SYSTEM)

GENERAL INFORMATION:

APPLICANT: The Pharr Oratory of St. Philip Neri School System has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (Religious Education/Catholic School) in a Single Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being 0.361 acres out of Lot 1, St. Jude Church Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 505 South Ironwood Street.

ZONING: The property is currently zoned Single Family Residential District (R-1). The surrounding area is zoned Single Family Residential District (R-1) to the north, east, south and west. This area is generally designated for Public/Semi-Public use in the Land Use Plan.

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

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC:

Ten (10) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

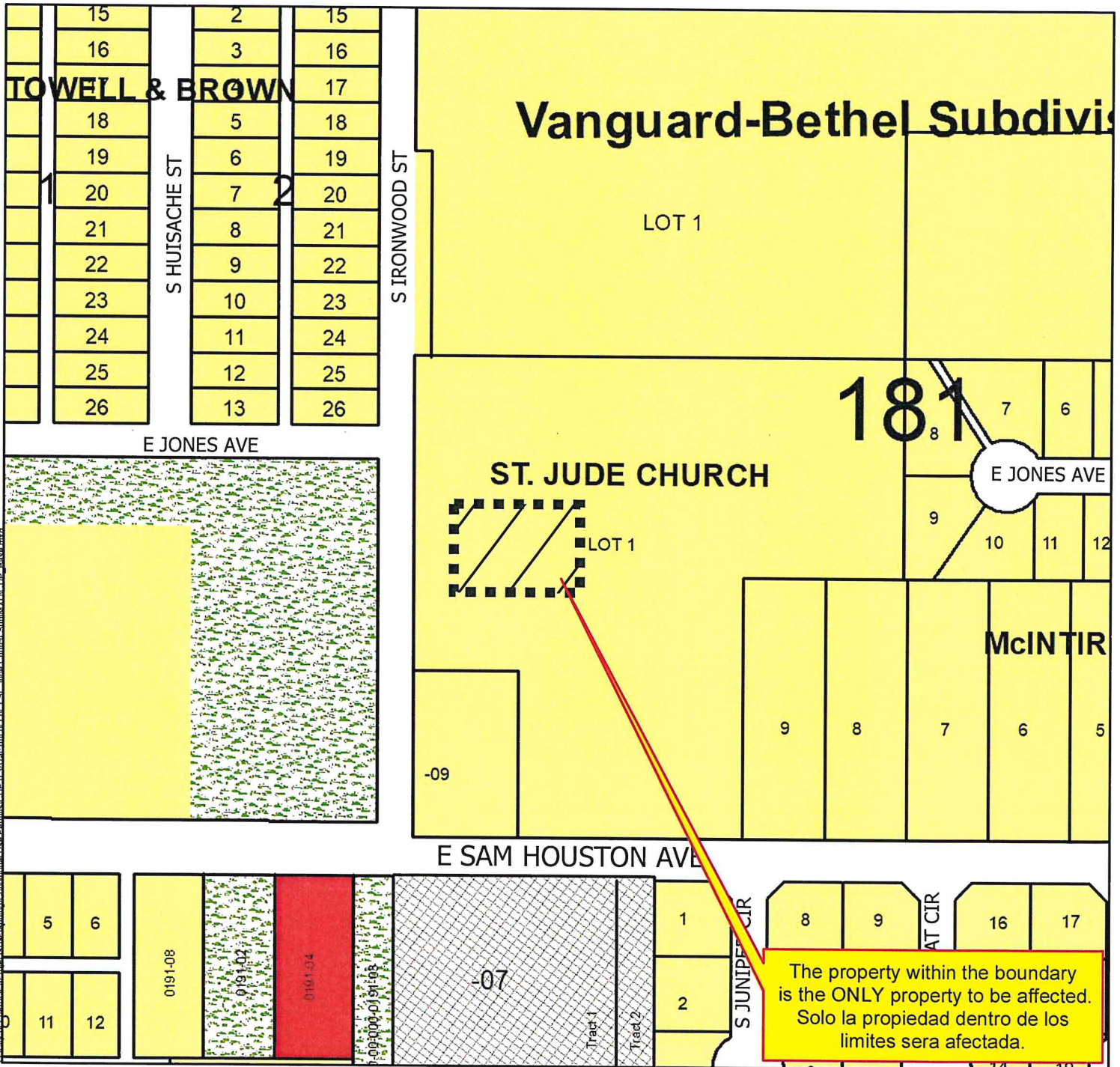
DEVELOPMENT SERVICES

RECOMMENDATION:

Development Services is recommending **approval** the request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (Religious Education/Catholic School) in a Single Family Residential District (R-1). If approved, this item must comply with the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have separate electrical services;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - 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 17, 2021 at 4:00 p.m.**

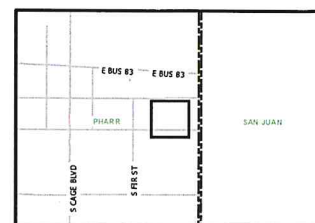


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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





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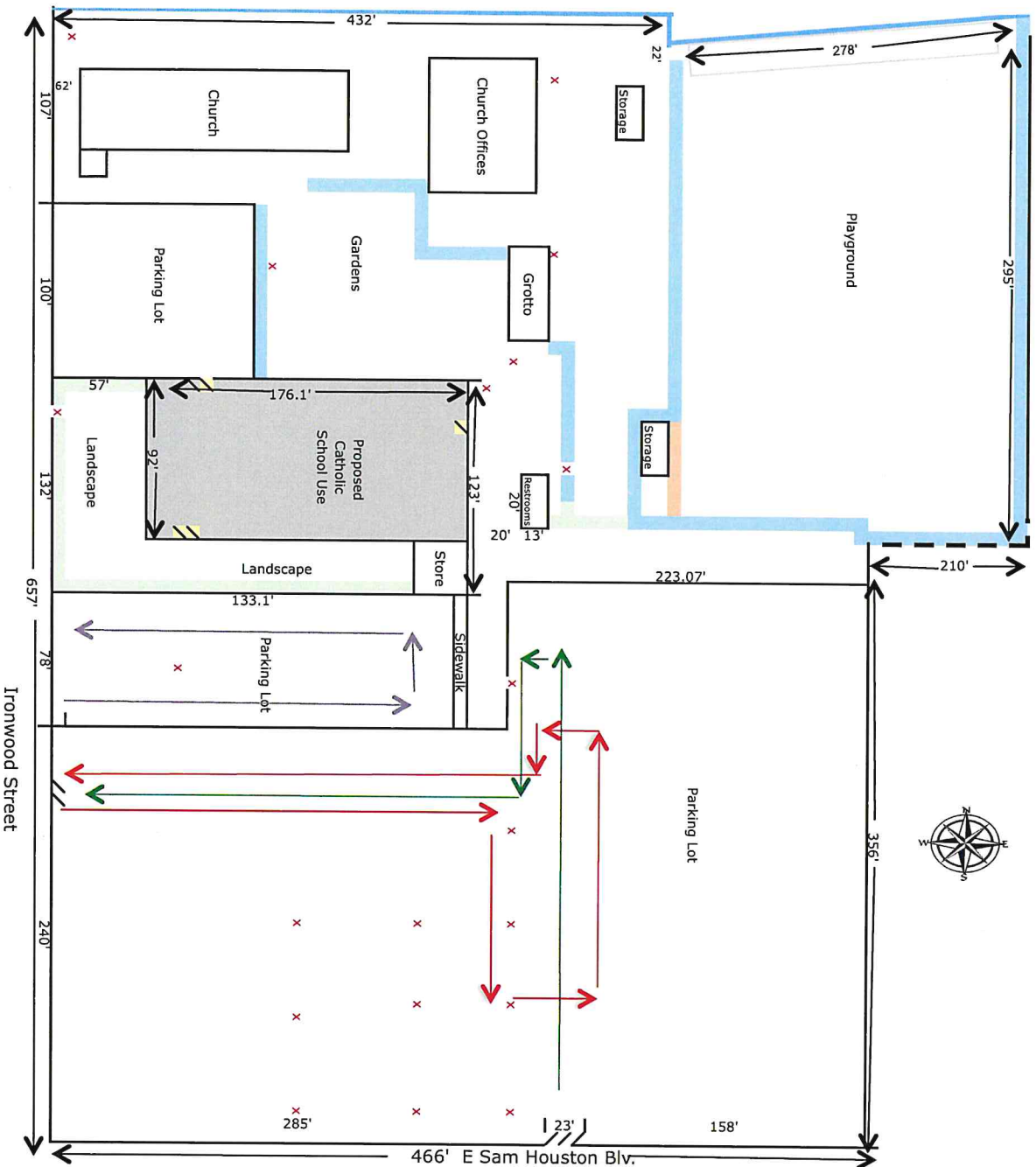


Date: 4/12/2021

505 S Ironwood
Pharr, TX., 78577



Site Plan 4/26/21



X Poles lighting height approx. 30'

Fence to be removed

Future Fence

Fence

School Entrance

Staff Route

Drop-off Route
entrance through Jones

Dismissal Route
entrance through Jones





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.6.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Velch Ventures LLC., d/b/a Altamar Seafood Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being .092 acres, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8001 South Jackson Road Suite 1 & 2. **CUP#210427**

Classification: Regular

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

Issue: Velch Ventures LLC., d/b/a Altamar Seafood Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 5/6/2021
Approved - 5/6/2021
Final Approval - 5/7/2021



MEMORANDUM

DATE: MONDAY, MAY 10, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#210427 (ALTAMAR SEAFOOD BAR)

GENERAL INFORMATION:

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

LEGAL DESCRIPTION: The property is legally described as being .092 acres, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 8001 South Jackson Road Suite 1 & 2.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south, and east and the City Limits lie to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

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

HEALTH DIVISION:

Pending re-inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

NOTE

The pending inspections from Fire Department, Health Division, and Code Compliance will be conducted once the building renovation is complete.

**HOURS OF
OPERATION:**

Hours of operation will be from Sunday through Saturday from 11 a.m. to 11 p.m.

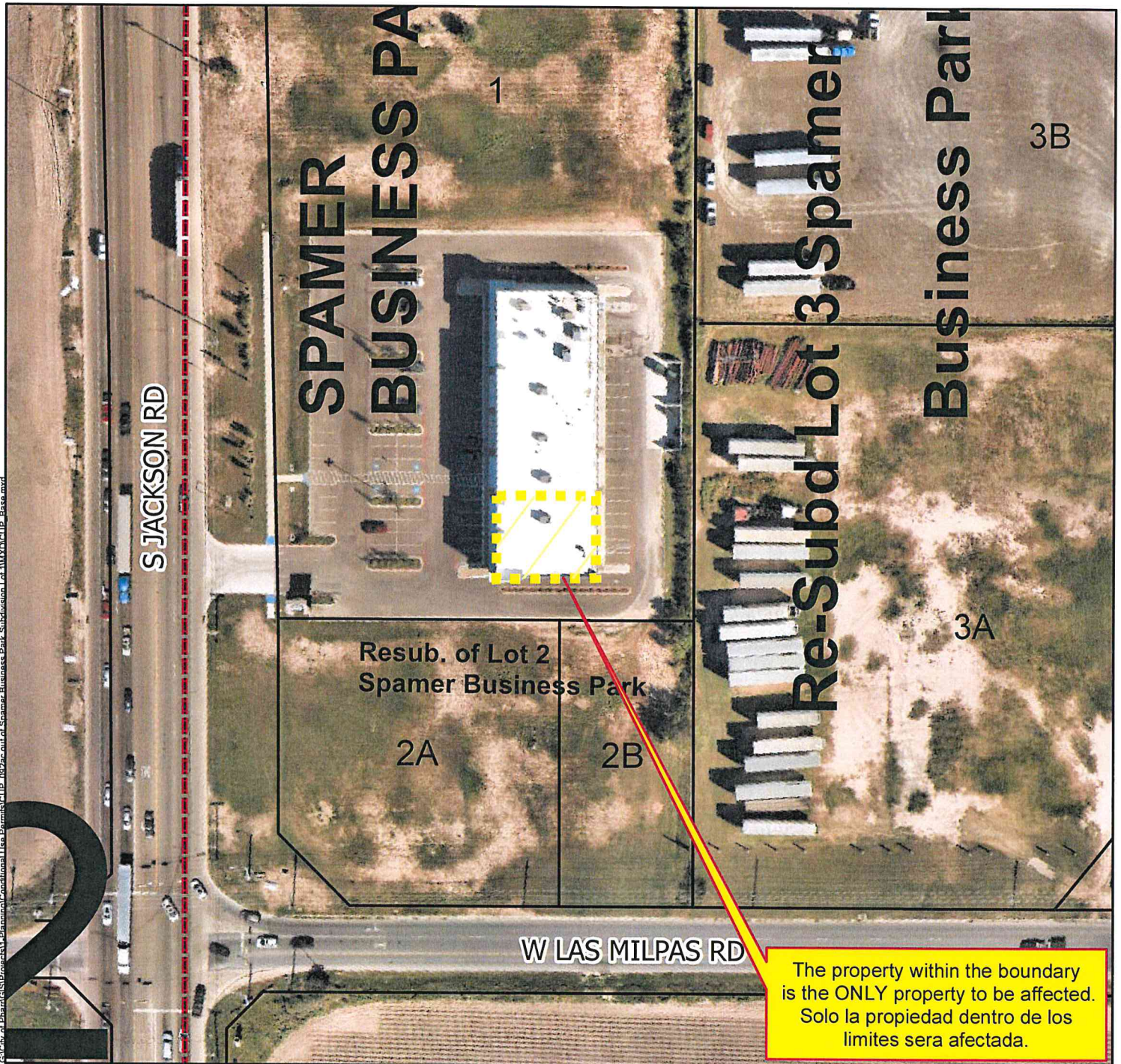
**NOTIFICATION
OF PUBLIC:**

Nine (9) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

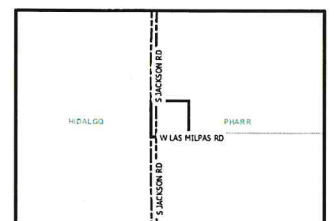
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

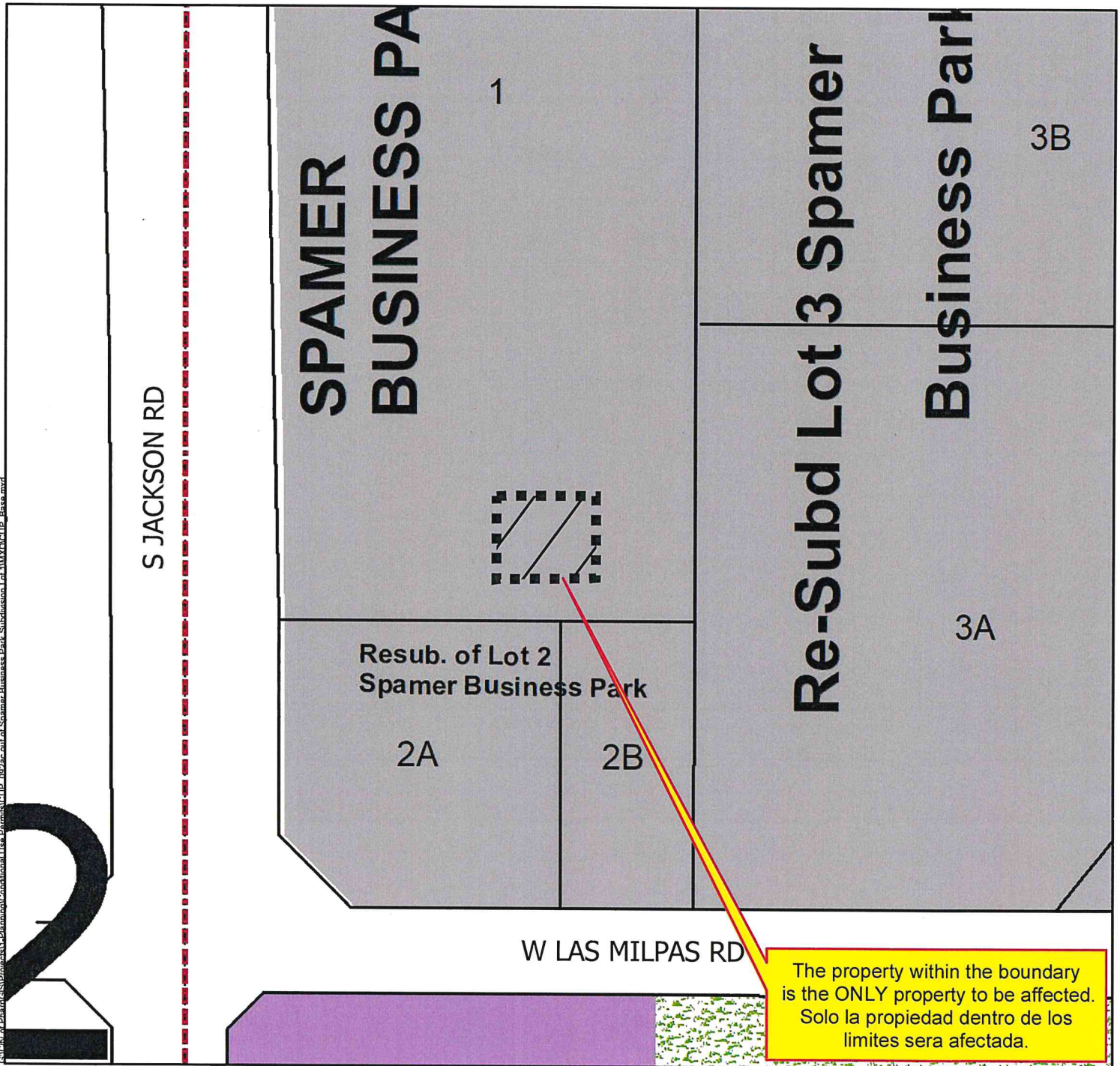
Development Services is recommending **approval** of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 17, 2021** at **4:00 p.m.**

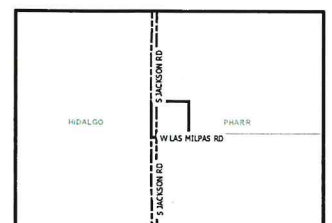


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| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD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





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



LOT 3(SAME OWNER)

PROPERTY LINE

274.50 FT

PROPERTY LINE

CONCRETE SLAB CONCRETE SLAB EXISTING DUMPSTER

existing parking

PHASE I

MARISCOS ALTAMAR

existing parking

JACKSON RD.

PROPERTY LINE

200.00 FT

LAS MILPAS RD.

SITE PLAN

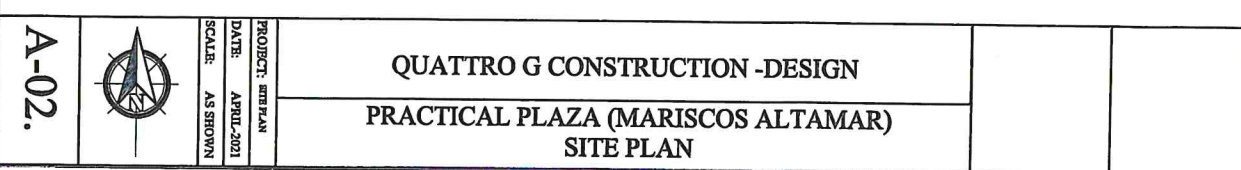
8001 s jackson rd.

SITE PLAN
8001 s jackson rd.

A-02.		PROJECT: SM/12AN	QUATTRO G CONSTRUCTION -DESIGN PRACTICAL PLAZA (MARISCOS ALTAMAR) SITE PLAN		
		DATE: APRIL-2021			
		SCALE: AS SHOWN			

A-02.		PROJECT: SM/12AN	QUATTRO G CONSTRUCTION -DESIGN PRACTICAL PLAZA (MARISCOS ALTAMAR) SITE PLAN		
		DATE: APRIL-2021			
		SCALE: AS SHOWN			

A-02.		PROJECT: SM/12AN	QUATTRO G CONSTRUCTION -DESIGN PRACTICAL PLAZA (MARISCOS ALTAMAR) SITE PLAN		
		DATE: APRIL-2021			
		SCALE: AS SHOWN			







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 6, 2021

MEETING DATE: May 10, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Jackson & Warren Subdivision. The property is legally described as being a 10.83 acre tract of land out of Lot 7, Block 6, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of North Jackson road. **SUB#210102**

Classification: Regular

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

Issue: Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Jackson & Warren Subdivision

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Jackson & Warren 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 - 5/6/2021

Approved - 5/6/2021

Final Approval - 5/7/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 10, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JACKSON & WARREN SUBDIVISION FILE NO. SUB#210102
--

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Jackson & Warren Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 10.83 acre tract of land out of Lot 7, Block 6, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 900 Block of North Jackson road.

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

PROPERTY PROPOSED USE: Retail/warehouse.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250'.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. The 30' exclusive easement on Lot 2, need to correct the wording.
4. Verify the H.C.I.D.#2 easements on lot 1 with district to be released.
5. Add a 15' exclusive easement along the south side of Lot 1, within the property.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

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.
2. Plat note #9, fill in the blanks for the detention volumes.

OTHER:

1. On metes & bounds provide the bearings & distances.
2. Provide full subdivision names for the surrounding properties and provide updated subdivisions.
3. Provide "N" for North Jackson Rd and "W" for West Warren St.
4. Re-word plat note #6, follow fire departments comments.
5. Staff notes are attached.

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688

STAFF REVIEW FOR:

JACKSON AND WARREN SUBDIVISION

COMMENTS: Initials: O.D.L. / J.R. / R. B. APRIL 29, 2021

WATER:

- Will need 15" Utility Easements to be exclusive to the City of Pharr
- Will need to extend water line to Jackson Rd on the S. W. portion of the property
- Will need crossing details at all Irrigation crossing locations
- Will need details for all water line connection locations
- Existing 8" A/C line on Jackson will need to be upgraded to 12" PVC to and through the property line
- Will need to install an 8"x 8" Tee on the N.W. corner of lot 3 for line extension to Jackson
- Will need to install water valves on the 8"x 8" Tee located on the N.W. corner of lot 3 (S. side of the Tee and the W. side of the Tee)
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to show details of all sewer connections
- All Manhole Ring and Covers will need to be Composite Based with City Logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Jackson & Warren Subdivision **DATE:** April 29, 2021

REVIEW: Preliminary (comments plans dated 4-12-2021)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 4---Verify benchmark.
4. Note No. 9---Include the numbers for storage volume.

SITE PLAN

1. Include all pertinent City of Pharr details.

DRAINAGE

1. 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

- Lab testing will be required for concrete, paving and backfilling items.



Pharr

Fire Department



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

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

Subdivision: JACKSON AND WARREN SUBDIVISION

Reviewed by: DAGO SOTO

May 5, 2021

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **FACTORY YELLOW** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous.
8. Department shall be provided and maintained.
9. A \$25.00 fee for each **BLUE MARKER** to be affixed on payment by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MUST BE **FACTORY YELLOW** FROM MANUFACTURE PRIOR TO INSTALLATION.
10. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
11. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
12. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

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

13. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
14. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
15. All water valves (hydrant and main) shall be open prior to final inspection.
16. Public Utilities personnel must be advised prior to opening and closing existing water valves.
17. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

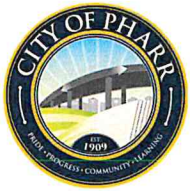
- **Plat Note: Additional Fire Protection May Be Required during the Plan Review to provide any additional Fire Protection Requirement.**
- **SHALL PLACE FIRE HYDRANT 6 FEET BEHIND THE CURB, AND 1 FEET BEHIND SIDEWALK. SHALL SHOW ON PLANS**
- **FIRE HYDRANT PERFERRED MUELLER BRAND AND SHALL BE FACTORY YELLOW SHALL SHOW ON PLANS**
- **SHALL PROVIDE DETAIL CONSTRUCTION PLANS**
- **LOOP WATER LINE**

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Pharr Public Work



SUBDIVISION: Staff Review Meeting

Jackson & Warren Subdivision

DATE: 04/27/2021

W. Warren St.

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- Show details on sidewalk
- Show street details
- Show details and identify inlets.
- Show street lighting
- 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 of Proceed (NTP) is issued.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10184027
921 S. 10TH AVENUE EDINBURG, TEXAS 7853
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115682 ON
MAY 3, 2021
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

JACKSON & WARREN SUBDIVISION
PLAT SHEET
PHARR, TEXAS
HIDALGO COUNTY

NAME	NAME	DATE	DATE	DATE	DATE
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 FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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

[illegible]

METES AND BOUNDS

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

I, IVAN GARCIA, P.E., R.P.S.E.,
A PUBLIC SURVEYOR, AM
OF TEXAS, DOING FIDELITY
SURVEYING, HEREBY CERTIFY
THAT THE FOREGOING WAS
MADE UNDER MY SUPERVISION
AND THAT I AM A LICENSED
ALL ASPECTS OF IT ARE IN
SUBDIVISION ORDINANCE AND

IVAN GARCIA, P.E., R.P.S.E.
REGISTERED PROFESSIONAL
REGISTERED PROFESSIONAL
SURVEYOR, EXPIRATION DATE 12/31/2014

STATE OF TEXAS
CITY OF PHARR

I, THE UNDERSIGNED, THE
SUPERVISOR PLAT COMMISSIONER
OF THIS CITY WELSH M...

ALBERTO KERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: _____ CITY C...

[illegible]

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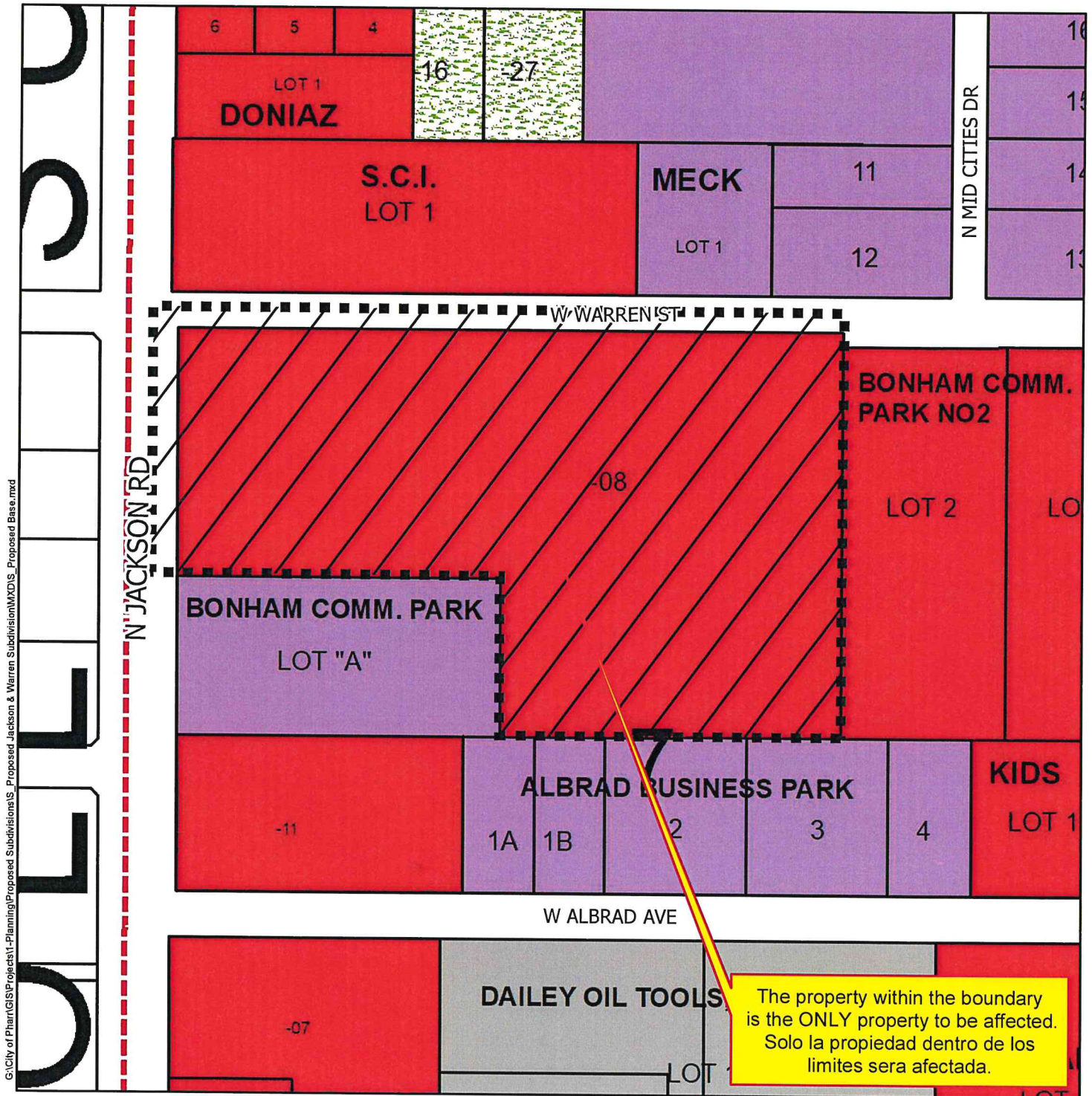
[illegible]

STATE OF TEXAS
CITY OF MIDALGO
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN OF MICHON & MURPHY SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHICH MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS

DAILY TITLE COURSE, PLANNING & ZONING COMMISSION

NAME	ADDRESS	PHONE & FAX
OWNER: JOSEPH WILLIAM HOLAND	1308 E. JACOBINE AVENUE MEADLAND, TX. 78050	-
SURVEYOR: IVAN GARDA	P.L. R.P.L.S. 971 & 10TH AVENUE DOWNSBURG, TX. 78038	(644) 360-5152 (644) 360-5083
WORKER: IVAN GARDA	P.L. R.P.L.S. 971 & 10TH AVENUE DOWNSBURG, TX. 78038	(644) 360-5152 (644) 360-5083

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____



G:\City of Pharr\GIS\Projects\Proposed Subdivisions\Jackson & Warren Subdivision\MXD\S - 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 | |



