

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 28, 2022 – 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 February 28, 2022.

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) Fulcrum Consulting Services, representing Zeppelin Texas LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 38.773-acres, more or less, out of Lots 382 & 385, Kelly – Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800 Block of East Hi-Line Road. **COZ#220207**

- 2) Fulcrum Consulting Services, representing Delta Properties LLP. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 38.632-acres, more or less, out of Lots 382 & 385, Kelly – Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800 Block of East Hi-Line Road. **COZ#220208**

- 3) R. Gutierrez Engineering Corporation, representing Ismelda Montanez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.38-acres, more or less, out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 224 West Dicker Road. **COZ#220209**

- 4) Siempre La Pachanga, LLC., d/b/a La Pachanga Restaurant y Buffet has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.0351, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Unit 7 and 8. **CUP#220213**

- 5) Rich Heritage Construction Inc., 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 Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 7.0-acres, more or less, out of Lot 152 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2211 North Sugar Road. **COZ#220214**

6) Gerardo Guadalupe Garza Jr. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 1, Block Q, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 320 East Jones Avenue. **COZ#201149**

E. PLATS:

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.

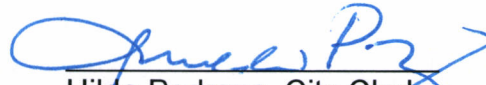
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 25th day of March 2022 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 28, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 28, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Romeo Robles
Charlie Ramirez
Luis Madrigal
Jonathan Larraga

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Interim Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant
Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:06 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

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

Iris Mata, Administrative Assistant, stated there were 20 individuals signed up to speak. Those individuals were listed as Juan Carlos Paez, Maribel Villarreal, Maria M. Ramos, Una Bourbois, Janell Garza, Cynthia Bautista, Sarah Lozano, Juana Arellano, Carmen Arellano, Petra Gutierrez, Lazaro Villarreal, Oscar Lozano, Oscar Lozano Jr., Francisco Rodriguez, Maria Isabel Rodriguez-Saenz, Maria Isabel Rodriguez, San Juanita Alanis, Rosana Flores, Ernesto Bautista and Maria Busby.

Juan Carlos Paez, residing at 2807 S. Gardenia, stated his disappointment in not receiving advance notice regarding the change of zone. He continued to state the change from single family to multi-family will create chaos and an uprising in crime for the neighborhood. Mr. Paez reported shootings, no sidewalks, and inadequate drainage for

the community. He continued to state the iron company on Rancho Blanco Road used the neighborhood streets that are not meant for heavy trucks.

Serio Gutierrez, residing at 2906 S. Flag, stated he was back-to-back from the property. He continued to state the area was not designed for multi-family and even though it sounded like a good idea there were several issues. Mr. Gutierrez reported the area did not have adequate fencing, the property values would depreciate, and an increase in taxes. He encouraged building a single family residence for the property.

Oscar Lozano, residing at 601 W Corpus, stated the neighborhood a close-knit community that was not multi-family, but multi-generational. He reported that a Google search would show an increase in crime from apartments and the neighborhood did not want that. Mr. Lozano stated the apartments would be nice, but after a few years there would be a cycle of tenants and the neighbors would not know them. He stated the needs of the many outweighed the needs of the one and the many said no to the rezoning.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 14, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of February 14, 2022. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) SPOOR ENGINEERING CONSULTANTS, REPRESENTING CRAIG R. FUNKE, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/ OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.49-ACRES, MORE OR LESS, OUT OF LOT 260, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 4500 BLOCK OF SOUTH CAGE BOULEVARD. COZ#220104

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Agricultural and/ or Open Space District (A-O). The property and the properties to the north, east, south, and west were annexed on April 19, 1983, as Agricultural and/ or Open Space District (A-O). The property to the north and the north portion of the properties to the west were rezoned to General Business District (C) on July 17, 2017, and November 1, 2007. The south portion of the properties to the west was rezoned to Heavy Commercial District (H-C) on January 15, 2008. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial and public/semipublic use in the Land Use Plan. She

further reported nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) phone call in opposition of the item to the letters or the legal notice.

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

Chairman, Danny Wylie, asked for applicant comments.

Steve Spoor, Engineer, stated he agreed with the department recommendations.

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

Chairman, Danny Wylie, questioned if the property with the trailer was included in the request to re-zone.

Roland Gomez, Interim Director of Development Services, confirmed the property to the South was not included in the rezoning request.

There being no further discussion Luis Madrigal moved to **approve** the request to re-zone from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) HUGO DE LA GARZA, REPRESENTING 33 CONSTRUCTION AND ENERGY LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 13 AND 14, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3001 SOUTH GARDENIA STREET. COZ#220106**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Single Family Residential District (R-1). The properties to the north and west are zoned Agricultural and /or Open Space District (A-O). The property and the properties to the north, east, south, and west are currently zoned Single Family Residential District (R-1) and were annexed on November 1, 1994. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Single Family Residential use in the Land Use Plan. She further reported twelve (12) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received twenty-four (24) responses

to the letters or the legal notice. Three (3) were located within the affected area, and twenty-one were not in the affected area and all were opposed of the item.

Nelly Terrazas, Planner I, further stated staff recommended denial of the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked for applicant comments.

Omar Cano, Engineer, stated a predevelopment meeting was conducted with the Development Services staff and the applicant agreed to the staff requirements. He continued to state a storm line would be run for drainage. Mr. Cano stated the number of apartments still had not been confirmed, but those items would be presented to staff and they would follow the minimum requirements.

Hugo De La Garza, applicant, residing at 26 Salamanca Street, stated he lived close to the property and the construction would be slow. Mr. De La Garza stated he planned on one to two apartments that would look nice. He continued in Spanish.

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

Maribel Villarreal, on behalf of Maria Villarreal, residing at 3100 S. Flag, stated the applicant mentioned a lot of people living on the property. She stated the number of tenants was a concern as crime rate would rise, there would be drug use, and issues with illegal immigrants. Ms. Villarreal stated there would be an increase in traffic and there are currently issues with the traffic parking on the side of the road from the steel mill. She continued to state there are drainage issues that have been brought to the City's attention, but has not been addressed.

Heracio Gonzalez, residing 3010 S. Flag, stated due to the elevation and without proper sewer, gutter, and curb the water would flow into the neighbor's properties. He continued to state there is an ongoing issue with flooding on Hall Acres even with sewers in place. Mr. Gonzalez stated the property taxes would go up and the property value would decrease since no one wants to live next to a multi-family property.

Sergio Gutierrez, on behalf of Una Gutierrez, residing at 2906 S. Flag, stated once Javalina Road opens there will be an increase in traffic. He continued to state there would be two exits to the property and both would increase the traffic. Mr. Gutierrez stated the change would increase taxes and bring down property value. He suggested the property be sold as a one-acre property as the area is not suitable for apartments.

Chairman, Danny Wylie, closed the public hearing and opened the item for discussion.

Luis Madrigal suggested the item be discussed in Executive Session.

Chairman, Danny Wylie, asked about the picture provided in the packet.

Nelly Terrazas, Planner I, stated the picture was a sketch of the proposed apartments.

Charlie Ramirez confirmed the property was currently zoned single-family for the size of the lot.

Nelly Terrazas, Planner I, confirmed the single-family zoning for the size of the lot.

Charlie Ramirez recalled a property approved for a business shop several years ago. He continued to state his brother owned a property in the area and looked into placing apartments, but it not allowed due to a deed restriction.

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

The time being 6:30 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:49 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

- 3) HUGO DE LA GARZA, REPRESENTING 33 CONSTRUCTION AND ENERGY LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 13 AND 14, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 3001 SOUTH GARDENIA STREET. COZ#220106**

There being no further discussion Luis Madrigal moved to deny the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) M2 ENGINEERING, PLLC., REPRESENTING IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED STAR TRAIL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.879 ACRE TRACT OF LAND COMPRISING OF ALL LOT 1, FERNANDEZ SUBDIVISION AND A 2.00 ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 BLOCK OF EAST ELDORA ROAD. SUB#190304**

Eddie Martinez, Planner II, introduced the item. He stated the property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are Single Family Residential District (R-1) to the south and the surrounding properties are within the Extraterritorial Jurisdiction (ETJ) to the north, 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 final plat approval of the proposed Star Trail Subdivision subject to the listed conditions and recommended that owner voluntarily annex into the City of Pharr limits.

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 final plat approval of the proposed Star Trail Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) R. GUTIERREZ ENGINEERING CORP., REPRESENTING, ISMELDA MONTANEZ IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MONTANEZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.32 OF AN ACRE OF LAND OUT OF LOT 325, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST DICKER RD. SUB#211140**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north and west, Single Family Residential District (R-1) to the east and south. The property is designated for commercial and 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 Montanez 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 Montanez Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) SOUTH TEXAS INFRASTRUCTURE GROUP, REPRESENTING, RHEA MORA, PRESIDENT FOR BROWNSTONE CONSULTANTS, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BSTONE PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.52 ACRES OUT OF LOT 168, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1500 BLOCK OF NORTH SUGAR RD. SUB#211247**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) and Single Family Residential District (R-1) to the north and General Business District (C) to the east, south and 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 Bstone Park 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 Bstone Park 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 6:57 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220207

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 11, 2022

1. **Applicant:** Fulcrum Consulting Services, representing Zeppelin Texas LLC.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).
3. **Nature / Intent of Request:** In order to develop and construct warehouses on subject property.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

R
Initials

3-22-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

AL
Initials

3/22/22
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, MARCH 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 38.773-acres, more or less, out of Lots 382 & 385, Kelly – Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800 Block of East Hi-Line Road.

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

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

DESCRIPTION OF PROPERTY:

Fulcrum Consulting Services, representing Zeppelin Texas LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct warehouses on subject property.

The subject site is located south of East Hi-Line Road and north of East Military Highway (281) and is physically located within the 800 Block of East Hi-Line Road. The property is legally described as being 38.773-acres, more or less, out of Lots 382 and 385 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The northern portion of the property fronts East Hi-Line Road, a major collector with a posted speed limit of 30 miles per hour or less and the southern portion fronts East Military Highway (281), a principal arterial with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the north, east and west are currently zoned Agricultural and/ or Open Space District (A-O). The properties to the south were rezoned to Limited Industrial District (L-I) on November 15, 2005. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

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

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

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress, and the property is compatible with the future land use plan. 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 **April 4, 2022 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

Fulcrum Consulting Services, representing Zeppelin Texas LLC.

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

APPLICANT

CURRENT ZONE

being 38.773-acres, more or less, out of Lots 382 & 385

Heavy Industrial District (H-I)

ADDRESS

	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 Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress. The property is compatible with the future land use plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

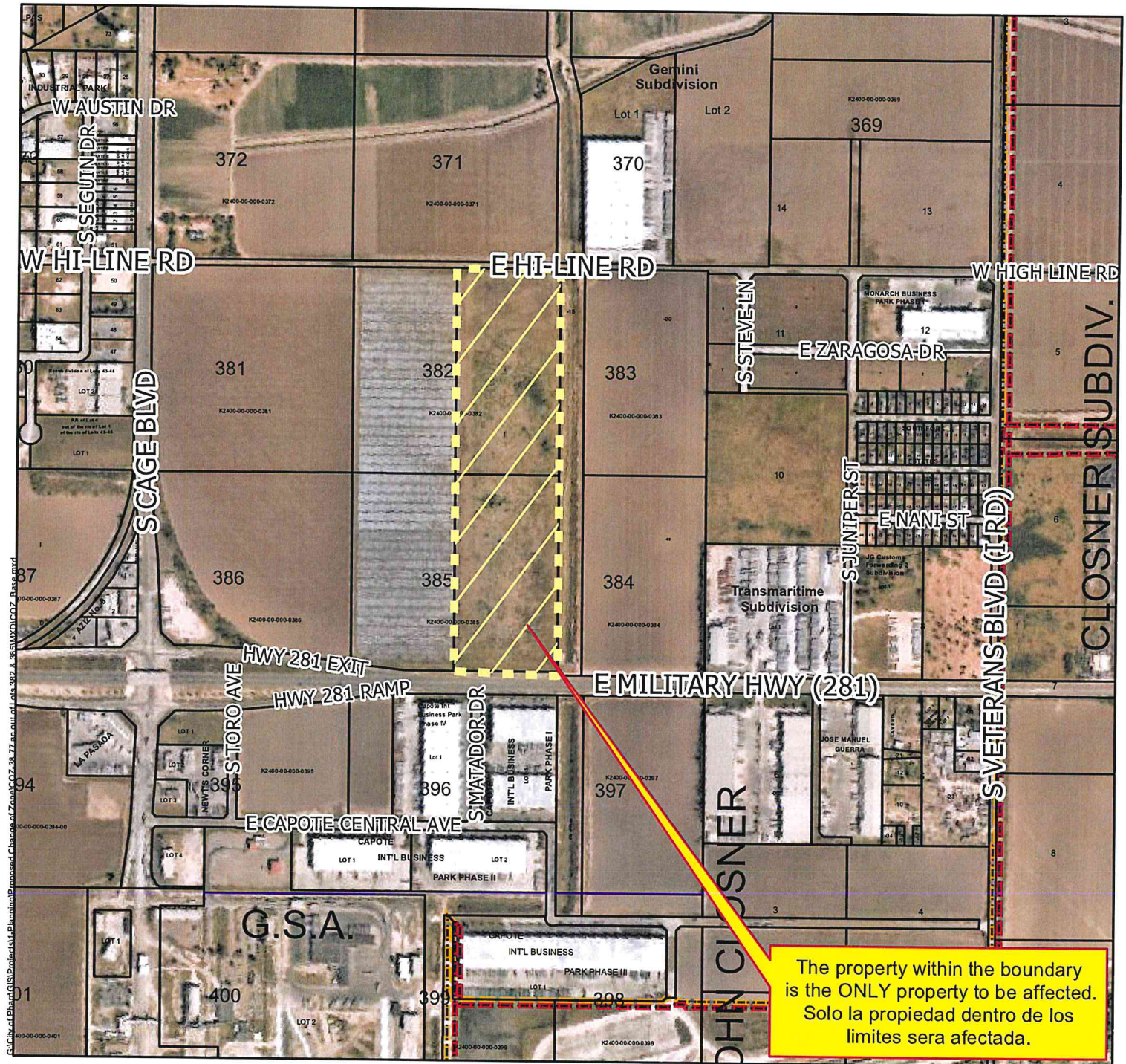
Nelly Terrazas Rojo

PREPARED BY

March 7, 2022

DATE

Proposed Change of Zone
38.77 ac out of Lots 382 & 385, Kelly Pharr
Zeppelin Texas LLC / Eduardo De La Vega



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

Zoning

ZONE

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

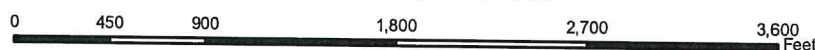
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

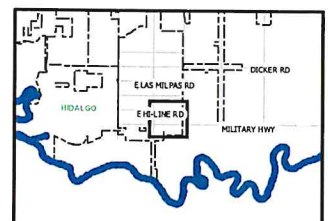
City of Pharr, Texas
Engineering Department
956.402.4242

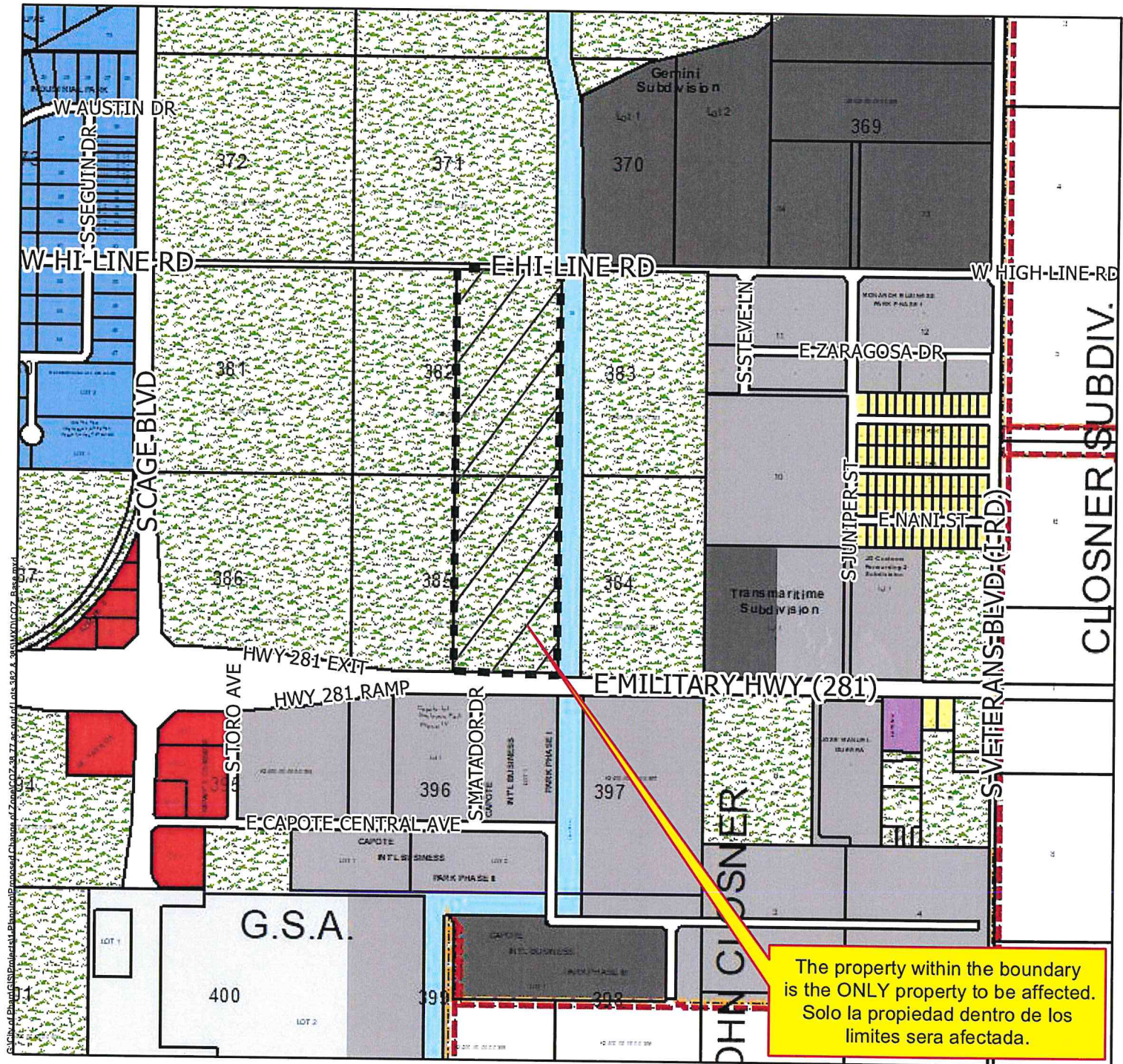
Date: 2/21/2022

Scale: 1 inch = 900 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.





Zoning

ZONE

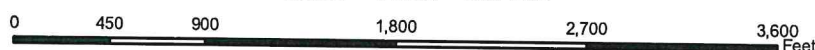
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

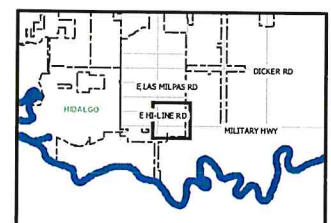
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/21/2022

Scale: 1 inch = 900 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.





SCALE 1"=100'

PLAT FOR DEKAL SUBDIVISION CITY OF PHARR, HIDALGO COUNTY, TEXAS

BISSELL SOUTHWEST DC
LESSOR
P.O. BOX 382
PHARR, TEXAS 77560

BLU-MAN INVESTMENTS LLC
GRANTOR
P.O. BOX 382
PHARR, TEXAS 77560

CITY OF PHARR
DRAINAGE CANAL

FP US HOLDINGS LLC
P.O. BOX 382
PHARR, TEXAS 77560

E. HI-LINE RD

FP US HOLDINGS LLC
P.O. BOX 382
PHARR, TEXAS 77560

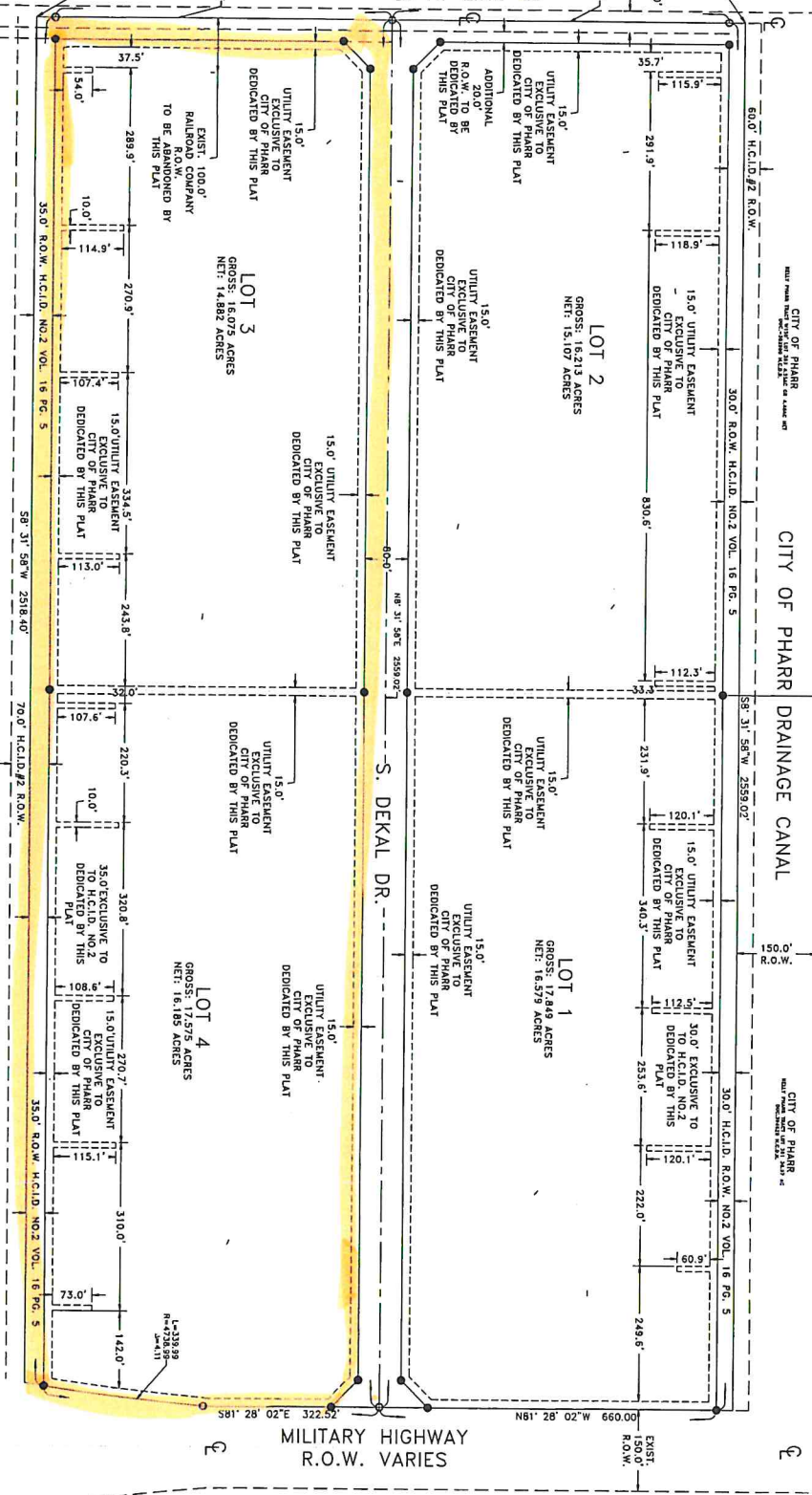
P.O. BOX 382
N.W. CORNER
LOT 382

FP US HOLDINGS LLC
P.O. BOX 382
PHARR, TEXAS 77560

PRINCIPAL CONTACTS:
OWNER: ZEPHRA TEXAS, L.P./ZEPHRA PROPERTIES, LLP
ADDRESS: 10700 S. PALM BLVD., PHARR, TX 77567
DIRECTOR: DEBORAH E. DUBOIS, P.L.L.C. - FIDELITY CONSULTING SERVICES
207 E. MARSHALL AVE., LA. 75001, TX 75053
CONTACT NUMBER: (950) 878-6945
(950) 737-3411

CAPOE FARM, INC.
P.O. BOX 382
PHARR, TEXAS 77560

CAPOE FARM, INC.
P.O. BOX 382
PHARR, TEXAS 77560



PROJECT LOCATION

PLAT FOR DEKAL SUBDIVISION

A 77,403 ACRE TRACT OF LAND OUT OF LOTS 382 AND 383, TRACT 1, PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, BEING MORE OR LESS THE SAME AS DESCRIBED IN DEED RECORDS 133,114 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: FIDELITY CONSULTING SERVICES

TYPE: FINAL NO. 112349

DATE: PREPARED MAY 24, 2021

DATE: RECORDED MAY 24, 2021

SHEET 05 OF 06

LEGEND

- LOT BOUNDARY
- EXISTING LOT BOUNDARY
- UTILITY EASEMENT
- RIGHT OF WAY
- CENTERLINE
- HIDALGO COUNTY DEED RECORDS
- BROWN ROD FOUND
- SET 1/2" IRON ROD
- P.O.B.
- POINT OF BEGINNING



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

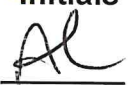
AGENDA ITEM: COZ:#220208

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 11, 2022

1. **Applicant:** Fulcrum Consulting Services, representing Delta Properties LLP.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).
3. **Nature / Intent of Request:** In order to develop and construct warehouses on the subject site.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>3-22-22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>3/22/22</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, MARCH 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). The property is legally described as being 38.632-acres, more or less, out of Lots 382 & 385, Kelly – Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 800 Block of East Hi-Line Road.

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

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

DESCRIPTION OF PROPERTY:

Fulcrum Consulting Services, representing Delta Properties LLP. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) in order to develop and construct warehouses on the subject site.

The subject site is located on the south side of East Hi-Line Road and North of East Military Highway (281). It is physically located within the 800 Block of East Hi-Line Road. The property is legally described as being 38.632-acres, more or less, out of Lots 382 and 385 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The northern portion of the property fronts East Hi-Line Road, a major collector with a posted speed limit of 30 miles per hour or less and the southern portion fronts East Military Highway (281), a principal arterial with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property and the properties to the north, east and west are currently zoned Agricultural and/or Open Space District (A-O). The properties to the south were rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 15, 2005. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for industrial use in the Land Use Plan.

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

Seven (7) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress. The property is compatible with the future land use plan. 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 **March 21, 2022** 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

Fulcrum Consulting Services, representing Delta Properties LLP.

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

APPLICANT

CURRENT ZONE

Being 38.632-acres, more or less, out of Lots 382 and 385

Heavy Industrial District (H-I)

ADDRESS

	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 Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, has adequate ingress and egress. The property is compatible with the future land use plan. If approved, the owner must comply with all City Ordinances and City Department requirements.

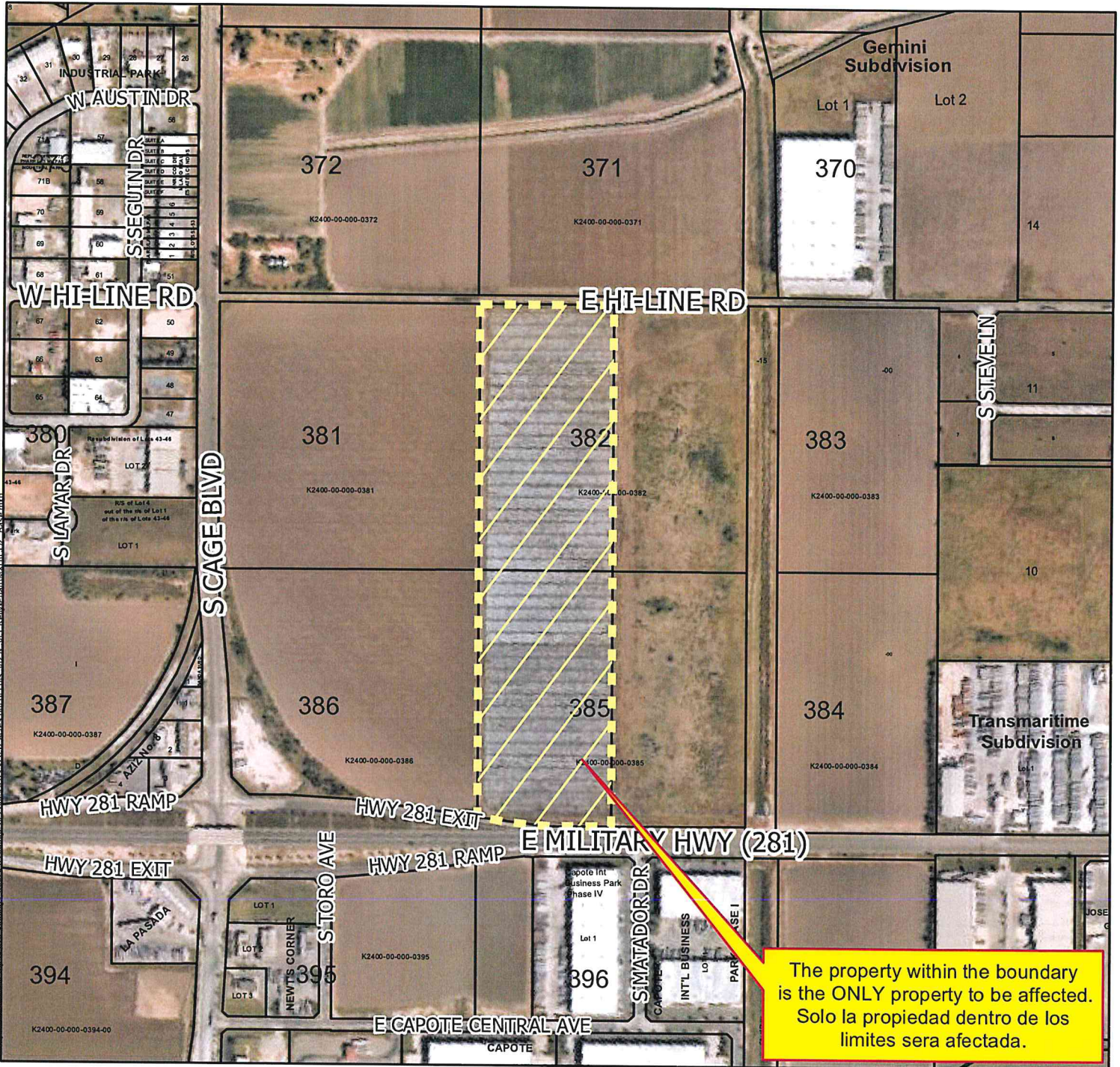
Nelly Terrazas Rojo

PREPARED BY

March 7, 2022

DATE

Proposed Change of Zone
38.77 ac out of Lots 382 & 385, Kelly Pharr
Delta Properties LLP/ Dino Panousopoulos



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

Zoning

ZONE

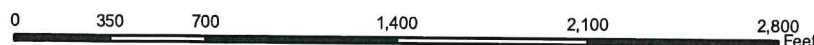
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/21/2022

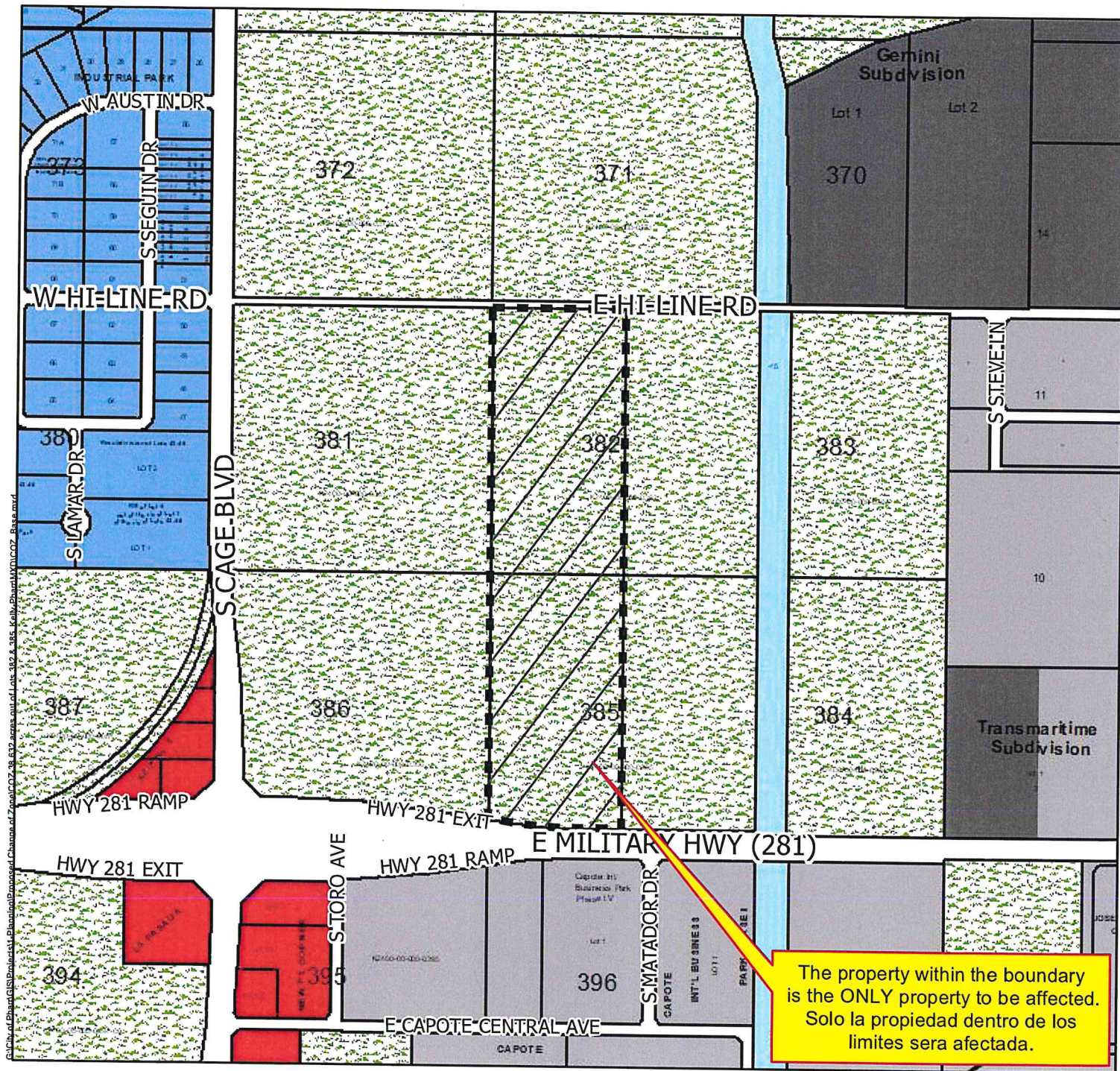
Scale: 1 inch = 700 feet



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
38.77 ac out of Lots 382 & 385, Kelly Pharr
Delta Properties LLP/ Dino Panousopoulos



Zoning

ZONE

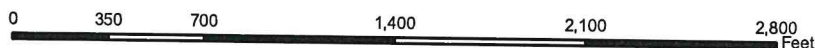
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

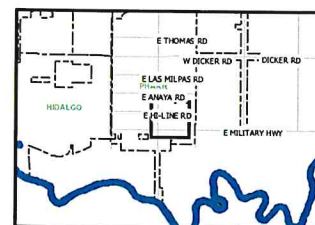
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/21/2022

Scale: 1 inch = 700 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.





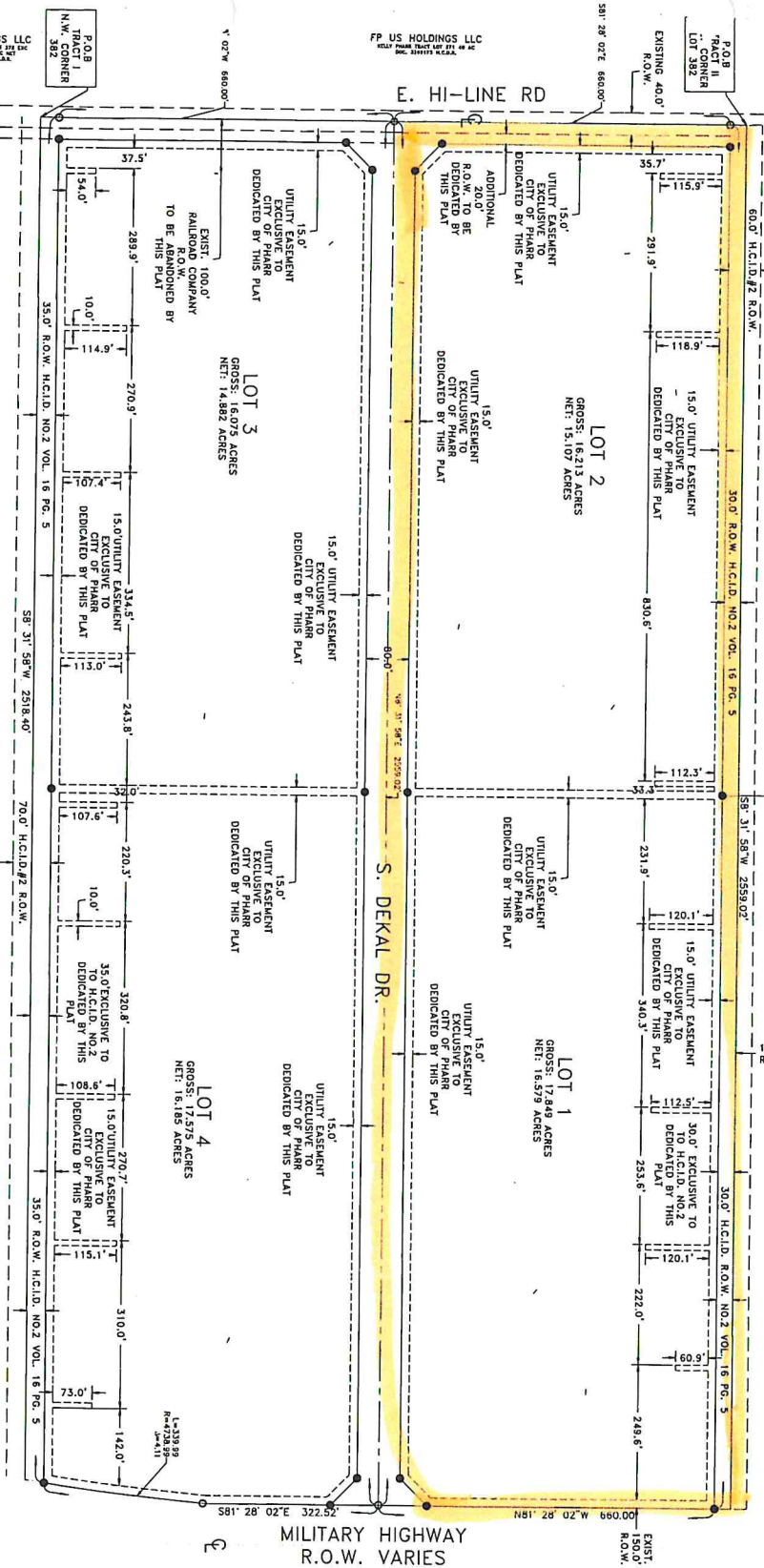
SCALE 1"=100'

PLAT FOR DEKAL SUBDIVISION CITY OF PHARR, HIDALGO COUNTY, TEXAS

BISSELL SOUTHWEST DC
LEASING, LLC
BY: [Signature]

BLU-MAN INVESTMENTS LLC
BY: [Signature]

CITY OF PHARR
DRAINAGE CANAL



PRINCIPAL CONTACTS: TPAAS, LLC/TPAAS CONSULTING, LP
ENGINEER: GEORGE E. LARSON, P.E. - TPAAS CONSULTING SERVICES
ADDRESS: 10700 S. PAUL DR., PHARR, TX 77527
257 E. WINDMILL AVE., DALLAS, TX 75233
CONTACT NUMBER: (936) 879-6845
(936) 779-3411

CAPOTE FARMS, INC.
BY: [Signature]

CAPOTE FARMS, INC.
BY: [Signature]

LOCATION MAP
SHEET 13-1-1000

PLAT FOR
DEKAL SUBDIVISION

A 77,409 ACRE TRACT OF LAND IN PART OF LOTS 342 AND 343, KELL-PAHR SUBDIVISION, HIDALGO COUNTY, TEXAS, BEING 131,134 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: TPAAS CONSULTING SERVICES
TYPE FILE NO. 17139
DATE PREPARED MAY 24, 2021
DATE SUBMITTED MAY 25, 2021
SHEET 02 OF 06

LEGEND

- LOT BOUNDARY
- EXISTING LOT BOUNDARY
- UTILITY EASEMENT
- RIGHT OF WAY
- CORNER
- HIDALGO COUNTY DEED RECORDS
- IRON ROD FOUND
- SET 1/2" IRON ROD
- POINT OF BEGINNING



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220209

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 11, 2022

1. **Applicant:** R. Gutierrez Engineering Corporation, representing Ismelda Montanez.
2. **Requested Action:** Re-zoning request from Single Family Residential District (R-1) to General Business District (C).
3. **Nature / Intent of Request:** In order to allow a commercial business.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

[Signature]
Initials

3-22-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

3-22-22
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, MARCH 28, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.38-acres, more or less, out of Lot 325, Kelly – Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 224 West Dicker Road.

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

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

DESCRIPTION OF PROPERTY:

R. Gutierrez Engineering Corporation, representing Ismelda Montanez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to General Business District (C) in order to allow a commercial business.

The subject site is located to the north side of West Dicker Road and has a physical address of 224 West Dicker Road. The property is legally described as being 0.38-acres, more or less, out of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Dicker Road a 120' – 150' principal arterial, with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single Family Residential District (R-1). The north property is currently zoned Agricultural and/ or Open Space District (A-O). The property to the east was rezoned from Single Family Residential District (R-1) to General Business District (C) on March 1, 2011, and the properties to the South were rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on March 17, 1987. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan.

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

Thirteen (13) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) responses to the letters or the legal notice for information only.

Development Services is recommending approval of the request to re-zone from Single Family Residential District (R-1) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **March 21, 2022** 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

R. Gutierrez Engineering Corporation, representing Ismelda Montanez.

Single Family Residential District (R-1)

APPLICANT

CURRENT ZONE

224 West Dicker Road

General Business District (C)

ADDRESS

	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 Single Family Residential District (R-1) to General Business District (C) as the property meets area requirements, has adequate ingress and egress.

The property is compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similarly situated properties.

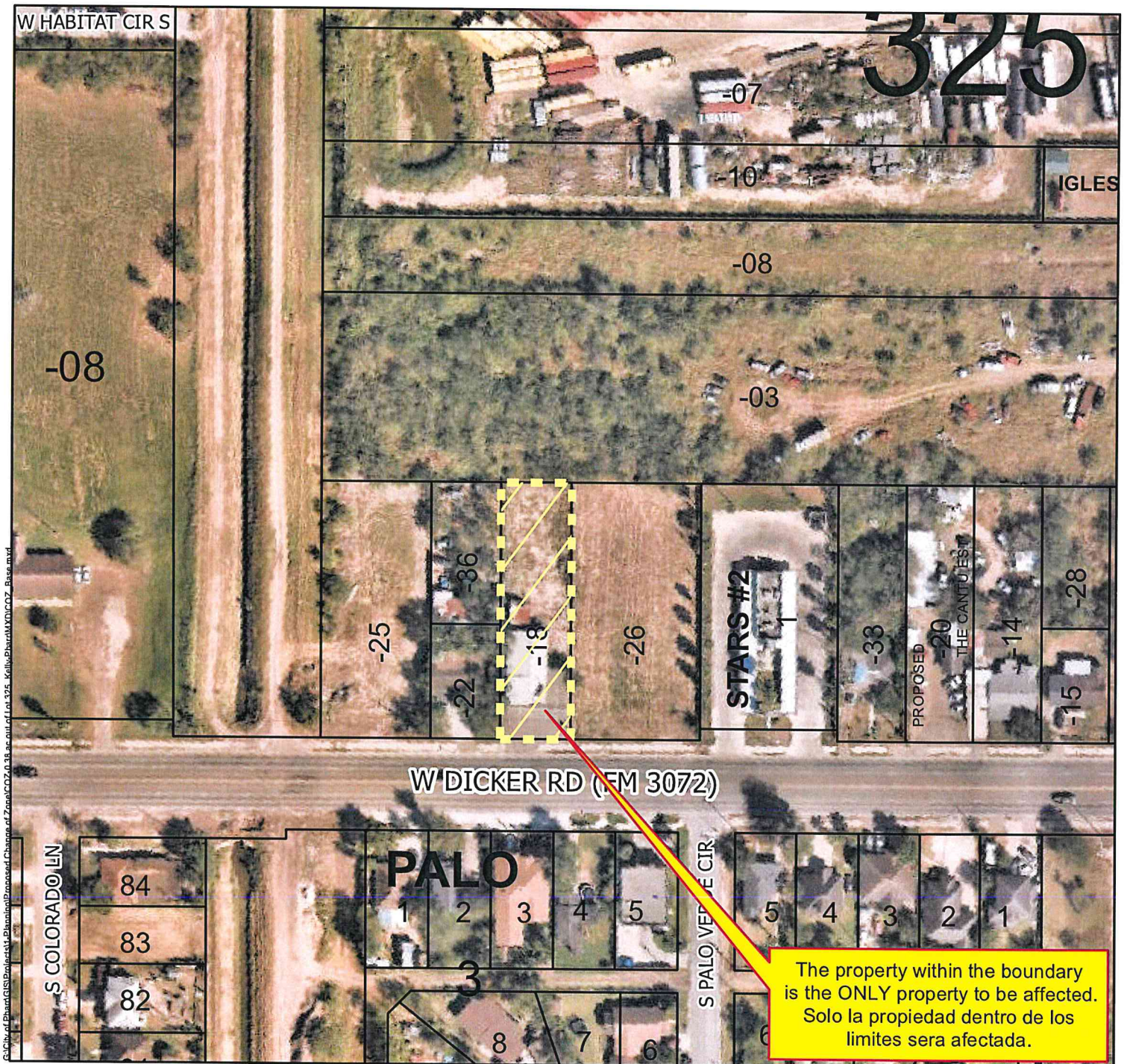
If approved, the owner must comply with all City Ordinances and City Department requirements.

Nelly Terrazas Rojo

PREPARED BY

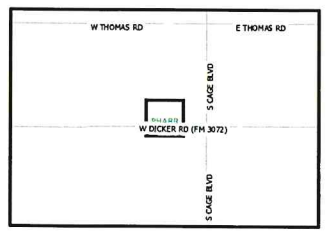
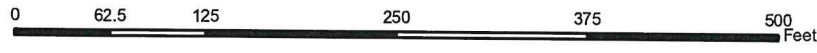
March 7, 2022

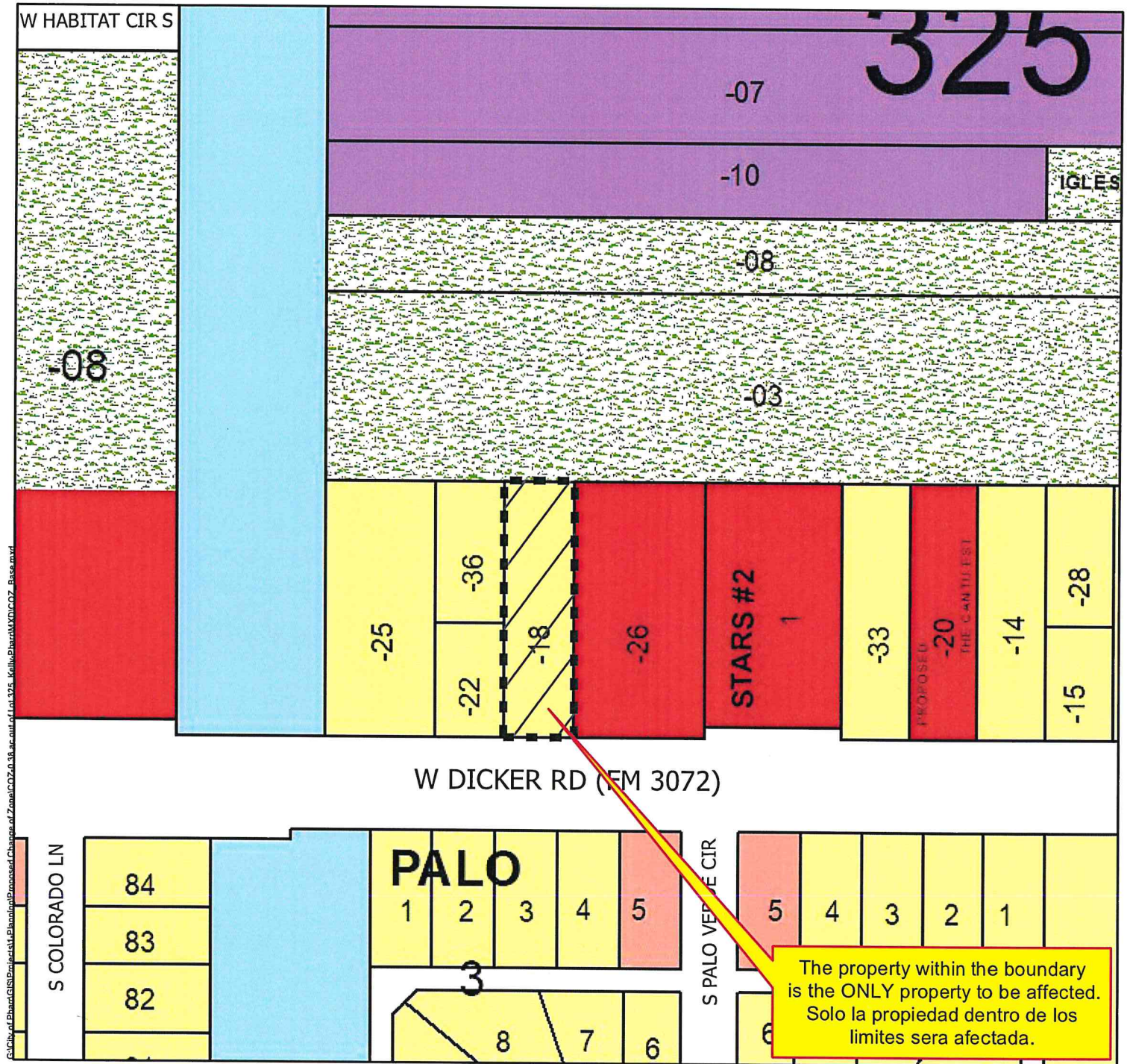
DATE



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

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





Zoning

ZONE

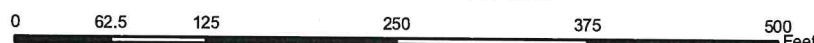
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

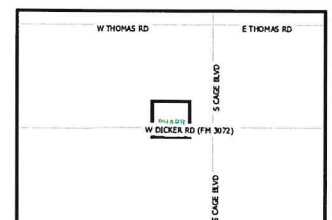
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/21/2022

Scale: 1 inch = 125 feet



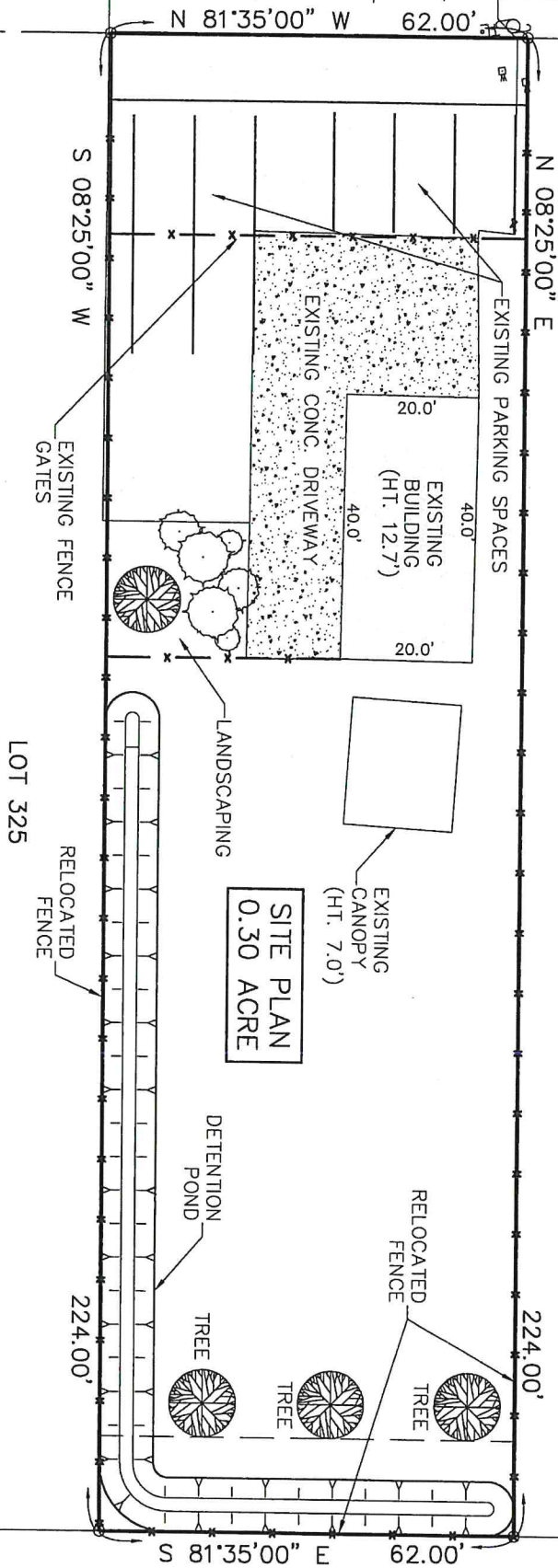
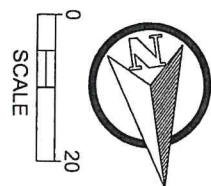
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



DICKER ROAD (F.M. 3072)

KELLY - PHARR SUBDIVISION
VOLUME 03, PAGES 133-134, D.R.H.C., TX.

LOT 325



R. Gutierrez
Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE · PHARR, TEXAS 78577
(TEL) 956 / 782-2557 · (FAX) 956 / 782-2558
FIRM No. 486



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: March 24, 2022

MEETING DATE: March 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Siempre La Pachanga, LLC., d/b/a La Pachanga Restaurant y Buffet has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.0351, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1401 South Jackson Road, Unit 7 and 8. **CUP#220213**

Classification: Regular

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

Issue: Siempre La Pachanga, LLC., d/b/a La Pachanga Restaurant y Buffet has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). **CUP#220213**

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 3/24/2022
Approved - 3/24/2022
Final Approval - 3/25/2022

MEMORANDUM

DATE: MONDAY, MARCH 28, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#220213 (LA PACHANGA RESTAURANT Y BUFFET)

GENERAL INFORMATION:

APPLICANT: Siempre La Pachanga, LLC., d/b/a La Pachanga Restaurant y Buffet has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.0351, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1401 South Jackson Road, Unit 7 and 8.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, the property to the east is Residential Multi-Family High Density District (R-MFHD), and the west is city limits. This area is generally designated for commercial use in the Land Use Plan.

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

HEALTH DIVISION:

Pending inspection of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

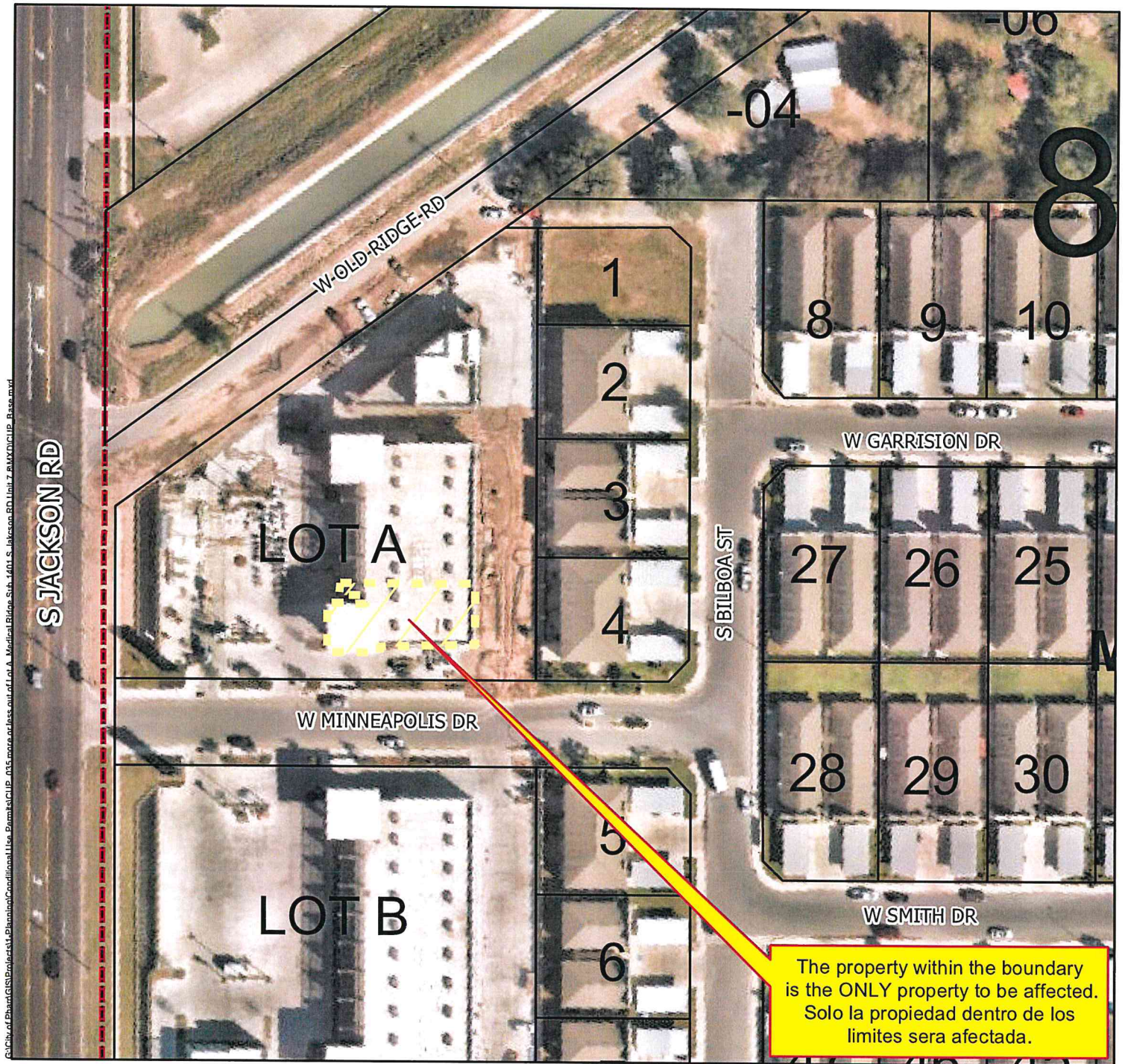
Thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

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

NOTE: This item will go before the City Commission Meeting of **April 4, 2022, at 4:00 p.m.**

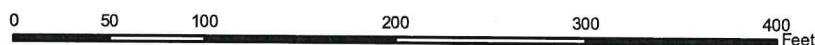
Proposed Conditional Use Permit
 0.0351, more or less, out of Lot A, Medical Ridge Subdivision
 1401 South Jackson Road, Unit 7 and 8
 M & S ESTATE LTD



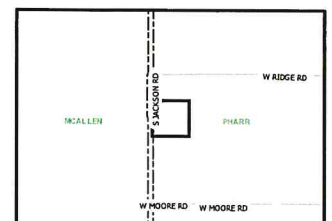
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

City of Pharr, Texas
 Engineering Department
 956.402.4242

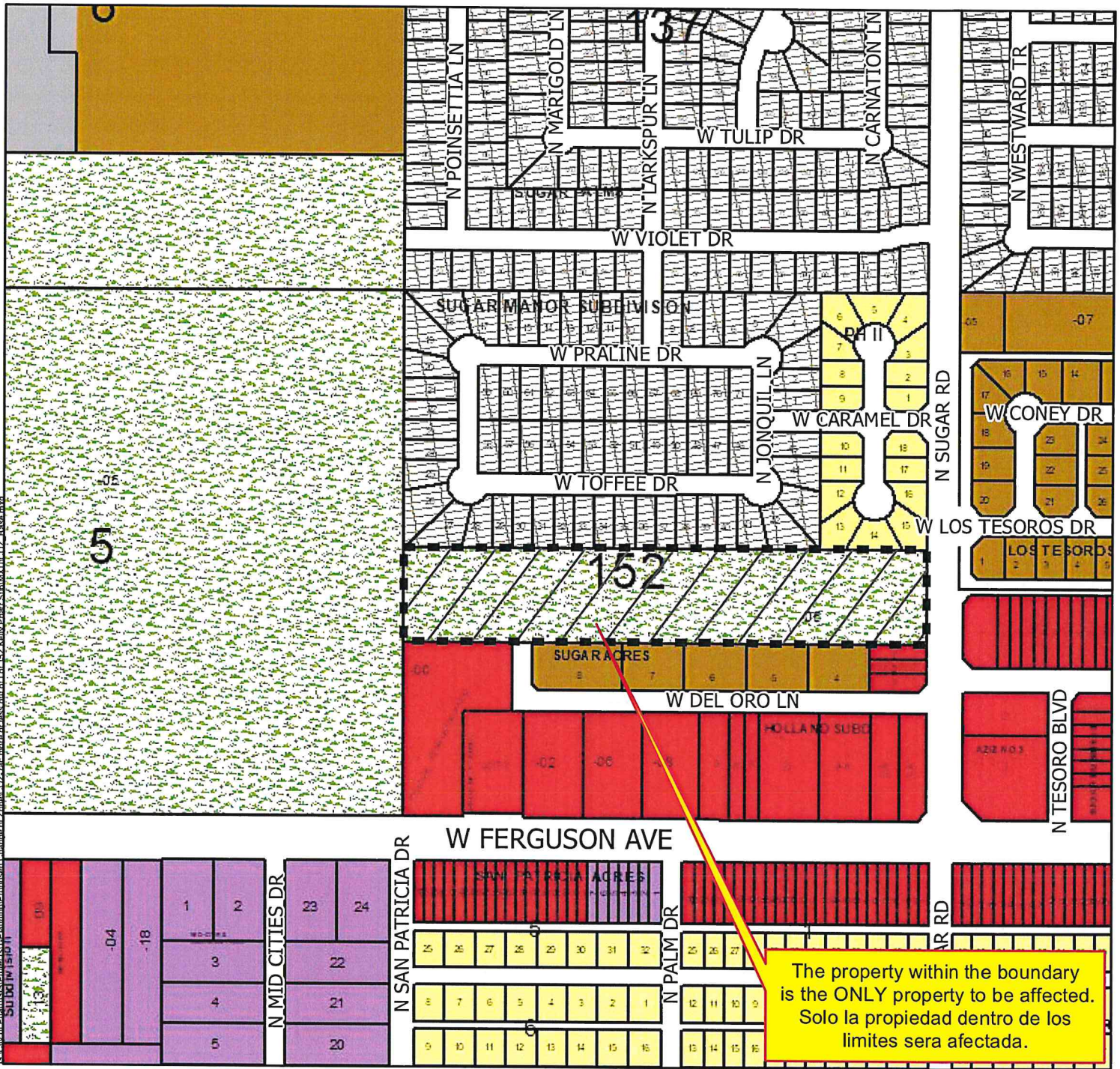
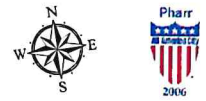
Scale: 1 inch = 100 feet



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
7ac, more or less, out of Lot 152 Kelly-Pharr Subdivision
Rich Heritage Construction Inc.



Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Scale: 1 inch = 350 feet

0 175 350 700 1,050 1,400 Feet

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



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 3/8/2022



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: March 24, 2022

MEETING DATE: March 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rich Heritage Construction Inc., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 7.0-acres, more or less, out of Lot 152 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2211 North Sugar Road. **COZ#220214**

Classification: Regular

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

Issue: Rich Heritage Construction Inc., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 3/24/2022
Approved - 3/24/2022
Final Approval - 3/25/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220214

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 16, 2022

1. Applicant: Rich Heritage Construction Inc., owner.
2. Requested Action: Re-zoning request from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD).
3. Nature / Intent of Request: In order to develop and construct apartments.

4. Routing to Staff:

A. Roland Gomez, Interim Director

[Signature]
Initials

3-22-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

3-22-22
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, MARCH 28, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 7.0-acres, more or less, out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2211 North Sugar Road.
-----------------	---

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

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

DESCRIPTION OF PROPERTY:

Rich Heritage Construction Inc., owner has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments.

The subject site is located west of north Sugar Road and is physically located at 2211 North Sugar Road. The property is legally described as being 7.0 acres, more or less, out of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts north Sugar Road, a 70' minor collector with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the west are currently zoned Agricultural and/ or Open Space District (A-O). A portion of the properties to the north was rezoned from Agricultural and/ or Open Space District (A-O) to Residential Mobile Home District (R-MH) on December 5, 2000, and the other portion was rezoned from General Business District (C) to Single Family Residential District (R-1) on March 15, 2005. Properties to the east were rezoned from Agricultural and/ or Open Space District (A-O) to Residential Multi Family High Density District (R-MFHD) on January 25, 2000, and General Business District (C) on October 6, 1997. A portion of the properties to the south was rezoned from General Business District (C) to Residential Multi Family High Density District (R-MFHD) on February 21, 2022, and another portion was rezoned from Agricultural and/ or Open Space District (A-O) to Residential Multi Family High Density District (R-MFHD) and General Business District (C) on May 17, 2005. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Residential Multi-Family High Density District (R-MFHD) is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Sixty-three (63) 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 Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The property is currently not compatible with the future land use plan; however, the zoning will allow reasonable use of the property and granting the request results in equal treatment of similar situated properties. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 4, 2022, 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

Rich Heritage Construction Inc., owner.

APPLICANT

2211 North Sugar Road

ADDRESS

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

CURRENT ZONE

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

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

STAFF RECOMMENDATIONS:

Approval

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

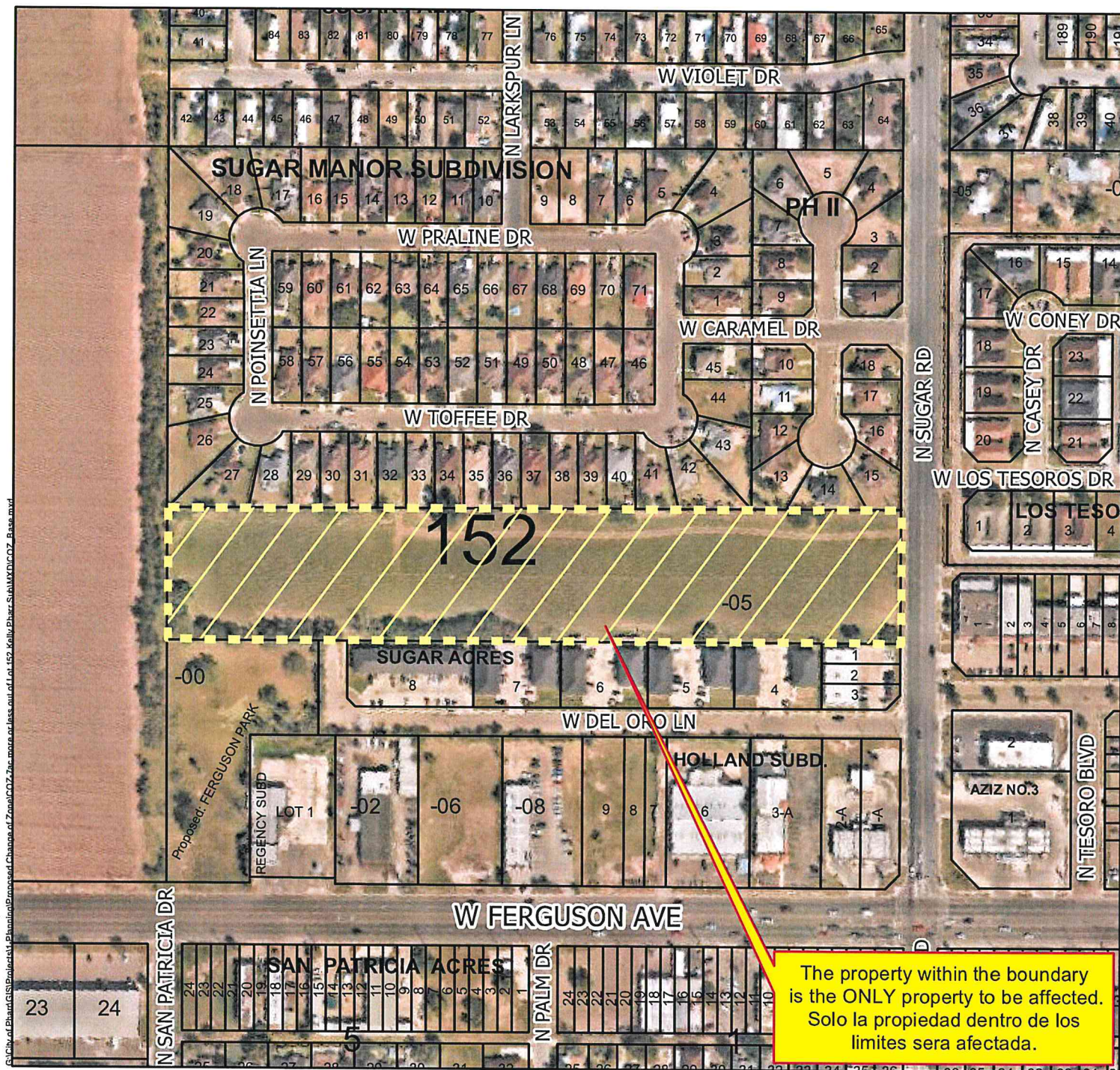
Nelly Terrazas Rojo

PREPARED BY

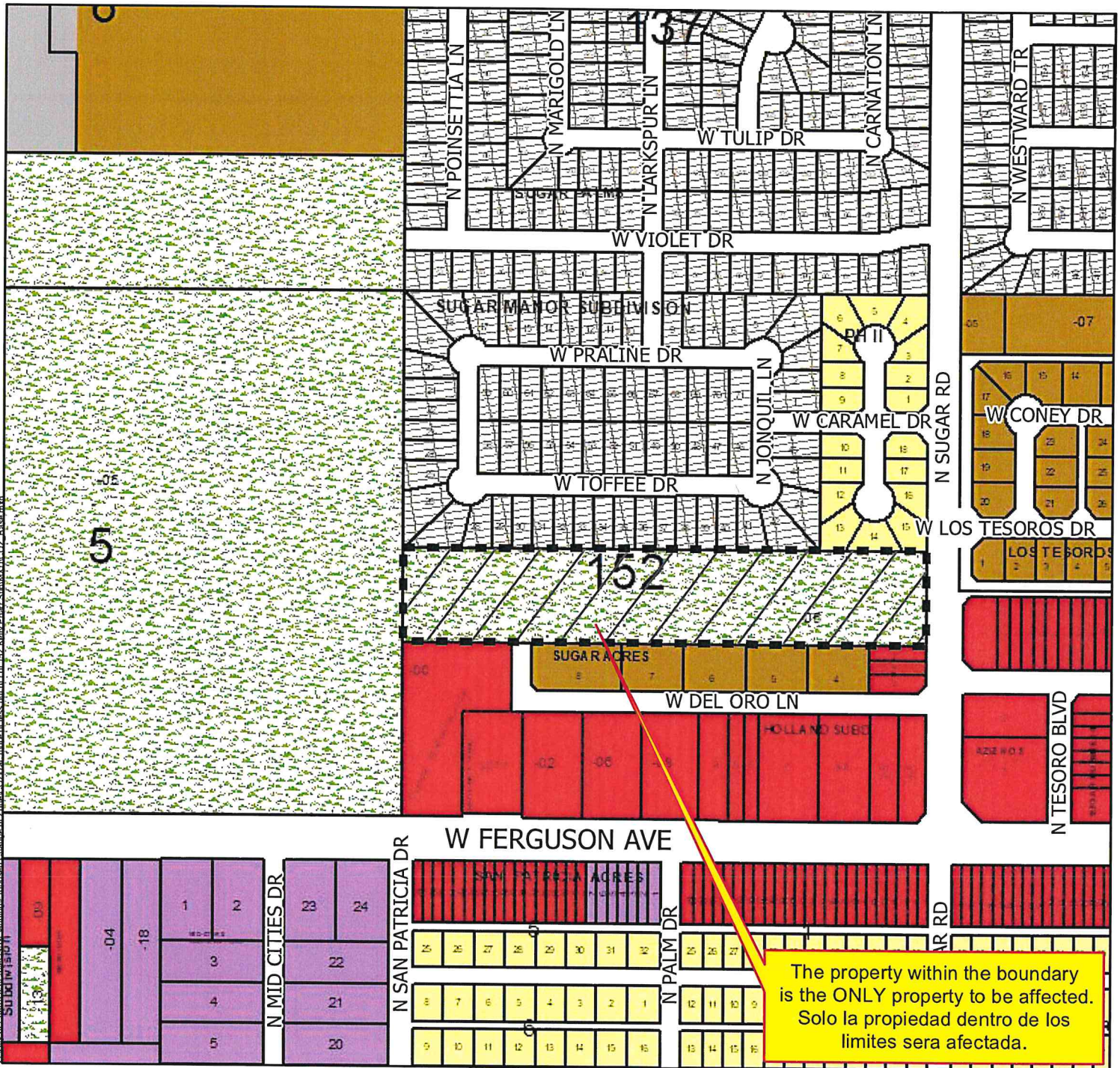
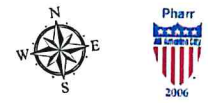
March 17, 2022

DATE

Proposed Change of Zone
7ac, more or less, out of Lot 152 Kelly-Pharr Subdivision
Rich Heritage Construction Inc.



Proposed Change of Zone
7ac, more or less, out of Lot 152 Kelly-Pharr Subdivision
Rich Heritage Construction Inc.



Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

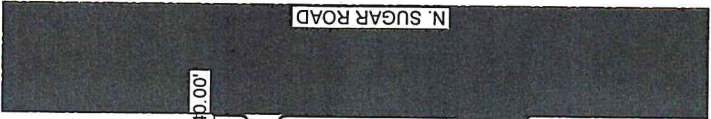
City of Pharr, Texas
Engineering Department
956.402.4242

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.





10.00'

10' UTILITY EASEMENT

1,320.00'

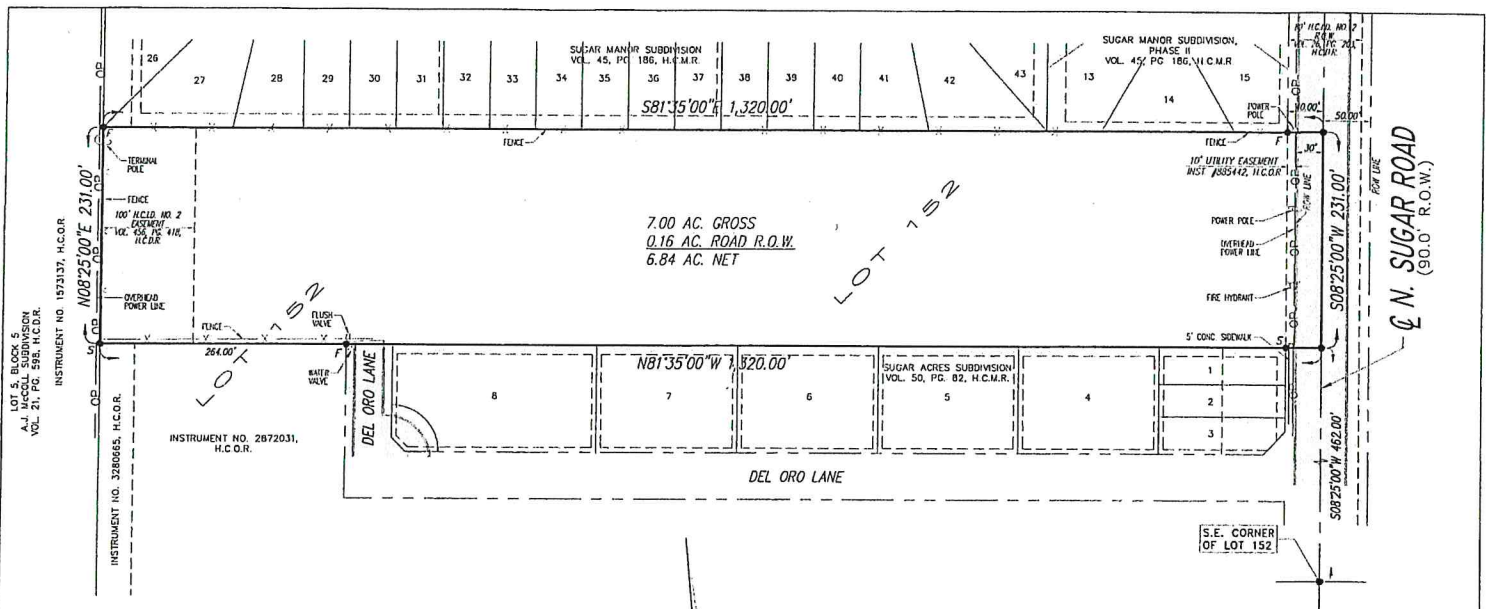
STREET

W. DEL ORO, LN.

31' RETENTION POND

19' EASEMENT

241'



I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.



REGISTERED PROFESSIONAL LAND
SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.
SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

ADDRESS:
2211 N. SUGAR ROAD
PHARR, TX 78577

LEGEND:
F - FOUND 1/2"Ø IRON ROD
S - SET 1/2"Ø IRON ROD WITH
A CAP LABELED "RPLS 4204"

SCALE: 1" = 100'

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480334 0425 C
MAP REVISED: 11/16/1982
THIS AREA IS IN FLOOD ZONE "B"

PROPERTY SUBJECT TO:

RIGHT OF WAY EASEMENT (AERIAL EASEMENT) FROM PHYCIE W. GIESE AND HUSBAND, OSCAR A. GIESE, TO CENTRAL POWER & LIGHT CO., DATED MAY 10, 1957, RECORDED IN VOLUME 890, PAGE 25, DEED RECORDS, HENDCO COUNTY, TEXAS

R.E. Garcia

Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-106
EMAIL: REGAASSOC@AOL.COM

TITLE: *BOUNDARY SURVEY*

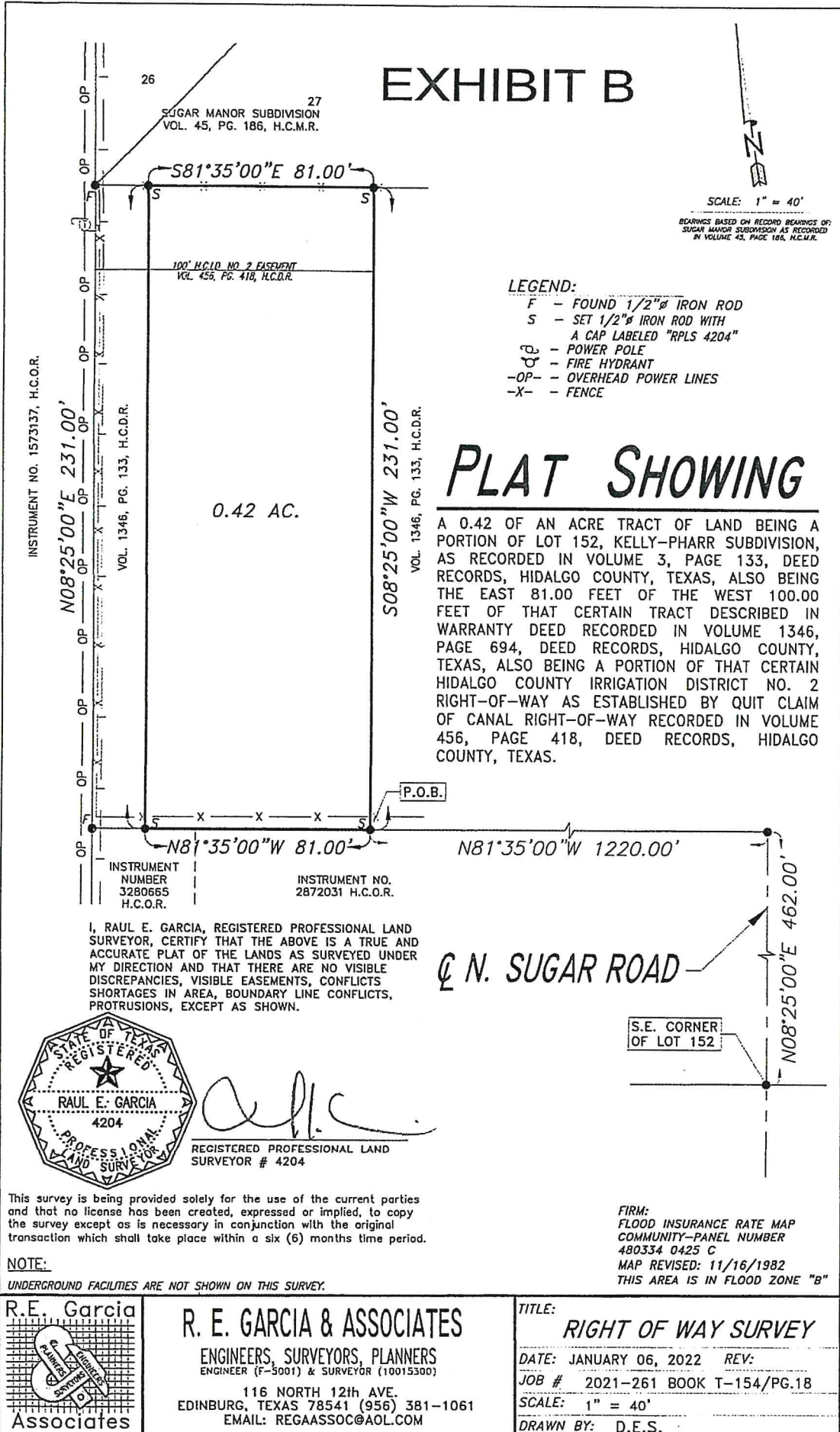
DATE: NOVEMBER 24, 2021 REV:

JOB # 2021-261 BOOK T-154/PG.18

SCALE: 1" = 100'

DRAWN BY: E.S.

EXHIBIT B



R.E. Garcia
Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE:
RIGHT OF WAY SURVEY

DATE: JANUARY 06, 2022 REV:
JOB # 2021-261 BOOK T-154/PG.18
SCALE: 1" = 40'
DRAWN BY: D.E.S.



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.6.

DATE SUBMITTED: March 24, 2022

MEETING DATE: March 28, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Gerardo Guadalupe Garza Jr. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 1, Block Q, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 320 East Jones Avenue. **COZ#201149**

Classification: Regular

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

Issue: Gerardo Guadalupe Garza Jr. has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending denial of the request to Residential Multi-Family District (R-MF) as the property is not consistent with the Future Land Use Plan. It is not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character. The property does meet 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
Patricia Rigney
Roland Gomez

Created/Initiated - 3/24/2022
Approved - 3/24/2022
Final Approval - 3/25/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 28, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#201149

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: November 19, 2020

1. Applicant: Gerardo Guadalupe Garza Jr., owner.
2. Requested Action: Re-zoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF).
3. Nature / Intent of Request: In order to develop and construct a four-plex on said property.

4. Routing to Staff:

A. Rogelio Rodriguez, Asst. Director	<u>KK</u> Initials	<u>3/24/22</u> Date	☐ Approval ☒ Denial
B. Planning Staff Recommendations	<u>AL</u> Initials	<u>3/24/22</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, MARCH 28, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF): Being Lot 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 320 East Jones Avenue.

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

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

DESCRIPTION OF PROPERTY:

Gerardo Guadalupe Garza Jr., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) in order to develop and construct a four-plex on said property.

The subject site is located on the south side of East Jones Avenue with the physical address being 320 East Jones Avenue. The property is legally described as being Lot 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Jones Avenue a 70' minor collector 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 Single-Family Residential District (R-1). The property and the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city adopted the current zoning ordinance we use today. On July 20, 1993, a portion of the property to the north was rezoned from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family residential use in the Land Use Plan.

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

Twenty (20) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received three (3) telephone calls in opposition of the item and four (4) individuals signed up to speak at the public hearing.

On December 14, 2020, the Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). On January 17, 2022, the item was presented to City Commission and after consideration was recommended to be reverted to the Planning and Zoning Commission for reconsideration.

Development Services is recommending **denial** of the request to Residential Multi-Family District (R-MF) as the property is not consistent with the Future Land Use Plan. It is not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character. The property does meet 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 **April 4, 2022 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

Gerardo Guadalupe Garza Jr., owner
APPLICANT

Single-Family Residential District (R-1)
CURRENT ZONE

320 East Jones Avenue
ADDRESS

Residential Multi-Family District (R-MF)
PROPOSED ZONE

	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:

Denial

The property is no consistent with the Future Land Use Plan. It is no compatible with adjacenet and nearby uses and may have determinantal impact to the neighborhood character. The property does not meet area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II
PREPARED BY

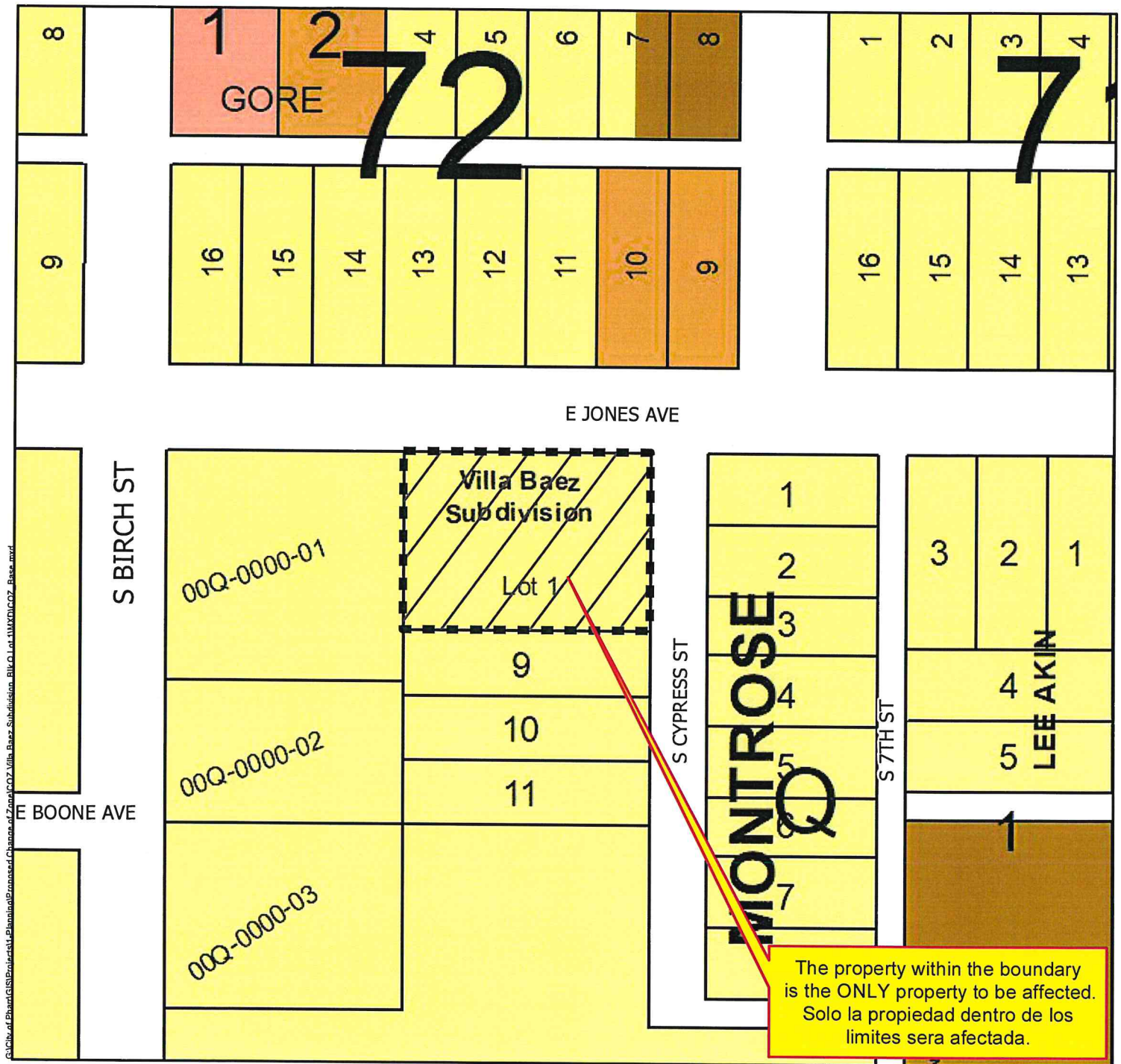
March 24,2022
DATE



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



Date: 3/24/2022



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



