

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 11, 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 March 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) Public hearing on the moratorium on applications and plans for development, permits, plats, verifications, rezoning, site plans and new or revised certificates of occupancy for multifamily developments within the City of Pharr.

2) Howard Adams, d/b/a, South Texas Wastewater LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lots 5 & 6, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 931 West Sharm Drive. **COZ#220317**

3) Melden & Hunt, Inc., representing Blu-Man Investments, 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 46.20-acres, more or less, out of Lots 383 and 384, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900 and 1000 Block of East Hi-Line Road. **COZ#220318**

4) Melden & Hunt, Inc., representing Jaime and Sandra G. Galpern, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to General Business District (C). The property is legally described as being 0.120-acre, more or less, out of Lot 8, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 7600 Block of South Jackson Road. **COZ#220319**

E. PLATS:

1) Treviño Engineering, representing Alberto Garza, owner, is requesting preliminary plat approval of the proposed Sam Houston Cage Subdivision. The property is legally described as being a 0.510 of an acres tract of land, more or less, out of Lots 1, 2 and 3, Block 1, South Side Addition Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of Sam Houston Ave. **SUB#220306**

2) Fulcrum Consulting Services, representing Zeppelin Texas LLC/Delta properties LLP., are requesting preliminary plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Military Hwy. **SUB#210827**

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.

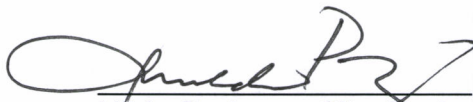
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 8th day of April 2022 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov).




for Hilda Pedraza, City Clerk

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

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

MEMBERS PRESENT: Danny Wylie
Andy Castro
Jonathan Larraga
Charlie Ramirez
Rafael Munguia
Guadalupe Cano

ABSENT: Romeo Robles
Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roy Rodriguez, Assistant Director/Building Official
Patricia Rigney, City Attorney
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II
Nelly Terrazas, Planner I
Iris Mata, Administrative Assistant

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. 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 were 2 individuals signed up to speak.

Gloria Vela, residing at 1005 Sundance Lane, San Juan, Texas, stated she was speaking for her parents who currently reside at 226 E. Jones Ave. She stated on December 2020, COZ#201149 was on the agenda requesting to rezone to construct a 4-plex with room to expand. Ms. Vela continued to state that at the time of the meeting, there was paperwork from Melanie Cano and Della Robles requesting denial; however, at the meeting the item was approved. She stated at the current meeting the paperwork from Rogelio Rodriguez and Anaïsa Licerio requested denial. Ms. Vela expressed her disappointment that not all residents were aware of the request to rezone. Ms. Vela urged the Planning and Zoning Commission to listen to the concerns of the surrounding property owners as the rezoning is not compatible with the surrounding properties, it is

not located on a major thoroughfare. She continued to state that the change of zone would increase traffic flow and decrease home value. Ms. Vela stated the change would not be in line with the Future Land Use Plan, it was not compatible with the adjacent zones, and would be detrimental to the character of the neighborhood.

Sara Lopez, currently residing on Nolana, but stated she was building a home at 225 East Jones. She stated the reason for the move was that the neighborhood was quieter, and the new property was larger. She continued to state her home value would decrease and would have new neighbors due to the twelve (12) to twenty-four (24) month leases in apartments. She asked the applicant to reconsider constructing two (2) rental homes versus eight (8) apartments.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 28, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of February 28, 2022. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

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

Anaisa Licerio, Planner II, introduced the item and stated 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. She further reported nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended 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.

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

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

Rafael Munguia asked if a buffer would be required.

Anaisa Licerio, Planner II, stated a buffer would not be required as the surrounding properties were zoned Agricultural and/or Open Space District (A-O).

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

- 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**

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

Anaisa Licerio, Planner II, further stated staff recommended 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. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

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

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

Anaisa Licerio, Planner II, introduced the item and stated the property was 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. The property is generally designated for commercial use in the Land Use Plan. She further reported thirteen (13) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) responses to the letters or the legal notice for information only.

Anaisa Licerio, Planner II, further stated staff recommended 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.

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, stated the checklist in the packet stated buffer would be required.

Anaisa Licerio, Planner II, stated a buffer would be required for west side of property as it was abutting a residential zone.

There being no further discussion Andy Castro moved to **approve** the request to re-zone from Single Family Residential District (R-1) to General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 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**

Anaisa Licerio, Planner II, introduced the item and stated 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. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request for a 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.

Ismael Morin, representing Ivan Manuel Marquez, stated Mr. Marquez was providing his daughter the monies to open a restaurant. He continued to state restaurant's main business was food and not alcohol as they were going to be open 10:00 am. to 11:00 p.m. Mr. Morin explained the applicant wanted to help with the City's infrastructure and will hire locally with five (5) employees and later grow to fifteen (15).

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, asked for a menu.

Anaisa Licerio, Planner II, stated a formal menu had not been finalized as it was a new business.

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

- 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**

Anaisa Licerio, Planner II, introduced the item and stated the property was 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. She further reported 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.

Anaisa Licerio, Planner II, further stated staff recommended 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, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Guadalupe Cano and Jonathan Larrage asked if a buffer would be required.

Chairman, Danny Wylie, stated a buffer fence would be required per the enclosed checklist.

There being no further discussion Guadalupe Cano moved to **approve** the request to re-zone from Agricultural and/ or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

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

Anaisa Licerio, Planner II, introduced the item and stated the property was 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. She further reported 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.

Anaisa Licerio, Planner II, further stated staff recommended denial of the request to re-zone from Single-Family Residential District (R-1) 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. If approved, the owner must comply with all City Ordinances and City Department requirements.

Gerardo Garza, applicant, was present virtually and stated the included plans were out dated as he intended to construct a duplex. He stated he planned to rent one (1) unit and have his family own the second unit. Mr. Garza explained he was an independent engineer and intended the property to help beautify the neighborhood as he would use high quality materials. He stated the property would be fenced and there was enough ingress and egress for traffic purposes. He stated there were other multifamily properties within the area and his hope was to house families or individuals wanting to live close to schools. Mr. Garza explained, if approved, he planned to meet all requirements, keep the neighborhood character, communicate with neighbors with any issues, and possibly create a neighborhood watch program.

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

Iris Mata, Administrative Assistant, stated there were six (6) individuals signed up to speak.

Ruben Rodriguez, representing his mother, Aileen Rodriguez, residing at 606 South Cypress, stated he had spoken to the applicant and informed him of the area

flooding, high traffic, and crime issues. He continued to state that those currently living in the area for several years and who have worked hard to maintain their property values will see a decrease in their values. Mr. Rodriguez stated the neighborhood has recently been quiet until a few years ago when the City allowed construction of apartments behind their property. Since the construction of the apartments, their vehicle had been stolen six (6) times and homes within the four (4) block radius have been broken into.

Laticia Rojas registered to speak but was not present at the time of the meeting.

Maria Elena Graciano, 403 East Sam Houston, spoke in Spanish.

Ruben Pequeno registered to speak in opposition of the item but was not present at the time of the meeting.

Phillip D. Clark, residing at 302 East Jones, asked the Planning and Zoning Commission to think about gentrification. He stated the applicant sent him and the neighbors letters stating he wanted to build a single family home which is not what was applied for. Mr. Clark stated he believed the request was mute as the applicant stated he wanted to build a single family home. Mr. Clark continued to state he believed the item should be voted as no as it will change the character of the neighborhood. He continued to state children would be running around the neighborhood, barbequing in the front of the property and keeping him up late at night with music.

Valdemar Garcia, residing at 617 South Birch, stated he moved here from California for a better work opportunity. He continued to state he worked several hours at DHR. Mr. Garcia stated placing apartments on the property would make the neighborhood louder and create more traffic. He stated the area is residential and had been residential for several years. Mr. Garcia stated he had lived in a four-plex property previously and he had property stolen and saw several issues. He continued to state he was in opposition of the request.

Rafael Munguia recommended entering into Executive Session.

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 6:38 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 7:05 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

- 7) **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**

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

ITEM E. PLAT APPROVAL

None.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Andy Castro moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:06 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 7, 2022

MEETING DATE: April 11, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Public hearing on the moratorium on applications and plans for development, permits, plats, verifications, rezoning, site plans and new or revised certificates of occupancy for multifamily developments within the City of Pharr.

Classification: Regular

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

Issue: Public hearing on the moratorium on applications and plans for development, permits, plats, verifications, rezoning, site plans and new or revised certificates of occupancy for multifamily developments within the City of Pharr.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/7/2022
Approved - 4/8/2022
Final Approval - 4/8/2022

CITY OF PHARR
NOTICE OF PUBLIC HEARING(S)
MORATORIUM ON PROPERTY DEVELOPMENT

Effective Thursday, April 7, 2022, a temporary moratorium is in effect on the development of multi-family residential development. During the temporary moratorium, no department of the City will accept applications or plans for development for permits, plats, verifications, rezonings, site plans or new or revised certificates of occupancy for multi-family residential development.

Purpose of the Temporary Moratorium

Recent applications for new multi-family residential development have demonstrated that current regulations may be inadequate to control the impacts of such growth and development on the surrounding street network, water and wastewater facilities and other public facilities. This temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, as well as plan for updated needs of the public facilities for the City of Pharr. Such actions are necessary in order to preserve the health, safety and general welfare of the community.

Exceptions to the Temporary Moratorium

This temporary moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law, nor does it affect an application for a project in progress under Chapter 245. The temporary moratorium shall neither prohibit nor delay the processing of an application for zoning filed on or before April 7, 2022.

Duration of the Temporary Moratorium

This temporary moratorium shall remain in force until the date the City Commission adopts an ordinance imposing a continuing moratorium in accordance with law, or April 16, 2022, whichever occurs first.

Opportunities to provide input on a continuing Moratorium

Municipal residents and affected parties are encouraged to provide input on whether a continuing moratorium shall be imposed prior to the expiration of this temporary moratorium. Public hearings will be held on the following dates and times:

Public Hearing 1: City Commission, Monday, April 4, 2022, 4:00 PM

Public Hearing 2: Planning and Zoning Commission, Monday, April 11, 2022, 6:00 PM

All public hearings will be conducted in the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

Authority for instituting a Moratorium

The City of Pharr will impose this temporary moratorium and is considering a continuing moratorium under authority pursuant to Chapter 212, Subchapter E, of the Texas Local Government Code.

CITY OF PHARR
/s/ Hilda Pedraza
Hilda Pedraza, City Clerk



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: April 7, 2022

MEETING DATE: April 11, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Howard Adams, d/b/a, South Texas Wastewater LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lots 5 & 6, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 931 West Sharm Drive. **COZ#220317**

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) 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.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/7/2022

Approved - 4/8/2022

Final Approval - 4/8/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 11, 2011

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220317

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 4, 2022

1. **Applicant:** Howard Adams, d/b/a, South Texas Wastewater LLC.
2. **Requested Action:** Re-zoning request from General Business District (C) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct an office with outside storage.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

RG
Initials

4-7-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

4-7-22
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, APRIL 11, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lots 5 & 6, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 931 West Sharm Drive.

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:

Howard Adams, d/b/a, South Texas Wastewater LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). In order to develop and construct an office with outside storage.

The subject site is located on the south side of West Sharm Drive and has a physical address of 931 West Sharm Drive. The property is legally described as being Lots 5 and 6, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas.

The property fronts west Sharm Drive, a 50' to 60' local street with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The properties to the north, east and west were rezoned from Agricultural and/ or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the south was rezoned from Agricultural and/ or Open Space District (A-O) to Heavy Commercial District (H-C) on December 3, 1996. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Six (6) 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 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.

NOTE: This item will go before the City Commission Meeting of **April 18, 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.**

Proposed Change of Zone
931 W SHARM, LOTS 5 & 6, JOHNSTONE SUPPLY
SOUTH TEXAS WASTEWATER



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

Zoning

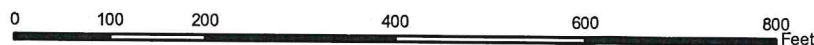
ZONE

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

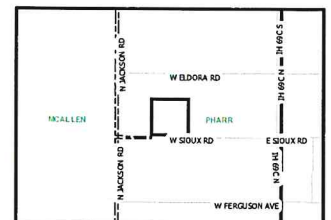
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

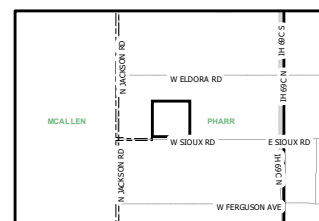
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 200 feet



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Date: 4/8/2022

[illegible]



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Howard Adams, d/b/a, South Texas Wastewater LLC.
APPLICANT

General Business District (C)
CURRENT ZONE

931 West Sharm Drive
ADDRESS

Heavy Commercial District (H-C)

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

STAFF RECOMMENDATIONS:

Approval

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

Nelly Terrazas Rojo
PREPARED BY

April 6, 2022
DATE



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: April 7, 2022

MEETING DATE: April 11, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Blu-Man Investments, 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 46.20-acres, more or less, out of Lots 383 and 384, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900 and 1000 Block of East Hi-Line Road. **COZ#220318**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Blu-Man Investments, 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).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements, is in line with the future land use 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 - 4/7/2022
Approved - 4/8/2022
Final Approval - 4/8/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 11, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220318
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: March 4, 2022

1. **Applicant:** Melden & Hunt, Inc., representing Blu-Man Investments, LLC., owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I).
3. **Nature / Intent of Request:** In order to develop and construct loading facilities.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director	<u></u> Initials	<u>4-7-22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>4-7-22</u> Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
D. City Attorney	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial
E. City Manager	<u> </u> Initials	<u> </u> Date	☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, APRIL 11, 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 46.20-acres, more or less, out of Lots 383 and 384, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 900 and 1000 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:

Melden & Hunt, Inc., representing Blu-Man Investments, 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 Heavy Industrial District (H-I) in order to develop and construct loading facilities on subject property.

The subject site is located on the south side of East Hi-Line Road and is physically located within the 900-1000 Block of East Hi-Line Road. The property is legally described as being 46.20 acres, more or less, out of Lots 383 and 384, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

The property is currently zoned Agricultural and/or Open Space District (A-O). The 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. A portion of the properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on February 15, 2000, and the upper east portion was rezoned to Limited Industrial District (L-I) on December 16, 2014. The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on February 7, 2019. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on April 4, 2022. There have no other zoning requests with the subject vicinity 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

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 Heavy Industrial District (H-I) as the property meets area requirements, is in line with the future land use 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 18, 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

Melden and Hunt, Inc., representing Blu-Man Investments, LLC.,
owner

APPLICANT

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

CURRENT ZONE

900-1000 Block of East Hi-Line Road

ADDRESS

Heavy Industrial District (H-I)

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:

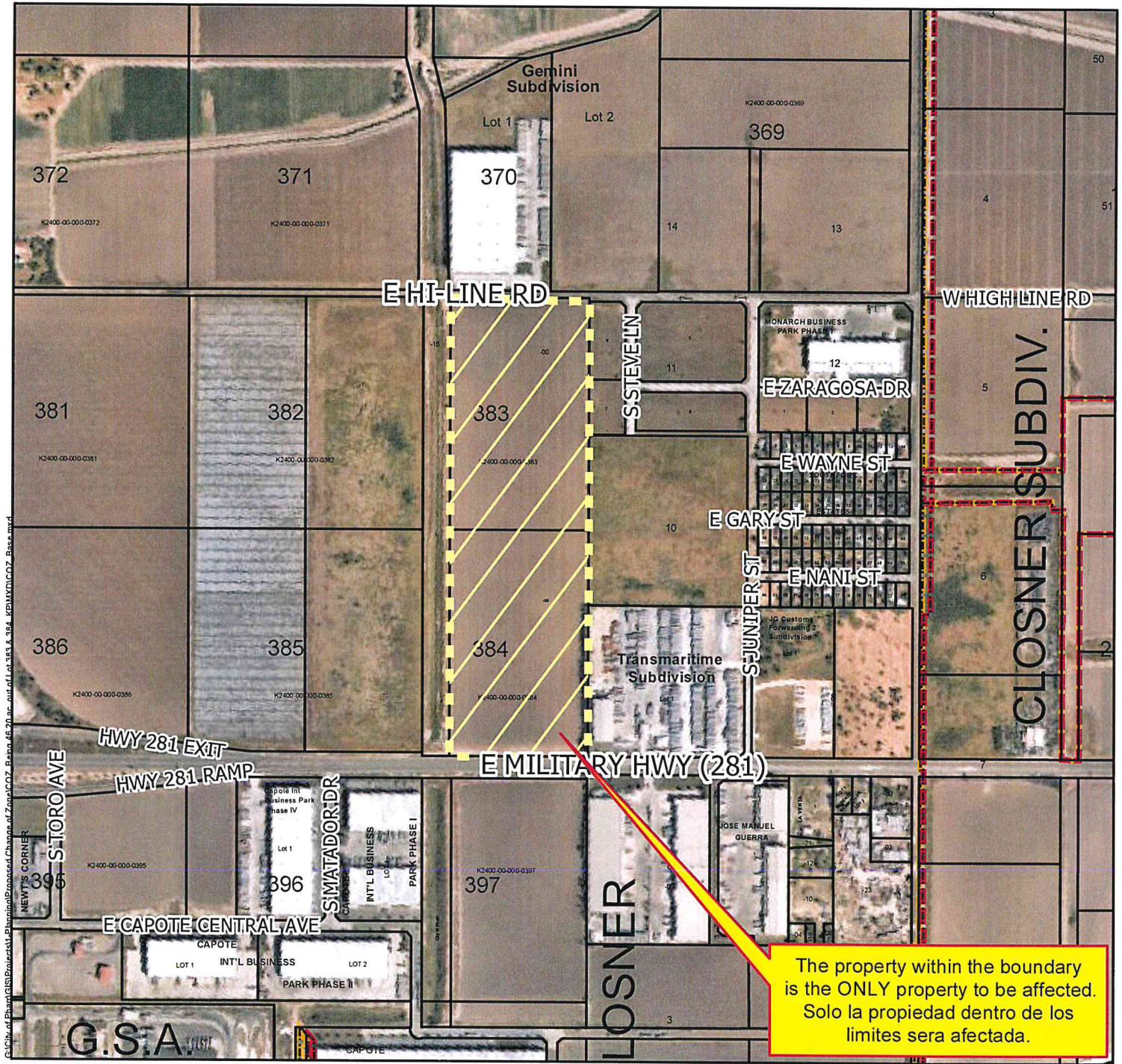
Approval

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, is in line with the future land use and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

April 6, 2022
DATE

Proposed Change of Zone
Being 46.20 ac, out of Lot 383 & 384, Kelly Pharr
Melden & Hunt/Rep. Blu-Man Investments



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

Zoning

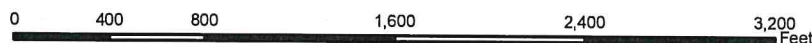
ZONE

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

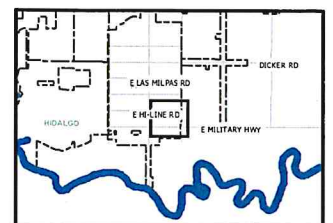
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

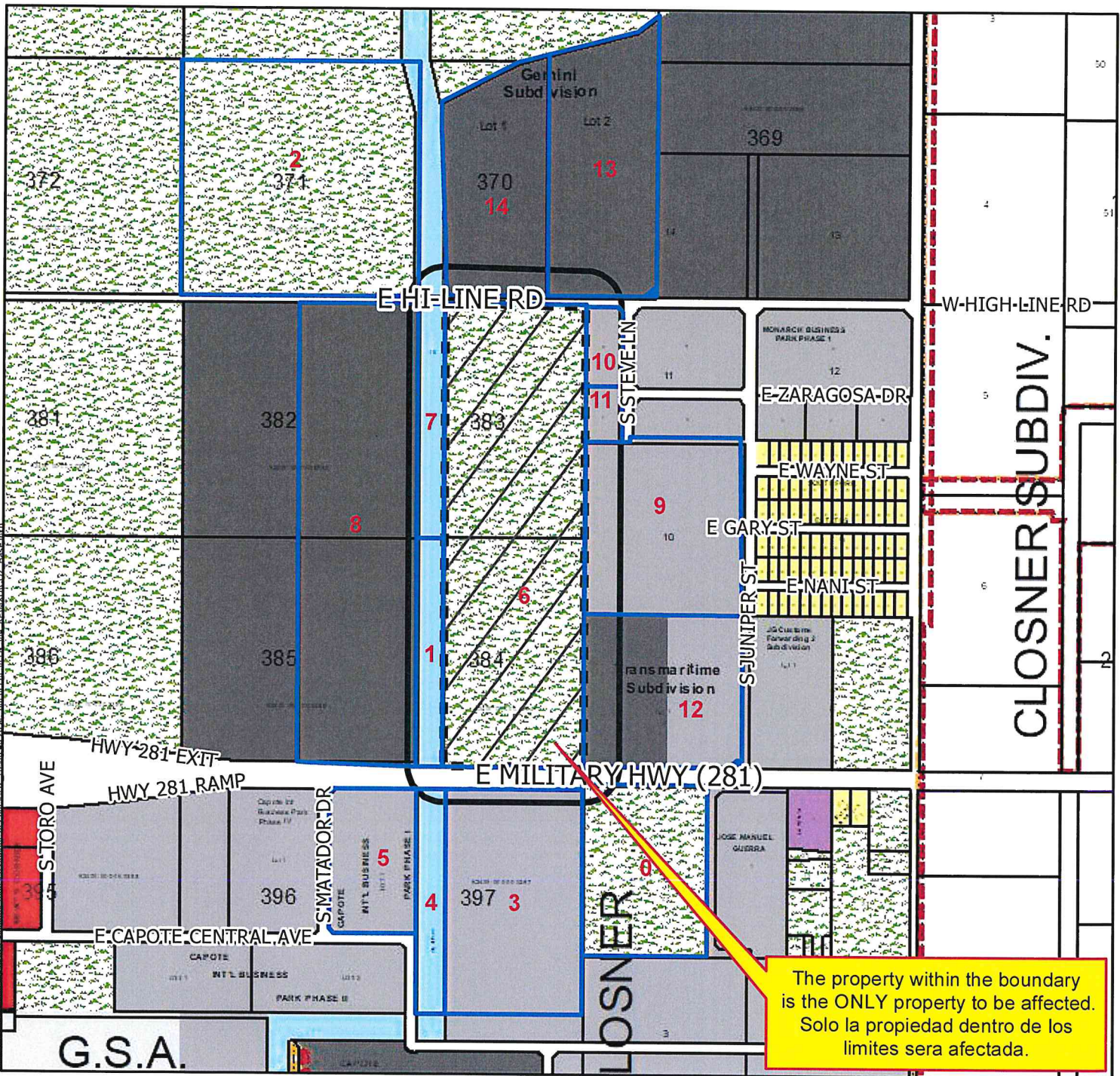
Scale: 1 inch = 800 feet



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This map is intended for general information only.



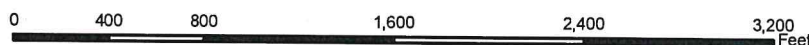
Proposed Change of Zone
Being 46.20 ac, out of Lot 383 & 384, Kelly Pharr
Melden & Hunt/Rep. Blu-Man Investments



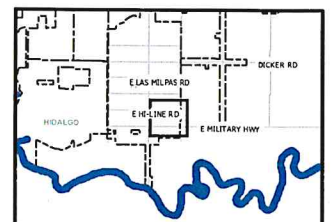
Zoning	Townhouse	Heavy Industrial
ZONE	HUD Code	Limited Industrial
Agricultural Open Space	Rail Road R.O.W	Neighborhood Commercial
Single Family	Government Owned	Office Professional
Single Family Small Lot	General Business	PSJA ISD
Residential Multi-Family	Business District	Hidalgo ISD
Residential Multi-Family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

City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 800 feet



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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: April 7, 2022

MEETING DATE: April 11, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Jaime and Sandra G. Galpern, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to General Business District (C). The property is legally described as being 0.120-acre, more or less, out of Lot 8, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 7600 Block of South Jackson Road.
COZ#220319

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Jaime and Sandra G. Galpern, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/ or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/7/2022
Approved - 4/8/2022
Final Approval - 4/8/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 11, 2011

ROUTE TO BOARD:

- ☐ CITY COMMISSION AGENDA ITEM: COZ:#220319
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: March 11, 2022

1. **Applicant:** Melden & Hunt, Inc., representing Jaime and Sandra G. Galpern, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/ or Open Space District (A-O) to General Business District (C).
3. **Nature / Intent of Request:** In order to develop and construct a car wash.

4. **Routing to Staff:**

- | | | | |
|-----------------------------------|--|-----------------------|--|
| A. Roland Gomez, Interim Director | <u></u>
Initials | <u>4.7.22</u>
Date | ☒ Approval ☐ Denial |
| B. Planning Staff Recommendations | <u></u>
Initials | <u>4.7.22</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, APRIL 11, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/ or Open Space District (A-O) to General Business District (C). The property is legally described as being 0.120-acre, more or less, out of Lot 8, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 7600 Block of South Jackson 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:

Melden & Hunt, Inc., representing Jaime and Sandra G. Galpern, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/ or Open Space District (A-O) to General Business District (C) in order to develop and construct a car wash.

The subject site is located on the east side of South Jackson Road and is physically located within the 7600 Block of South Jackson Road. The property is legally described as being a 0.120-acre, more or less, out of Lot 8, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts south Jackson Road, a 120' to 150' principle 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 property to the north, east, and south are currently zoned Agricultural and/or Open Space District (A-O). The property to the west is currently zoned General Business District (C). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan.

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

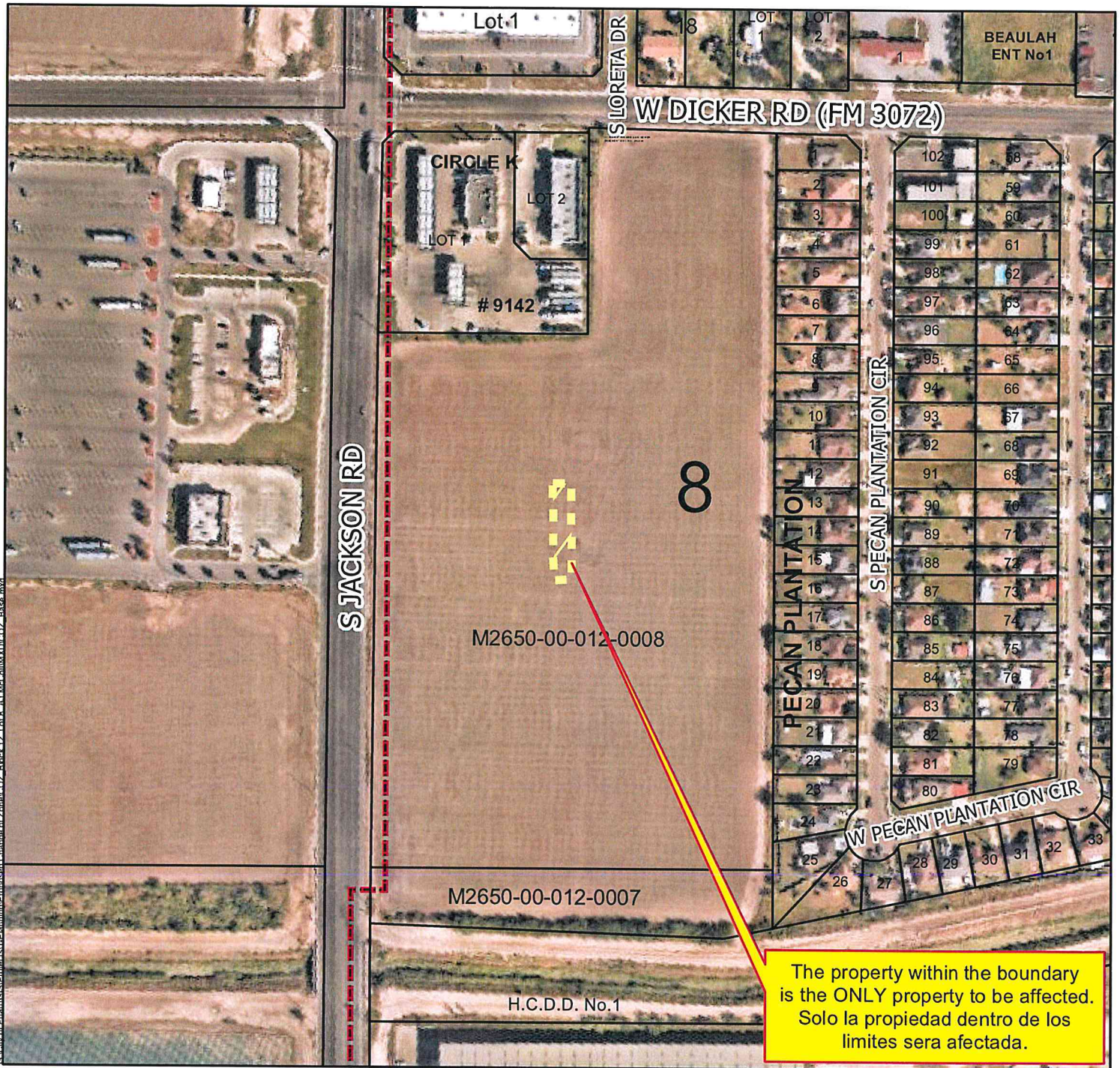
Zero (0) letters were mailed out due to no surrounding property owners within the 200-foot radius and a legal notice was published in the Advance News Journal.

Development Services is recommending approval of the request to re-zone from Agricultural and/ or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **April 18, 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.**



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

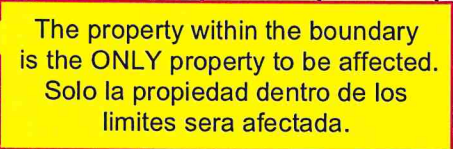
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 250 feet

0 125 250 500 750 1,000 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.







Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc., representing Jaime and Sandra G. Galpern,
owners.

APPLICANT

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

CURRENT ZONE

7600 Block of South Jackson Road

ADDRESS

General Business District (C)

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from Agricultural and/ or Open Space District (A-O) to General Business District (C) as the property meets area requirements, has adequate ingress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Nelly Terrazas Rojo

PREPARED BY

April 6, 2022

DATE



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 7, 2022

MEETING DATE: April 11, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Treviño Engineering, representing Alberto Garza, owner, is requesting preliminary plat approval of the proposed Sam Houston Cage Subdivision. The property is legally described as being a 0.510 of an acres tract of land, more or less, out of Lots 1, 2 and 3, Block 1, South Side Addition Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of Sam Houston Ave.
SUB#220306

Classification: Regular

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

Issue: Treviño Engineering, representing Alberto Garza, owner, is requesting preliminary plat approval of the proposed Sam Houston Cage Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Sam Houston Cage Subdivision subject to the listed conditions set before you.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/7/2022
Approved - 4/8/2022
Final Approval - 4/8/2022



Pharr
Development Services



MEMORANDUM

DATE: MONDAY, APRIL 11, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: SAM HOUSTON CAGE SUBDIVISION FILE NO. SUB#220306

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Alberto Garza, owner, is requesting preliminary plat approval of the proposed Sam Houston Cage Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.510 of an acres tract of land, more or less, out of Lots 1, 2 and 3, Block 1, South Side Addition Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of Sam Houston Ave.

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

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Provide streetlight layout maximum distance 250' along E. Sam Houston Ave.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines, if any.
2. Easements shall not overlap other easements.
3. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
4. Label and show any electrical easements on plat if any.

**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. Plat Note #5: provide, northing, easting.
2. Staff notes are attached.



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: SAM HOUSTON CAGE

Reviewed by: Manuel Renta

April 6, 2022

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. General Notes

Include the Word *Building*;

11. Additional Fire Protection May Be Required During The *Building* Plan Review Phase In Order To Provide any Additional Fire Protection Requirements.

2. Install hydrant at Intersection of Athol & Sam Houston.

- **Include hydrant detail**
- **Include hydrant valve detail**

STAFF REVIEW MEETING FOR: *SAM HOUSTON CAGE SUBDIVISION*

COMMENTS: Initials: J.R. / R. B. MARCH 29, 2022

WATER:

- Will need to install a water service for each apartment and one for irrigation on S. Athol st.
- Will need to eliminate existing water service
- 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 Public Work



SUBDIVISION: Staff Review Meeting
Sam Houston Cage Subdivision
E. Sam Houston St.
Pharr Tx, 78577

DATE: 03/29/2022
0.503 Acres

Plat Notes:

- No Comment

General Notes:

- Show Drainage Plan and Ultimate Outfall Details
- Show Detention Pond or Swale Details if any
- Show Sidewalk Details
- Show an Approved (by City Engineering Department) Drainage Plan Layout with Details
- Show Utility Profile Line Crossings, Elevations and Separation details
- Erosion and Sediment Control Plan Layout Must Be in Place Prior to Any Earth Disturbance
- Erosion And Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Sam Houston Cage
Subdivision

DATE: March 31, 2022

REVIEW: Preliminary (comments plans dated 3-18-2021)

PLAT

1. Note No. 4--- 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.*
2. Note No. 5---Include northing and easting for benchmark No. 40. Northing: **16593593.187**, Easting: **1087438.540**.
3. Remove note No. 7
4. Note No. 8---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. Add note--- All entrances that cross over waterlines shall require casing at time of building permit phase. The length of the casing shall be the width of the drive plus 10'-ft. Steel casing will be required for all commercial and industrial drives.

SITE PLAN

1. Provide a fire hydrant detail as per Fire departments request. Fire hydrant shall be 6'-ft from back of curb. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange.

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).

CONSTRUCTION SCHEDULE
• The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

- Provide concrete cradle for sanitary sewer wyes.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Wednesday, March 30, 2022 3:00 PM
To: Eddie Martinez
Cc: Javier Lopez; Humberto
Subject: Proposed subdivisions: Jackson Crossing; Sam Houston Cage; Dekal

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

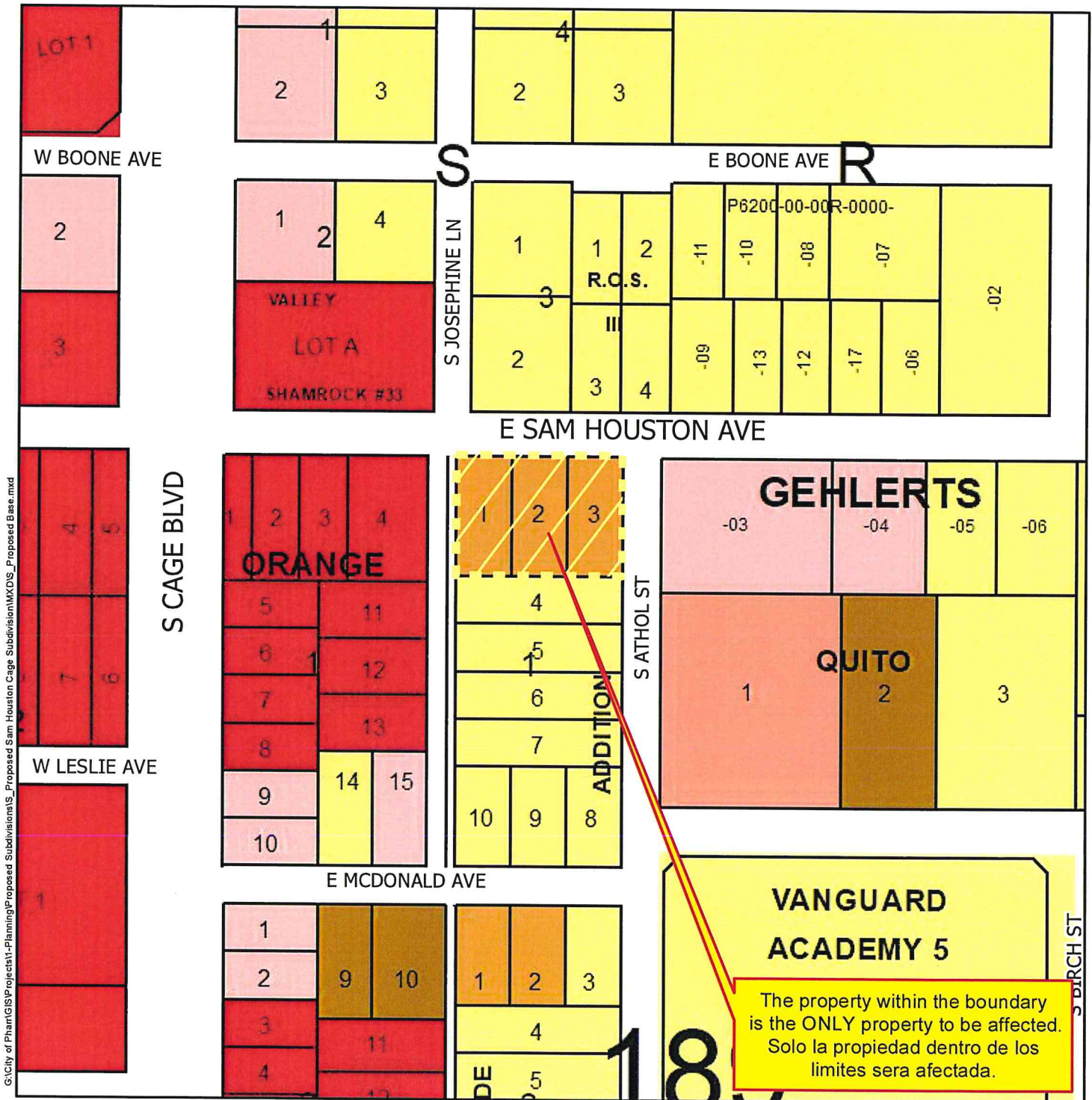
Hello Eddie,

I have some comments for the following proposals:

1. JACKSON CROSSING SUBDIVISION: At the starting point for S.W.C. Lot 7 BLK 6 add A.J. McColl for the subdivision name. We have a 30' irrigation easement shown to be inside of road row and we need to be moved out of the road row.
2. SAM HOUSTON CAGE SUBDIVISION: We need a starting point from a common corner from Lot Subdivision shown on HCID2 map. This being Lot 189 Kelley-Pharr. Also need to include all bearings and distances from common corner to the P. O. B. / P. O. C. There is a typo in Lot 3 of this subdivision. The north edge shows 33.33', it should be 53.33'.
3. DEKAL SUBDIVISION: Add Kelley-Pharr in label to P.O.B. for each tract. Our canal row on the west side is only in Lot 385. It stops there and does not extend into Lot 382. On the east side of Lot 385, our 30' row was sold to Zeppelin Texas. No longer ours. On the east side of Lot 382, we do not have a 30' row.

Thank you, sir.

John Salinas
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jbs_hcid2@att.net

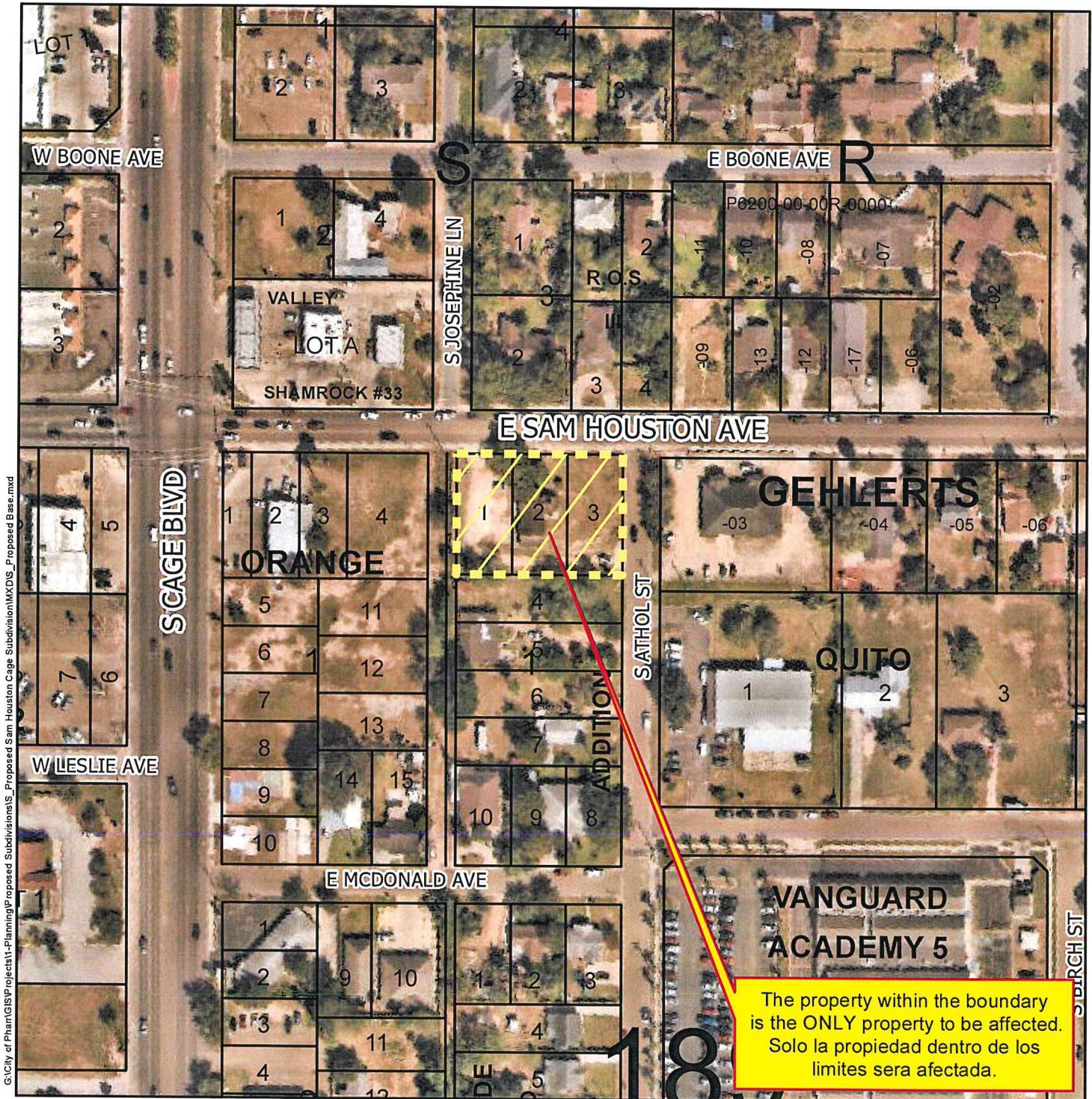


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

- 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





- 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
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional

- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: April 7, 2022

MEETING DATE: April 11, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Fulcrum Consulting Services, representing Zeppelin Texas LLC/Delta properties LLP., are requesting preliminary plat approval of the proposed Dekal Subdivision. The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Military Hwy. **SUB#210827**

Classification: Regular

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

Issue: Fulcrum Consulting Services, representing Zeppelin Texas LLC/Delta properties LLP., are requesting preliminary plat approval of the proposed Dekal Subdivision.

Fiscal Consideration:

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

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/7/2022
Approved - 4/8/2022
Final Approval - 4/8/2022



Pharr
Development Services



MEMORANDUM

DATE: MONDAY, APRIL 11, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: DEKAL SUBDIVISION
FILE NO. **SUB#210827**

GENERAL INFORMATION:

APPLICANT: Fulcrum Consulting Services, representing Zeppelin Texas LLC/Delta properties LLP., are requesting preliminary plat approval of the proposed Dekal Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 77.405 acre tract of land out of Lots 382 and 385, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of E. Military Hwy.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

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

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

1. Label center of E. Hi-Line Rd (show correct line type).
2. Provide or show street light layout along E. Hi-Line Rd and E. Military Hwy, Max distance is 250'.
3. Make sure street name E. Hi-Line Rd on plat and other sheets are consistent.
4. Verify with HCRMA, if any additional R.O.W. needs to be provided.

EASEMENTS:

1. Place more labels for easements around property.
2. Verify dimension for easement on northeast corner of Lot 3.
3. Provide 15' exclusive easement to City of Pharr for water & sewer lines, if any.
4. Easements shall not overlap other easements.
5. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
6. Label and show any electrical easements on plat if any.

**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. Plat note #7, provide description for the benchmark location.
2. Provide surveyor signature and seal.
3. Plat note #11, reword as per FD comments: add building after "THE".
4. Verify the description for Tract 1 on metes & bounds the directions do not match.
5. Verify the curve data for Tract 1.
6. Remove the Kelly Pharr Lot number across property.
7. Label all monuments on plat layout.
8. See attached H.C.I.D. #2, comments.
9. Update the year on signature block.
10. Provide sheet numbers for plat.
11. Staff notes are attached.

STAFF REVIEW MEETING FOR: *DEKAL SUBDIVISION*

COMMENTS: **Initials:** J.R. / R.B. **MARCH 29, 2022**

WATER:

- Easement will need to be 15' exclusive to the City of Pharr
- Will need to show all water crossing details
- Will need to verify the correct location of 16" water line
- Will need to show water services details
- All water services will need to be 2"
- Will need to install 24" steel casing
- Will need to show water valves
- Will need to extend the 12" water line going east and west on the Military Hwy until existing water line
- May require UIR
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easement will need to be 15' exclusive to the City of Pharr
- All sewer services need to be 6"
- Will need to show sewer services details
- Will need to show all surrounding utilities
- Will need to show all sewer crossing details
- Will need to extended sewer line to and thru to the property going east and west on Hi Line also on Military Hwy and connect to existing sewer line
- All manholes 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: DEKAL SUBDIVISION PRELIMINARY

Reviewed by: DAGO SOTO

April 6, 2022

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 notes: # 11 ADD BUILDING IN FRONT OF PLAN REVIEW PHASE.

- 1. ALL FIRE HYDRANTS SHALL HAVE BOLLARDS FOR PROTECTION**
- 2. ALL FIRE HYDRANTS SHALL HAVE A 3 FOOT RADIUS CLEARANCE ALL AROUND**
- 3. ALL FIRE HYDRANTS SHALL HAVE FIRE LANE NO PARKING TOW AWAY ZONE, 15 FEET ON EACH OF FIRE HYDRANTS.**
- 4. SHALL ADD FIRE HYDRANTS ON EAST HIGHLINE ON THE MIDDLE OF LOT 2 AND 3**
- 5. SHALL ADD FIRE HYDRANTS ON EAST MILITARY RD. WEST BOUND, ON LOT 1 AND 4.**



Pharr Public Work



SUBDIVISION: Staff Review Comments Meeting
DEKAL Subdivision
E. HI-LINE
Pharr Tx, 78577

DATE: 03/29/2021
77.405 ACRES

Plat Notes:

General Notes:

- Eliminate Retention Ponds.
- Propose to Move Detention Ponds to S. Dekal Dr.
- Change the Retention on S. Dekal Dr. to Detention
- 18" RCP Culvert on Hi-Line and Show Driveway Details
- Show Drainage Line Details
- Show Outfall Details
- Must Obtain Discharge Permit from Hidalgo County Drainage District
- Show Street Lighting Plan Layout and ADA Sidewalk Details
- Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (Must Be Legible)
Erosion & Sediment Plan Layout Must Be In Place Prior to Any Earth Disturbance
- Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)
- Show and Attach an Approved (by City Engineering Department) Drainage Plan Layout with Details, to S.W.P.P.P. (Must Be Legible)
- Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) with Notice of Intent (N.O.I.) at Pre-Construction Stage.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Dekal Subdivision

DATE: March 31, 2022

REVIEW: Preliminary (comments plans dated 3-18-2021)

PLAT

1. Signature & seal for R.P.L.S.
2. Verify the ROW of the drainage ditch.

SITE PLAN

1. Show all missing information on utility layout (gate valves, water service line, fire line, waterline, sanitary sewer line, etc.).
2. Sanitary sewer service wye requires concrete cradle.
3. Sanitary sewer manhole lid shall be composite with City of Pharr logo.
4. Gate valve concrete collar dimensions shall be 30"-in x 30"-in x 6"-in.
5. Proposed fire hydrants shall be 6'-ft from back of curb.
6. Show all utility crossings that may be present in this site plan.

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.
3. Post-development calculations shall be based on a 50-year storm event.
4. Change retention to detention to avoid confusion.

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).

CONSTRUCTION SCHEDULE
• The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

- Compaction for flexbase material shall be 98% minimum.
- All entrances crossing over waterlines shall require casing. The length of the casing shall be the width of the drive plus 10'-ft. Steel casing will be required for all commercial and industrial drives.
- Proposed waterline is incorrectly called out as a 12"-in sanitary sewer line.

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Wednesday, March 30, 2022 3:00 PM
To: Eddie Martinez
Cc: Javier Lopez; Humberto
Subject: Proposed subdivisions: Jackson Crossing; Sam Houston Cage; Dekal

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Hello Eddie,

I have some comments for the following proposals:

1. JACKSON CROSSING SUBDIVISION: At the starting point for S.W.C. Lot 7 BLK 6 add A.J. McColl for the subdivision name. We have a 30' irrigation easement shown to be inside of road row and we need to be moved out of the road row.
2. SAM HOUSTON CAGE SUBDIVISION: We need a starting point from a common corner from Lot Subdivision shown on HCID2 map. This being Lot 189 Kelley-Pharr. Also need to include all bearings and distances from common corner to the P. O. B. / P. O. C. There is a typo in Lot 3 of this subdivision. The north edge shows 33.33', it should be 53.33'.
3. DEKAL SUBDIVISION: Add Kelley-Pharr in label to P.O.B. for each tract. Our canal row on the west side is only in Lot 385. It stops there and does not extend into Lot 382. On the east side of Lot 385, our 30' row was sold to Zeppelin Texas. No longer ours. On the east side of Lot 382, we do not have a 30' row.

Thank you, sir.

John Salinas
Hidalgo County Irrigation District No. Two
P.O. Box 6
San Juan, TX 78589
Phone: 956-787-1422
Email: jbs_hcid2@att.net

[illegible]

FIGURE 1

A 77.405 ACRE TRACT OF LAND OUT OF LOTS 382 AND 385 KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS

385 KELLY--PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS
ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGES
133.134 OF THE DEED RECORDS OF HIDALGO COUNTY,
TEXAS.

DEKAL SUBDIVISION
A 77.405 ACRE TRACT OF LAND OUT OF LOTS 382 AND
385 KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS
ACCORDING TO THE MAP RECORDED IN VOLUME 3 PAGES
132-134 OF THE DEED RECORDS OF HIDALGO COUNTY,
TEXAS.

PREPARED BY: FULCRUM CONSULTING SERVICES
P.O. BOX 530540
HARLINGEN, TX 75553
TBBE FIRM NO. F12369
DATE PREPARED: MARCH 16, 2022
DATE SURVEYED: MAY 25, 2021

20 30 10 13 14 15

ANY KIND (INCLUDING WITHOUT
FENCES, AND BUILDINGS) SHALL
GO COUNTY IRRIGATION DISTRICT
S OR EASEMENTS.

800 678 9100 • 800 678 9100 • 800 678 9100 • 800 678 9100 • 800 678 9100 • 800 678 9100 • 800 678 9100 • 800 678 9100

[illegible][illegible]

IN VOLUME 3, PAGES
PURPOSE). LOCATED IN
D AND EL GATO ROAD,

4TH LOT LINE OF SAID

[illegible]

THE APPARENT SOUTH
PRIOR CORNER OF SAID

TO A POINT FOR THE
THE POINT OF BEGINNING

TO A POINT FOR THE
E POINT OF BEGINNING

ANY KIND (INCLUDING WITHOUT
FENCES, AND BUILDINGS) SHALL
GO COUNTY IRRIGATION DISTRICT
S OR EASEMENTS.

DATE _____

1000

KEY WORDS: aging; cognition; memory; perception; personality

IN VOLUME 3, PAGES
PURPOSE), LOCATED IN
D AND EL GATO ROAD,
AND THE APPARENT
EIN DESCRIBED:

4TH LOT LINE OF SAID
CORNER OF SAID LOT

EAST LOT LINE OF SAID
2, AND THE APPARENT
TO A HALF INCH IRON

THE APPARENT SOUTH
RIOR CORNER OF SAID

LINE OF SAID 77.405
OF SAID 77.405 ACRE
99 FEET AND AN ARC
ED:

EST LOT LINE OF SAID
5, AND THE APPARENT
TO A POINT FOR THE
E POINT OF BEGINNING



B/S/

CITY OF PHARR, HIDALGO COUNTY, TEXAS

FOR THE N.E.C.
OF TRACT/N.E.C.

DEKAL SUBDIVISION

133.134 OF THE DEED RECORDS OF HIDALGO COUNTY,
TEXAS

PREPARED BY: FULCRUM CONSULTING SERVICES

P.O. BOX 530540
HARLINGEN, TX 78553

DATE SURVEILED: MAY 25, 2021

LEGEND

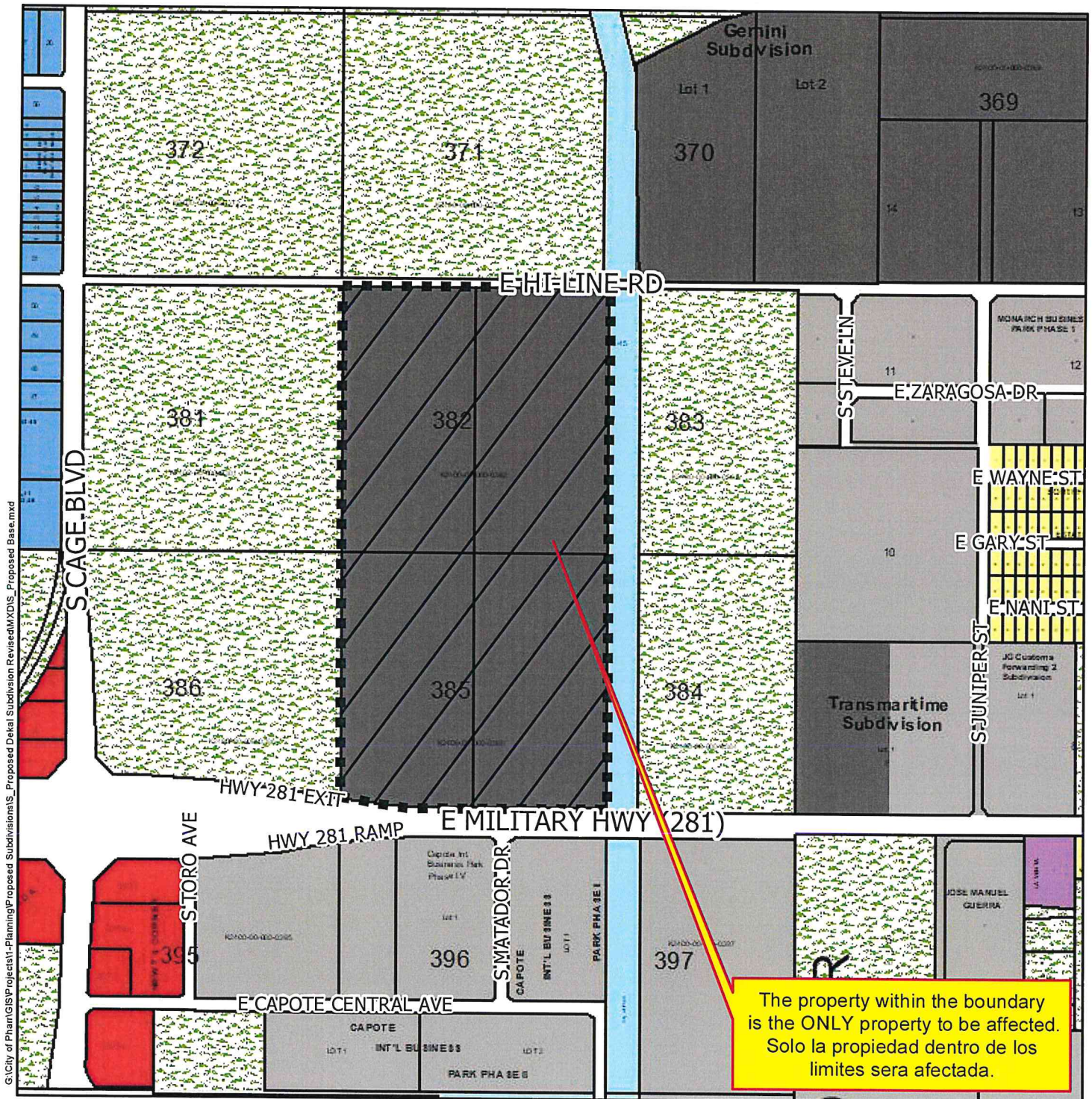
— EXISTING LOT BOUNDARY

— — — — — RIGHT OF WAY
— — — — — CENTER LINE

W.C.D.N.
MIDALGO COUNTY DEED RECORDS
1804 500 FOUND

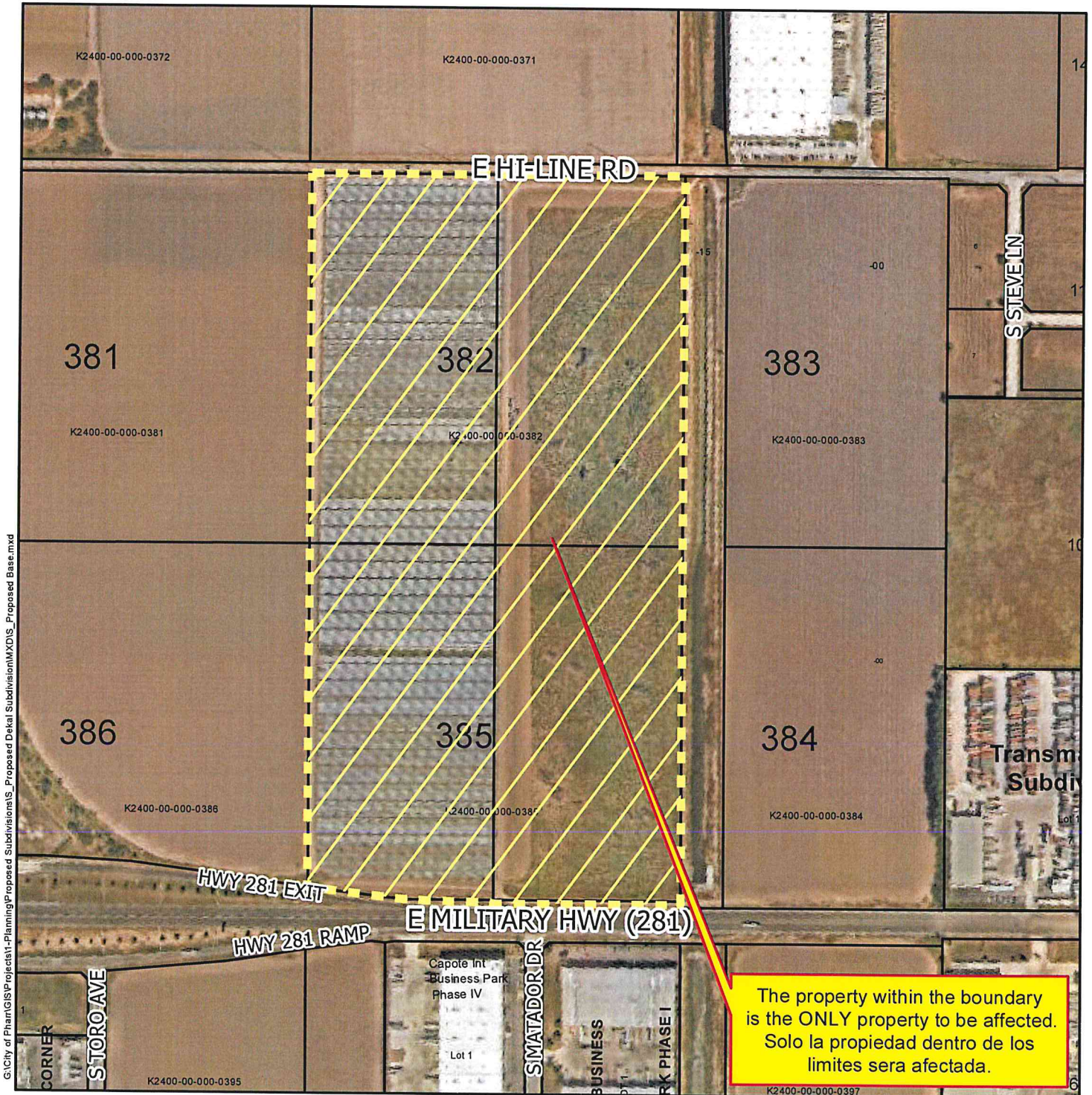
●
BOB POINT OF BEGINNING
SLT 1/2 IRON ROD

11



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





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

- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
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