

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 23, 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:

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 August 09, 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) LEM Group LLC, d/b/a The Bridge Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 .099 acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 West IH-2 Suites 12 & 13. **CUP#210741**

- 2) Rich Heritage Construction Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD). The property is legally described as being 2.68-acre tract of land, more or less, out of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3515 North Sugar Road. **COZ#210742**

- 3) Margarita Pena, 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 General Business District (C). The property is legally described as being all of Lot 17, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1008 West Minnesota Road. **COZ#210743**

E. PLATS:

- 1) Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting preliminary plat approval of the proposed Arnold Acres Subdivision. The property is legally described as being a 11.56 acre tract of land out of the West 12.5 acres of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Nolana Loop (FM 3461). **SUB#210412**

- 2) R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision. The property is legally described as being a 3.05 acre tract of land out of Lot 24, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of South Canna Street. **SUB#200926**

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.

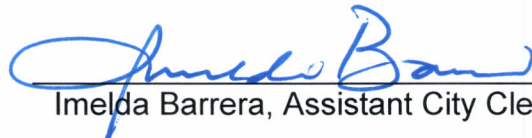
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 17th day of August 2021 at 5:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Imelda Barrera, Assistant City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 9, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 9, 2021, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Rafael Munguia Andy Castro

ABSENT: Charlie Ramirez

OTHERS PRESENT: Luis Madrigal Jonathan Larraga

STAFF PRESENT: Roland Gomez, Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Anaisha Licerio, Planner I
 Nelly Terrazas, Planner I
 Iris Mata, Administrative Assistant
 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.

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

ITEM B. PUBLIC TESTIMONY
None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JULY 26, 2021

Chairman, Danny Wylie, introduced the item.

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

ITEM D. PUBLIC HEARING

- 1) **LAS MARGARITAS RESTAURANT INC. 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 BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 7-10, BLOCK 28, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 106 NORTH CAGE BOULEVARD. CUP#210740**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north and west and Heavy Commercial District (H-C) to the east and south. This area is generally designated for commercial the Land Use Plan. Fire, Code, Health and Planning recommended approval of the Conditional Use Permit. She further eighteen (18) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Rafael Munguia moved to approve the renewal request of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) **J&R ENGINEERING, LLC, REPRESENTING CIPRIANO GARZA BARAJAS, PRESIDENT OF WAREHOUSING LEASING OF TEXAS, LLC IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MAS LOGISTICS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.560 ACRE TRACT OF LAND, BEING A PART OR PORTION OF THE MICHAEL TRACT OUT OF PORCION 69, A-691, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST PRODUCE DRIVE. SUB#210616**

Nelly Terrazas, Planner I, introduced the item. She stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and Extra Territorial Jurisdiction (ETJ) and Limited Industrial District (L-I) to the west. The property is designated for industrial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed MAS Logistics 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 Luis Madrigal moved to approve the request for preliminary plat approval of the proposed MAS Logistics Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:06 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 17, 2021

MEETING DATE: August 23, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: LEM Group LLC, d/b/a The Bridge Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 .099 acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 West IH-2 Suites 12 & 13. **CUP#210741**

Classification: Public Hearing

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

Issue: LEM Group LLC, d/b/a The Bridge Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 and Late Hours 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
Patricia Rigney

Created/Initiated - 8/17/2021
Approved - 8/17/2021
Final Approval - 8/17/2021



MEMORANDUM

DATE: MONDAY, AUGUST 23, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC
FILE NO. **CUP#210741** (The Bridge Bar.)

GENERAL INFORMATION:

APPLICANT: LEM Group LLC, d/b/a The Bridge Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 .099 acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 508 West IH-2 Suites 12 & 13

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

COMMENTS: **POLICE CHIEF:** Pending inspection of the Conditional Use Permit.

FIRE DEPARTMENT: Pending inspection of the Conditional Use Permit

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

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

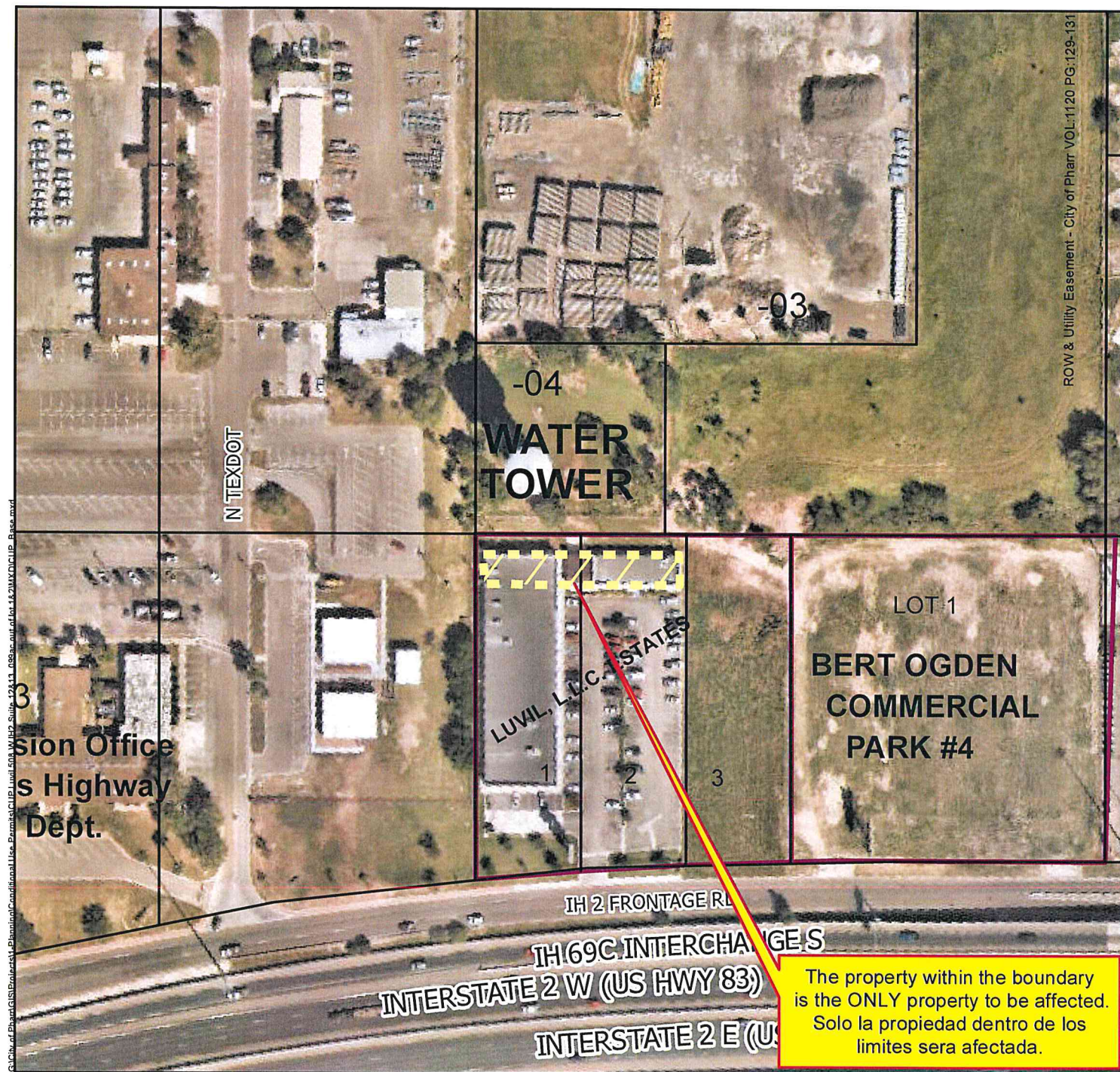
**NOTIFICATION
OF PUBLIC:**

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 no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use Permit and Late Hours 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.

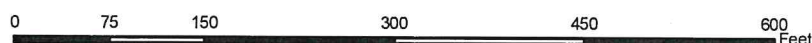
NOTE: This item will go before the City Commission Meeting of **September 07, 2021** at **4:00 p.m.**



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

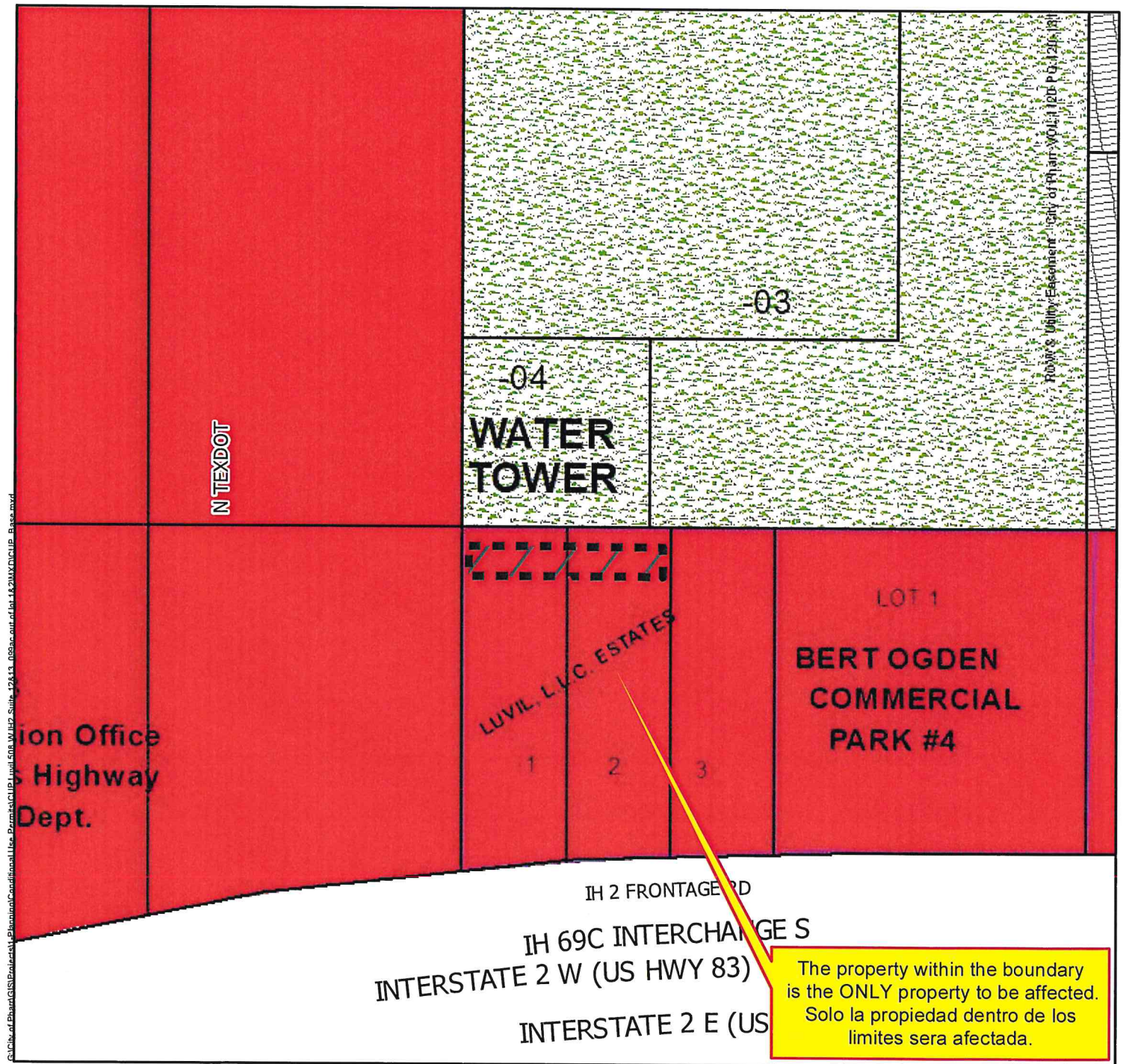
Date: 8/17/2021

Scale: 1 inch = 150 feet

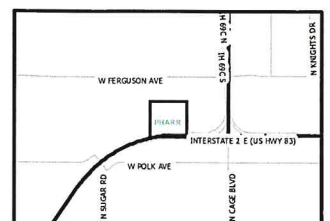


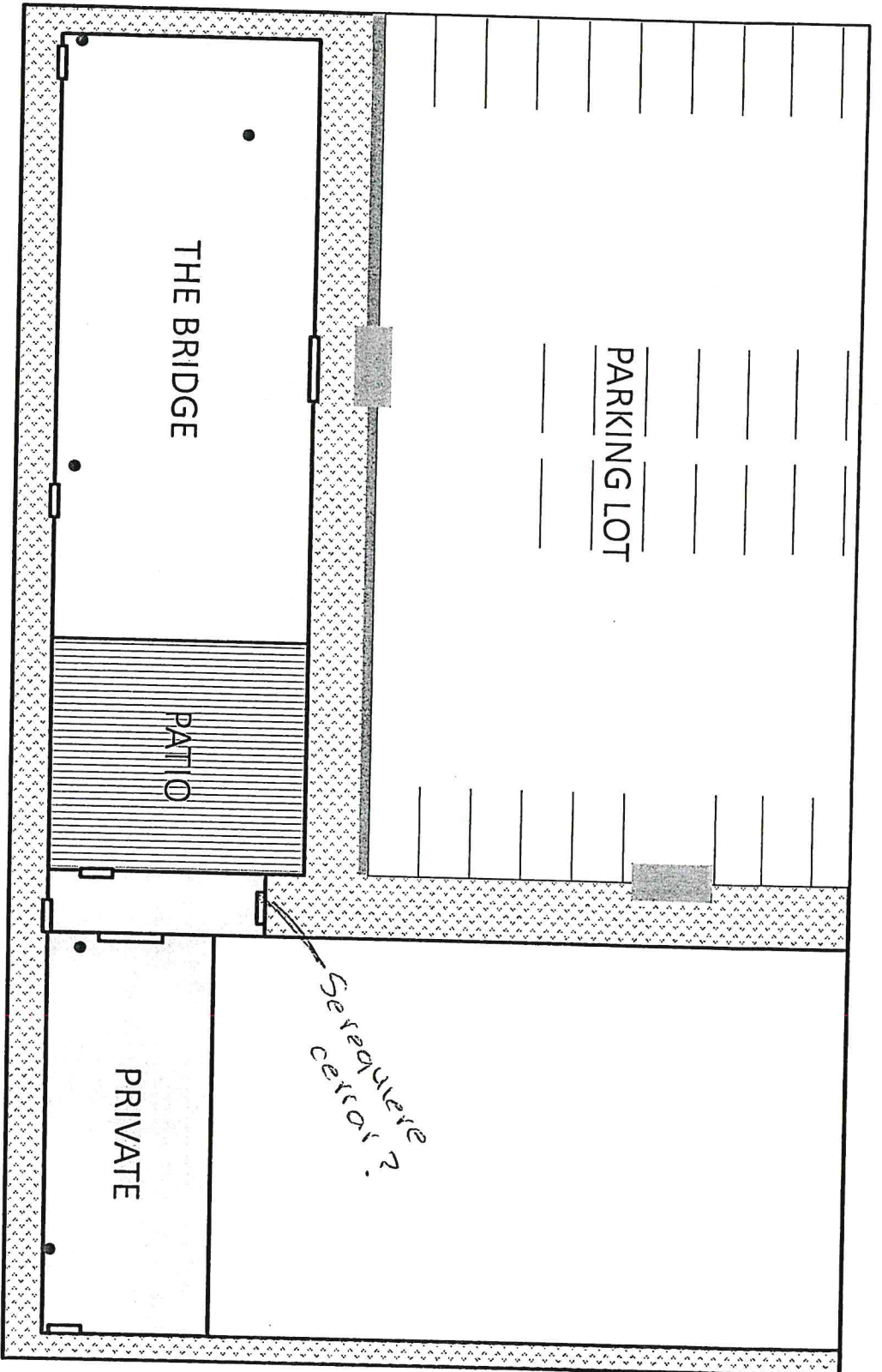
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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





▢ ACCESSES AND EMERGENCY EXITS

• EXTINGUISHERS

▨ HANDICAP RAMPS

▤ SIDE WALKS

Claudia Dwan
(956) 250-9566



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 16, 2021

MEETING DATE: August 23, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rich Heritage Construction Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD). The property is legally described as being 2.68-acre tract of land, more or less, out of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3515 North Sugar Road. **COZ#210742**

Classification: Regular

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

Issue: Rich Heritage Construction Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 8/16/2021
Approved - 8/17/2021
Final Approval - 8/17/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 23, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION
☒ PLANNING & ZONING COMMISSION

AGENDA ITEM: COZ:#210742

DATE SUBMITTED: July 23, 2021

1. Applicant: Rich Heritage Construction Inc., owner
2. Requested Action: Re-zoning request from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD).
3. Nature / Intent of Request: In order to develop and construct 4-plexes.

4. Routing to Staff:

A. Roland Gomez, Interim Director	<u></u> Initials	<u>8-16-21</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u>AL</u> Initials	<u>8/16/21</u> 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, AUGUST 23, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD). The property is legally described as being 2.68-acre tract of land, more or less, out of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3515 North Sugar Road.

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

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

DESCRIPTION OF PROPERTY:

Rich Heritage Construction Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD) in order to develop and construct 4-plex on subject property.

The subject site is located on the north side of West Heritage Drive and has a physical address of 3515 North Sugar Road. The property is legally described as being a 2.68-acre tract of land, more or less, out of Lot 1, Posadas Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Heritage Drive, 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 Heavy Industrial District (H-I). The subject property and the properties to the north, south, east and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on November 18, 1986. The property and the property to the east were rezoned to General Business District (C) on February 15, 2000. Later, on November 3, 2014 the subject property and property to the east were rezoned to Heavy Industrial District (H-I). The property to the south was rezoned to Medium Density Multi-Family Residential District (R-3) on June 4, 2018. The property to the north was rezoned to Single Family Residential District (R-1) on October 5, 1993. 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 Residential Multi-Family High Density District is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be property buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Forty-three (43) 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 Heavy Industrial District (H-I) to Residential Multi-Family High Density (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow for reasonable use of the property and granting the request results in equal treatment of similarly situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Rich Heritage Construction Inc., owner

APPLICANT

3515 N. Sugar Road

ADDRESS

Heavy Industrial District (H-I)

CURRENT ZONE

Residential Multi-Family High Density
District (R-MFHD)

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

STAFF RECOMMENDATIONS:

Approval

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

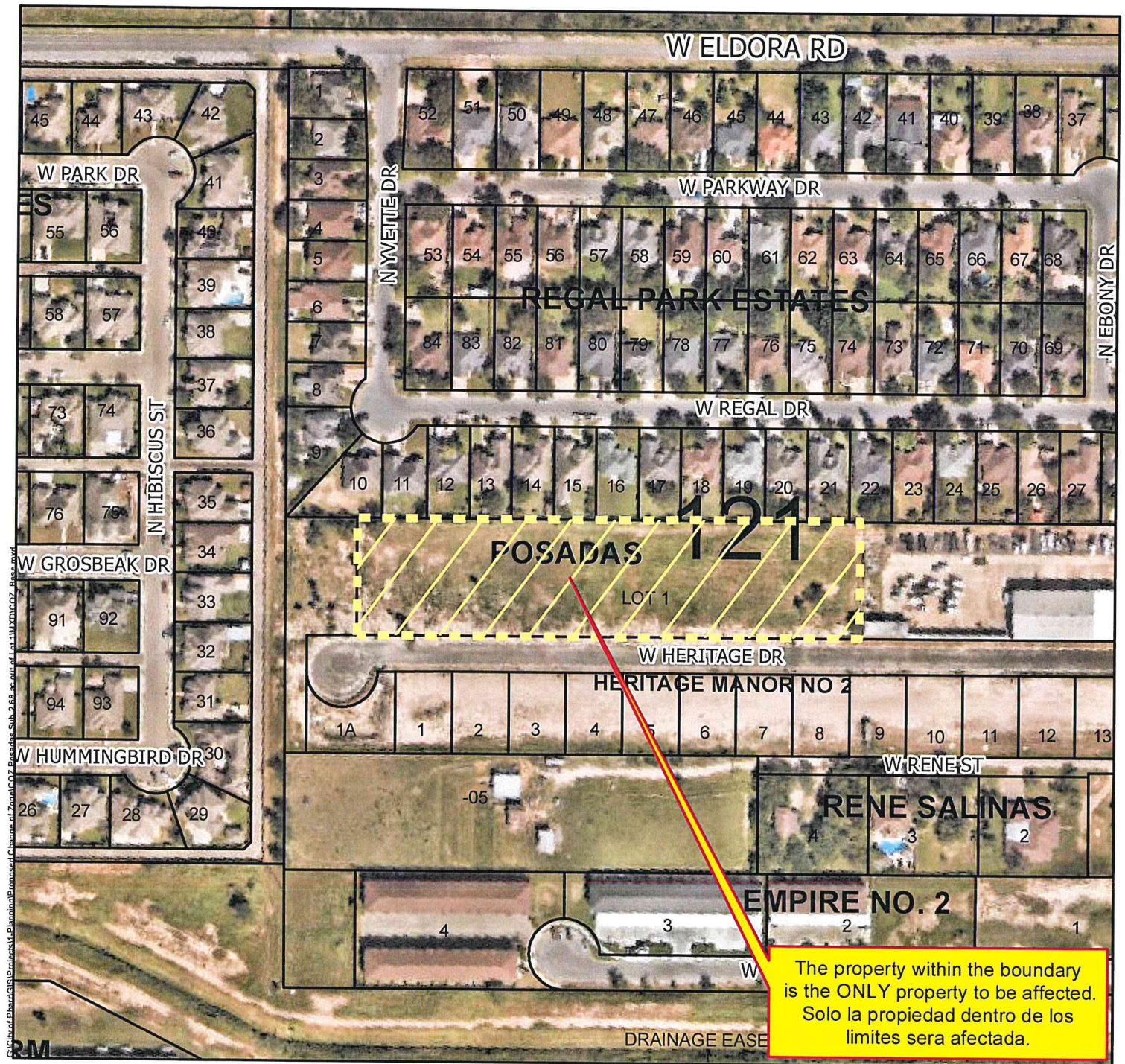
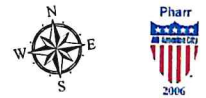
Anaisa Licerio

PREPARED BY

August 16, 2021

DATE

Proposed Change of Zone
2.68 acre tract out of Lot 1 Posadas Subdivision
Rosana M Riojas



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

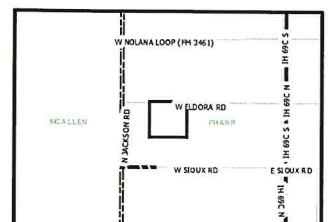
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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet

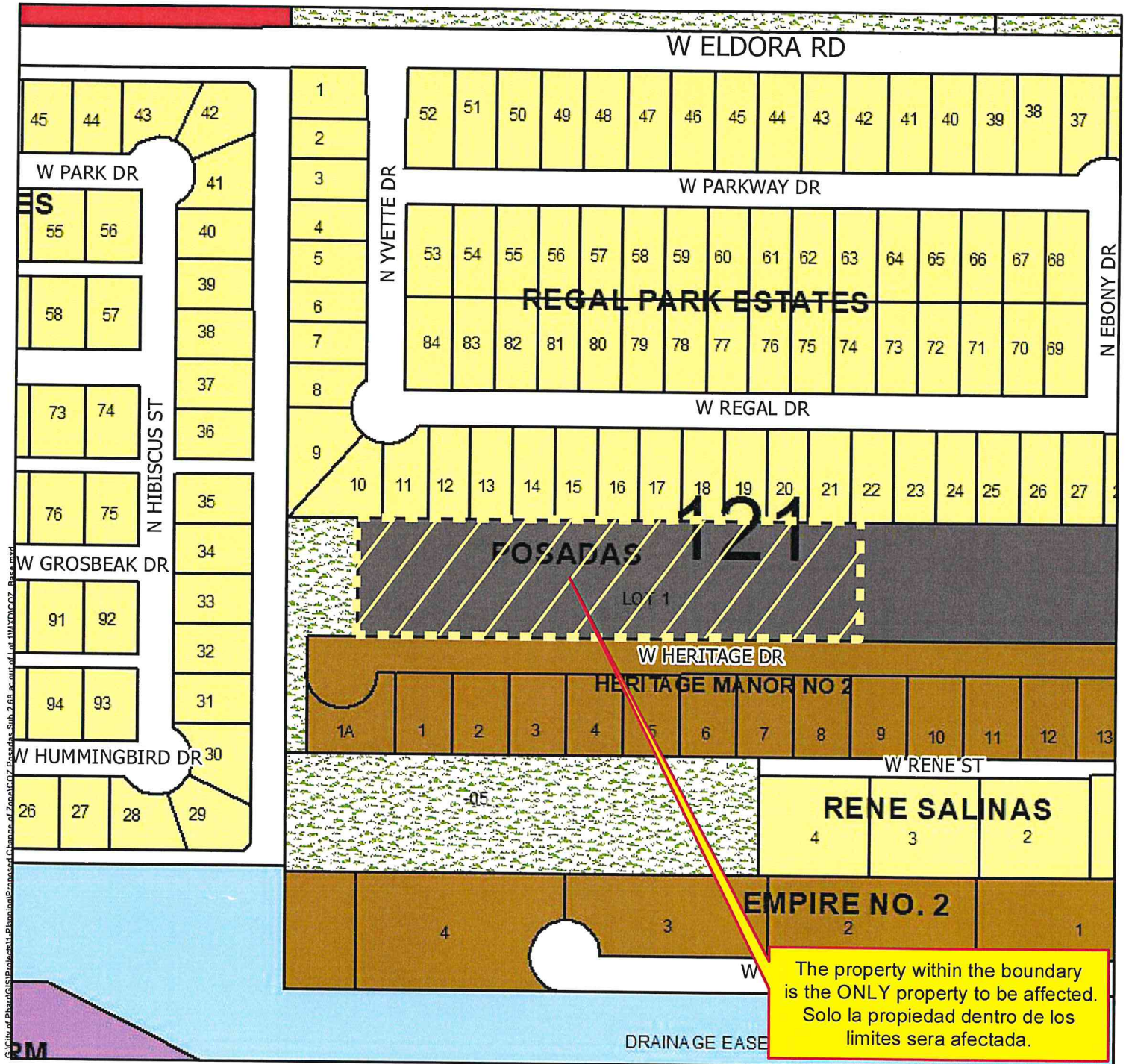


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Date: 7/27/2021

Proposed Change of Zone
2.68 acre tract out of Lot 1 Posadas Subdivision
Rosana M Riojas



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 |
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| 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 | |

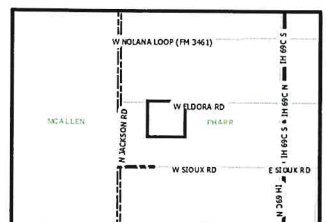
City of Pharr, Texas
Engineering Department
956.402.4242

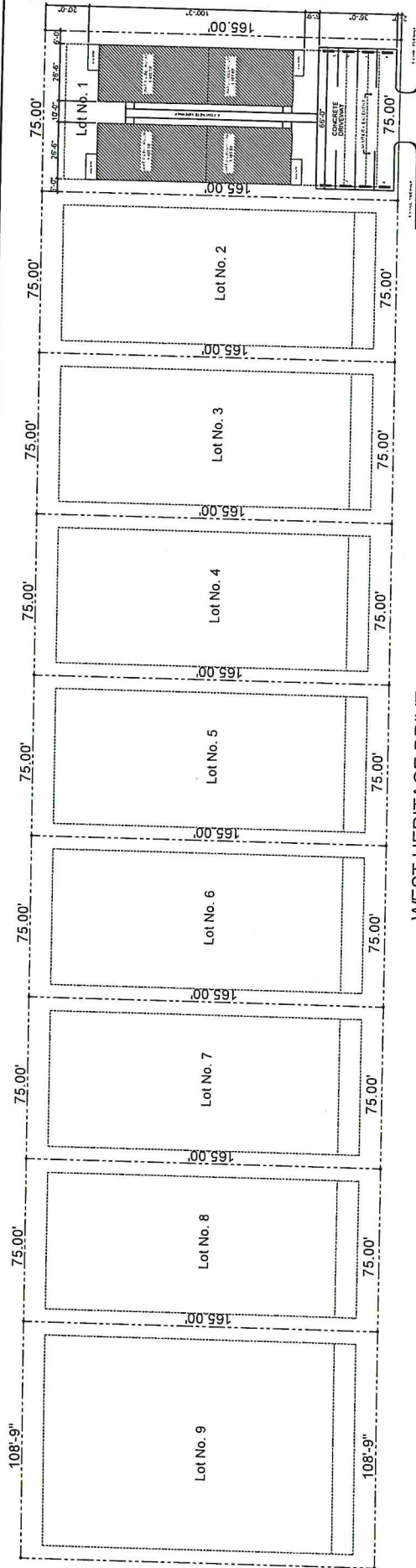
Scale: 1 inch = 200 feet



Date: 7/27/2021

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.





LAS POSADAS SUBDIVISION



Roberto Ruiz
CONTRACTOR
(956) 827-5902
robertor@rhc.com



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: August 17, 2021

MEETING DATE: August 23, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Margarita Pena, 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 General Business District (C). The property is legally described as being all of Lot 17, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1008 West Minnesota Road. **COZ#210743**

Classification: Regular

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

Issue: Margarita Pena, 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 General Business District (C).

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 General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Roland Gomez

Patricia Rigney

Created/Initiated - 8/17/2021

Approved - 8/17/2021

Final Approval - 8/17/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 23, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#210743
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: July 23, 2021

1. Applicant: Margarita Pena, owner
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).
3. Nature / Intent of Request: In order to develop and construct building to lease as a strength and conditioning gym.

4. Routing to Staff:

A. Roland Gomez,
Interim Director


Initials

8-16-21
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

8-10-21
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, AUGUST 23, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being all of Lot 17, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1008 West Minnesota 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:

Margarita Pena, 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 General Business District (C) in order to develop and construct building to lease as a strength and conditioning gym.

The subject site which is located on the north side of West Minnesota Road and has a physical address of 1008 West Minnesota Rd. The property is legally described as being all of Lot 17, Tri City Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Minnesota 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, east, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on March 6, 1984. On August 25, 2015, the property to the north was rezoned to Residential Multi Family High Density District (R-MFHD). The properties to the south were annexed on September 19, 1989 and were zoned to Heavy Commercial District (H-C). 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 one (1) telephone call in opposition of the item.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow 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 **September 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

Margarita Pena, owner

APPLICANT

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

CURRENT ZONE

1008 W Minnesota Rd

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, has adequate ingress and egress. The property is not currently compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties.

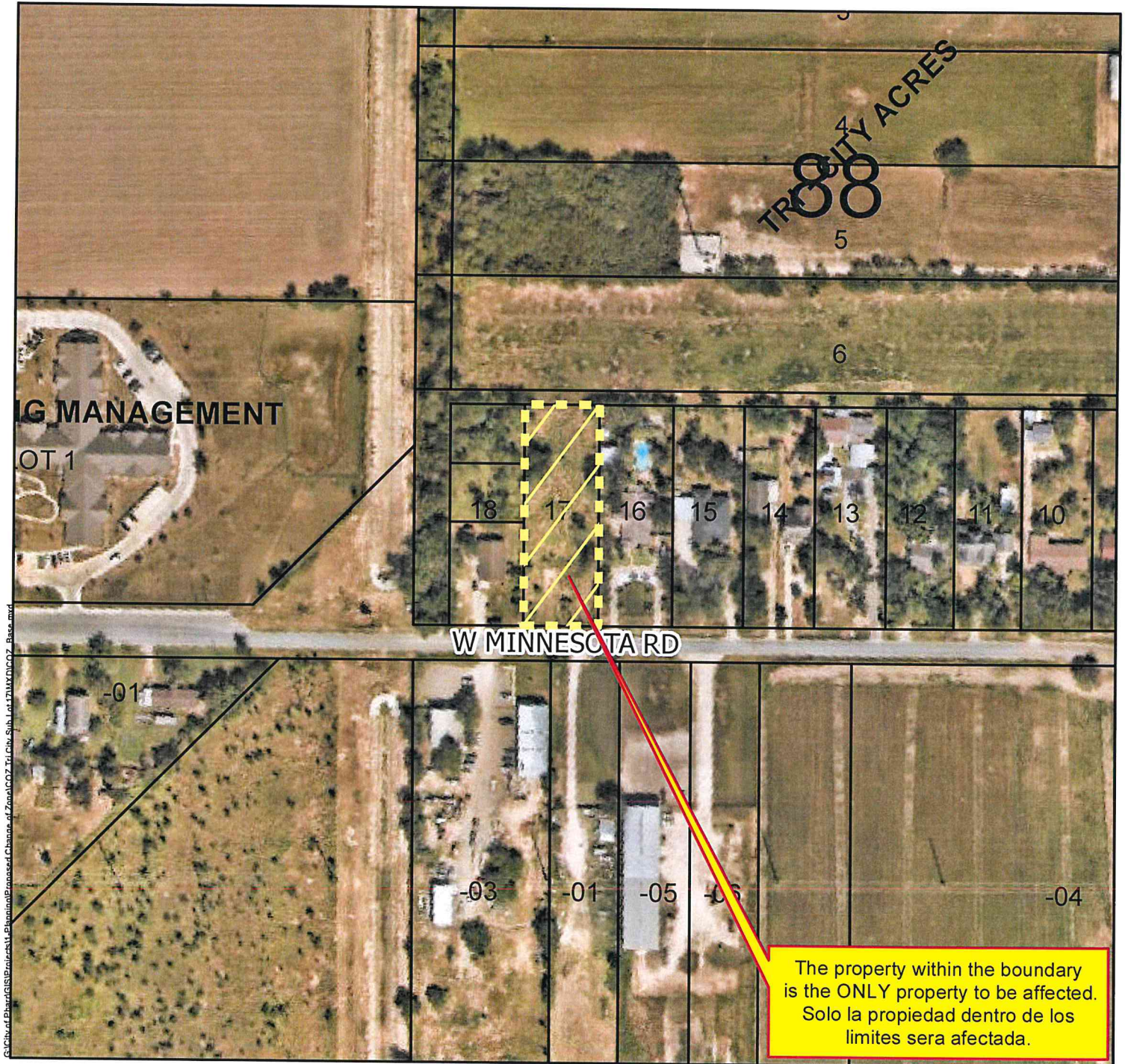
If approved, the owner must comply with all City Ordinances and City Department requirements.

Nelly Terrazas Rojo

PREPARED BY

August 16, 2021

DATE



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

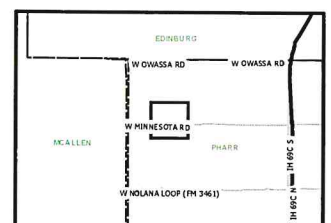
City of Pharr, Texas
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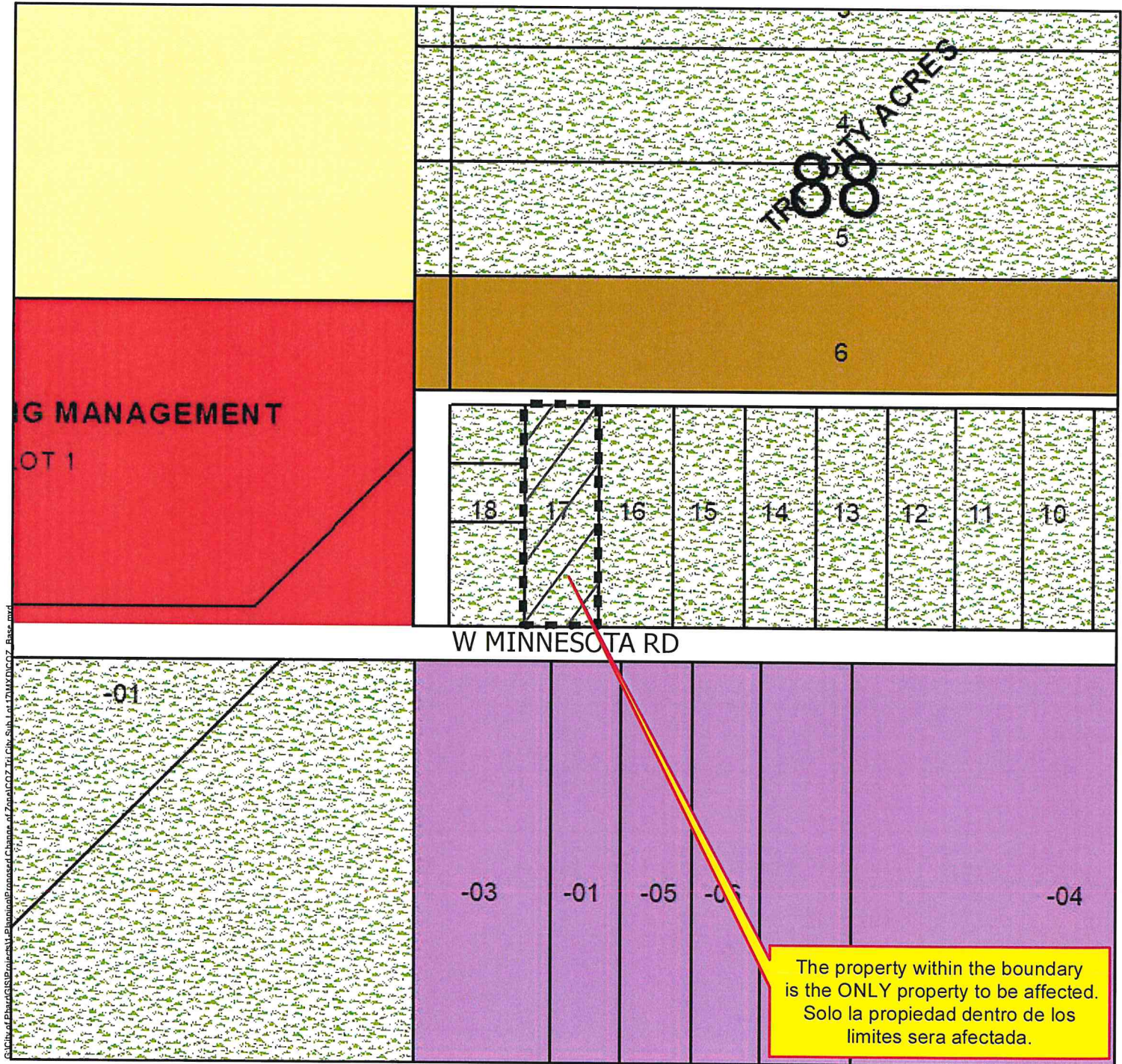
Date: 7/27/2021

Scale: 1 inch = 200 feet



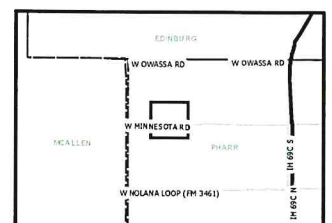
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- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- 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





Imagery ©2021 Maxar Technologies, Texas General Land Office, U.S. Geological Survey, Map data ©2021 200 ft

Measure distance

Total area: 34,603.04 ft² (3,214.73 m²)

Total distance: 847.45 ft (258.30 m)

Margarita Peña
1008 W. Minnesota Rd.
Pharr, TX 78577
(Tri City Acres - Lot 17)

CFX EXPONENT STRENGTH & CONDITIONING GYM SITE PLAN

TOTAL ACRES: .0.8151

28' BUILDING HEIGHT

65 PARKING SPACES





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 16, 2021

MEETING DATE: August 23, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting preliminary plat approval of the proposed Arnold Acres Subdivision. The property is legally described as being a 11.56 acre tract of land out of the West 12.5 acres of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Nolana Loop (FM 3461). **SUB#210412**

Classification: Regular

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

Issue: Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting preliminary plat approval of the proposed Arnold Acres Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Arnold Acres Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 8/16/2021
Approved - 8/17/2021
Final Approval - 8/17/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 23, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ARNOLD ACRES SUBDIVISION FILE NO. SUB#210412
--

GENERAL INFORMATION:

APPLICANT: Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting preliminary plat approval of the proposed Arnold Acres Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 11.56 acre tract of land out of the West 12.5 acres of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Nolana Loop (FM 3461).

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

PROPERTY PROPOSED USE: Apartments and retail Lots.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Arnold Acres Subdivision subject to the following conditions:

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

1. Provide street light layout 250' max. separation.
2. Need to apply for a curb cut permit at TxDot.
3. Sidewalk permit shall be submitted to TxDot.

EASEMENTS:

1. Show and label on plat layout irrigation easement on the west side of drainage easement (Doc.# 825353).
2. Add a 5' landscaping easement after the 20' utility easement along W. Nolana Loop.
3. As per HCID #2, they claim a 70' fee simple on property line south of property 35' north and 35' south of property line. Vol.26, Pg.234 – Vol.0, Pg.63
4. Show all existing easements within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.

DRAINAGE:

1. See attached comments.

OTHER:

1. Provide engineers signature.
2. Need surveyor signature and seal on plat.
3. Add engineers registration firm number on plat.
4. Update location map.
5. Provide square footage for each lot, show on each lot.
6. Parkland fee: \$250.00/Dwelling (Approx. 153 Dwelling)=
\$38,250.00

PLAT REVIEW MEETING FOR:

ARNOLD ACRES SUBDIVISION

COMMENTS: Initials: O.D.L./ J.R. / R. B. AUG 12, 2021

WATER:

- Tapping tee will not be allowed will need to install MJ Tee
- Water services for Lot 1 and 3 will need to be installed
- Will need crossing details in all storm lines
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to install manhole further north and end easement on that manhole location
- Sewer service will remain private after manhole location
- All Manhole Ring and Covers will need to be Composite Based with City of Pharr Logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



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

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

Subdivision: Arnold Acres Subdivision (Plat Review Comments)

Reviewed by: Manuel Renta

August 16, 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:

- 1. Shall provide a Fire Hydrant detail.**
 - 2. Shall provide width for the access road, shall be minimum 26 feet all around.**
 - 3. Shall provide detail for the 30"x30"x6" concrete collar.**
 - 4. Fire Hydrant markings: 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 –NO PARKING- TOW AWAY ZONE).**
 - 5. Need another Fire Hydrant Mueller brand and or equal too, on the entrance of Nolana Rd. for fire protection to lot 1 & 3.**
 - 6. Shall provide a Sidewalk detail.**
 - 7. If gated entrance to be utilized; GATED SECURITY SYSTEMS must obtain one of the following, Fire Department approved Knox Switch – Rapid Entry System made by the Knox Company, Yelp activated gate opening, or Manuel Release secured with Knox Pad Lock.**
-



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Arnold Acres Subdivision **DATE:** August 12, 2021
PH 2

REVIEW: Preliminary (comments plans dated 8-2-2021)

PLAT

1. Signature and seal from R.P.L.S.

SITE PLAN

1. Show all pertinent City of Pharr details. (Profile of access road and parking lot, sidewalk, all utility crossings, utility bedding for storm, sewer and water, sanitary sewer manholes, cleanout, concrete headwalls for drainage discharge points, water services, sewer services, concrete driveway)
2. Show how storm runoff will be captured in drainage layout.
3. Detention pond shows that it is encroaching in HCID No. 2 ROW, please make necessary revisions to detention pond as needed.

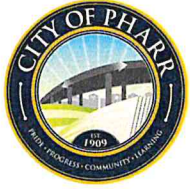
DRAINAGE

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



Pharr Public Work



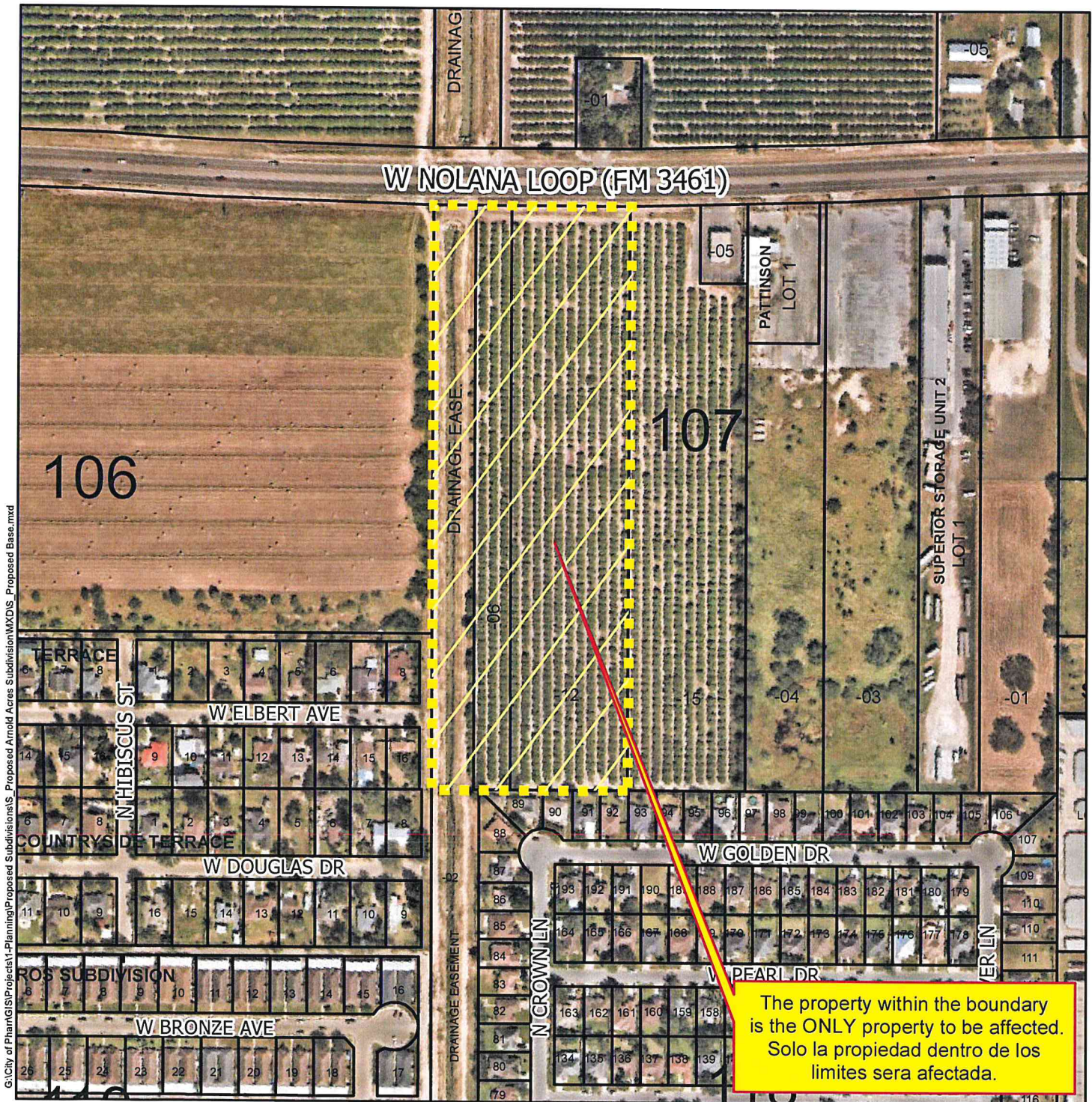
SUBDIVISION: Plat Review Meeting
Arnold Acres Subdivision
W. Nolana Loop
Pharr Tx, 78577

DATE: 08/11/2021

Plat Notes:

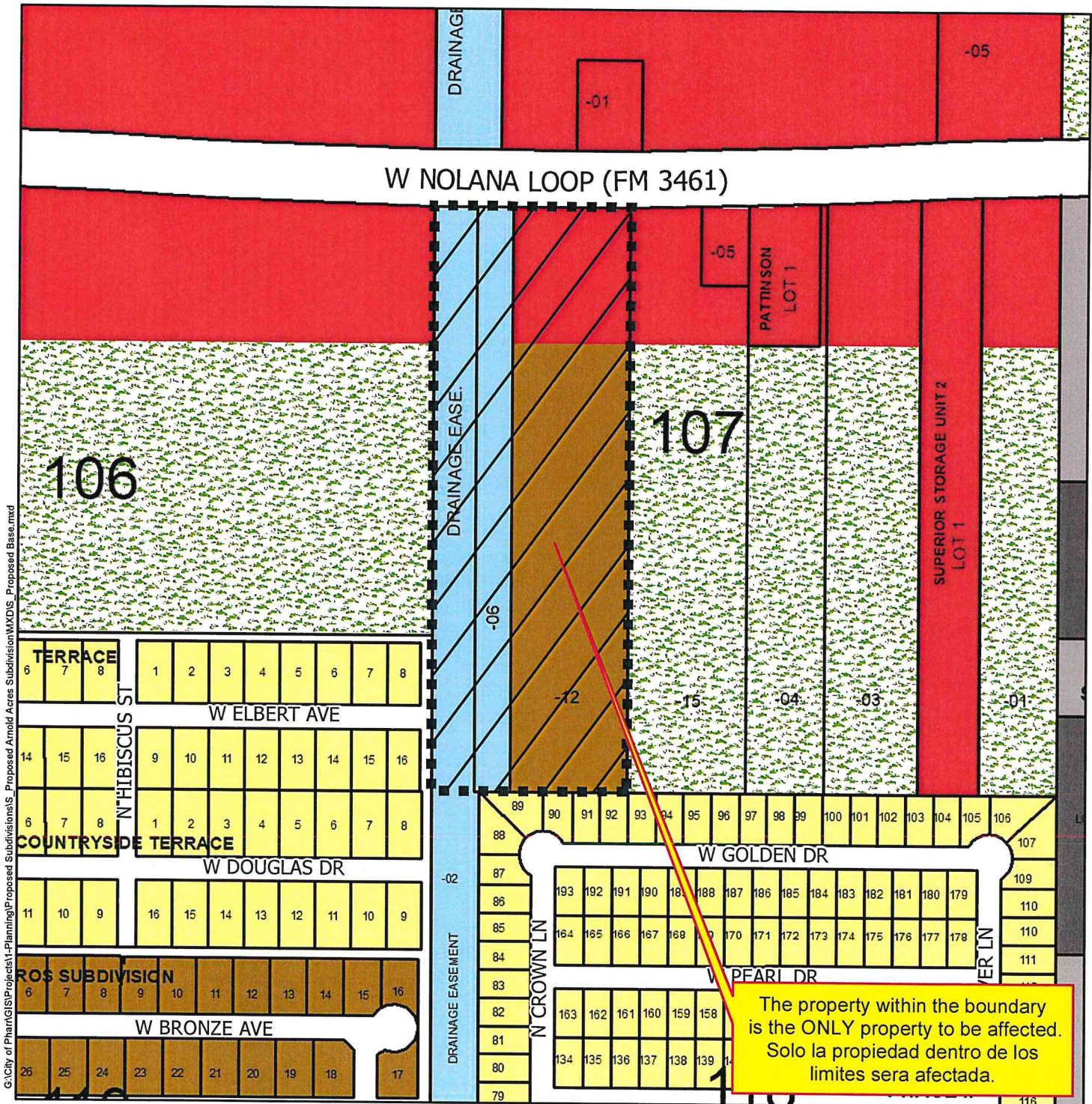
General Notes: 12.5 Acres

- Detail of all outfalls
- 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.



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





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





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: August 16, 2021

MEETING DATE: August 23, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision. The property is legally described as being a 3.05 acre tract of land out of Lot 24, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of South Canna Street. **SUB#200926**

Classification: Regular

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

Issue: R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez
Patricia Rigney

Created/Initiated - 8/16/2021
Approved - 8/17/2021
Final Approval - 8/17/2021



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 23, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: RE-PLAT OF LOT 24, SING'S SUBDIVISION FILE NO. SUB#200926

GENERAL INFORMATION:

APPLICANT: R. Gutierrez Engineering Corporation, representing Alfredo Palacios and Dina Palacios, Owners, are requesting preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.05 acre tract of land out of Lot 24, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of South Canna Street.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Single Family Residential District (R-1) to the north, south, east and west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Residential Lots.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Re-plat of Lot 24, Sing's Subdivision subject to the following conditions:

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

1. Provide street lighting plan.
2. Dedicate cul-de-sac at end of street or per fire departments specifications.

EASEMENTS:

1. Provided documents from HCID #2, for purchase of easement.
2. Show all easements within property.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Moore Rd. 24" sanitary sewer improvements reimbursement: $\$402.90/\text{acre}(3.05) = \$1,228.85$.

DRAINAGE:

1. See attached comments.

OTHER:

1. Provide engineers signature.
2. Need surveyor signature and seal on plat.
3. Update location map.
4. Remove Hilda Pedraza from City Clerk and leave blank.
5. Parkland fees: $\$1,250.00/\text{acre}(3.05) = \$3,812.50$



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: SING'S SUBDIVISION (RE-PLAT) PRELIMINARY

Reviewed by: Dago Soto

August 16, 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 pavement 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:

1. **PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT PHASE.**
2. **SHALL HAVE APPROVED TURNAROUND (HALF AN HAMMERHEAD)**
3. **SHALL PROVIDE A DETAIL SHOWING THE TURNAROUND WITH CURB.**

STAFF REVIEW MEETING FOR: *REPLAT OF LOT 24 SING'S SUBDIVISION*

COMMENTS: Initials: O.D.L./ J.R. / R. B. AUG 10, 2021

WATER:

- Will need water service for each lot
- Follow City of Pharr Construction Standards Manual

SEWER:

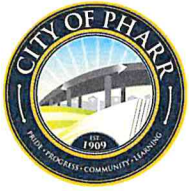
- Will need sewer service for each lot
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr Public Work



Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577

SUBDIVISION: Staff review meeting Replate
Lot 24 Sing's Subdivision
S. Canna St.
Pharr Tx, 78577

DATE: 08/11/2021

Plat Notes:

- Owner to maintain detention/retention area.

General Notes:

- Replace 6" PVC bleeder pipe to 8" PVC
- Show bar ditch details
- Show drainage details and elevations
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Replat of Lot 24 Sing's Subdivision **DATE:** August 12, 2021

REVIEW: Preliminary (comments plans dated 7-28-2021)

PLAT

1. Signature and seal from R.P.L.S.
2. Signature for P.E.
3. Add note--- Owners to maintain ROW and perimeter of subdivision.
4. Add note--- Owners to maintain detention / retention areas.
5. Dedicate a turn around for fire department.

SITE PLAN

1. Minimum bleeder line diameter shall be 8"-in as per City of Pharr standards.
2. Field verify that there are culverts underneath driveways.
3. All discharge points shall have a safety end treatment.
4. As per Public utilities, all lots shall have their own services.
5. All lots shall have their own detention ponds.

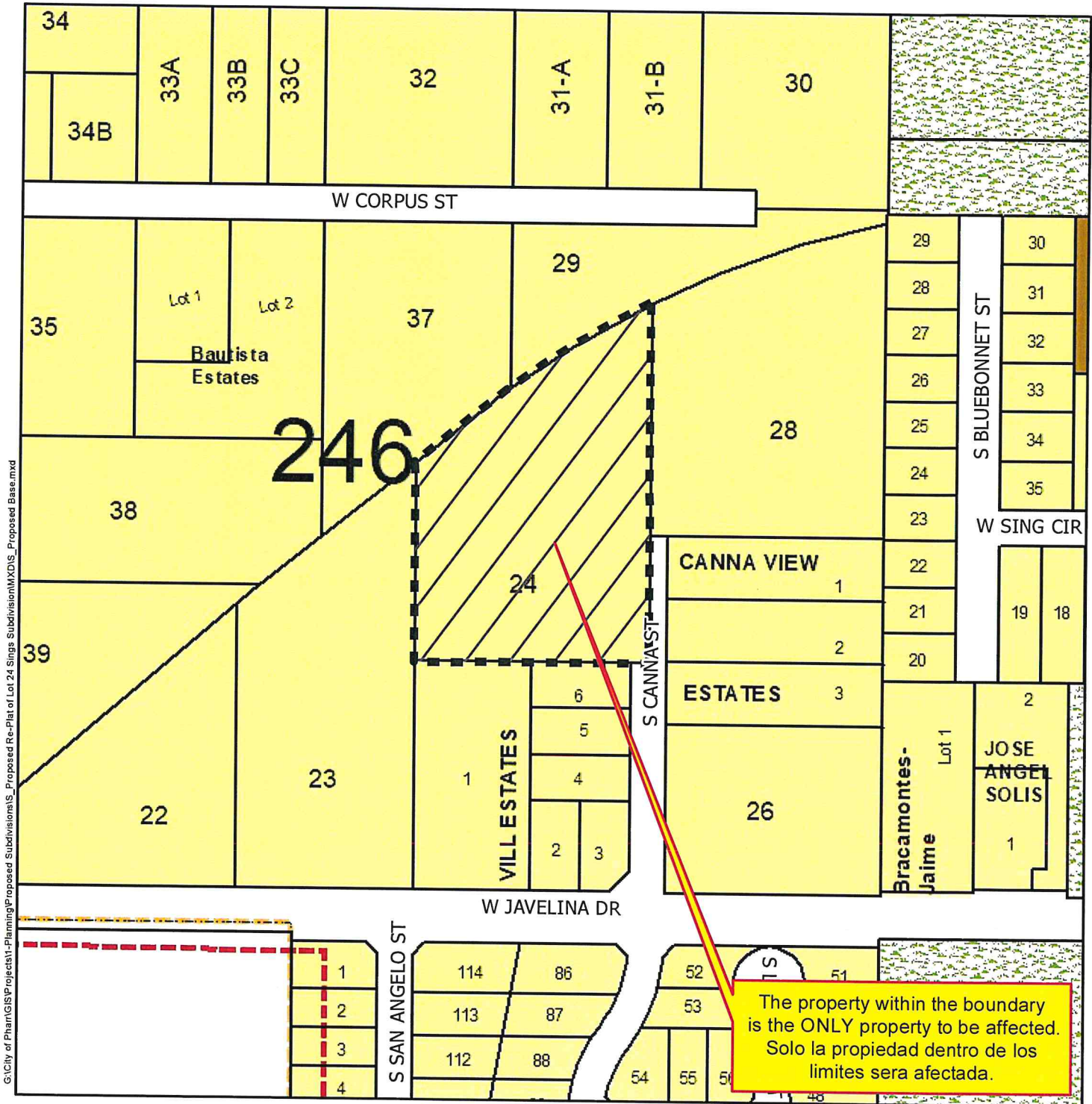
DRAINAGE

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



- 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





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

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

