

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 8, 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 October 25, 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) Capote Farms, Ltd. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O). The property is legally described as being 2.35 acres out of the Southwest Corner of Lot 386, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 10401 South Cage Boulevard. **CUP#210954**

2) Salinas Engineering & Associates, representing Dreamland Estates, LLC., 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 Single-Family Residential Estate District (R1-E). The property is legally described as being 20 acres, more or less, out of the North 1/2 of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 4600 – 5000 Block of North Sugar Rd. **COZ#210957**

3) Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson. **COZ#211059**

4) Trevino Engineering, representing Centmat Properties LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I). The property is legally described as being a 10-acre tract, more or less, out of Lot 99, Kelly- Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 501 East Nolana Loop. **COZ#211060**

5) Trevino Engineering, representing Alberto Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF). The property is legally described as being all of Lots 1-3, Southside Addition Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 122 East Sam Houston. **COZ#211061**

E. PLATS:

1) Rio Delta Engineering, representing W.A. Landreth III, Manager for Vaquero Kelly Pharr Partners, LP, Vaquero Ventures Management, LLC and Alvaro Gonzalez, Manager for Los Hoteles, LP., are requesting preliminary and final plat approval of the proposed Los Hoteles Subdivision No.2. The property is legally described as being a 4.37 acres tract out of Lot 108, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Nolana Loop. **SUB#211036**

2) Salinas Engineering, representing Jorge Gonzalez, Owner, is requesting preliminary plat approval of the proposed Arnold Grove Subdivision. The property is legally described as being all of the north 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of North Sugar Road. **SUB#210825**

3) Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting preliminary plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being a 2.355 acres being 1.382 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. **SUB#211037**

4) Melden & Hunt, Inc., representing Francisco Obregon, is requesting final plat approval of the proposed Encino Ridge Subdivision. The property is legally described as being a 21.958 acres a part or portion out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4700 Block of North Veterans Boulevard. **SUB#191126**

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.

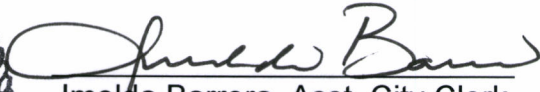
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 5th day of November at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Imelda Barrera, Asst. City Clerk



MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 25, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 25, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Romeo Robles Luis Madrigal
 Andy Castro Charlie Ramirez

ABSENT: Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Iris Mata, Administrative Assistant
 John Rigney, 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. Luis Madrigal 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 OCTOBER 18, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of October 18, 2021. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

None.

ITEM E. PLAT APPROVAL

- 1) SAM ENGINEERING & SURVEYING, REPRESENTING MARIA DEL CARMEN PACHECO, MEMBER FOR ENCARLEN, LTD, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN VILLA ESPAÑA ESTATES PHASE IV & V SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.36 ACRE GROSS, 4.35 ACRE NET, TRACT OF LAND OUT OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2700 BLOCK OF SOUTH JACKSON ROAD. SUB#210832**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Single Family Residential District (R-1) to the east, City limits to the west, Neighborhood Commercial District (N-C) and Townhouse Residential District (R-TH) to the north and General Business District (C) to the South. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Master Plan Villa Espana Estates Phase IV & V 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 further discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Mast Plan Villa Espana Estates Phase IV & V Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) ACHC ENGINEERING, REPRESENTING ENRIQUE GRIEGO, PRESIDENT OF GRIEGO FAMILY LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BROOKLYN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.21 ACRE TRACT OF LAND OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF EAST NOLANA LOOP (FM 3461). SUB#210721**

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) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Brooklyn 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 Rafael Munguia moved to **approve** the request for preliminary plat approval of the proposed Brooklyn Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Re-plat of Lot 24, Sing's 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 Re-plat of Lot 24, Sing's Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) HALFF ENGINEERING, REPRESENTING PHIL DYER, MANAGER OF CAPOTE FARMS GP, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAPOTE INTERNATIONAL BUSINESS PARK PHASE V LOT 1 & 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 26.199 ACRES OUT OF LOT 397 & 398 OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF EAST MILITARY HWY. SUB#210834**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open/Space District (A-O) to the north, Limited Industrial District (L-I) and Agricultural Open/Space District (A-O) to the east and Heavy Industrial District (H-I) and Limited Industrial District (L-I) to the south and Limited Industrial District (L-I) to the west. The property is

designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie, requested clarification on the broken red line on the map.

Eddie Martinez, Planner II, stated the broken red lines on the map were the City of Pharr limits.

There being no further discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed Capote International Business Park Phase V Lot 1 & 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:10 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Capote Farms, Ltd. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O). The property is legally described as being 2.35 acres out of the Southwest Corner of Lot 386, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 10401 South Cage Boulevard. **CUP#210954**

Classification: Regular

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

Issue: Capote Farms, Ltd. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the request for a Conditional Use Permit to allow a paved parking facility in an Agricultural and/or Open Space District (A-O) subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 8, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#210954 (CAPOTE FARMS, LTD.)

GENERAL INFORMATION:

APPLICANT: Capote Farms, Ltd. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking lot in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being 2.35 acres out of the Southwest Corner of Lot 386, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 10401 South Cage Boulevard

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O) The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the north and east and General Business District (C) to the west and south. This area is generally designated for commercial in the Land Use Plan.

COMMENTS:

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

**NOTIFICATION
OF PUBLIC:**

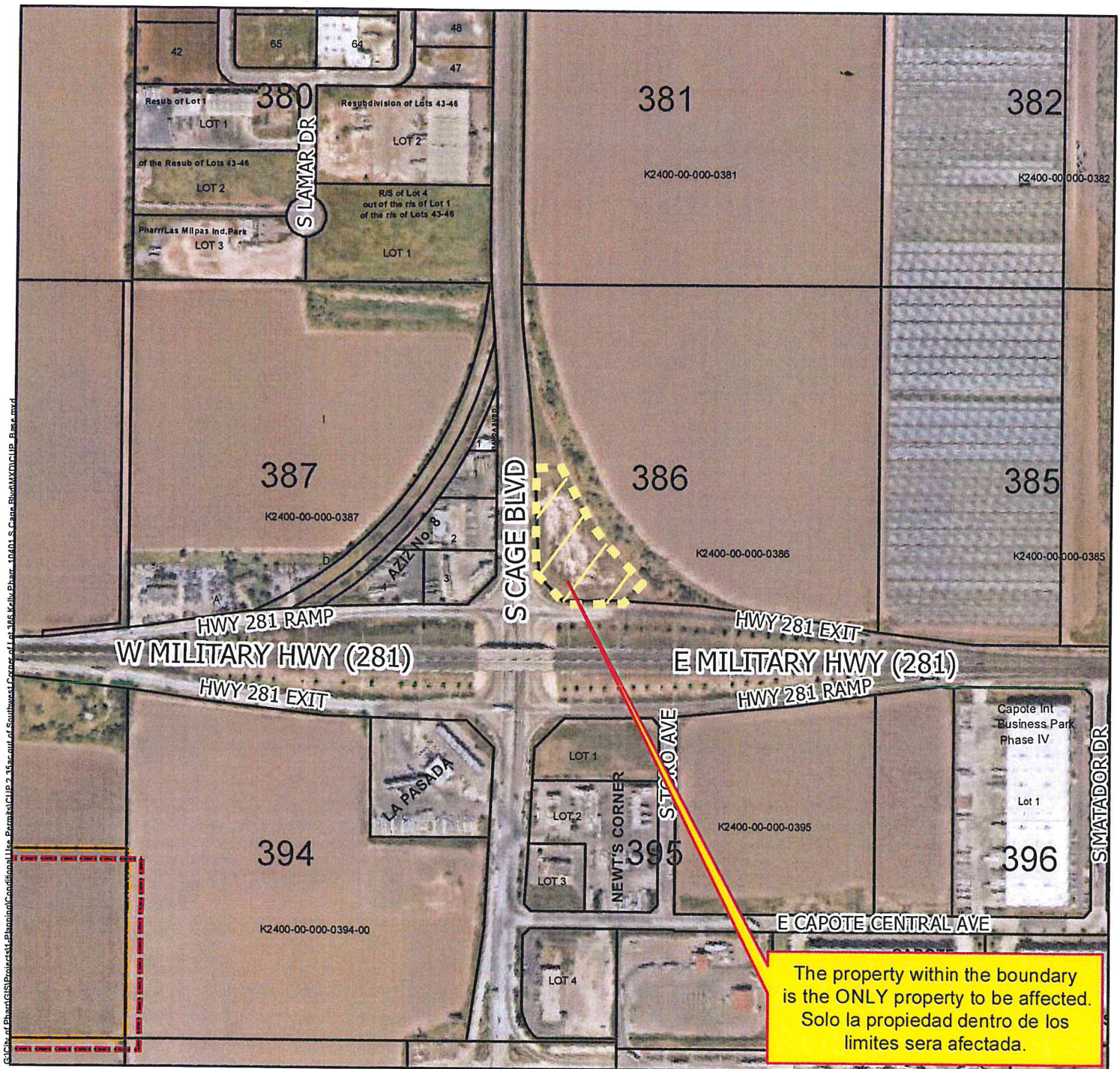
Twenty-one (21) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the request for a Conditional Use Permit to allow a paved parking facility in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. Applicant shall comply with all City of Pharr Landscaping, screening and buffer requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. The applicant shall provide paving for all areas that will be used for the maneuvering of vehicles;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
6. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Proposed Conditional Use Permit
CUP 2.35ac out of Southwest Corner of Lot 386 Kelly Pharr
Capote Farms / Phill Dyer

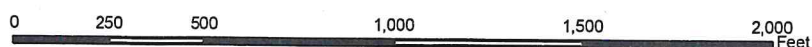


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

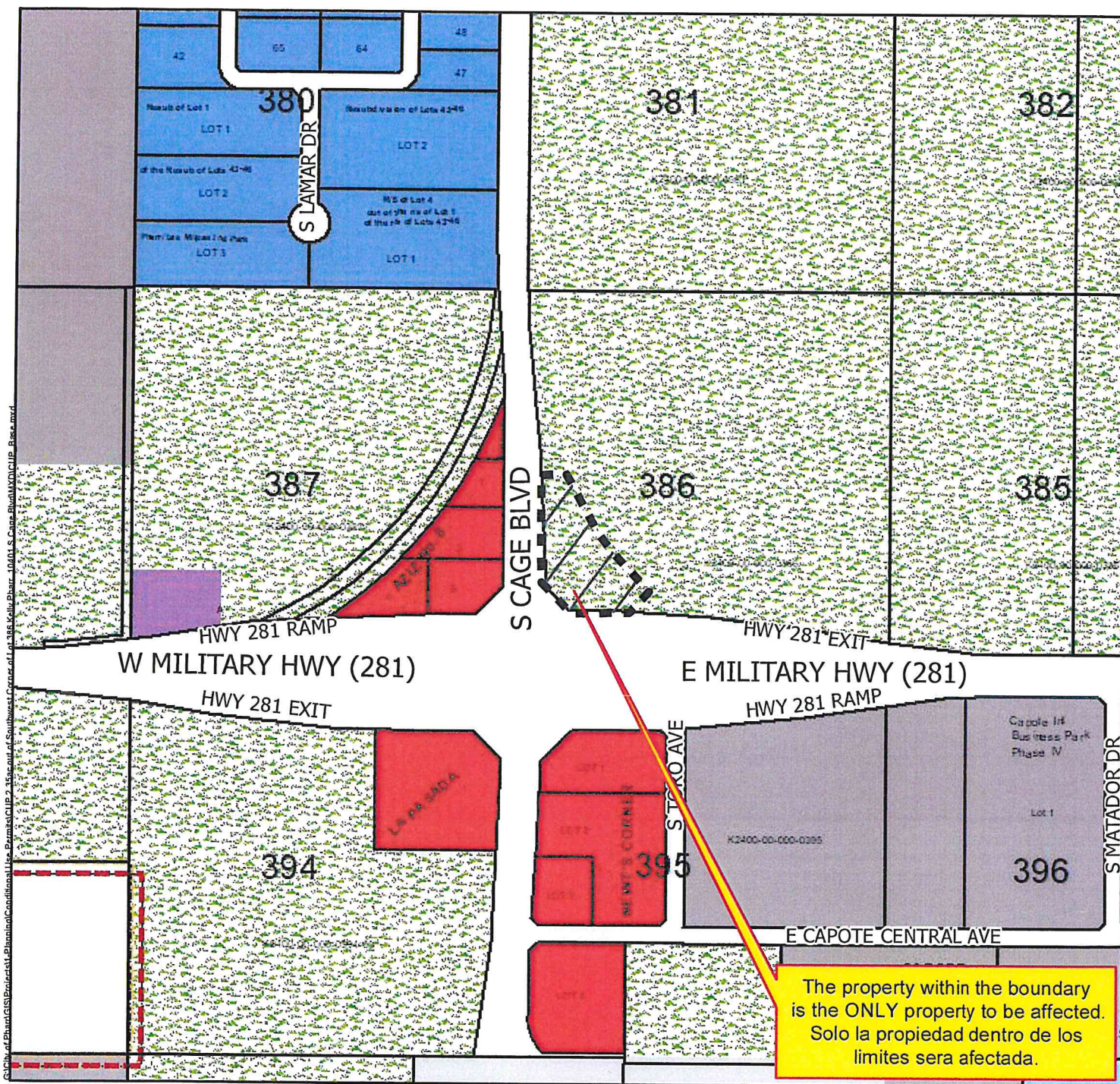
Date: 10/7/2021

Scale: 1 inch = 500 feet

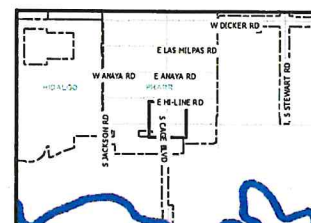


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





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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 | |





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering & Associates, representing Dreamland Estates, LLC., 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 Single-Family Residential Estate District (R1-E). The property is legally described as being 20 acres, more or less, out of the North 1/2 of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 4600 – 5000 Block of North Sugar Rd. **COZ#210957**

Classification: Regular

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

Issue: Salinas Engineering & Associates, representing Dreamland Estates, LLC., 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 Single-Family Residential Estate District (R1-E).

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 Single-Family Residential Estate District (R1-E) 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:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 8, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#210957

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: September 27, 2021

1. **Applicant:** Salinas Engineering & Associates, representing Dreamland Estates, LLC., owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential Estate District (R1-E).
3. **Nature / Intent of Request:** In order to develop and construct single family homes.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

[Signature]
Initials

11-4-21
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

11-4-2021
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, NOVEMBER 08, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential Estate District (R1-E). The property is legally described as being 20 acres, more or less, out of the North 1/2 of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 4600 – 5000 Block of North Sugar Rd.
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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:

Salinas Engineering & Associates, representing Dreamland Estates, LLC., 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 Single-Family Residential Estate District (R1-E) in order to develop and construct single family homes.

The subject site which is located on the East side of North Sugar Road and is physically located within the 4600 – 5000 Block of North Sugar Road. The property is legally described as being 20 acres, more or less, out of the North ½ of Lot 103, Kelly - Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, a 70' minor collector that runs north and south with a posted speed limit of 30 mph 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). All properties to the north, east, south, and west were annexed on October 19, 1989. A portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on September 17, 2018, and the other portion to the north was zoned Single Family Residential District (R-1) on November 6, 2017. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial Use in the Land Use Plan.

The Single-Family Residential Estate District (R1-E) is established to provide for development of primarily very low-density detached, single-family residences on lots of not less than 10,000 square feet. It is intended for large lot subdivisions to provide sufficient space in appropriate locations for residential development to meet the present and future housing needs. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Thirty-one (31) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received 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 Single-Family Residential Estate District (R1-E) 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.

NOTE: This item will go before the City Commission Meeting of **November 15, 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

Salinas Engineering & Associates, representing Dreamland Estates,
LLC

APPLICANT

4600 - 5000 Block of North Sugar Road

ADDRESS

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

CURRENT ZONE

Single Family Residential Estate District
(R1-E)

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

STAFF RECOMMENDATIONS:

Approval

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

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

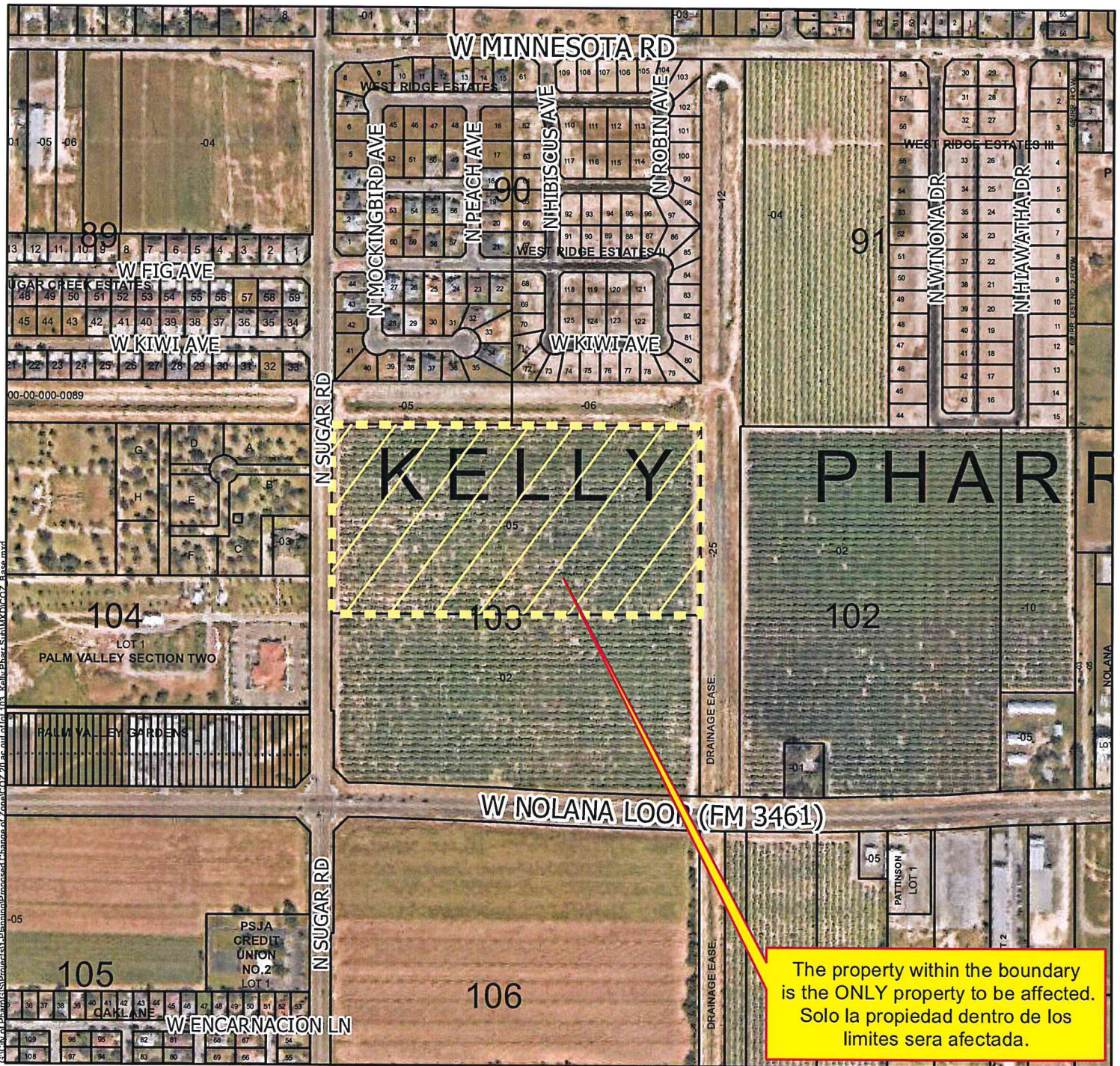
Nelly Terrazas Rojo

PREPARED BY

November 2, 2021

DATE

Proposed Change of Zone
 COZ 20 ac out of North 1/2 of lot 103, Kelly Pharr Sub
 Dream Land Estates / David O. Salinas

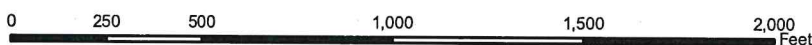


The property within the boundary
 is the ONLY property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

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

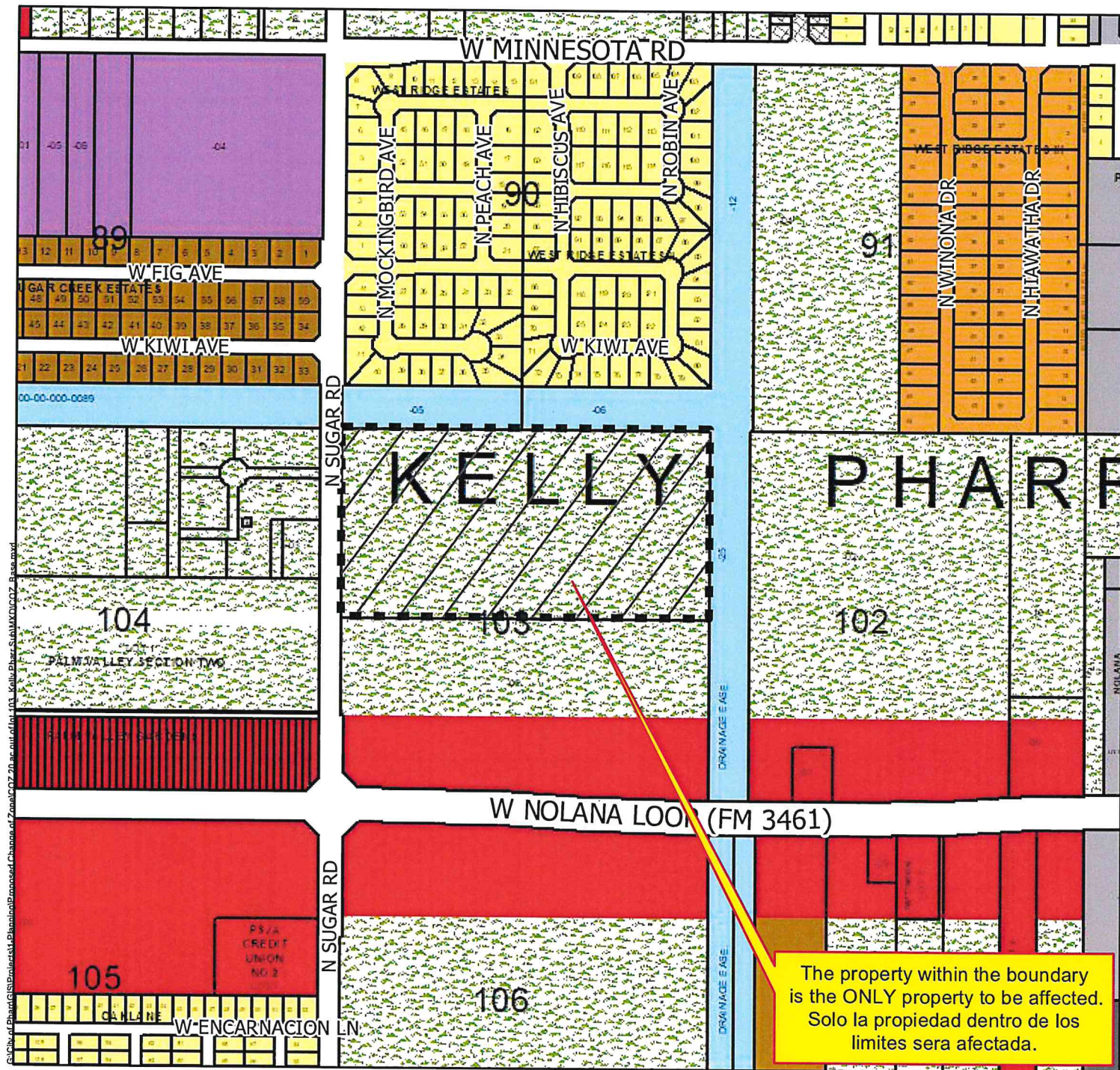
Scale: 1 inch = 500 feet



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.



Proposed Change of Zone
 COZ 20 ac out of North 1/2 of lot 103, Kelly Pharr Sub
 Dream Land Estates / David O. Salinas

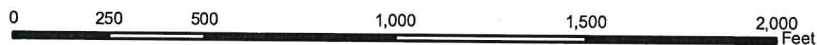


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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: 10/7/2021

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.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson. **COZ#211059**

Classification: Regular

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

Issue: Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services requests no action as it has been withdrawn.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Trevino Engineering, representing Centmat Properties LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I). The property is legally described as being a 10-acre tract, more or less, out of Lot 99, Kelly- Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 501 East Nolana Loop. **COZ#211060**

Classification: Regular

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

Issue: Trevino Engineering, representing Centmat Properties LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I) 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:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 8, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#211060
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: October 08, 2021

1. **Applicant:** Trevino Engineering, representing Centmat Properties LLC., owner.
2. **Requested Action:** Re-zoning request from General Business District (C) and Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I).
3. **Nature / Intent of Request:** In order to develop and construct warehouse showroom for interior and exterior materials.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>11-4-21</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>11-4-2021</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



MEMORANDUM

DATE: MONDAY, NOVEMBER 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I). The property is legally described as being a 10-acre tract, more or less, out of Lot 99, Kelly- Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 501 East Nolana Loop.

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 Centmat Properties LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I) in order to develop and construct a warehouse showroom for interior and exterior materials.

The subject site which is located north of east Nolana and is physically located on 501 East Nolana Loop. The property is legally described as being a 10.0-acre tract of land, more or less, being out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Nolana Loop a 120' to 150' principal arterial posted speed limit of 40 - 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O) and General Business District (C). The properties to the north were annexed on August 20, 1991, as Agricultural and/or Open Space District (A-O). Later, on October 1, 2002, a portion of the properties to the north were rezoned to Single Family Residential District (R-1). The property and the properties to the east and south were annexed on June 19, 1990. On November 1, 2005, a portion of the property to the east was rezoned to Multi-Family High Density District (R-MFHD). The other portion to the east was rezoned to General Business District (C) and the properties to the west were rezoned to Limited Industrial District on March 30, 1982, when the city adopted the current zoning ordinance we use today. Later a portion of the property was rezoned to Heavy Commercial District (H-C) on July 5, 1988. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial, Multi-Family Residential and Public/Semi Public Use in the Land Use Plan.

The Limited Industrial District (L-I) is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Thirty – nine (39) 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 General Business District (C) & Agricultural and/or Open Space (A-O) to Limited Industrial District (L-I) 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.

NOTE: This item will go before the City Commission Meeting of **November 15, 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

Trevino Engineering, representing Centmat Properties LLC., owner. General Business District (C) & Agricultural
 APPLICANT and/or open Space District(A-O)
 CURRENT ZONE

501 E Nolana Loop Limited Industrial (L-I)
 ADDRESS

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

STAFF RECOMMENDATIONS:

Approval

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

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

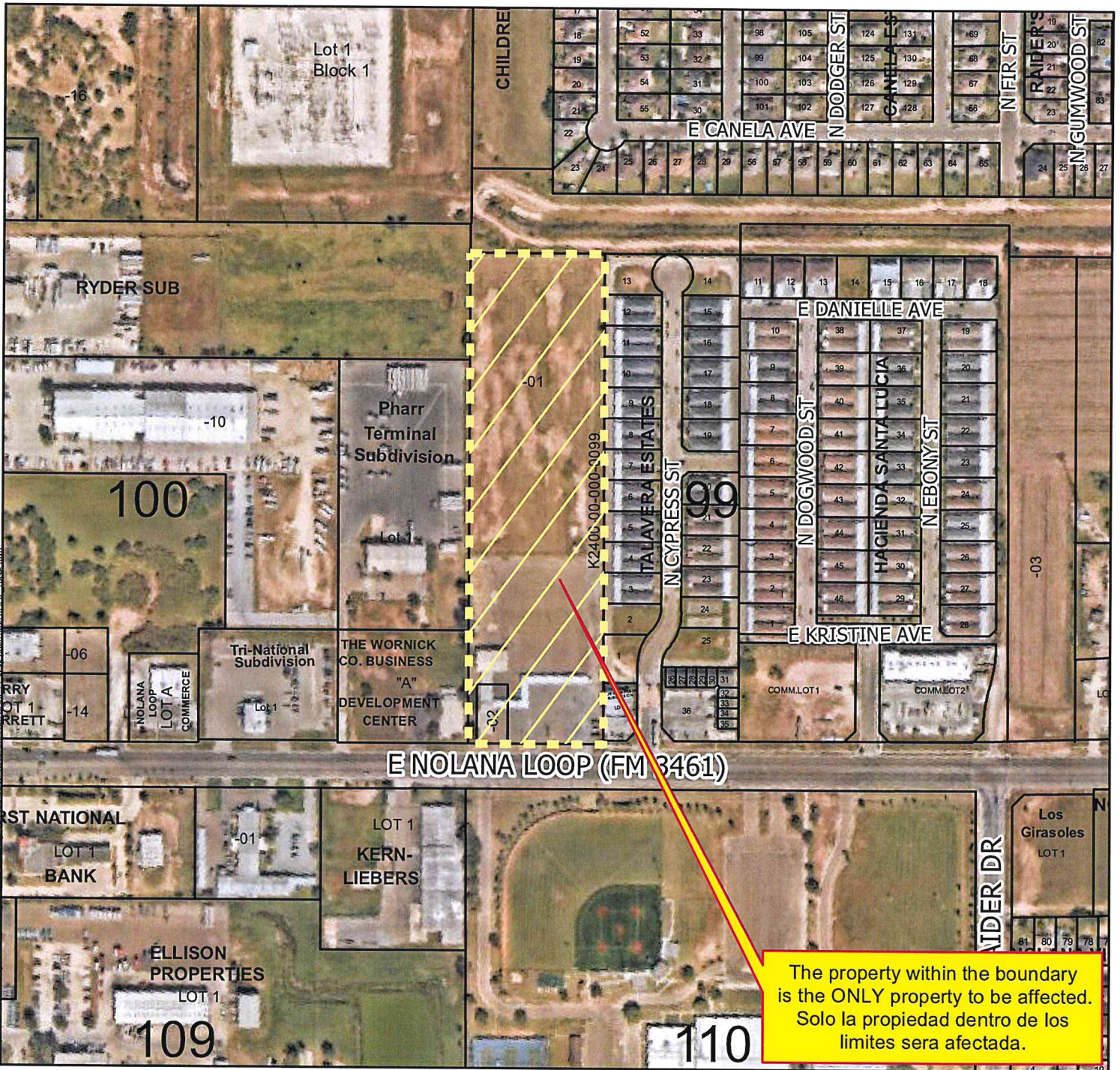
Nelly Terrazas Rojo

PREPARED BY

November 4, 2021

DATE

Proposed Change of Zone
 10.0 ac tract o/o Lot 99, Kelly Pharr
 Rio Grande Auto Auction / Alejandro Barrera

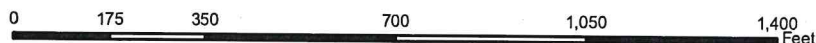


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

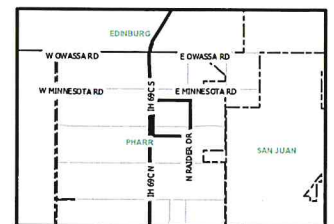
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

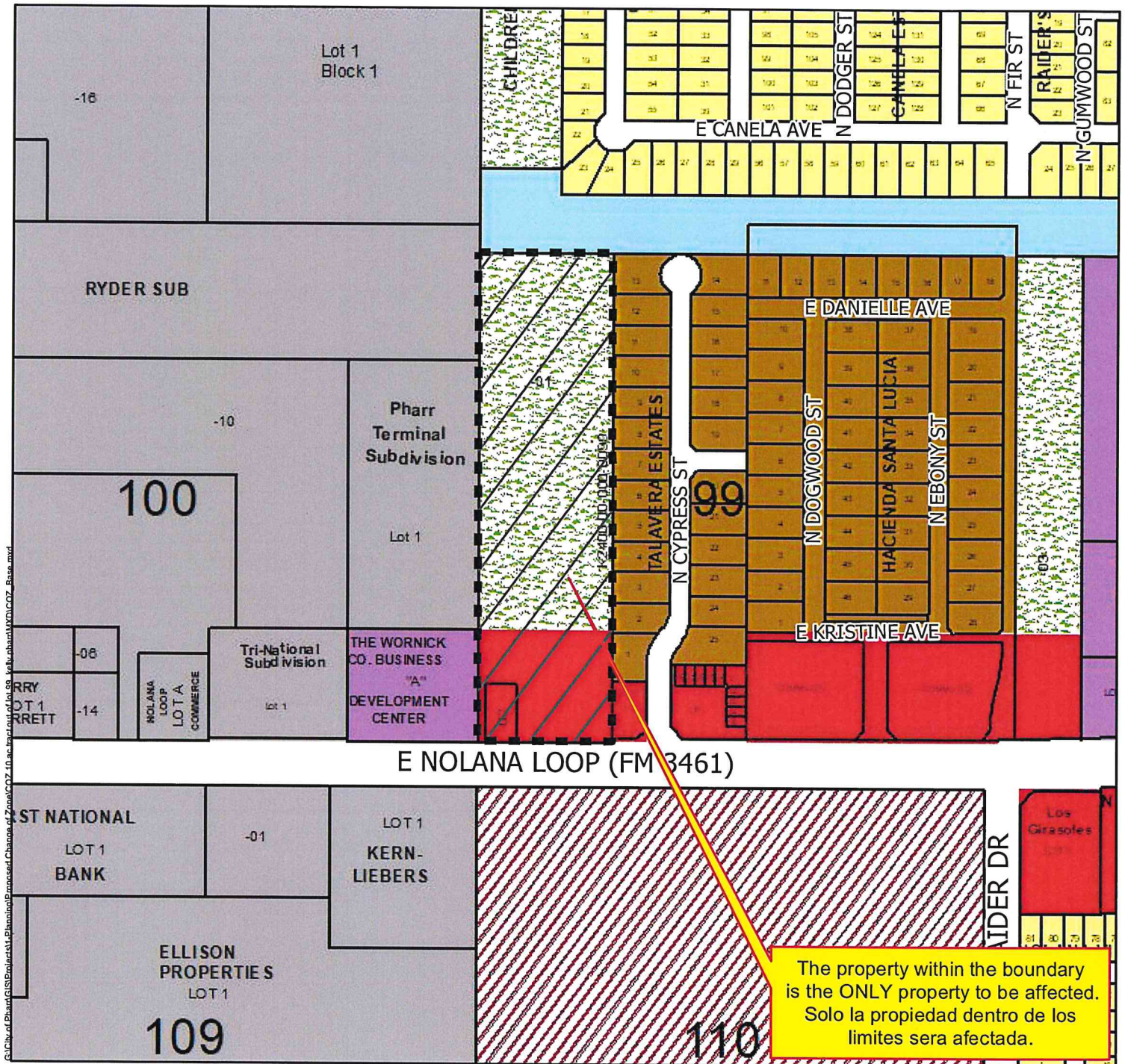
Scale: 1 inch = 350 feet



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.



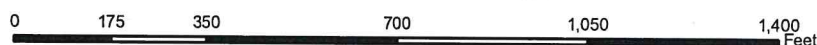
Proposed Change of Zone
 10.0 ac tract o/o Lot 99, Kelly Pharr
 Rio Grande Auto Auction / Alejandro Barrera



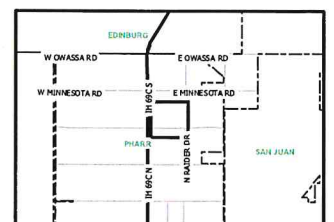
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

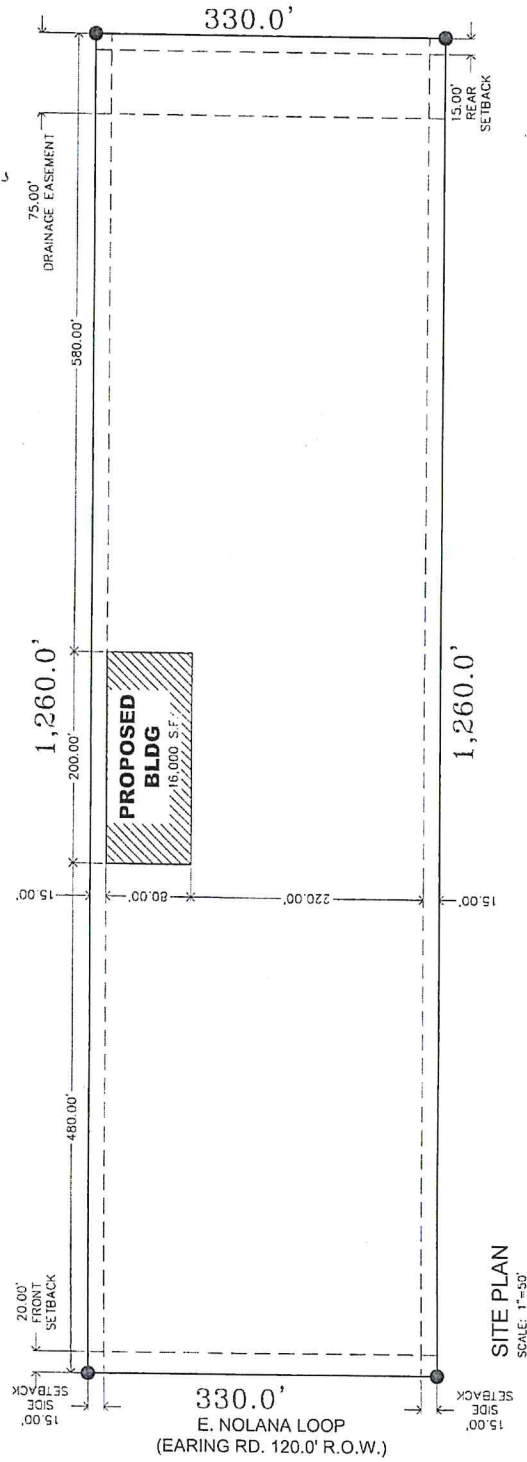
City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 350 feet



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DATE OF PREPARATION: OCTOBER 8, 2021

TREVINO ENGINEERING

200 S. 10th St. Ste. 1303
McAllen, Texas 78501
TEL No. (956) 283-8847
ident@trevinoengineering.com

CENTRAL MATERIALS II SUBDIVISION



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Trevino Engineering, representing Alberto Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF). The property is legally described as being all of Lots 1-3, Southside Addition Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 122 East Sam Houston.
COZ#211061

Classification: Regular

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

Issue: Trevino Engineering, representing Alberto Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) 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:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 8, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#211061

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 08, 2021

1. **Applicant:** Trevino Engineering, representing Alberto Garza, owner.
2. **Requested Action:** Re-zoning request from General Business District (C) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct duplexes on subject property.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

[Signature]
Initials

11-4-21
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

11/4/21
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

MEMORANDUM

DATE: MONDAY, NOVEMBER 08, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family District (R-MF). The property is legally described as being all of Lots 1-3, Southside Addition Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 122 East Sam Houston.

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 Alberto Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family District (R-MF) in order to develop and construct duplexes on subject property.

The subject site which is located on the South Side of East Sam Houston Avenue. The property is legally described as being all of Lots 1-3, South Side Addition Subdivision, Pharr, Hidalgo County, Texas.

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

The property is currently zoned General Business District (C). The property and the properties to the north, south, and east were zoned to Single Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. Later, the property to the east was rezoned to Office and Professional District (O-P) on July 3, 2001. The property to the west was zoned to General Business District (C) on January 22, 1980. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for Single Family Residential Use in the Land Use Plan.

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

Twenty – six (26) 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 General Business District (C) to Residential Multi-Family District (R-MF) 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 **November 15, 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 Alberto Garza, owner
APPLICANT

General Business District (C)
CURRENT ZONE

122 East Sam Houston Avenue
ADDRESS

Residential Multi-Family District (R-MF)

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

STAFF RECOMMENDATIONS:

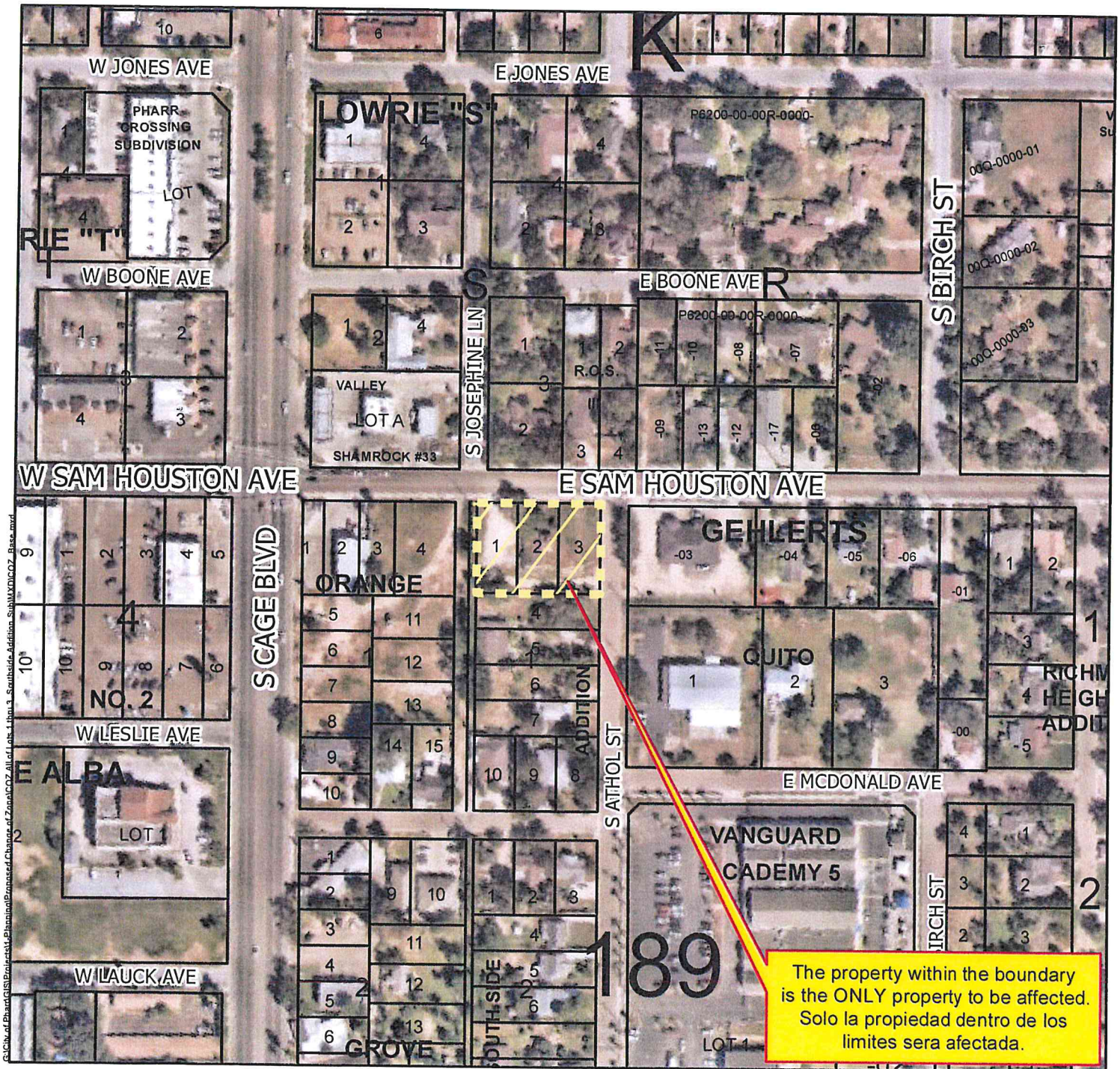
Approval

Development Services is recommending approval of the request to re-zone from General Business District (C) to Residential Multi-Family District (R-MF) 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.

Anaisa Licerio
PREPARED BY

November 3, 2021
DATE

Proposed Change of Zone
All of Lots 1 thru 3, Southside Addition Sub
Leonel Garza

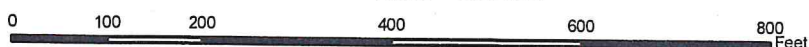


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

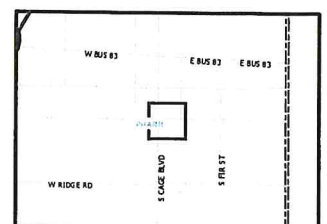
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 10/18/2021

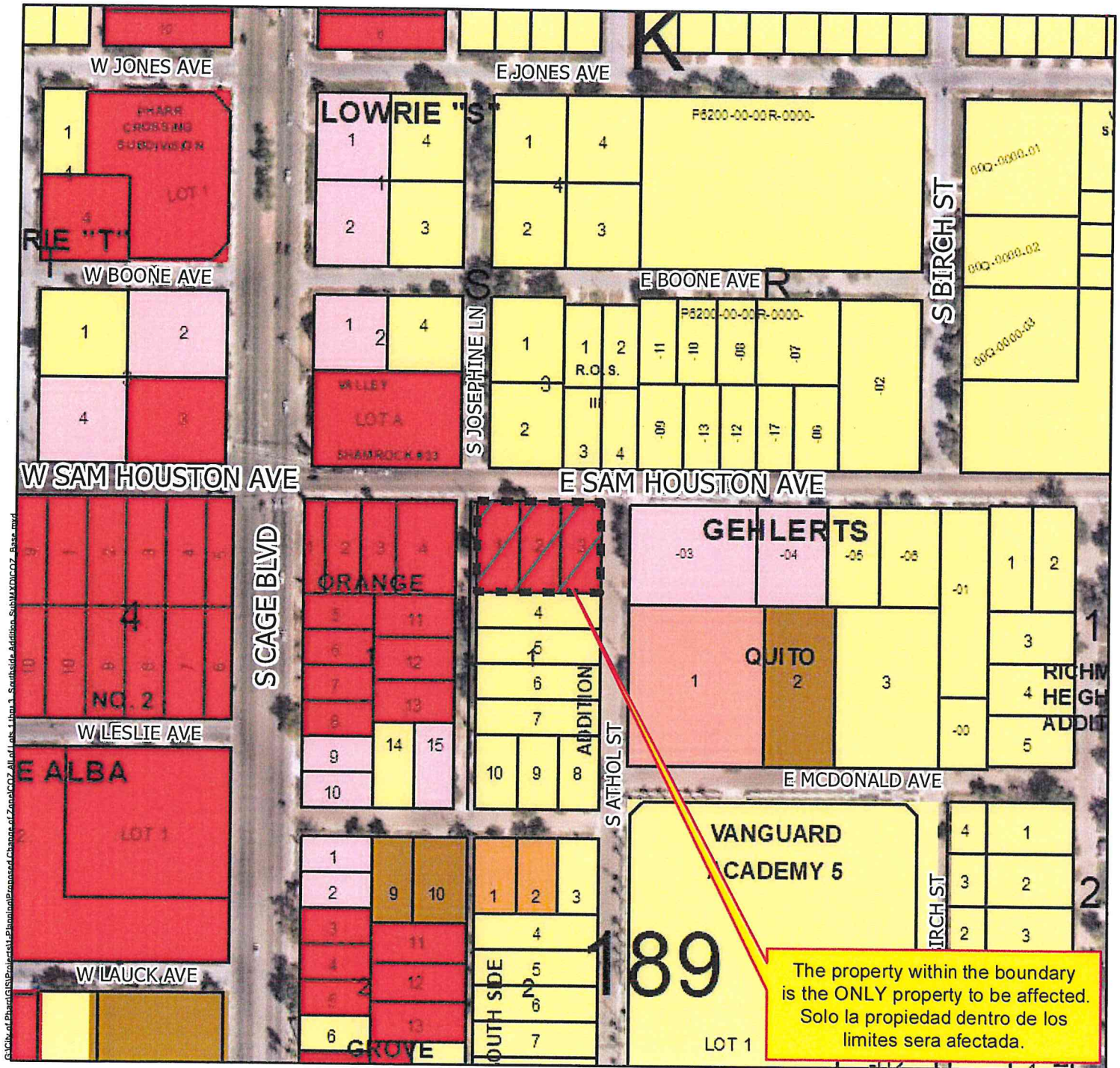
Scale: 1 inch = 200 feet



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.



Proposed Change of Zone
All of Lots 1 thru 3, Southside Addition Sub
Leonel Garza



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

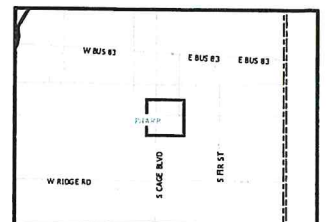
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

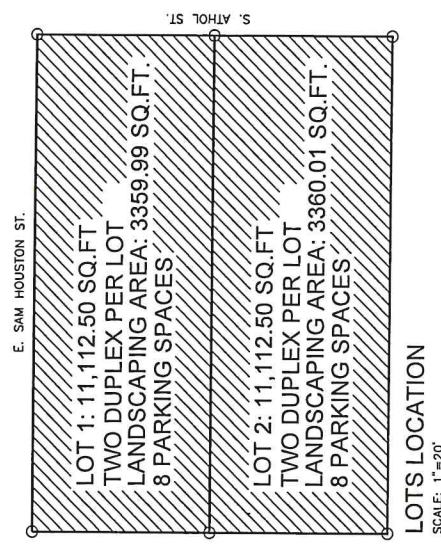
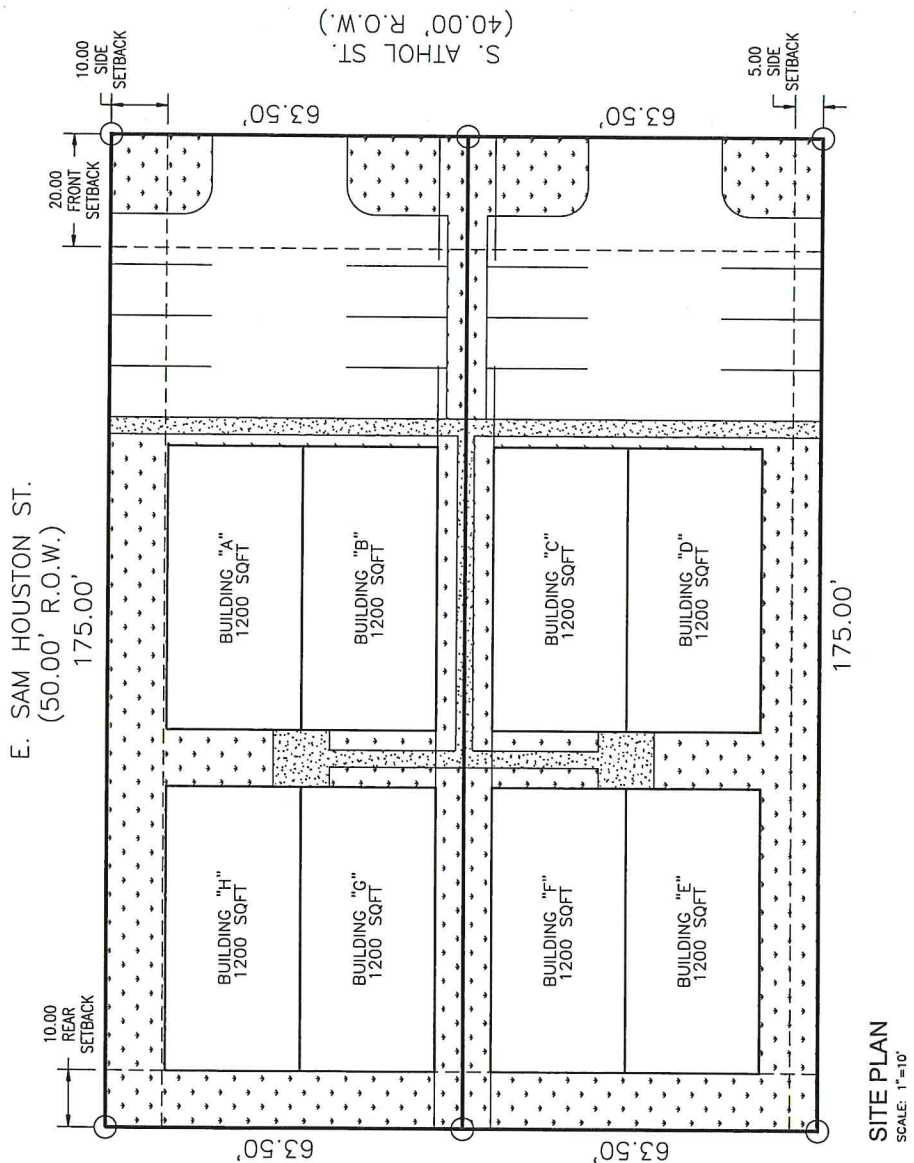
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet



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SAM HOUSTON CAGE SUBDIVISION

TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847
200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com

DATE OF PREPARATION: OCTOBER 8, 2021



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rio Delta Engineering, representing W.A. Landreth III, Manager for Vaquero Kelly Pharr Partners, LP, Vaquero Ventures Management, LLC and Alvaro Gonzalez, Manager for Los Hoteles, LP., are requesting preliminary and final plat approval of the proposed Los Hoteles Subdivision No.2. The property is legally described as being a 4.37 acres tract out of Lot 108, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Nolana Loop. **SUB#211036**

Classification: Regular

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

Issue: Rio Delta Engineering, representing W.A. Landreth III, Manager for Vaquero Kelly Pharr Partners, LP, Vaquero Ventures Management, LLC and Alvaro Gonzalez, Manager for Los Hoteles, LP., are requesting preliminary and final plat approval of the proposed Los Hoteles Subdivision No.2.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Los Hoteles Subdivision No.2 subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LOS HOTELES SUBDIVISION NO. 2 FILE NO. SUB#211036

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing W.A. Landreth III, Manager for Vaquero Kelly Pharr Partners, LP, Vaquero Ventures Management, LLC and Alvaro Gonzalez, Manager for Los Hoteles, LP., are requesting preliminary and final plat approval of the proposed Los Hoteles Subdivision No.2.

LEGAL DESCRIPTION: The property is legally described as being a 4.37 acres tract out of Lot 108, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of West Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open Space District (A-O) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the east and Heavy Industrial District (H-I) to the south and General Business District (C) and Agricultural Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/restaurant.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Los Hoteles Subdivision No.2 subject to the following conditions set before you.

STREETS, PAVING AND R.O.W.:

1. Provide street lights layout along W. Nolana Loop or show existing lights.
2. Provide curve table along W. Nolana Loop.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap with other easements.
3. Verify the H.C.I.D.#2 easements on west side of property, 30' easement center on the property line.
4. Label and show all existing easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

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

OTHER:

1. Label all monuments on plat layout.
2. Verify paragraph 6 & 7 on metes and bounds.
3. Provide the access agreement documents to lift station.
4. Staff notes are attached.

This meeting will go before the City Commission meeting of November 15, 2021 at 4:00 p.m.

PLAT REVIEW MEETING FOR: *LOS HOTELES SUBDIVISION*

COMMENTS: **Initials: J.R. / R.B** **OCTOBER 27, 2021**

PLAT:

- 10ft utility easement dedicated by this plat will need to be exclusive to City of Pharr on the south side of property
- 15ft utility easement dedicated by this plat will need to be exclusive to City of Pharr on the west side of property

WATER:

- Water services will need to be 2"
- Meter box will need to be provided by contractor or developer
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need a 50ft x 60ft site easement on the southeast of property for the future LS relocation
- Will need to show existing easements on the north side of property
- We need instrument on access easement on Los Hoteles Subdivision
- Easements will need to be 24' exclusive to City of Pharr along the eastside of property
- Easements will need to be 15' exclusive to City of Pharr along the northside of property
- All M/H ring and covers will need to be composite base with City of Pharr Logo
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: LOS HOTELES SUBDIVISION # 2

Reviewed by: DAGO SOTO

October 28, 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. **SUBDIVISION WAS FOUND TO BE WITHIN REASONABLE COMPLIANCE.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Los Hotels Subdivision No.2
W. Nolana Rd
Pharr Tx, 78577

DATE: 10/26/2021
4.37 ACRES

Plat Notes:

- Add Note Owners To Maintain R.O.W. and perimeter of property
- No Structures allowed over any Easement

General Notes:

- Clarify Clean Out and Bleeder Line Size
- Show Drainage Line Details
- Show Outfall Details
- Show Elevation Details On Crossings
- Must Obtain Discharge Permit UIR from TxDot
- Attach Erosion & Sediment Control Plan to SW3P
- Attach Approved by Engineer Department Drainage Plan Details
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Los Hoteles No. 2
Subdivision

DATE: October 28, 2021

REVIEW: Preliminary (comments plans dated 10-20-2021)

PLAT

1. Signature from P.E. (**Show on As Built**)
2. Signature from R.P.L.S. (**Show on As Built**)
3. Include an easement for fiber optic lines.
4. Note No. 5---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required along all streets at the time of building permit phase.
5. Add note---"Owners to maintain ROW and perimeter of subdivision

SITE PLAN

DRAINAGE

1. Drainage plan shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

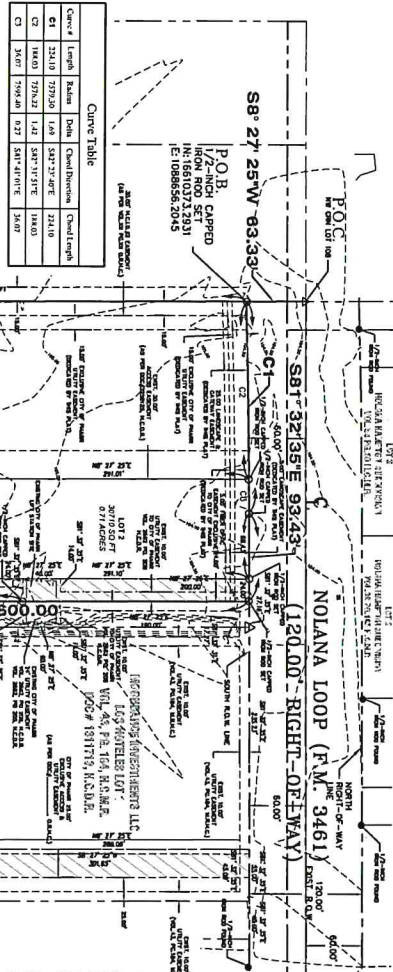
ADDITIONAL COMMENTS

1. Lab testing shall be required for the following items:
 - Concrete
 - Backfill material
2. Curb cut permit shall be required.
3. At time of building permit phase, a TX Dot representative shall inspect sidewalk along Nolana Loop.
4. TX Dot discharge permit shall be required for drainage tie-in.

5. Concrete cradle shall be required for sanitary sewer wye's.

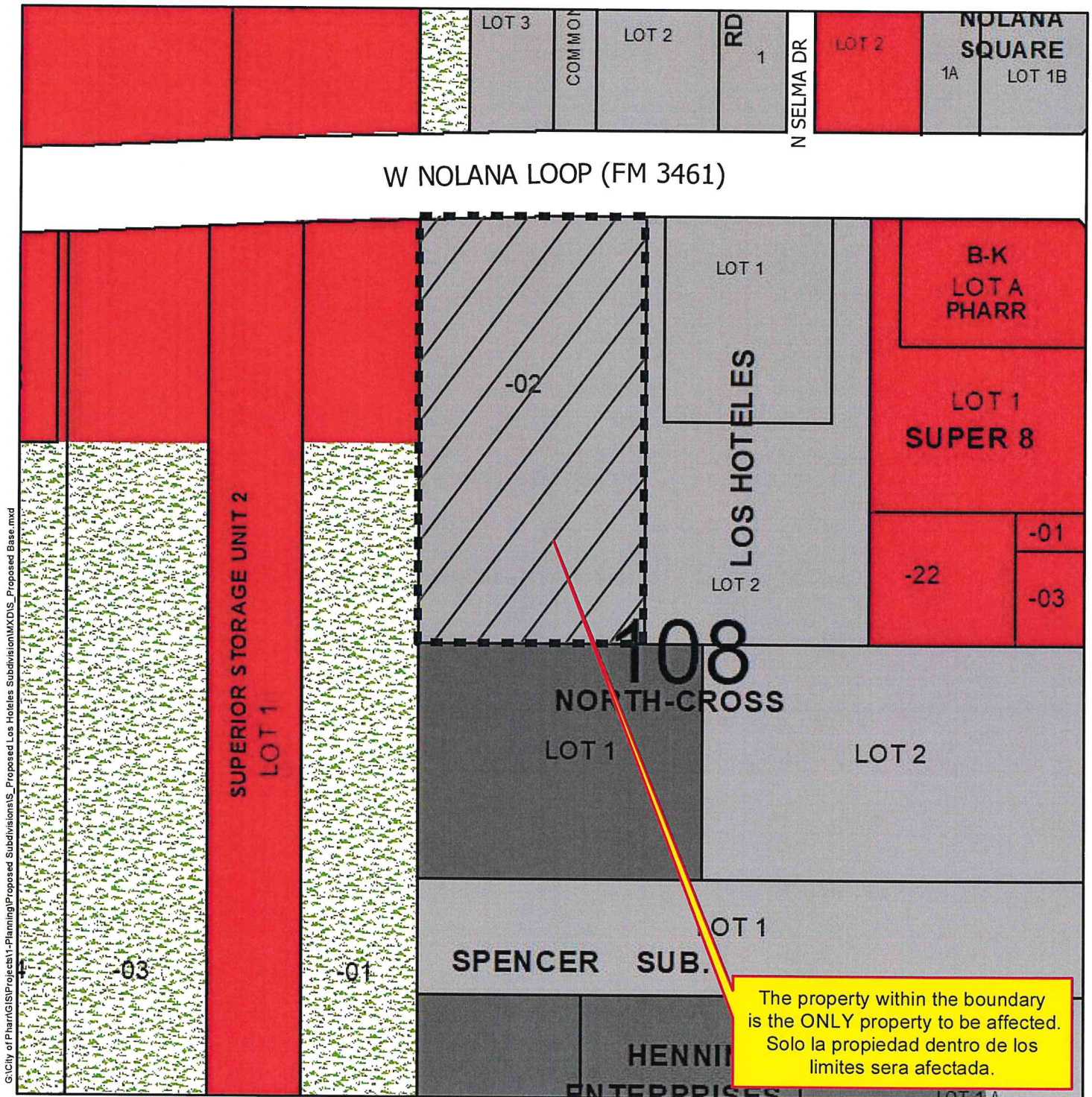
LOS HOTELES SUBDIVISION No.2

BEING A 4.37 ACRES TRACT OUT OF LOT 108, KATY-PARR SUBDIVISION, HIDALGO COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 193, M.R.H.C.



LEGEND

- ROAD 1/2" ROAD
- ROAD 1/4" ROAD
- ROAD 1/8" ROAD
- ROAD 1/16" ROAD
- ROAD 1/32" ROAD
- ROAD 1/64" ROAD
- ROAD 1/128" ROAD
- ROAD 1/256" ROAD
- ROAD 1/512" ROAD
- ROAD 1/1024" ROAD
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- ROAD 1/86271844525311949118723553345336444444352" ROAD
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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Salinas Engineering, representing Jorge Gonzalez, Owner, is requesting preliminary plat approval of the proposed Arnold Grove Subdivision. The property is legally described as being all of the north 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4600 Block of North Sugar Road. **SUB#210825**

Classification: Regular

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

Issue: Salinas Engineering, representing Jorge Gonzalez, Owner, is requesting preliminary plat approval of the proposed Arnold Grove Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ARNOLD GROVE SUBDIVISION
FILE NO. SUB#210825

GENERAL INFORMATION:

APPLICANT: Salinas Engineering, representing Jorge Gonzalez, Owner, is requesting preliminary plat approval of the proposed Arnold Grove Subdivision.

LEGAL DESCRIPTION: The property is legally described as being all of the north 20.0 acres out of Lot 103, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4600 Block of North Sugar Road.

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

PROPERTY PROPOSED USE: Single family residential lots.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250', show distances between street lights.
2. Add plat note: no curb cuts will be allowed for lots along N. Sugar Rd.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. Show easements dedicated by plat or existing.
4. Need documentation that the HCID #2 easement is released.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Shall provide crossing conflicts for all crossings.

OTHER:

1. Update location map to show recorded subdivisions.
2. Add the directional for north south east on metes & bounds.
3. Label all monuments on plat layout.
4. Need signature on plat (engineer and surveyor).
5. Label and show all existing easements.
6. Provide all details, street, sewer and water.
7. Staff notes are attached.

STAFF REVIEW MEETING FOR: *ARNOLD ACRES SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B. **OCTOBER 13, 2021**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr
- Will need 15' exclusive UE between lot 52 and 53 for water line for the future development
- Will need to install MJ tees, tapping tees not be allowed
- Will need to verify water line size on west side of property
- Will need to show all water crossing details
- Will need to install 24" PVC casing
- Will need to show water valves
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- All manholes need to be composite base with City of Pharr logo
- Easements will need to be 15' exclusive to the City of Pharr
- 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 GROVE SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

October 14, 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:

PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

1. FIRE HYDRANT **SPACING IS LINEAR** NOT RADIUS WHEN CALCULATING SPACING.
2. **REQUIRED ADDITIONAL FIRE HYDRANTS MAY**
3. **CALL OUT EXISTING FIRE HYDRANTS**
4. **WATER MAIN SHALL BE LOOP TO AN APPROVED WATER MAIN**
5. **SHALL REPLACE FIRE HYDRANT ON SUGAR LOCATED BETWEEN LOT 1 & 34**
6. **WATER MAIN SHALL BE LOOP TO THE SOUTH BETWEEN LOT 53 & 52 WITH A STUBOUT FOR FUTURE GROWTH.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Arnold Grove Subdivision
N. Sugar Rd
Pharr Tx, 78577

DATE: 10/13/2021
20.0 ACRES

Plat Notes:

- Add Note Owner To Maintain R.O.W. Of property
- Add Note Owner To Maintain Detention/Retention Pond
- Add Note ADA Ramps and Landings required on all Major Streets

General Notes:

- Inlets on Street need to be parallel across each other.
- Show Drainage Line Details
- Show Outfall Details
- Show Elevation Details On Crossings
- Must Obtain Discharge Permit
- As per City Standards Street Light Separation to be 250'ft max.
- Attach Erosion & Sediment Control Plan to SW3P
- Attach Approved by Engineer Department Drainage Plan Details
- 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.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Arnold Grove Subdivision

DATE: October 14, 2021

REVIEW: Preliminary (comments plans dated 9-29-2021)

PLAT

1. Signature for R.P.L.S.
2. Signature for P.E.
3. Note No. 3--- Use City of Pharr Drainage directive... *"Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____-acres and a volume of approximately _____-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No Building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this commercial development."*
4. Note No. 6---Revise note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of building permit phase."
5. Note No. 10---remove the phrase "...**along Sugar Road and...**".
6. Add note---Owners to maintain detention/retention area.
7. Note No. 16---Revise note to say... "Lots 1, 37 & 38 shall not have curb cut access, or lot frontage along N. Sugar rd."

SITE PLAN

1. Include all pertinent City of Pharr details (street cross-section, curb and gutter, concrete apron, sidewalk, storm sewer bedding, TY CC inlets, safety end treatment, water line bedding, waterline service, gate valve with concrete collar, fire hydrant, sanitary sewer bedding, sanitary sewer service line, sanitary sewer manhole).
2. Sanitary sewer service wye requires concrete cradle.

DRAINAGE

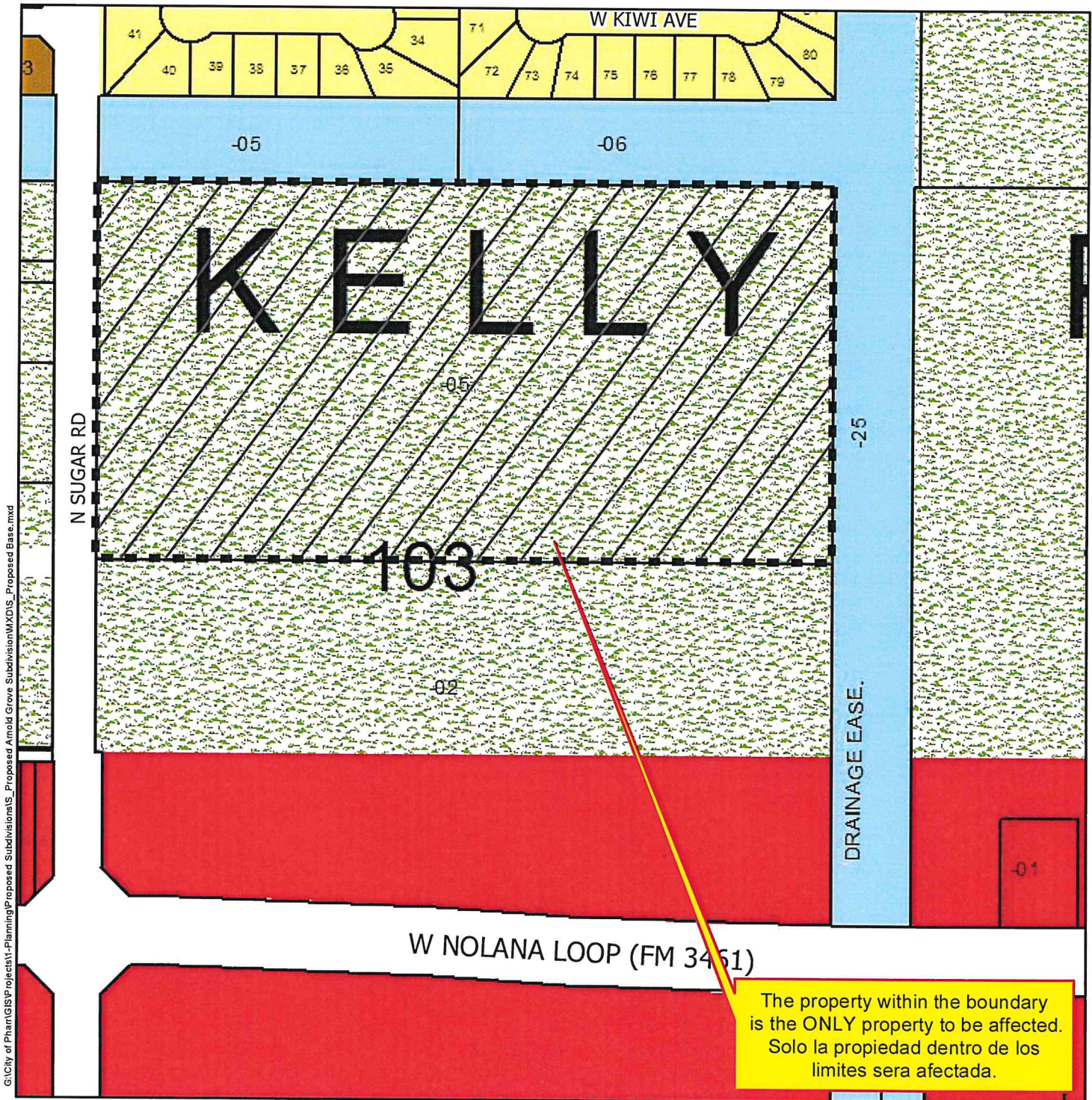
1. Drainage report shall be reviewed and approved by H.C.D.D. No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

CLOSEOUT DOCUMENTS

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

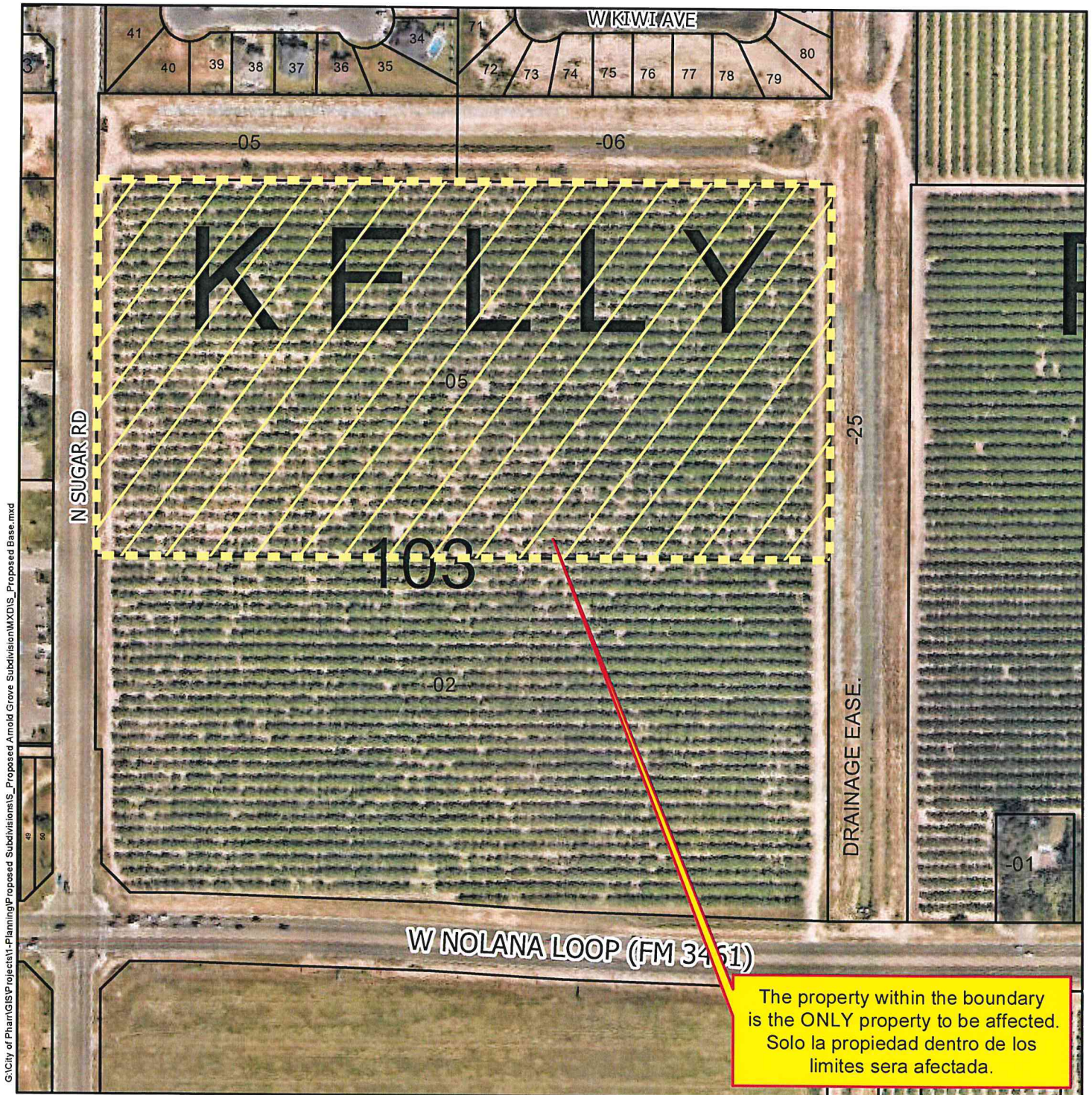
ADDITIONAL COMMENTS

- Access road must follow City of Pharr standards for paving.
- Testing will be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage.
- All discharge points for drainage must have headwalls on both sides of drainage swale to prevent erosion of embankment. RCP must be flush with headwall as per City of Pharr standards.
- Drainage headwall shall include a footing on top and shall be a minimum 18"-in long.
- Headwall width from edge to edge of discharge pipe shall be 18"-in minimum.
- Sanitary sewer manhole lid shall be composite with City of Pharr logo.
- Gate valve concrete collar dimensions shall be 30"-in x 30"-in x 6"-in.
- Proposed fire hydrants shall be 6'-ft from back of curb.
- Show all utility crossings that may be present in this site plan.
- Fire hydrants to be 300'-ft apart.



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





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



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting preliminary plat approval of the proposed Sioux Rep Subdivision. The property is legally described as being a 2.355 acres being 1.382 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North IH 69C. **SUB#211037**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting preliminary plat approval of the proposed Sioux Rep Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 08, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SIOUX REP SUBDIVISION FILE NO. SUB#211037

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Kevin Mattson, Manager for RS Pharr, L.L.C. A Texas Limited Liability, is requesting preliminary plat approval of the proposed Sioux Rep Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.355 acres being 1.382 acres out of Lot 140, Kelly-Pharr Subdivision and 0.973 of one acre out of Lot 1, Silver Spur Subdivision Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of North IH 69C.

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

PROPERTY PROPOSED USE: Gas station/store.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance is 250'.
2. Shall provide U.I.R's from TxDot if any connections within R.O.W.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Shall provide crossing conflicts for all crossings.

OTHER:

1. Verify call outs for all monuments on plat layout set found or X.
2. Change U.S. 281 to IH 69C on plat layout.
3. Need signatures from engineer and surveyor on plat.
4. Plat note #5, make sure to use detention directive.
5. Verify call out for # 1, 2 and 3 on metes & bounds.
6. Label and show all existing easements.
7. Provide all details, street, sewer and water.
8. Staff notes are attached.

STAFF REVIEW MEETING FOR: *SIOUX REP SUBDIVISION*

COMMENTS: Initials: J.R. / R.B. **OCTOBER 26, 2021**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr
- Water line will need to be upgraded to 12" on the east side of property
- Will need to install and extended 12" water line going west on the north side of property
- Will need to show water valves
- Will need to install 24" steel casing on all entrances
- Will need to show surrounding utilities in the area
- Water services will need to be 2"
- Will need to remove old water services in the area
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed
- 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: SIOUX REP SUBDIVISION

Reviewed by: DAGO SOTO

October 28, 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. **SHALL ADD AND ADDITIONAL FIRE HYDRANT ON NORTH WEST CORNER OF SUBDIVISION.**



Pharr Public Work



SUBDIVISION: Staff Review Meeting
SIOUX REP Subdivision No.2
W. SIOUX Rd
Pharr Tx, 78577

DATE: 10/26/2021
2.35 ACRES

Plat Notes:

- NO COMMENTS

General Notes:

- Show Elevation Details On Crossings
- Obtain UIR if connecting to TxDot drainage system
- Show and Attach Erosion & Sediment Control Plan to SW3P
- Show BMP details
- Show and Attach Approved by Engineer Department Drainage Plan Details
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance and Notice of Proceed (NTP) is issued.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sioux Rep Subdivision **DATE:** October 28, 2021

REVIEW: Preliminary (comments plans dated 10-15-2021)

PLAT

1. Signature from P.E. (**Show on As Built**)
2. Signature from R.P.L.S. (**Show on As Built**)
3. Include an easement for fiber optic lines.
4. Note No. 6---Revise note to say... "A 5'-ft sidewalk with wheelchair ramps and landings shall be required along all streets at the time of subdivision construction phase.
5. Add note---"Owners to maintain ROW and perimeter of subdivision

SITE PLAN

1. Sheet 1 of 1, hydrant is connected to sanitary sewer line.

DRAINAGE

1. Drainage plan shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Verify detention storage volume as the quantity does not match up with what is on drainage report.

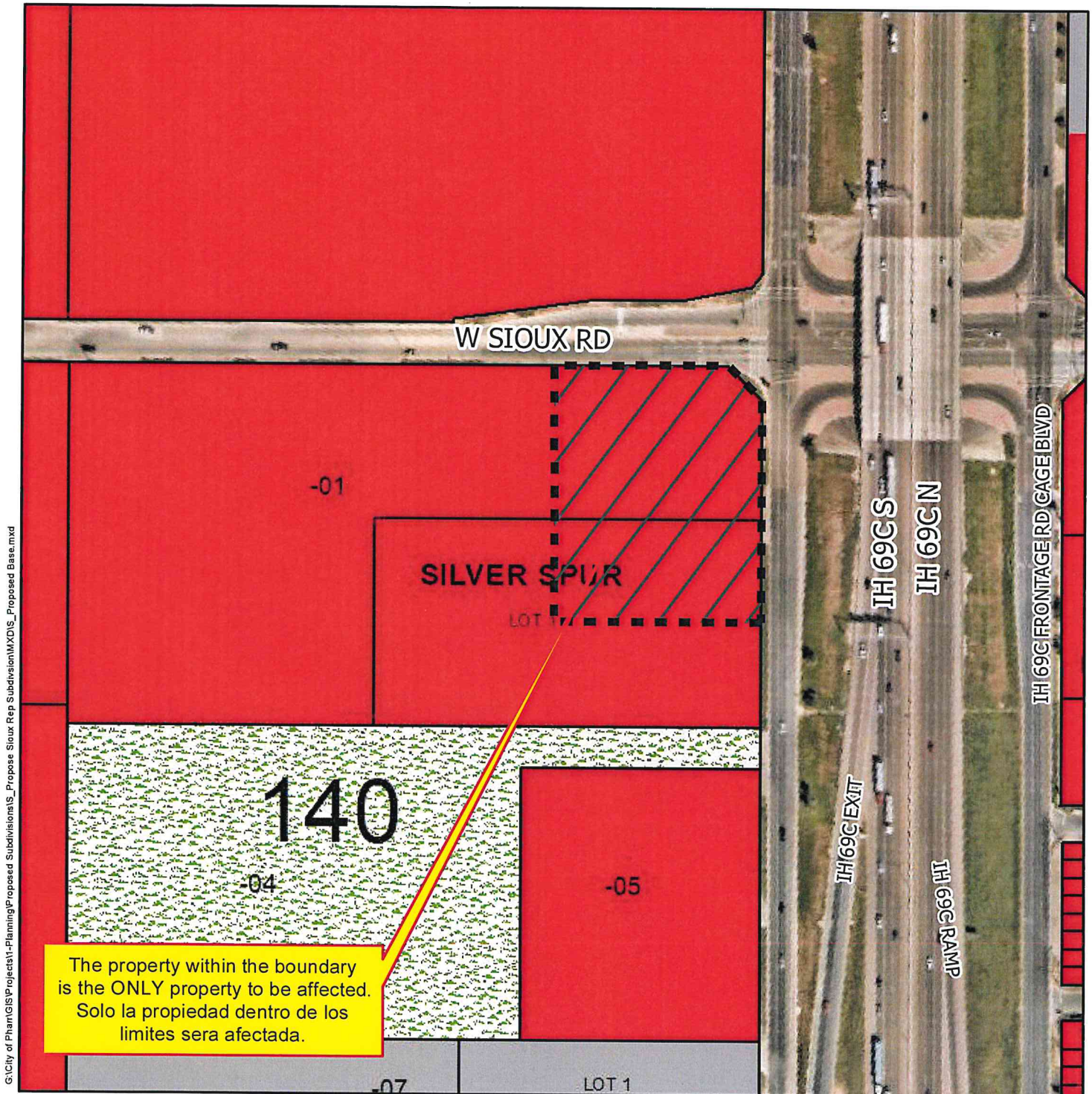
CLOSEOUT DOCUMENTS

- 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

1. Lab testing shall be required for the following items:
 - Concrete
 - Backfill material
2. At time of subdivision construction phase, a TX Dot representative shall inspect sidewalk along I-69.

3. A City of Pharr representative all inspect sidewalk along W. Sioux Rd.
4. Concrete cradle shall be required for sanitary sewer wye's.

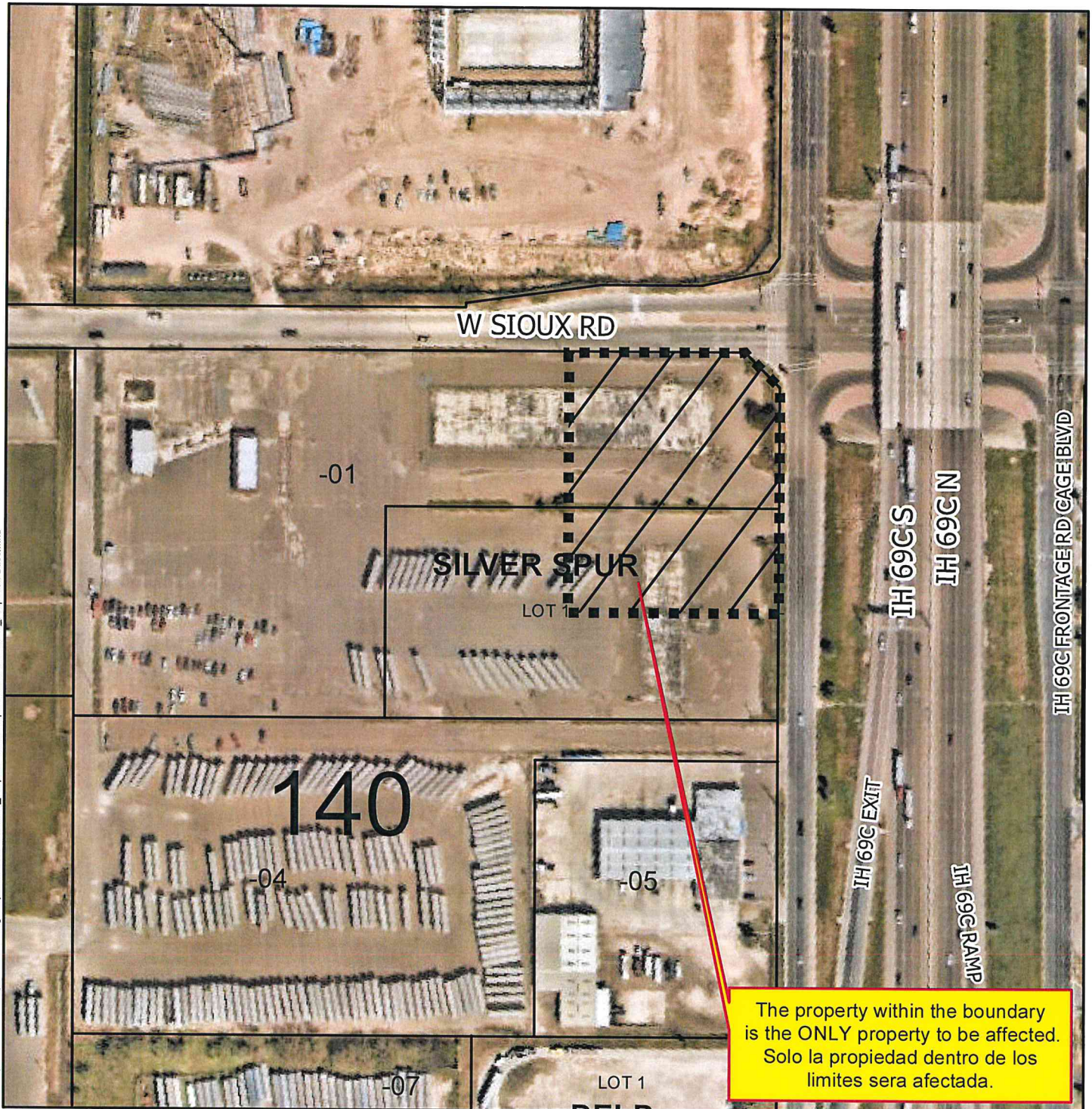


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- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo 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 | |



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- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
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| Mobile Home | Business District | Office Professional | |





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: November 4, 2021

MEETING DATE: November 8, 2021

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Francisco Obregon, is requesting final plat approval of the proposed Encino Ridge Subdivision. The property is legally described as being a 21.958 acres a part or portion out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4700 Block of North Veterans Boulevard. **SUB#191126**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Francisco Obregon, is requesting final plat approval of the proposed Encino Ridge Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Encino Ridge Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Roland Gomez
Patricia Rigney

Created/Initiated - 11/4/2021
Approved - 11/5/2021
Final Approval - 11/5/2021



MEMORANDUM

DATE: MONDAY, NOVEMBER 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ENCINO RIDGE SUBDIVISION FILE NO. SUB#191126
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GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Francisco Obregon, is requesting final plat approval of the proposed Encino Ridge Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 21.958 acres a part or portion out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 4700 Block of North Veterans Boulevard.

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

PROPERTY PROPOSED USE: Single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Encino Ridge Subdivision subject to the following conditions set before you.

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

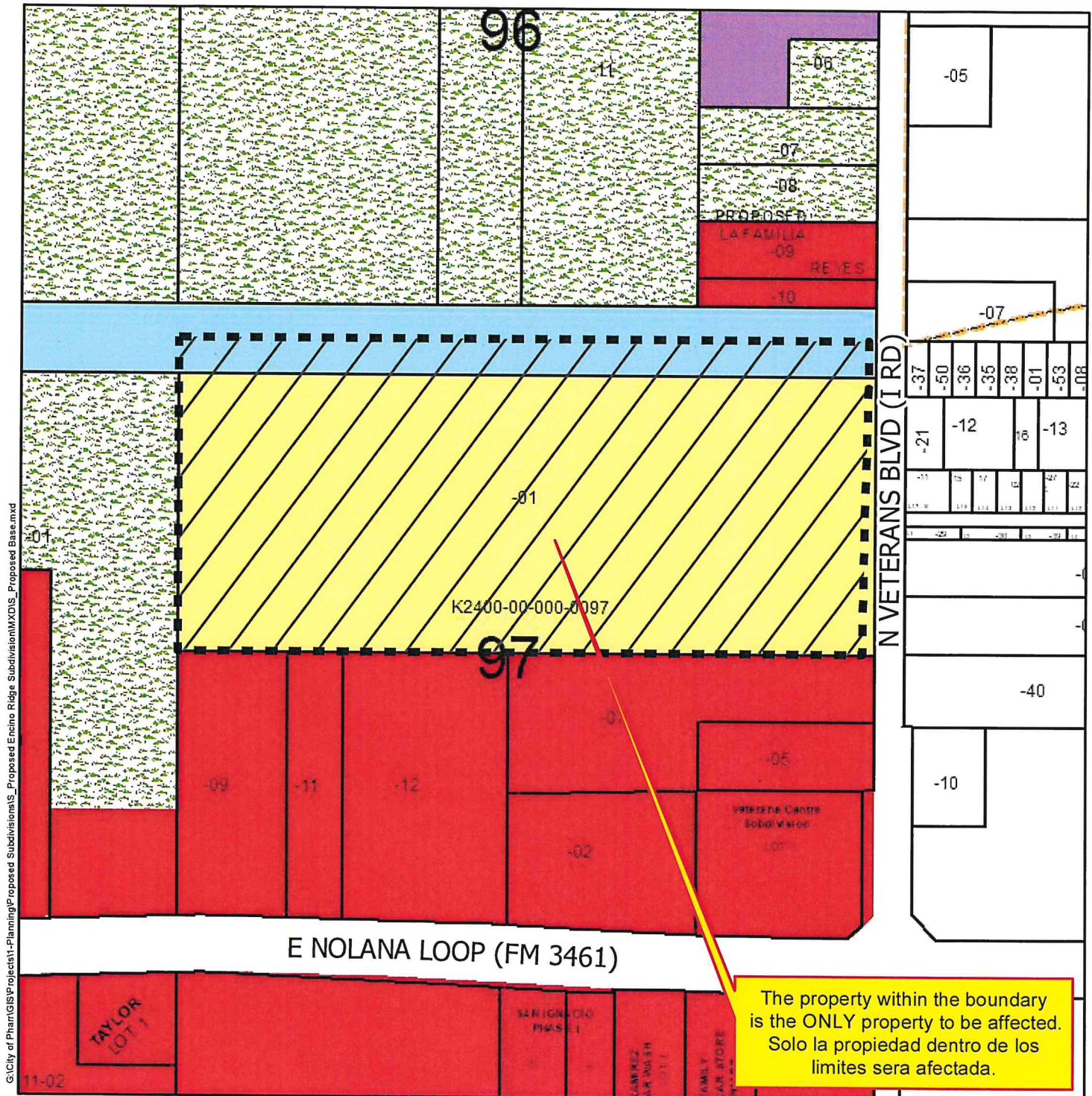
WATER: 1. North Alamo water supply corporation (N.A.W.S.C.)

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This meeting will go before the City Commission meeting of November 15, 2021 at 4:00 p.m.



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



