

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 24, 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 May 10, 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) Trevino Engineering, representing Zuko Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-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#210429**

E. PLATS:

- 1) Melden & Hunt Inc., representing W.A. Landreth, Manager, for Vaquero Ventures Management, LLC, is requesting final plat approval of the proposed 7-11 Cage Addition Subdivision. The property is legally described as being a 1.742 acres out of Lot 77, Kelly-Pharr Subdivision and out of Lots 1-3 Amended Gomez Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North IH 69C. **SUB#200209**

- 2) Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing manager for Little Explorers Development & Learning Center, LLC., is requesting preliminary plat approval of the proposed Little Explorers Academy Subdivision. The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acres part or portion out of Lot 5, Block 8, A.J. McCOLL Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2300 Block of S. Jackson Road. **SUB#201030**

F. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) Consultation with the City Manager.

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.

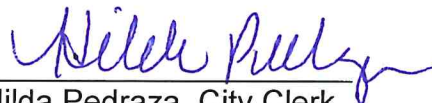
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 21st day of May 2021 at 10:00 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. May 10, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 10, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
Romeo Robles

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: Luis Madrigal Rafael Munguia
Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
Roland Gomez, Development Services Assistant Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaisa 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. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Emma Gonzalez, residing at 9010 S. Cage Blvd, stated she is employed with London Fruit, Inc., a produce warehouse next to the proposed Universal Towing Inc. She stated she is opposed to the proposed towing company, as she oversees the Sanitation Department and believes this will cause contamination to their facility. She continued to express how a junk yard will cause oil spills and trash. She states their facility, which has been scoring 100% in their inspections, will become vulnerable to rats and other pests with a holding yard next door to them.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF APRIL 26, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of April 26, 2021. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported 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 two (2) telephone call in opposition of the item.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Planning Unit Development District (PUD). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Carolina Herrera, Secretary, stated one person registered to speak, Mr. Jose Cuellar.

Jose Cuellar, residing at 9000 S Cage Blvd., approached the board and presented them with a photo. Mr. Cuellar stated he is against the proposed Universal Towing Inc. He explained how construction has already begun in the property even though the proposed business has yet to be issued any permits. He continued to state that overtime a towing business can become a junk yard. He stated he was the first business owner in the Industrial Park which was designed to create employment opportunities. He stated there are other towing services in the area which are causing their property to lose value. Mr. Cuellar stated he does not believe the Industrial Park was designated for towing companies.

There being no one else in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Charlie Ramirez requested the applicant approach the board for a few questions.

Jorge Terrazas, residing at 9003 Seguin, stated he is in compliance with the City and plans on following all City Ordinances.

Charlie Ramirez questioned if the property will be utilized as a towing company and how long will he keep the vehicles will be kept in the holding yard.

Jorge Terrazas confirmed the property will be utilized as a towing company and vehicles will not be stored more than 45 days. Mr. Terrazas continued to state he does not keep many cars in his yard unlike other towing companies, he plans on keeping his property clean. He stated he will be putting up a fence due to debris blowing into his property from Mr. Cuellar's property.

Charlie Ramirez asked if Mr. Terrazas had any current contracts.

Jorge Terrazas denied having any contracts but would be open to the public eventually. He continued to state he assisted the City with the towing of ambulances.

Charlie Ramirez recommended the item be discussed in Executive Session.

ITEM E. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:13 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM F. RECONVENE:

The time being 6:41 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

- 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**

There being no further discussion Charlie Ramirez moved to approve the request for a Conditional Use Permit for Outside Storage in a Planned Unit Development District (PUD). Romeo Ramirez seconded the motion and when put to a vote, it carried unanimously.

Melanie Cano, Development Services Director, stated the proposed Conditional Use Permit for outside storage is for Universal Towing Inc, a towing company, not for a salvage yard nor a junk yard. She continued to state if it becomes an issue it will be reported to the Code Compliance Division for inspection.

- 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, CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1100 AND 1500 BLOCK OF EAST HI-LINE ROAD. COZ#210423**

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

- 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**

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

Anaisa Licerio, Planner I, further stated staff recommended 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.

Edmundo Lozano, residing at 1600 Tamarack Ave Apt. 131, McAllen, Tx 78501, representing the current property owners, stated they were working on the subdivision process per Planning recommendations. He continued to state the property will be used as a car lot and would appreciate the board's approval.

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 questioned if they would be conducting vehicle repairs on the property.

Edmundo Lozano confirmed repairs will not be done on site other than motor manicure.

Romeo Robles stated he was concerned for the residential property behind the property.

Edmundo Lozano states there will be a buffer fence and no cars will be placed outside the fence.

There being no further discussion Charlie Ramirez moved to approve the request to re-zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). Johnathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned a 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.. She further reported 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.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). If approved, this item must comply with the listed conditions.

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 Romeo Robles moved to approve the a request for a life of use Conditional Use Permit for a church in a General Business District (C). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner I, introduced the item and stated 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. She further reported 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 one (1) telephone call for information only.

Anaisa Licerio, Planner I, further stated staff recommended approval of 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 listed conditions.

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 further discussion Charlie Ramirez moved to **approve** the 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). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 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**

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 nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letter or legal notice.

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.

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

ITEM G. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) 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. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Jackson & Warren 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 Jackson & Warren Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

Danny Wylie stated the remote set up was no longer working out due to too many technical difficulties.

Melanie Cano responded she was aware of the issue and will revisit the decision.

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 7:01 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: May 19, 2021

MEETING DATE: May 24, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Trevino Engineering, representing Zuko Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-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#210429

Classification: Regular

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

Issue: Trevino Engineering, representing Zuko Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) 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:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 5/19/2021
Approved - 5/19/2021
Final Approval - 5/20/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: May 24, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#210429

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: April 29, 2021

1. **Applicant:** Trevino Engineering, representing Zuko Family Limited Partnership, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).
3. **Nature / Intent of Request:** In order to develop and construct an industrial terminal market.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

5/18/2021
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

5-18-2021
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, MAY 24, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-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

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:

Trevino Engineering, representing Zuko Family Limited Partnership, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct an industrial terminal market.

The subject site is located on the north side of East Hi-Line Road and physically located within the 1100-1500 Block of East Hi-Line Road. The property is legally described as being 58.64 acres out of a portion of Lots 368 and 369, Kelly Pharr Subdivision and Lots 13 and 14, Block 1, Closner Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Hi-Line Road, 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 Agricultural and/or Open Space District (A-O). The property and the property to the north, south, and a portion to the west were zoned to Agricultural and/or Open Space District (A-O) when they were annexed by the City of Pharr on June 3, 2003. A portion to the west was zoned to Agricultural and/or Open Space District (A-O) on November 1, 1994 and the remaining portion to the west was zoned to Agricultural and/or Open Space District (A-O) on August 20, 1991 when the properties were annexed by the City of Pharr. On May 22, 2008, the properties to the south were rezoned to Heavy Commercial District (H-C). Later, the properties to the south were rezoned to Limited Industrial District (L-I) on December 14, 2014. A portion of the properties to the west were rezoned to Heavy Industrial District (H-I) on February 7, 2019 and the city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Industrial District (H-I) is established to provide adequate space and site diversification. The area requirements in this district are minimal and will allow both large and small industrial uses either on separate small lots or as part of a park. Some screening is required, but because of the potential for hazardous or possibly blighting uses, this district should not be located close to residential areas of any type. Areas should not be zoned to this usage unless they are located on or close to arterials capable of carrying commercial and truck traffic.

Nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) 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 **June 07, 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

Trevino Engineering, representing Zuko Family Limited
Partnership, owner

APPLICANT

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

CURRENT ZONE

Between the 1100 -1500 Block of East Hi-Line Road

ADDRESS

Heavy Industrial District (H-I)

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress, and is in line with the Future Land Use Plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

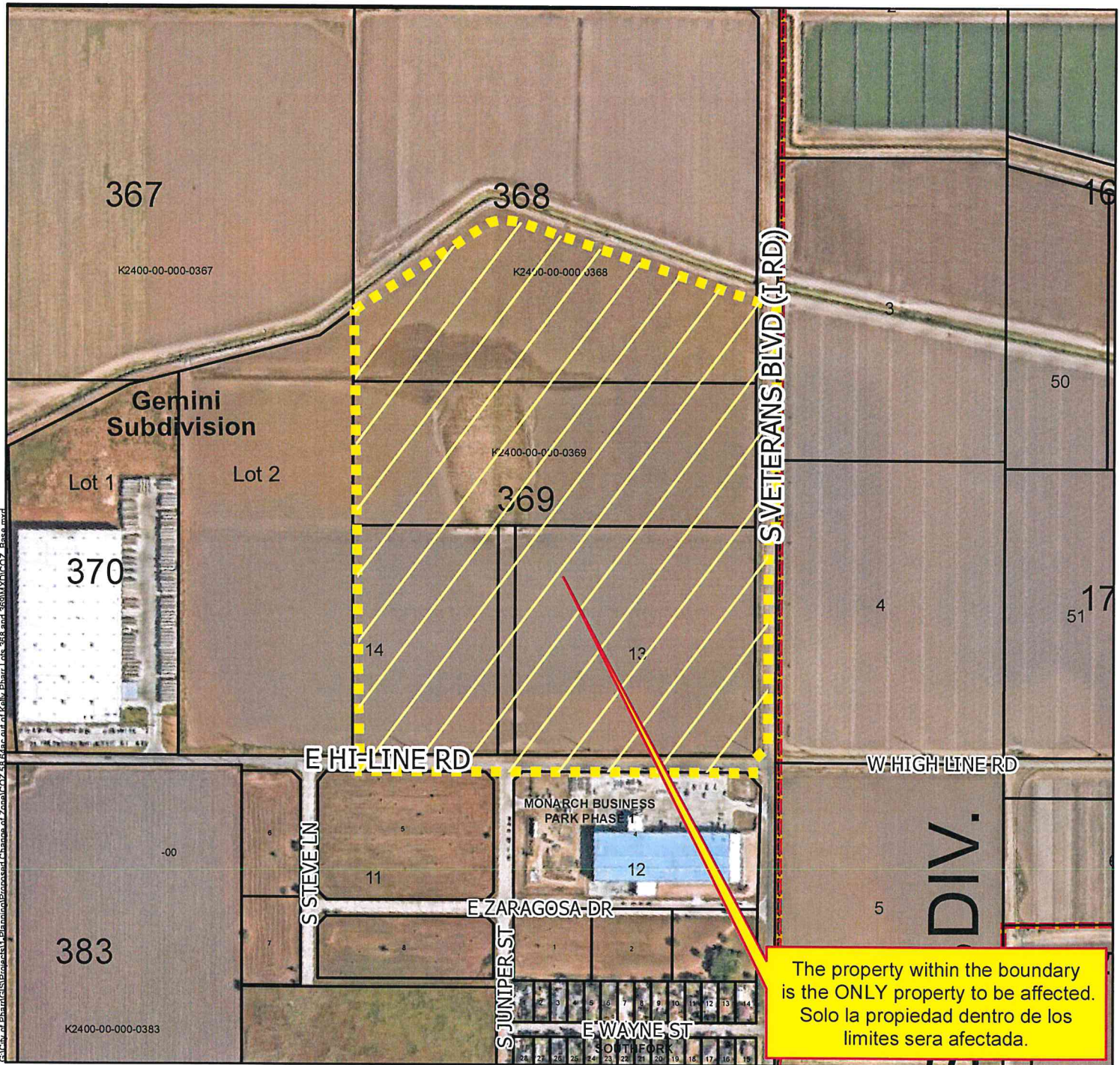
Anaisa Licerio

PREPARED BY

May 17, 2021

DATE

Proposed Change of Zone
 58.64 acres out of a portion of Lots 368 & 369
 Kelly Phar Sub & Lot 13 & 14 Block 1 Closner Sub.
 Andres J Zuniga



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

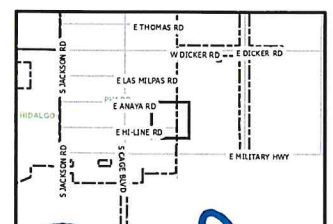
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 4/12/2021

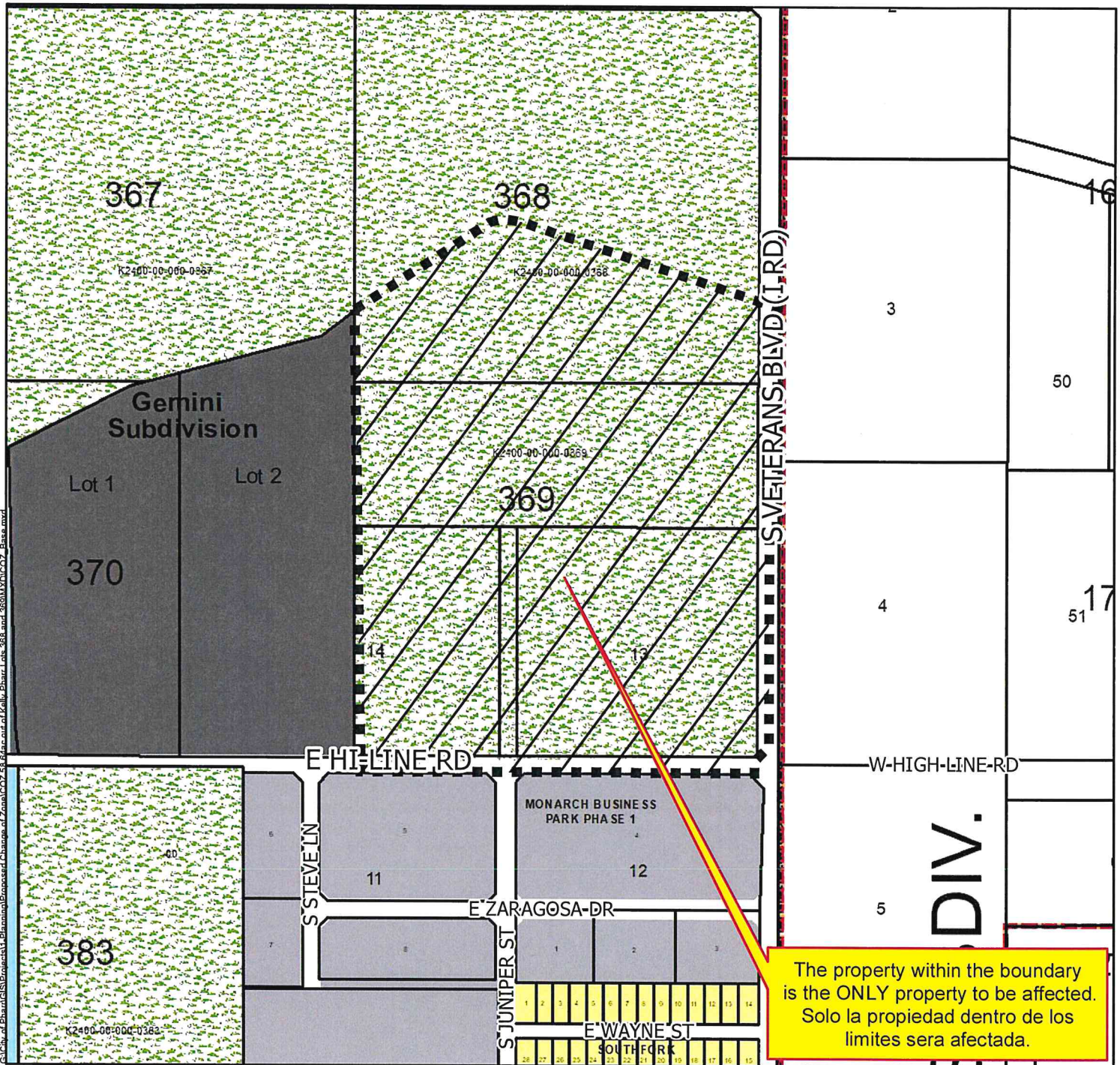
Scale: 1 inch = 500 feet



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



Proposed Change of Zone
 58.64 acres out of a portion of Lots 368 & 369
 Kelly Phar Sub & Lot 13 & 14 Block 1 Closner Sub.
 Andres J Zuniga

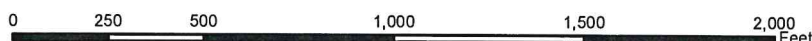


The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

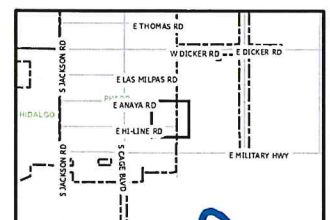
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
 Engineering Department
 956.402.4242

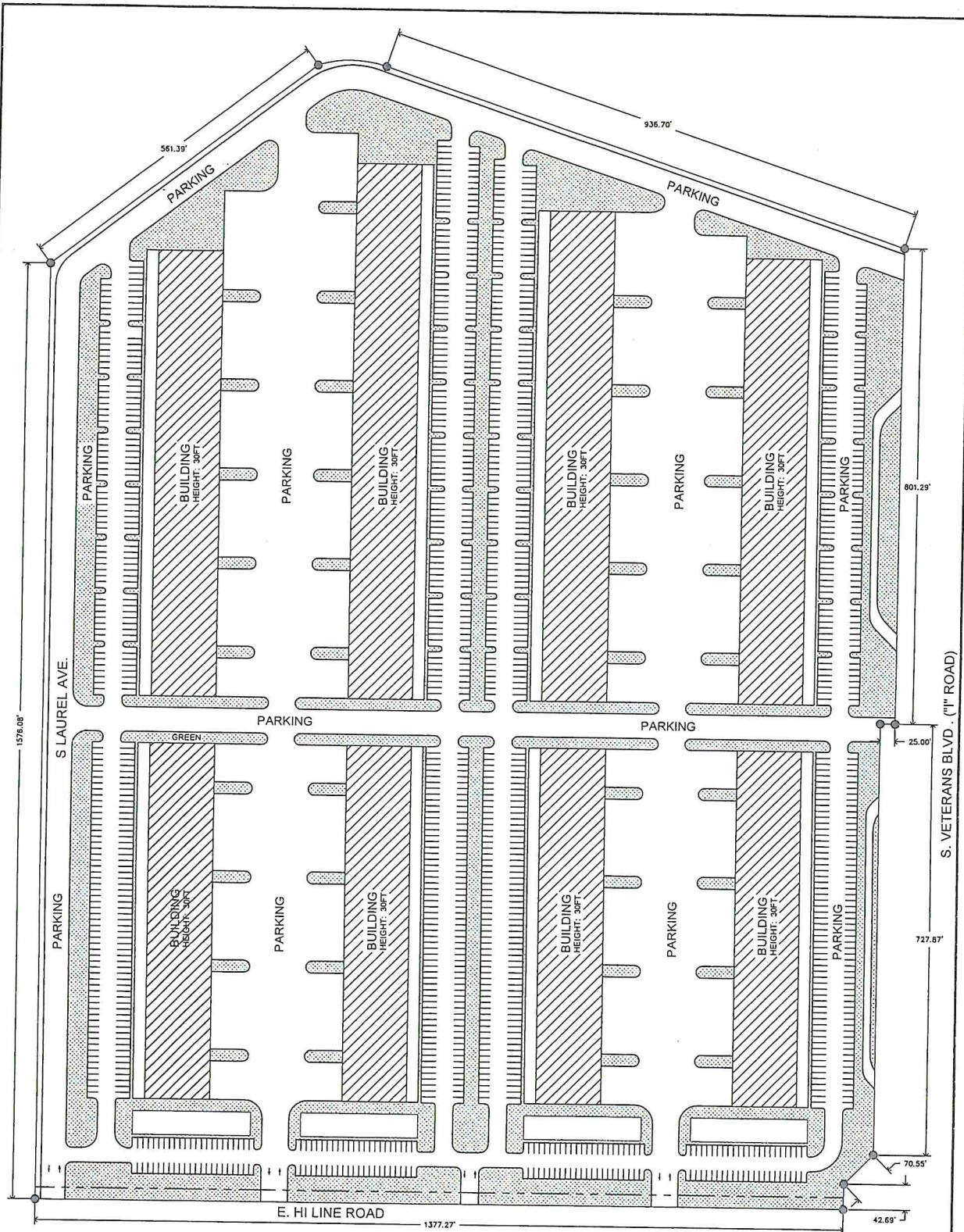
Scale: 1 inch = 500 feet



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



Date: 4/12/2021



SITE PLAN
TOTAL ACRES: 58.62
 This drawing is for illustration purposes only and not intended to be used as actual schematics. Your site plan will differ.
 Green area

PHARR TERMINAL MARKET SUBDIVISION

A TRACT OF LAND CONTAINING 58.62 ACRES (58.64-ACRES RECORDED) OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOTS 368 AND 369, KELLY-PHARR SUBDIVISION, RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND LOTS 13 AND 14, BLOCK 1, CLOSER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56-A, MAP RECORDS, HIDALGO COUNTY, TEXAS



TREÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847

200 S. 10th St. Ste. 1303
 McAllen, Texas 78501
 ident@treñoengineering.com



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: May 20, 2021

MEETING DATE: May 24, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden & Hunt Inc., representing W.A. Landreth, Manager, for Vaquero Ventures Management, LLC, is requesting final plat approval of the proposed 7-11 Cage Addition Subdivision. The property is legally described as being a 1.742 acres out of Lot 77, Kelly-Pharr Subdivision and out of Lots 1-3 Amended Gomez Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North IH 69C. **SUB#200209**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing W.A. Landreth, Manager, for Vaquero Ventures Management, LLC, is requesting final plat approval of the proposed 7-11 Cage Addition Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed 7-11 Cage Addition Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Melanie Cano

Created/Initiated - 5/20/2021

Approved - 5/20/2021

Final Approval - 5/20/2021



MEMORANDUM

DATE: MONDAY, MAY 24, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: 7-11 CAGE ADDITION SUBDIVISION FILE NO. SUB#200209
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing W.A. Landreth, Manager, for Vaquero Ventures Management, LLC, is requesting final plat approval of the proposed 7-11 Cage Addition Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.742 acres out of Lot 77, Kelly-Pharr Subdivision and out of Lots 1-3 Amended Gomez Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 6000 Block of North IH 69C.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east, Limited Industrial District (L-I) to the south and west and City limits to the north. The property is designated for commercial and R.O.W. use in the Land Use Plan.

PROPERTY PROPOSED USE: 7-11 convenient store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed 7-11 Cage Addition Subdivision subject to the following conditions:

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

1. Provide street light layout.
2. Show full R.O.W., for E. Owassa Rd.

EASEMENTS:

1. Show easements for power poles.
2. At bottom of property provide distance to locate the 30' easement to H.C.I.D #2 and at top.
3. Shall submit application to entities to abandon easements (will provide application) show limits to be abandon.
4. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**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. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D. No.1.

OTHER:

1. Where are power poles going to be relocated?
2. Need to reference City of Pharr benchmark system, use nearest to site for plate note# 5.
3. Provide signatures for engineer and surveyor.
4. Change scale to 1" = 50'.
5. Show limits of state of Texas property on the south side.
6. Verify the monument on the south west corner for Lot 4, Msey, LTD.
7. Shall provide all crossing permits for crossing H.C.I.D #2.
8. Provide all pertinent City of Pharr details.
9. Provided a performance bond.
10. Owners to maintain R.O.W. and perimeter of subdivision.
11. Need signatures on plat engineer and surveyor.
12. See staff comments attached.



Pharr Fire – Rescue

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



Subdivision: 7-11 Cage Addition Subdivision

Reviewed By Dago Soto

Date: 4/9/2020

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:

1. The 12-inch main shall extend south all the way to the property line on the east side of the subdivision and shall extend west all the way to the frontage.
2. Shall contact Fire Marshal office where the proposed fire hydrants shall be moved

STAFF REVIEW FOR: *7-11 ADDITION SUBDIVISION*

COMMENTS: **Initials:** R. B. **FEBRUARY 12, 2020**

WATER:

- See attached WL Recommendation drawing (current and proposed)
- 15' Utility Easement Exclusive to the City of Pharr
- Will need to show correct WL sizing in the plans
- Will need to show existing 12" WL crossing Expressway 281
- Water line will need to be centered on the Easement
- Will need to connect 12" WL crossing Expressway 281 in the Upper Left corner
- Will need to install a 12" x 12" Tee on the Upper Right corner of the property with a reducer on the E side of the Tee for existing WL
- Will need to install a 12" x 12" Tee with an 8" reducer on the Lower Center of the property
- Will need to install 3 - 12" W/V.'s all around the Tee on the Lower Center of the property
- Will need to install 2 - 45° elbows on lower Left corner of property
- Will need casing on all water crossing sewer locations
- Will need to Loop WL on the Lower Right corner of the Property
- Will need to show existing NAWSC Water Line on upper Right corner
- Follow City of Pharr Construction Standards Manual

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



Omar Anzaldua
Interim Public Utilities Director

SEWER:

- Proposed Sewer M/H will need to be aligned, will not allow a 45° bend (Center of property on the E side)
- M/H ring and covers will need to be composite based with City Logo
- Follow City of Pharr Construction Standards Manual

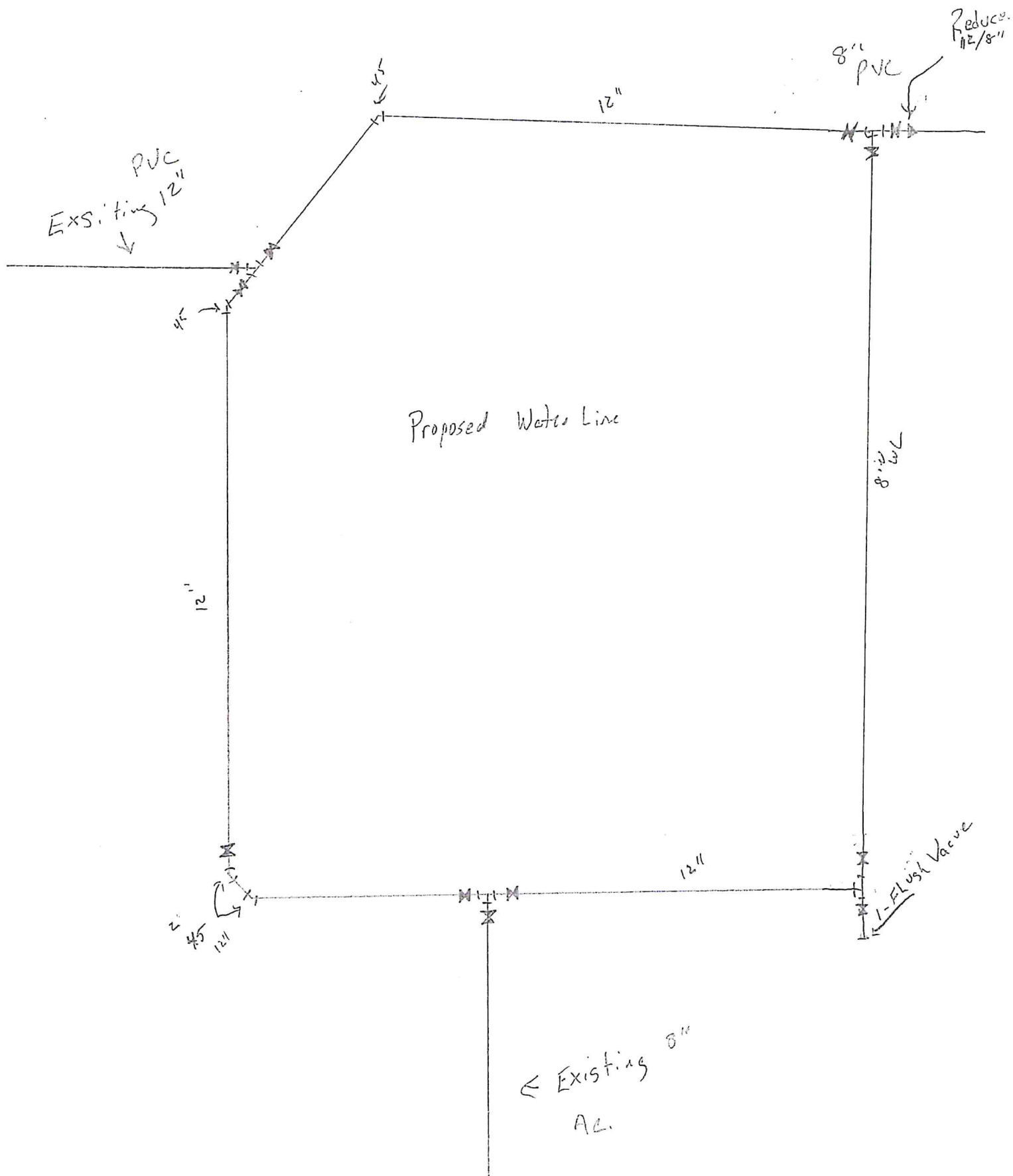
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name:_____

Signature:_____

Date:_____







SUBDIVISION: 7-11 Cage Addition

DATE: 4/16/2020

Residential/Commercial: __1.742__ acres

Pre-Con:

Plat Notes:

- No Comments

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Discharge permit required.
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Need S.W.P.P. digital USB for review, 3 hard copies for finalization.
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).

- Storm water drain inlets shall be spaced out to be every 500' (Maximum).
- Minimum storm water drainpipe diameter shall be 18".
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: 7-11 Addition Subdivision

DATE: April 16, 2020

REVIEW: Preliminary (revised comments plans dated March 31, 2020)

PLAT

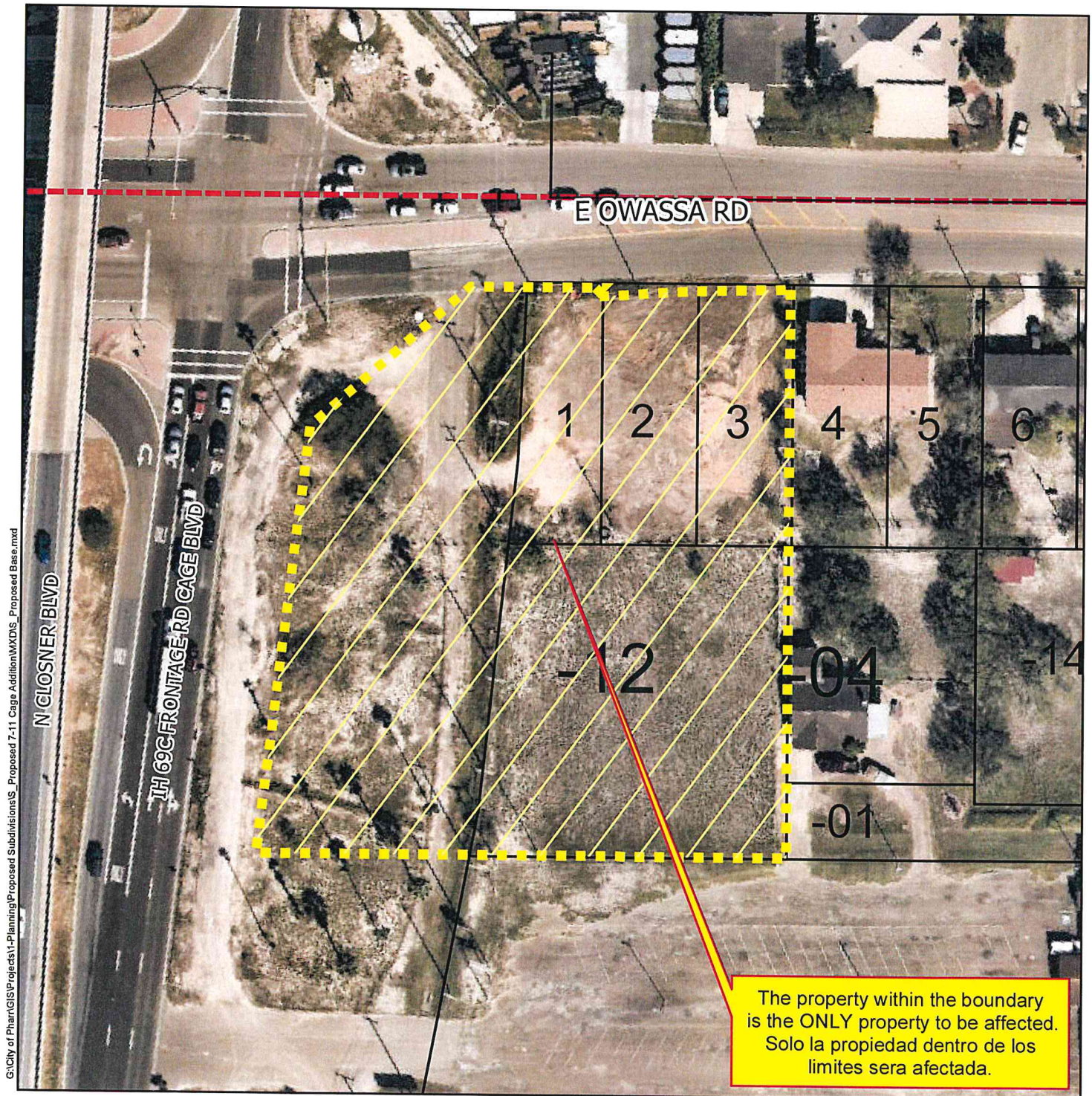
1. Please verify that property lot line is shown correctly.
2. Please show the R.O.W. width for E Owassa Rd.
3. Signature from RPLS is required.
4. Signature for PE is required.

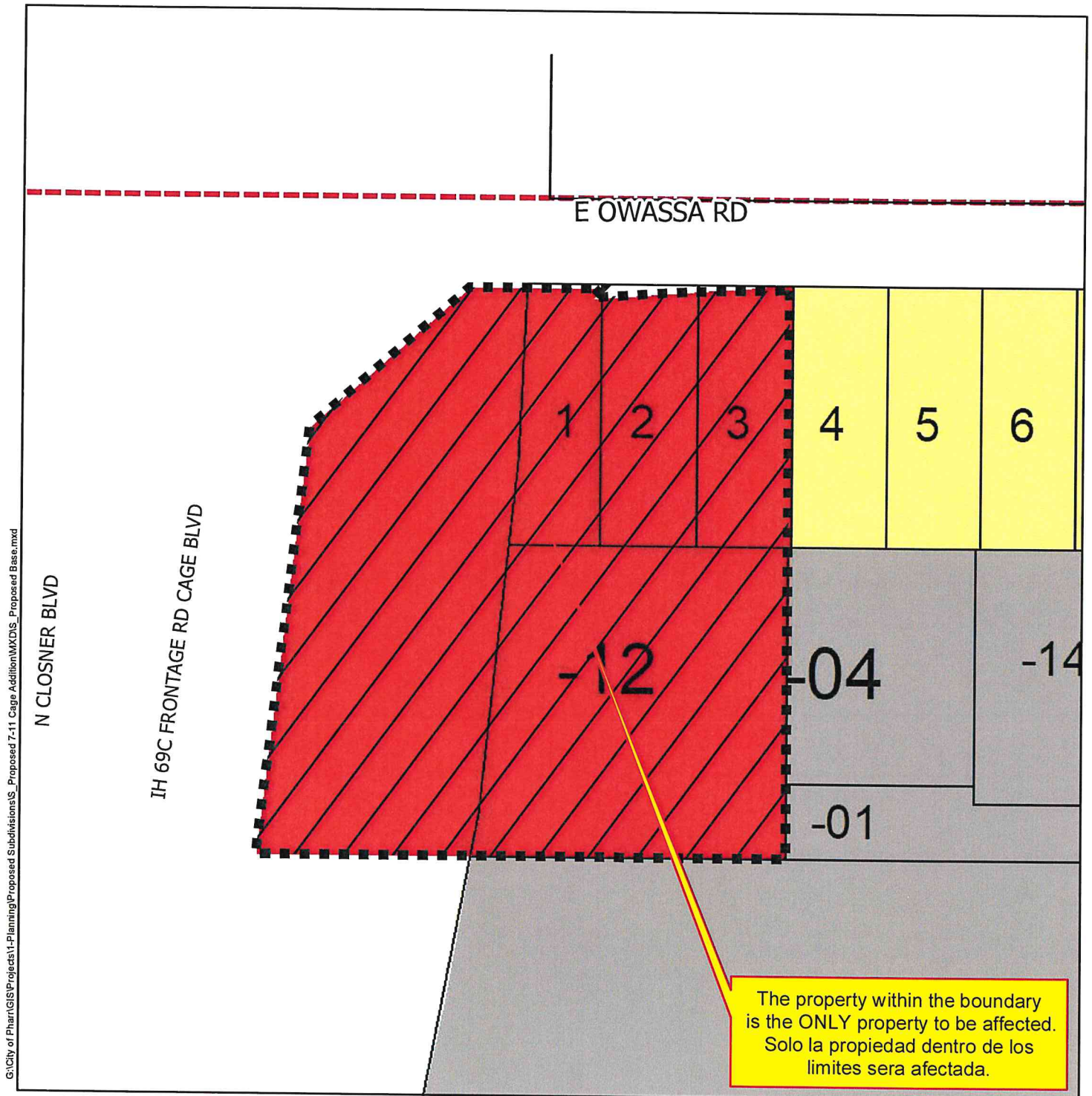
SITE PLAN

DRAINAGE

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

ADDITIONAL COMMENTS





- | | | | |
|--|---|---|--|
|  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.2.

DATE SUBMITTED: May 19, 2021

MEETING DATE: May 24, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing manager for Little Explorers Development & Learning Center, LLC., is requesting preliminary plat approval of the proposed Little Explorers Academy Subdivision. The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acres part or portion out of Lot 5, Block 8, A.J. McCOLL Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2300 Block of S. Jackson Road. **SUB#201030**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing manager for Little Explorers Development & Learning Center, LLC., is requesting preliminary plat approval of the proposed Little Explorers Academy Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Little Explorers Academy Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Melanie Cano

Created/Initiated - 5/19/2021
Approved - 5/19/2021
Final Approval - 5/20/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 24, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LITTLE EXPLORERS ACADEMY SUBDIVISION
FILE NO. SUB#201030

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Deyanira I. Guerrero, Managing manager for Little Explorers Development & Learning Center, LLC., is requesting preliminary plat approval of the proposed Little Explorers Academy Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Re-subdivision of 2.958 acres being a 2.50 acres part or portion out of Lot 5, Block 8, A.J. McCOLL Subdivision and 0.458 of one acre out of Lot 1, C.D. Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2300 Block of S. Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the east, Residential Town house District (R-TH) to the south and City limits to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Day Care.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Little Explorers Academy Subdivision subject to the following conditions:

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

1. Provide street light layout.

EASEMENTS:

1. Show easements for power poles.
2. Provide a 20' Exclusive easement to City of Pharr fronting S. Jackson Rd. dedicated by plat.
3. Label easement northwest corner of property.
4. Provide a 5' landscaping easement after the 20' Exclusive easement to City of Pharr.

**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:

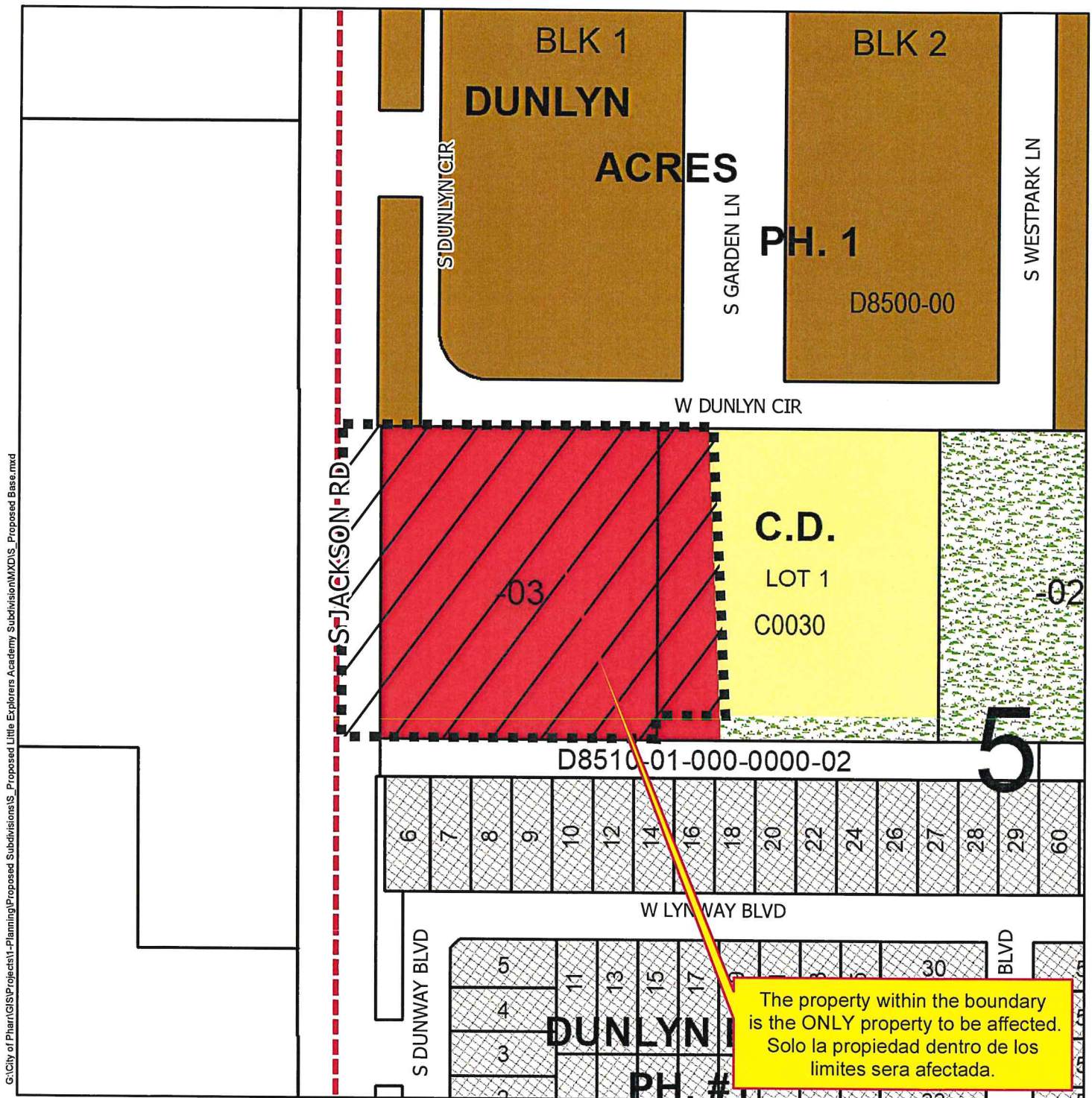
1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Label the drainage easement private or remove it, not required by the City to have an easement.
2. Drainage report to be reviewed and approved by H.C.D.D. No.1.

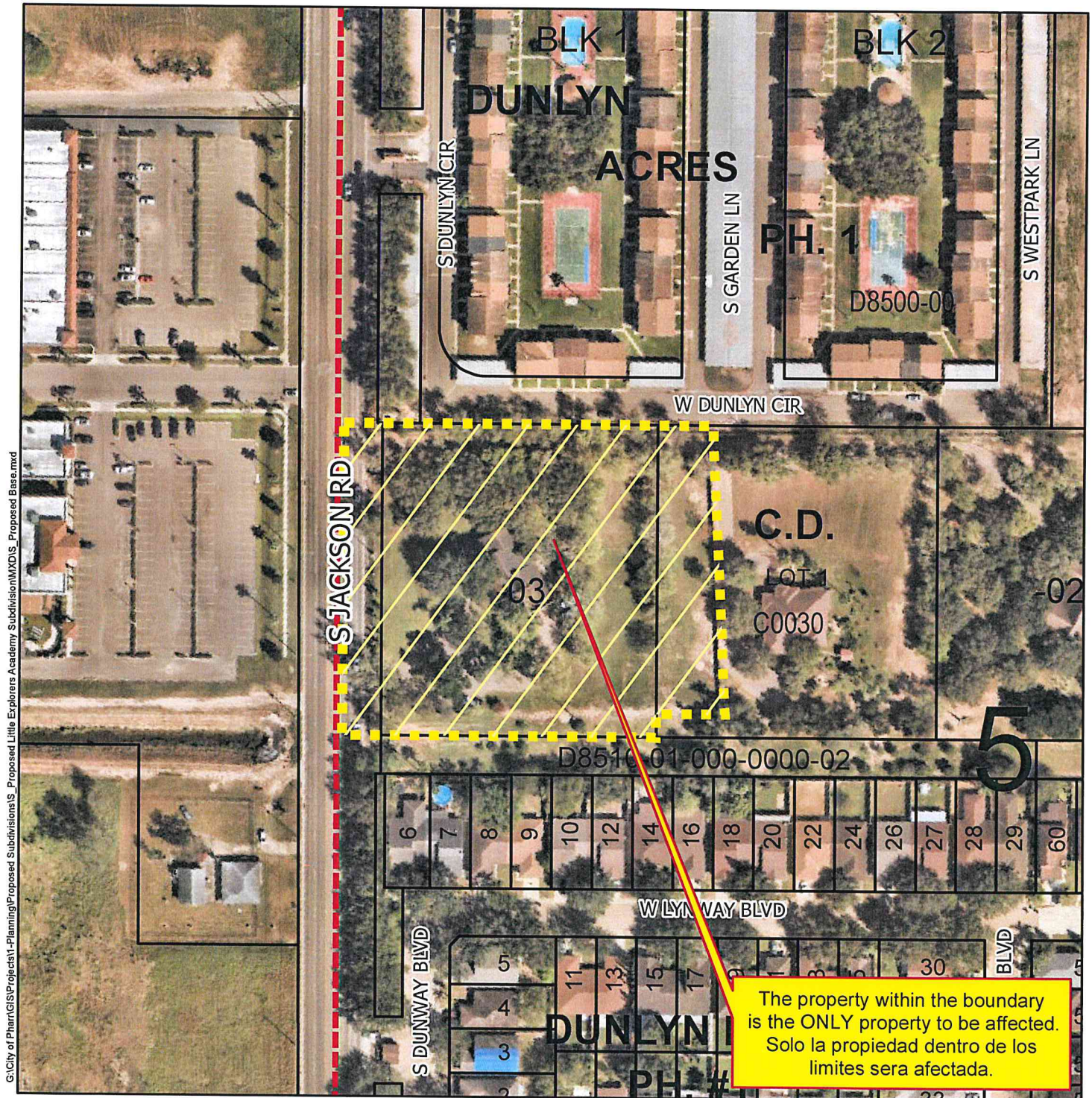
OTHER:

1. Verify the distance on meets & bounds paragraph #2 (288.89').
2. Provide a tree survey.
3. On metes & bounds provide "S" for S. Jackson Rd.
4. Sewer improvements fee for Moore road sewer improvements: \$402.90/acre (2.958) = \$1,191.78
5. Provide signatures for engineer and surveyor.
6. Shall provide all crossing permits for crossing H.C.I.D #2.
7. Traffic impact analysis letter attached from project engineer.
8. Provide all pertinent City of Pharr details.
9. See staff comments attached.



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



STAFF REVIEW COMMENTS FOR: *LITTLE EXPLORER ACADEMY SUBDIVISION*

COMMENTS: Initials: J.R. / R.B/ O.D.L February 9, 2021

WATER:

- Will need to extended water line to and threw the property (true loop)
- Will need to have individual water service (1" water service and meter)
- Will need to keep a 9 foot separation from sewer line within the easement.
- Will need to verify easement crossing for water line.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Sewer service will need to be 6".
- Will need to show location and connection of sewer service.
- 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

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: Little Explorers Academy (Staff Review)

Reviewed by David Martinez

February 11, 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 by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on payment by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

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

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

Additional Comments:

➤ Shall call out Existing Water Lines.

➤ Shall Loop Water Lines from North Side to South Side along Jackson Rd. See note #2

➤ Shall Provide a Fire Hydrant for fire protection to Wrap around the building no more than 400 Feet. See note:3

➤ Shall Provide Access road to fire hydrant of 26ft and shall sustain 75,000 for fire apparatus. See note:12

➤

➤



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Little Explores Academy
Subdivision

DATE: February 11, 2021

REVIEW: Preliminary (comments plans dated 1-22-2021)

PLAT

1. Note No. 6 --- Revise note to say... "No building shall be constructed over any easement".

SITE PLAN

1. At the time of building permit, a UIR from TX-Dot must be obtained and be on hand for storm bleeder line tie-in along N. Jackson Rd.
2. At the time of construction of sidewalk, a UIR from TX-Dot must be obtained and be on hand.
3. Include layout showing sidewalk along N. Jackson Rd.
4. Show a profile view with depths of bleeder line crossing utility line.
5. Provide City of Pharr hydrant detail and concrete valve collar detail.

DRAINAGE

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

CLOSEOUT DOCUMENTS

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

ADDITIONAL COMMENTS



Pharr Public Work



SUBDIVISION: Staff Review Meeting for
Little Explorers Academy Subdivision
S. Jackson Rd.
Pharr Tx, 78577

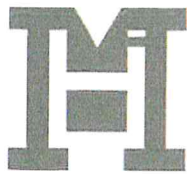
DATE: 02/08/2021

Plat Notes:

- No comment

General Notes:

- Identify second existing TY "F" inlet on S. Jackson on the proposed drainage plan.
- Show details on proposed discharge structure on proposed drainage plan.
- Obtain UIR permit from TXDOT for proposed 8" bleeder coming from swale tying into exiting TY "F" inlet.



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

May 13, 2021

Melanie Cano, Director
CITY OF PHARR DEVELOPMENT SERVICES
308 W. Park
Pharr, Texas 78577

RE: LITTE EXPLORERS ACADEMY

Dear Ms. Cano:

Melden and Hunt, Inc. has performed a Trip Generation study based on the ITE Trip Generation Manual 10th Edition for the proposed daycare facility at the referenced site development. Based on the Trip Generation calculations, the proposed use does not warrant further Traffic Impact Analysis. Melden and Hunt, Inc., has coordinated and presented the Trip Generation analysis with City Engineering staff and will mitigate any further needed traffic queuing during the site plan development. On behalf of the developer, LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC, Melden and Hunt, Inc. respectfully request that LITTLE EXPLORERS ACADEMY be placed on your May 24, 2021 P&Z Agenda for preliminary approval.

Please consider this request and advise us as soon as possible on your decision. If you have any questions or require additional information, please do not hesitate to ask.

Respectfully,

Ruben James De Jesus, P.E., R.P.L.S.
Vice-President