

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 25, 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 April 11, 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) Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi Family High-Density District (R-MFHD) to General Business District (C). The property is legally described as being 2.30-acres, more or less, out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2605 North Sugar Road. **COZ#220322**

2) Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, 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 Lot 1, Alfredo's Tile Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 707 West Ferguson Avenue. **COZ#220323**

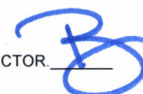
3) Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1600 North Hibiscus Street. **COZ#220324**

E. PLATS:

1) Melden & Hunt Inc., representing Jorge A. Adrade, Manager for Blu-Man Investments, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision. The property is legally described as being a 46.230 acres consisting of, 23.529 acres out of Lot 383 and 22.701 acres out of Lot 384 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 block of E. Military Hwy. **SUB#220308**

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 22nd day of April 2022 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 11, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 11, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Jonathan Larraga
Romeo Robles
Charlie Ramirez
Rafael Munguia
Guadalupe Cano
Luis Madrigal

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Interim Director
Roy Rodriguez, Assistant Director/Building Official
Patricia Rigney, City Attorney
Eddie Martinez, Planner II
Anaisha 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 6:03 p.m. Roll call established a quorum.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF MARCH 28, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of March 28, 2022. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

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.

Chairman, Danny Wylie, introduced the item.

Iris Mata, Administrative Assistant, stated no one had signed up to speak.

Roland Gomes, Interim Director for Development Services, stated effective Thursday, April 7, 2022, the temporary moratorium is in effect. He continued to state that during the temporary moratorium, no department of the City of Pharr 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. Mr. Gomez stated a 2nd and final reading will be held on for ordinance of the moratorium Wednesday, April 13, 2022.

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

Nelly Terrazas, Planner I, introduced the item and stated the property and the properties to the north, east and west are 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. She further reported 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.

Nelly Terrazas, Planner I, further stated staff recommended 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.

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 Luis Madrigal moved to **approve** the request to re-zone from General Business District (C) to Heavy Commercial District (H-C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 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**

Nelly Terrazas, Planner I, introduced the item and stated 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. She further reported fourteen (14) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy 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 Luis Madrigal moved to **approve** the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 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**

Nelly Terrazas, Planner I, introduced the item and stated 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. She further reported zero (0) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/ or Open Space District (A-O) to 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.

Guadalupe Cano questioned a buffer for the property.

Nelly Terrazas, Planner I, stated the property to the back is Agricultural Open Space District (A-O) which does not require a buffer.

Charlie Ramirez confirmed the requested rezoning was 0.120 acre.

Nelly Terrazas, Planner I, confirmed the property size and stated this was the only portion being requested as the surrounding properties remainder of the property was already zoned General Business District (C).

Chairman, Danny Wylie, inquired about traffic on Jackson Road.

Nelly Terrazas, Planner I, stated a site plan would be required prior to development to manage traffic flow.

There being no further discussion Rafael Munguia moved to **approve** the request to re-zone from Agricultural and/ or Open Space District (A-O) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Sam Houston Cage Subdivision subject to the listed conditions.

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

There being no discussion Luis Madrigal moved to **approve** the request for preliminary plat approval of the proposed Sam Houston Cage Subdivision without the requested variances. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 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**

Eddie Martinez, Planner II, introduced the item. He stated 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. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Dekal Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to **approve** the request for preliminary plat approval of the proposed Dekal Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM H. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:23 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 22, 2022

MEETING DATE: April 25, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi Family High-Density District (R-MFHD) to General Business District (C). The property is legally described as being 2.30-acres, more or less, out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2605 North Sugar Road. **COZ#220322**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Adelante Holdings, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi Family High-Density District (R-MFHD) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Residential Multi-Family High-Density District (R-MFHD) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements. 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 - 4/22/2022
Approved - 4/22/2022
Final Approval - 4/22/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 25, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220322

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 25, 2022

1. **Applicant:** Melden & Hunt representing Adelante Holdings, LTD., owner.
2. **Requested Action:** Re-zoning request from Residential Multi-Family High-Density District (R-MFHD) to General Business District (C).
3. **Nature / Intent of Request:** In order to develop and construct self-storage units.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

RG
Initials

4-21-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

AS
Initials

4/21/22
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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 25, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family High-Density District (R-MFHD) to General Business District (C). The property is legally described as being 2.30-acres, more or less, out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2605 North Sugar Road.

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

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

DESCRIPTION OF PROPERTY:

Melden & Hunt representing Adelante Holdings, LTD., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High-Density District (R-MFHD) to General Business District (C) in order to develop and construct self-storage units.

The subject site which is located on the east side of North Sugar Road and is physically located at 2605 North Sugar Road. The property is legally described as being 2.30 -acres, more or less, out of Lot 151, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

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

The property is currently zoned Residential Multi-Family High Density (R-MFHD). The property and the properties to the north, east, and south were annexed on June 19, 1979. On February 15, 2021, the property was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Residential Mobile-Home on November 27, 1984. The properties to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) on January 24, 2000, and the west properties were rezoned from General Business District (C) to Single Family Residential District (R-1) on March 15, 2005. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for industrial use in the Land Use Plan.

The General Business District (C) 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.

Forty-five (45) 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.

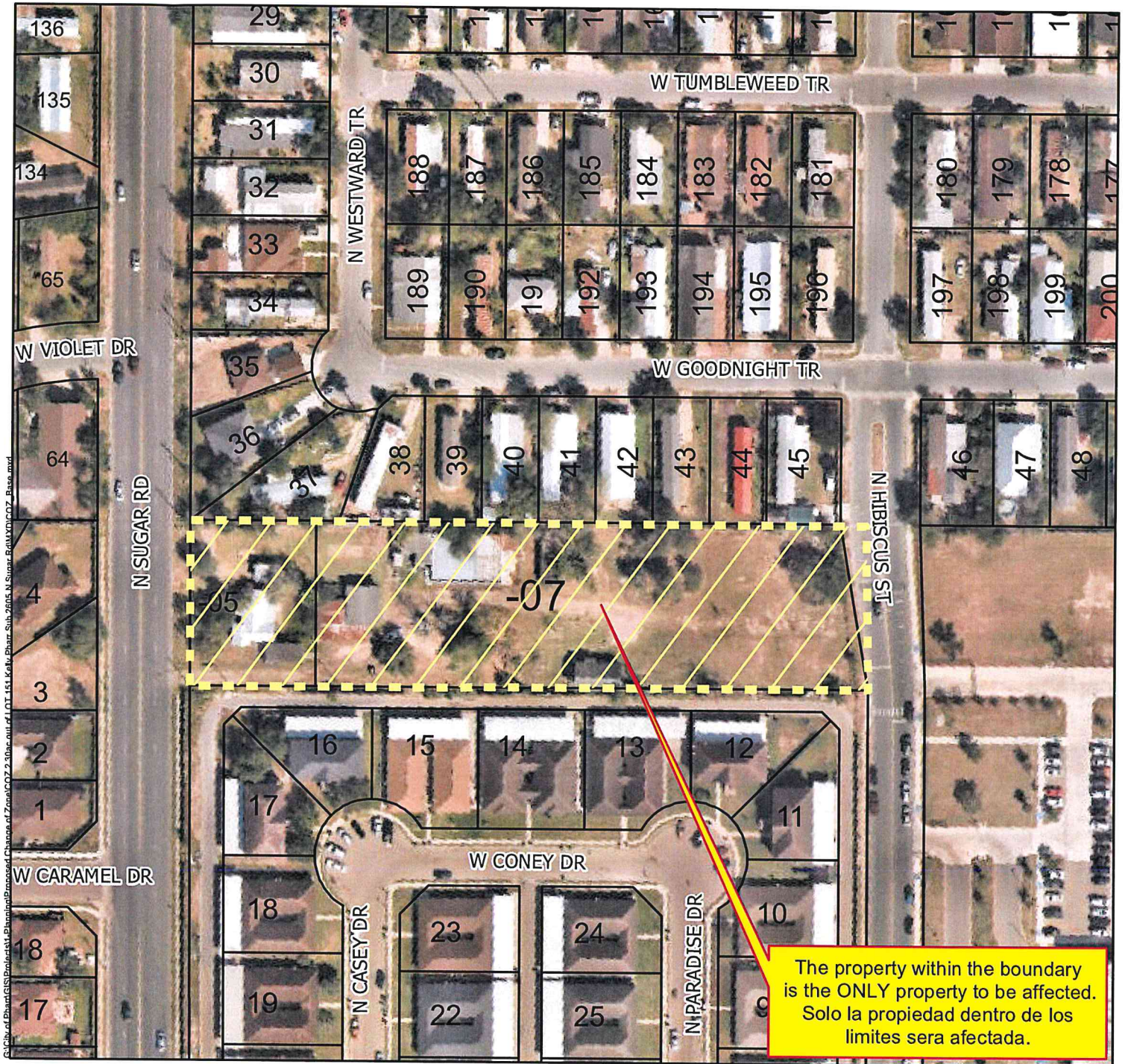
Development Services is recommending approval of the request to re-zone from Residential Multi-Family High-Density District (R-MFHD) to General Business District (C) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements. 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 **May 2, 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
2.30ac out of Lot 151 Kelly Pharr Subdivision
Melden & Hunt, Inc./ Adelante Holdings, LTD



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

Zoning

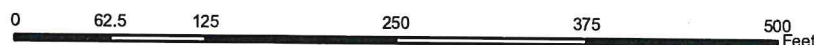
ZONE

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

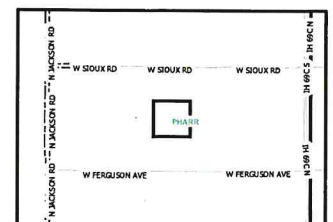
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

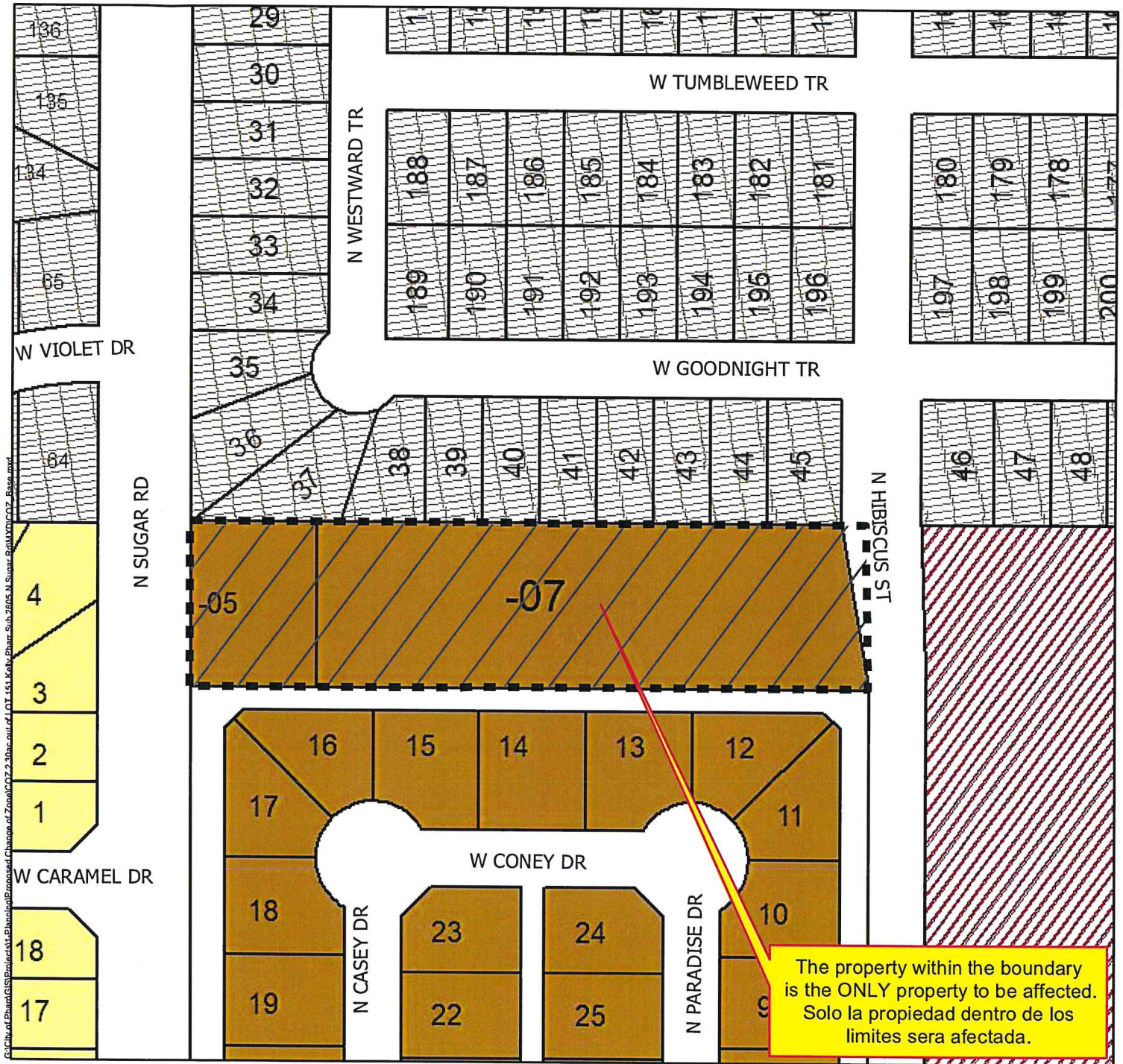
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 125 feet



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





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

Zoning

ZONE

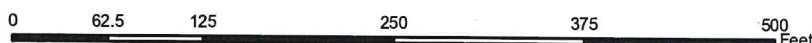
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home

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

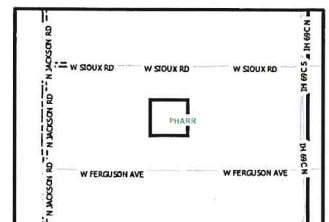
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 4/7/2022

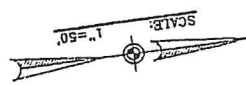
Scale: 1 inch = 125 feet



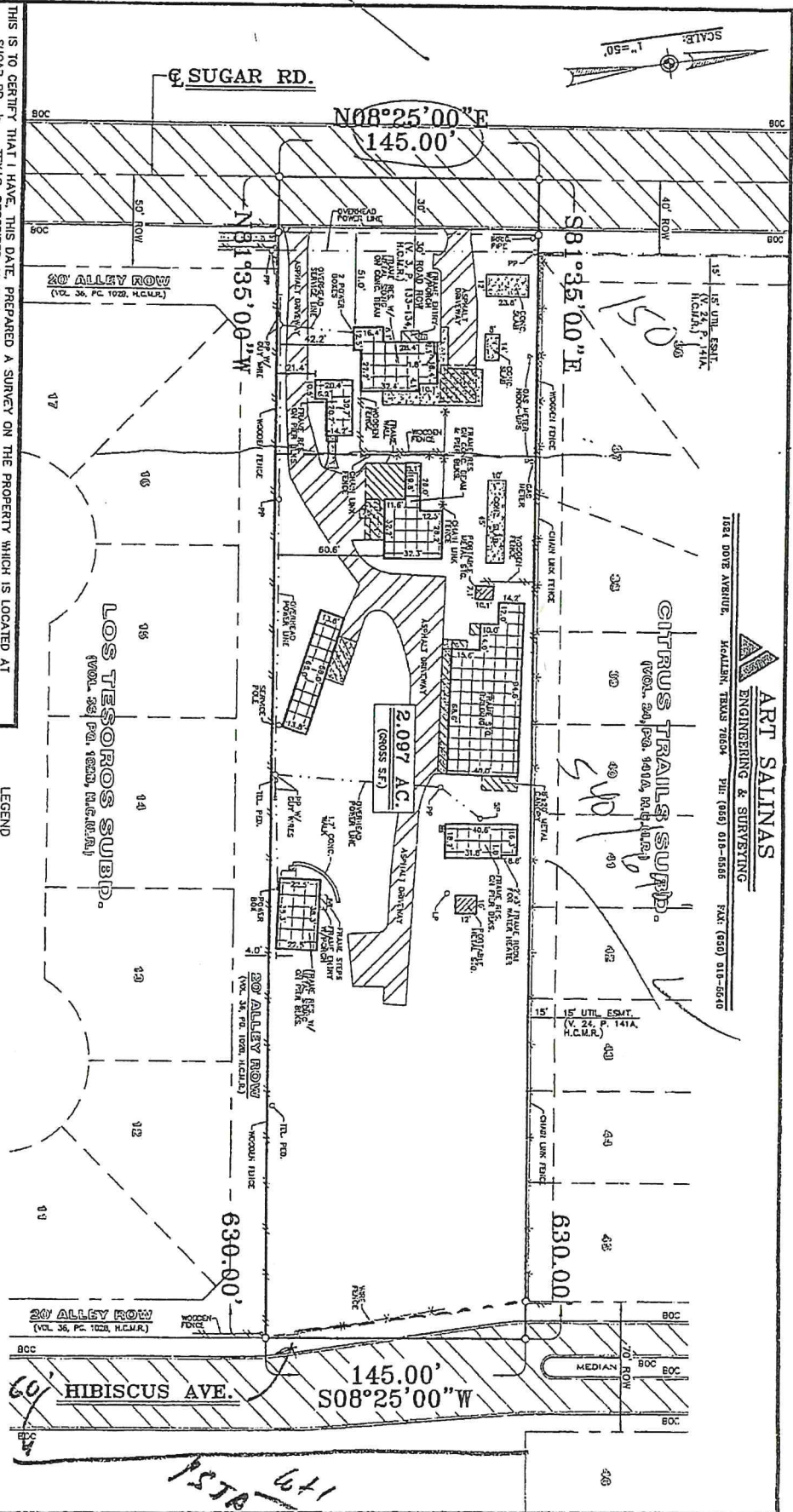
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



W-150 / N-145



ART SALINAS
ENGINEERING & SURVEYING
1684 DOW AVENUE, MCALLEN, TEXAS 78504
PH: (956) 916-6856 FAX: (956) 916-5410



THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT SUGAR RD., IN TEXAS, DESCRIBED AS FOLLOWS:
LOT - (1), SUBDIVISION, AN ADDITION TO THE CITY OF HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME PAGE, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES. (SEE METES AND BOUNDS DESCRIPTION)
15-48222
Job No. 10-20-15
Date

- LEGEND**
- - DENOTES FOUND 1/2" ROD
 - - DENOTES FOUND 5/8" PIPE
 - - DENOTES SET 1/2" ROD
 - - DENOTES NO MONUMENT
 - - DENOTES RIGHT OF WAY
 - - DENOTES BACK OF CURB
 - - DENOTES POWER POLE
 - - DENOTES SERVICE POLE
 - - DENOTES LIGHT POLE

157A 6+1

A hand-drawn site plan of a property. The plan shows a rectangular area with several internal divisions. At the top, there is a 'Green Area' and a '15' Access gate'. Below these, a 'Office' is indicated. The central part of the plan is divided into a grid of rectangular sections, with a '40'' dimension marked on the left side. The word 'Access' is written vertically in the center. At the bottom, there are two small rectangular areas, each with an arrow pointing to it, and a '50' dimension marked between them. The overall dimensions of the property are '26' x 15'.

630'

(Residual-MF)

Retention Pond

Hibiscus 'Ave'.

REFERENCE
BOOKS
ONLY

Retention Pond



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt representing Adelante Holdings, LTD., owner.
APPLICANT

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

2605 North Sugar 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 denial of the request to re-zone from Residential Multi-Family
High-Density District (R-MFHD) to General Business District (C) as the property meets area requirements, 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 19, 2022
DATE



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: April 21, 2022

MEETING DATE: April 25, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, 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 Lot 1, Alfredo's Tile Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 707 West Ferguson Avenue.
COZ#220323

Classification: Regular

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

Issue: Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, 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).

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 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 - 4/21/2022
Approved - 4/21/2022
Final Approval - 4/22/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 25, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220323

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 25, 2022

1. **Applicant:** Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner.
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 operate a commercial business with outside storage.

4. Routing to Staff:

A. Roland Gomez, Interim Director


Initials

4-20-22
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations


Initials

4/21/22
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 25, 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 Lot 1, Alfredo's Tile Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 707 West Ferguson Avenue.
--

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

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

DESCRIPTION OF PROPERTY:

Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner, 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 operate a commercial business with outside storage.

The subject site is located south of west Ferguson Avenue and is physically located at 707 West Ferguson Avenue. The property is legally described as being Lot 1, Alfredo's Tile Subdivision, Pharr, Hidalgo County, Texas.

The property fronts west Ferguson Avenue, a 120' to 150' principal arterial with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). A portion of the properties to the north was rezoned from Agricultural and/ or Open Space District (A-O) to General Business District (C) on January 22, 1991, and another portion was rezoned from General Business District (C) to Heavy Commercial District (H-C) on December 6, 1994. The east and south are currently zoned Agricultural and/ or Open Space District (A-O). The property to the west was rezoned from General Business District (C) to Heavy Commercial District (H-C) on November 19, 1996. There have been no zoning requests within the general vicinity of the subject property since then. The property is generally designated for commercial use in the Land Use Plan.

The 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.

Nineteen (19) 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 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 **May 2, 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

Pharr Central Industrial, LLC., representing Exclusive Covering,
Inc., owner.

APPLICANT

General Business District (C)

CURRENT ZONE

707 West Ferguson Avenue.

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.

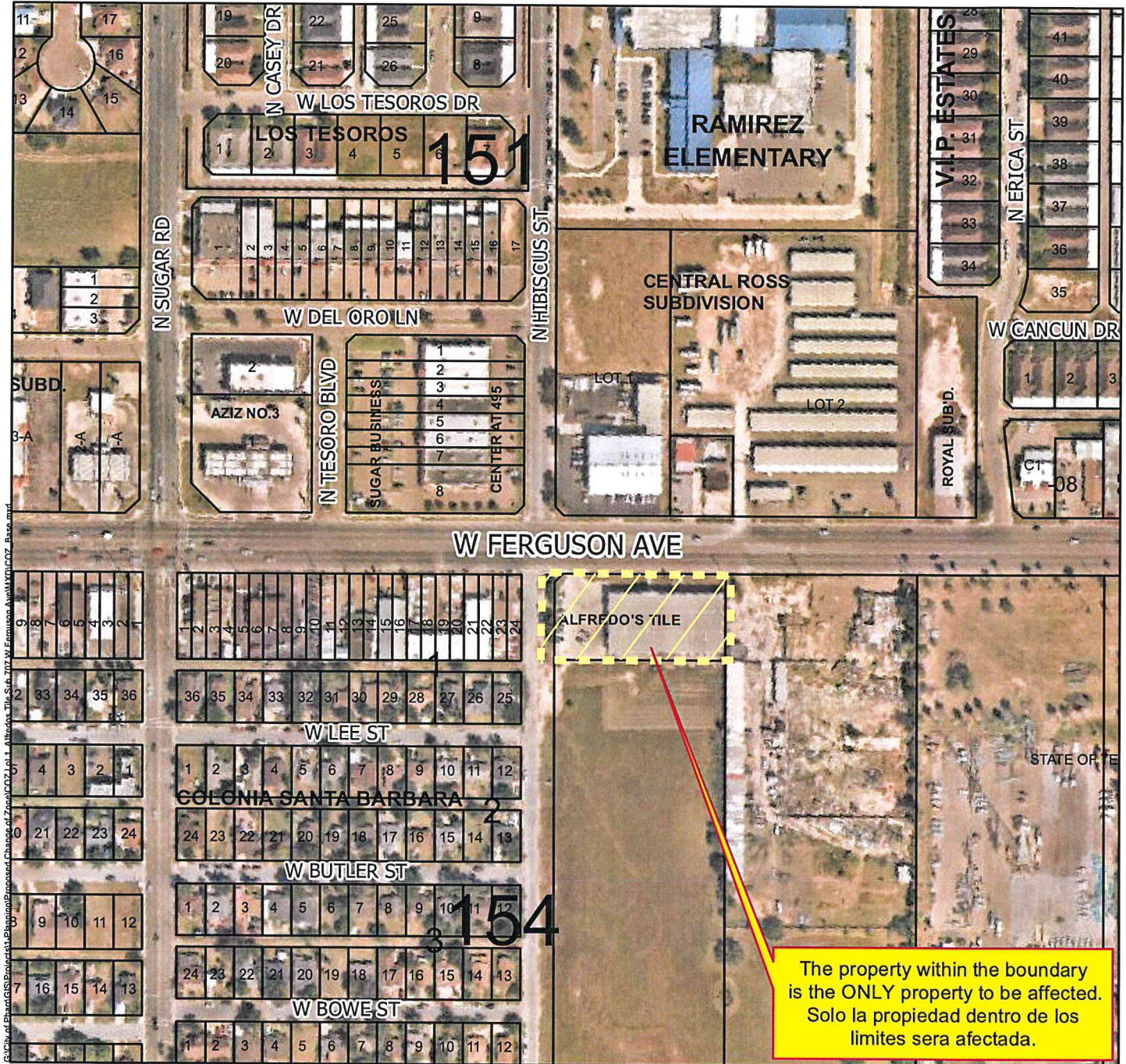
Nelly Terrazas Rojo

PREPARED BY

April 18, 2022

DATE

Proposed Change of Zone
 Lot 1, Alfredo's Tile Subdivision, 707 W Ferguson Rd
 Pharr Central Industrial, LLC./Exclusive Covering, Inc.



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

Zoning

ZONE

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

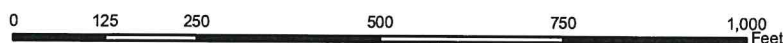
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 4/6/2022

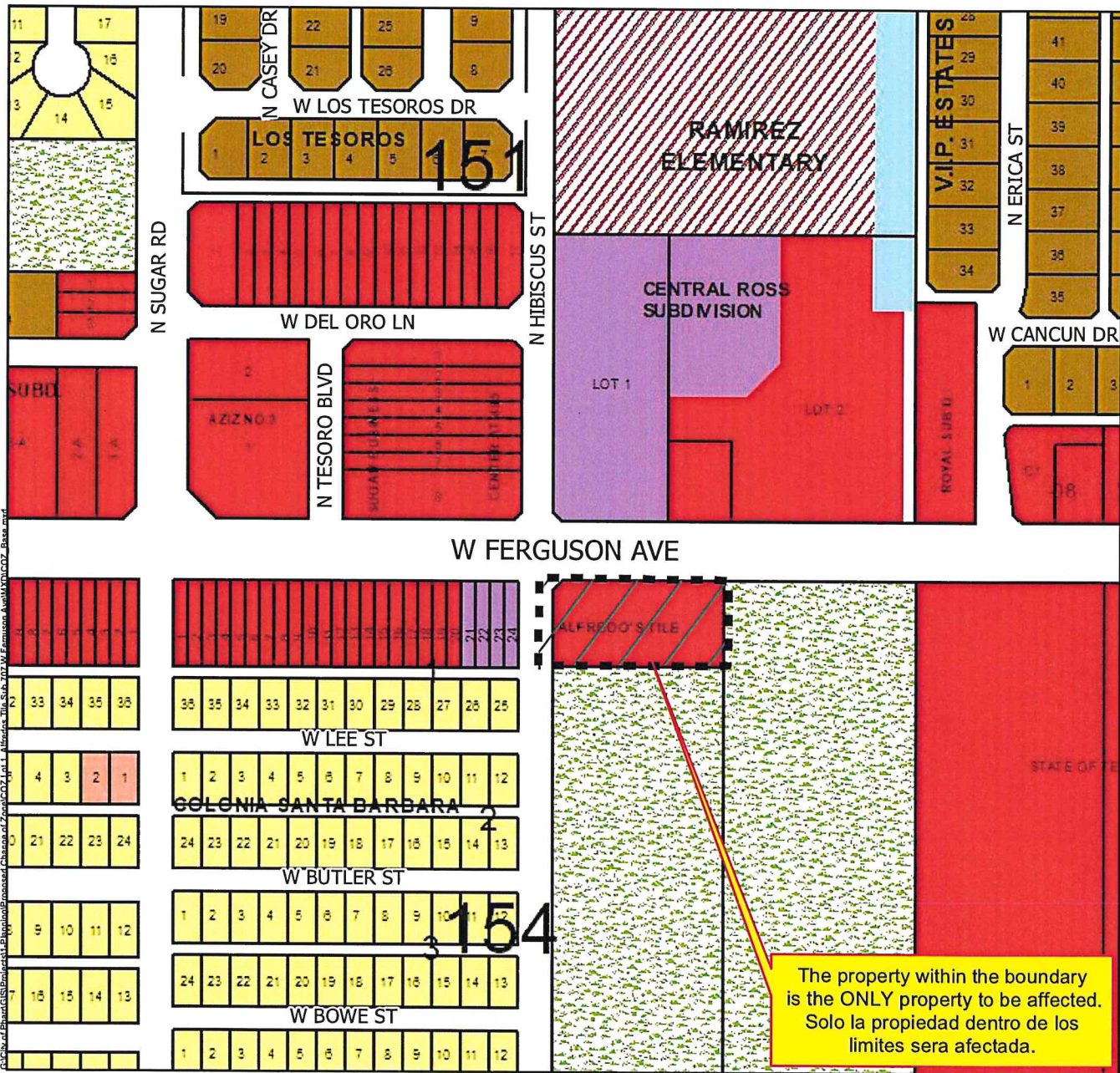
Scale: 1 inch = 250 feet



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



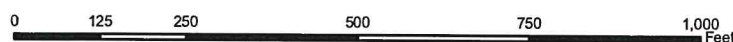
Proposed Change of Zone
 Lot 1, Alfredo's Tile Subdivision, 707 W Ferguson Rd
 Pharr Central Industrial, LLC/Exclusive Covering, Inc.



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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 250 feet



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Date: 4/6/2022



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: April 21, 2022

MEETING DATE: April 25, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pharr Central Industrial, LLC., representing Exclusive Covering, 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 Heavy Commercial District (H-C). The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1600 North Hibiscus Street. **COZ#220324**

Classification: Regular

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

Issue: Pharr Central Industrial, LLC., representing Exclusive Covering, 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 Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as it may have detrimental impact to the neighborhood character and if not in line with the future land use. The property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/21/2022
Approved - 4/21/2022
Final Approval - 4/22/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

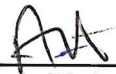
MEETING DATE: April 25, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220324
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: March 25, 2022

1. **Applicant:** Pharr Central Industrial, LLC., representing Exclusive Covering, Inc., owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C).
3. **Nature / Intent of Request:** In order to develop and construct warehouses.

4. Routing to Staff:

A. Roland Gomez, Interim Director	<u></u> Initials	<u>4-26-22</u> Date	☐ Approval ☒ Denial
B. Planning Staff Recommendations	<u></u> Initials	<u>4/21/22</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 25, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1600 North Hibiscus Street.

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:

Pharr Central Industrial, LLC., representing Exclusive Covering, 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 Heavy Commercial District (H-C) in order to develop and construct warehouses.

The subject site is located on the east side of North Hibiscus Street and has a physical address of 1600 North Hibiscus Street. The property is legally described as being 8.33-acres, more or less, out of Lot 154, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Hibiscus Street, 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 and the property to the east are currently zoned Agricultural and/or Open Space District (A-O). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on May 20, 1997. The properties to the south were rezoned from General Business District (C) to Heavy Commercial District (H-C) on May 21, 1994. The properties to the west were zoned as Single-Family Residential District (R-1) on April 19, 1982, when the city adopted the current zoning ordinance we use today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Heavy 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.

Forty-eight (48) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received a total of four (4) responses to the letters, three (3) opposed of the item and one (1) inquiring information only.

Development Services is recommending **denial** of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as it may have detrimental impact to the neighborhood character and if not in line with the future land use. The property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 2, 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

Pharr Central Industrial, LLC., representing Exclusive Covering,
Inc., owner

APPLICANT

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

CURRENT ZONE

1600 North Hibiscus Street

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:

Denial

Development Services is recommending denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as it may have detrimental impact to the neighborhood character and if not in line with the future land use. 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.

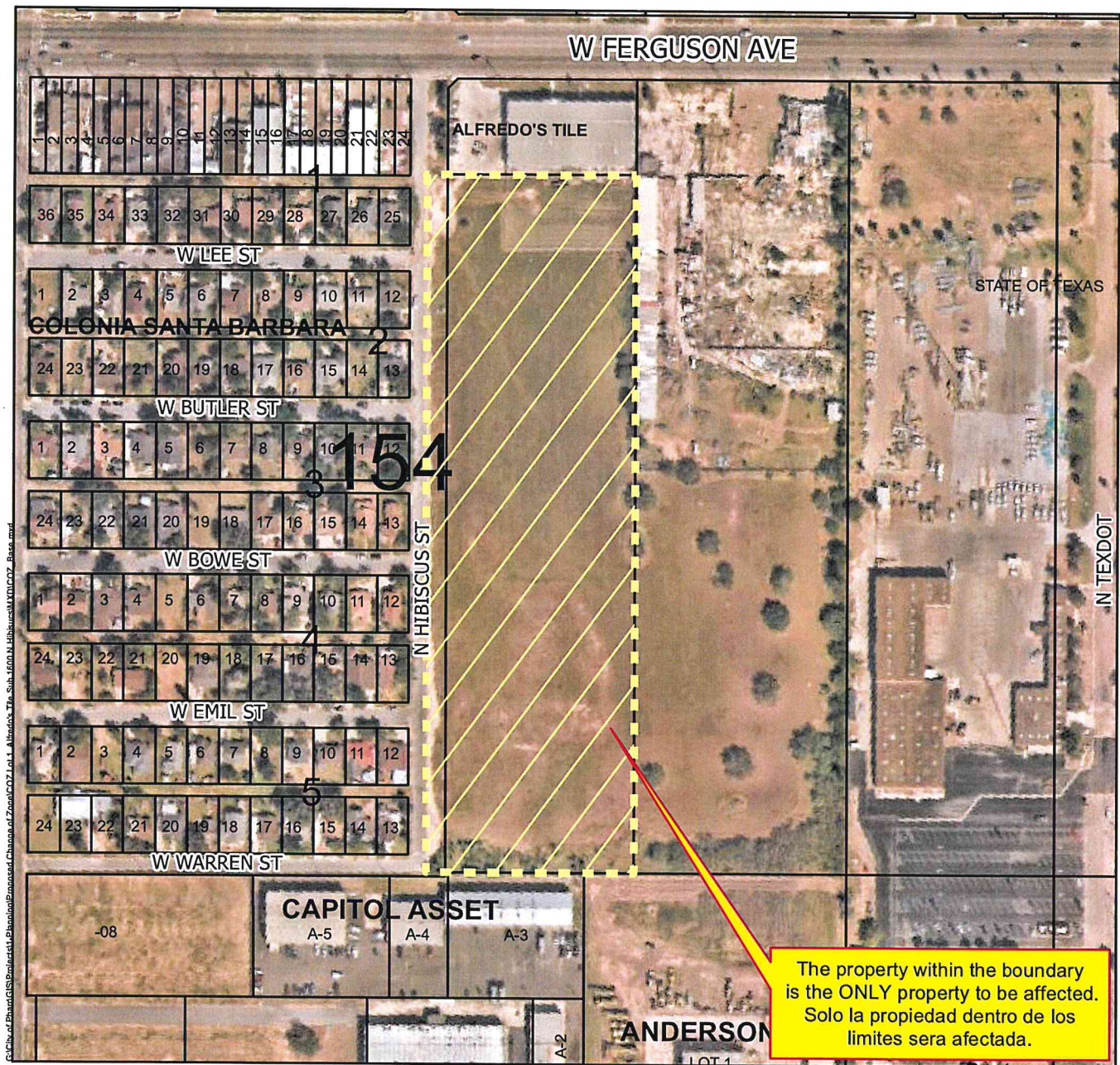
Nelly Terrazas Rojo

PREPARED BY

April 18, 2022

DATE

Proposed Change of Zone
 Lot 1, Alfredo's Tile Subdivision, 1600 N Hibiscus
 Pharr Central Industrial, LLC./ Exclusive Covering, Inc.



Zoning

ZONE

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

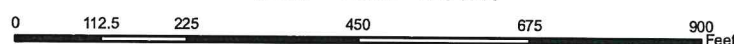
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 4/6/2022

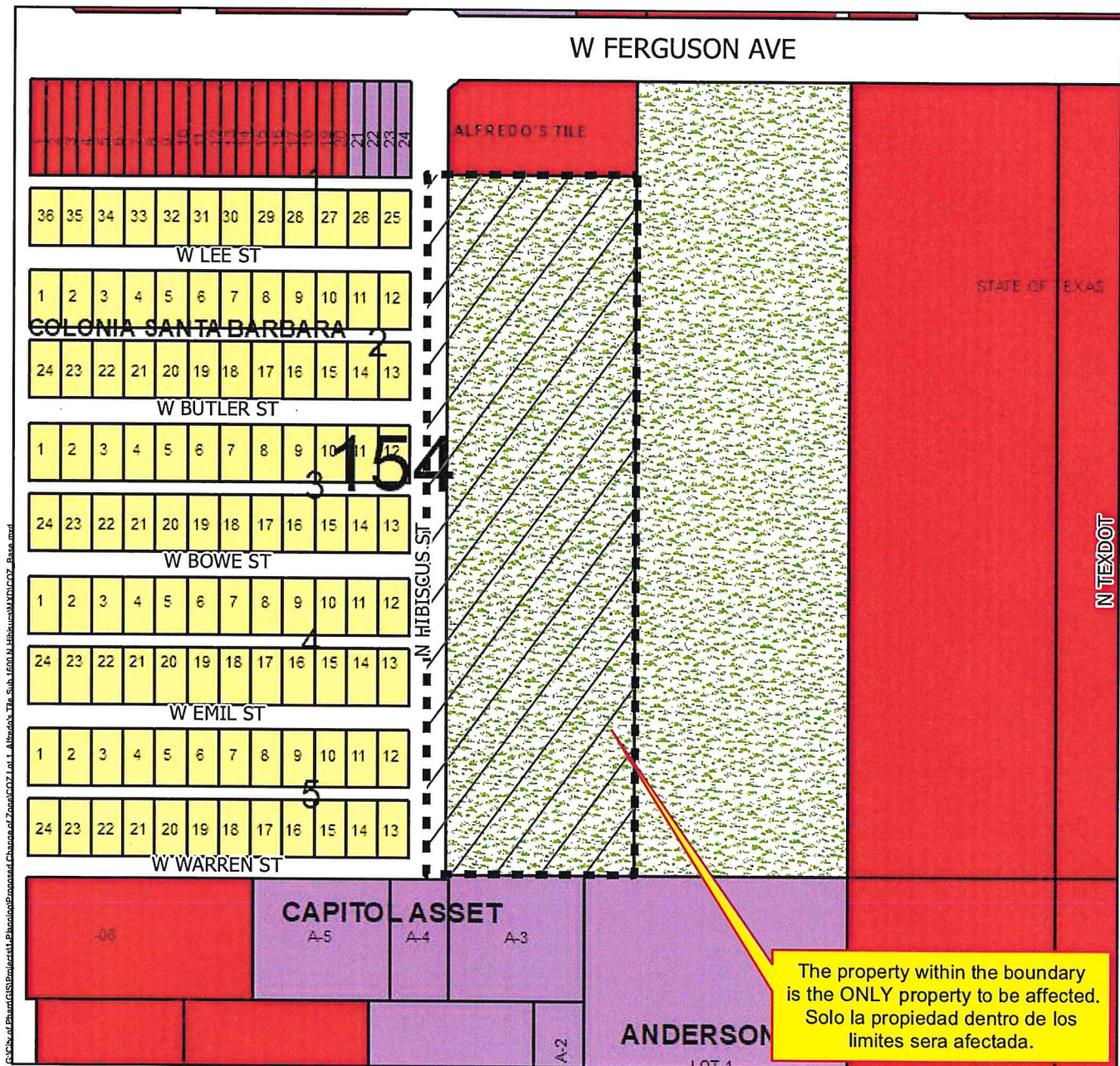
Scale: 1 inch = 225 feet



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Proposed Change of Zone
 Lot 1, Alfredo's Tile Subdivision, 1600 N Hibiscus
 Pharr Central Industrial, LLC./ Exclusive Covering, Inc.



Zoning

ZONE

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

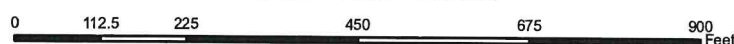
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

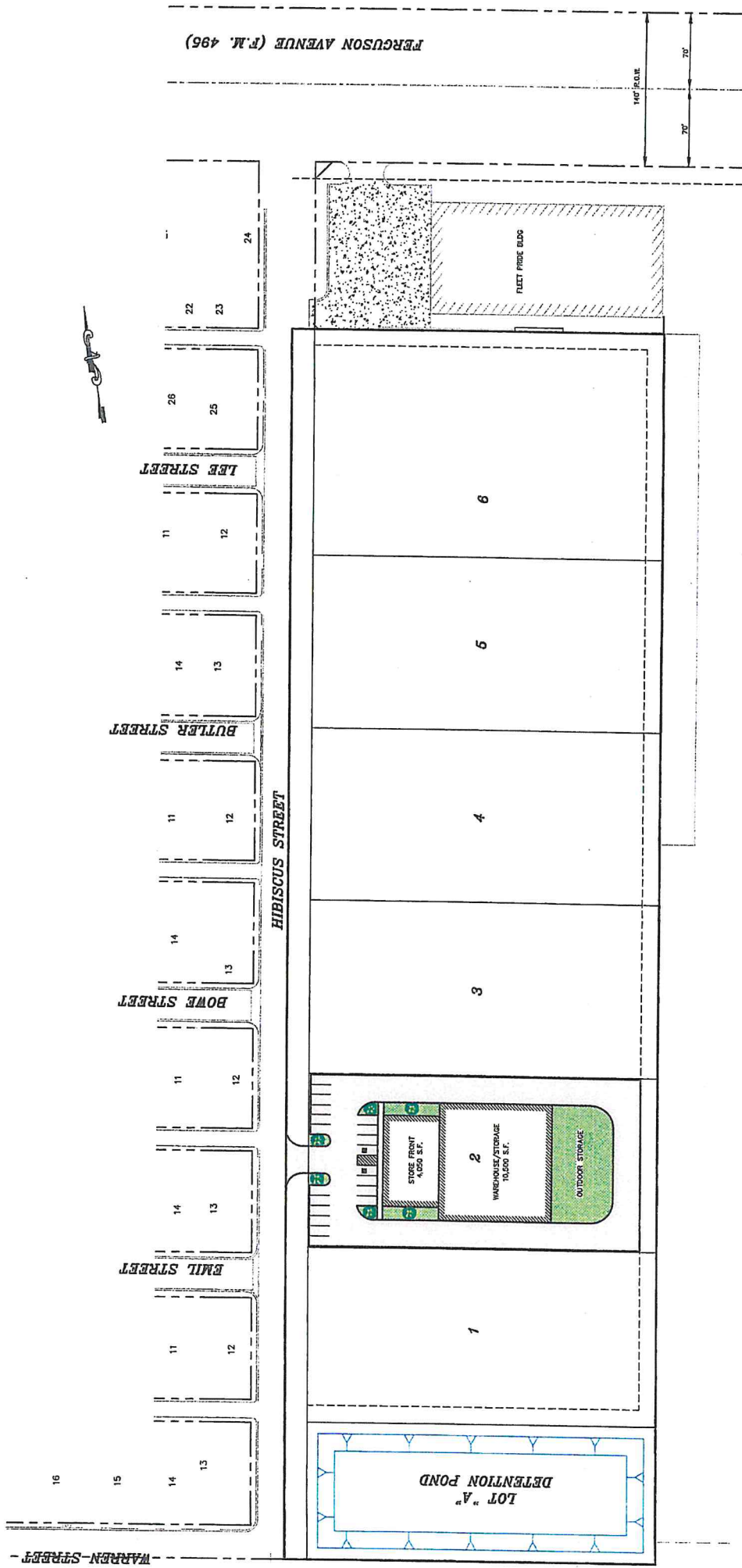
Date: 4/7/2022

Scale: 1 inch = 225 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.





TYPICAL SITE PLAN
PHARR CENTRAL INDUSTRIAL PARK
 PHARR, TEXAS



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: April 21, 2022

MEETING DATE: April 25, 2022

FROM: Iris Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt Inc., representing Jorge A. Adrade, Manager for Blu-Man Investments, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision. The property is legally described as being a 46.230 acres consisting of, 23.529 acres out of Lot 383 and 22.701 acres out of Lot 384 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 block of E. Military Hwy. **SUB#220308**

Classification: Regular

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

Issue: Melden & Hunt Inc., representing Jorge A. Adrade, Manager for Blu-Man Investments, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Iris Mata
Patricia Rigney
Roland Gomez

Created/Initiated - 4/21/2022
Approved - 4/21/2022
Final Approval - 4/22/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 25, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: SOUTH GATE INDUSTRIAL PARK MASTER PLAN SUBDIVISION
FILE NO. **SUB#220308**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Jorge A. Adrade, Manager for Blu-Man Investments, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 46.230 acres consisting of, 23.529 acres out of Lot 383 and 22.701 acres out of Lot 384 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 block of E. Military Hwy.

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

PROPERTY PROPOSED USE: Cold and dry warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed South Gate Industrial Park Master Plan Subdivision subject to the following conditions:

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

1. Verify with HCRMA, if any additional R.O.W. needs to be provided along E. Military Hwy.
2. Public street R.O.W.'s, shall not overlap with H.C.I.D. #2, verify with them.
3. Provide 20' additional R.O.W. on E. Hi-Line Rd. (South of E. Hi-Line Rd.)
4. Label center of E. Hi-Line Rd (show correct line type).
5. Provide or show street light layout along E. Hi-Line Rd and E. Military Hwy, Max distance is 250' and on public R.O.W., for new streets.
6. Provide new street name.
7. Lot lines shall stop at proposed R.O.W. for street.

EASEMENTS:

1. Easements shall not overlap.
2. Public sewer or water lines easements shall read "Exclusive easement to City of Pharr".
3. Show all existing subdivisions and easements. (Gemini Subdivision and Transmaritime Subdivision)
4. Place more labels for easements around property.
5. Show all the dedicated easements on the plat (label existing or dedicated by plat).
6. Show all existing easements.
7. Show document number for abandonment for HCID #2, easements and fee simple R.O.W.
8. City of Pharr easement shall read: 15' or 10' Exclusive easement to City of Pharr dedicated by plat.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. Verify ownership of drain ditch on the west side of the property.
2. Drainage report to be reviewed and approved by H.C.D.D. No.1.

OTHER:

1. Plat note #, provide description for the benchmark location.
2. Provide surveyor and engineer signature.
3. Provide full detention directive for plat note # 4.
4. Plat note #9, reword as per FD comments: add "building" after "THE".
5. Remove plat note # 12 & 16.
6. Label all monuments on plat layout.
7. Provide full correct subdivision name on signature blocks.
8. Label line between Lots 3 & 4.
9. Update location map.
10. See attached H.C.I.D. #2, comments.
11. Provide sheet numbers for plat.
12. Provide all pertinent City of Pharr details.
13. See staff comments attached.

This item will go before the City Commission Meeting of **May 02, 2022** at **4:00 p.m.**



Pharr

Fire Department



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

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

Subdivision: SOUTH GATE INDUSTRIAL PARK (PRELIMINARY)

Reviewed by: Manuel Renta

April 20, 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. Plat Note 16. Remove "ALL FIRE PROTECTION TO BE INSTALLED BY A TEXAS LICENSE FIRE PROTECTION COMPANT"
2. All designated waterlines shall be looped on FD approved water mains according to Pharr City Standards.
3. Shall connect to existing water main stub outs to enhance water loop objectives. (See Water Dept. Records).
4. Waterlines for industrial areas to at minimum of (12) inches.
5. All access points and roadway widths shall be at a minimum of 26' for fire apparatus access.
6. Include proposed fire hydrants (300' maximum intervals in mercantile district), include fire hydrant and valve detail.
7. A fire hydrant must be located within 100' of any Fire Department Connection for sprinklered buildings.

PLAT REVIEW MEETING FOR: SOUTH GATE INDUSTRIAL PARK SUBDIVISION

COMMENTS:

Initials: J.R. / R. B.

APRIL 14, 2022

WATER:

- Easements will need to be 15' Exclusive to the City of Pharr
- Will need to install 24" steel casing in all entrances
- Water line will need to be loop
- Will need to show all water services
- All water services will need to be 2"
- Will need to show all water valves
- Will need to show all water crossing details
- Follow City of Pharr Construction Standards Manual

SEWER:

- All manholes will need to be composite base with City of Pharr logo
- All sewer service will need to be 6"
- Will need to show all sewer crossing details
- 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: Plat Review Meeting
South Gate Industrial Park Subdivision
E. HI-LINE
Pharr Tx, 78577

DATE: 04/14/2022
46.230 ACRES

Plat Notes: No Comments

General Notes:

- 18" RCP Culvert for existing bar ditch on Hi-Line and Show Driveway Details
- Call out Detention area(s)
- Show Drainage Line and Outfall Details
- Head wall is required for drain ditch outfall on both sides
- Utility Lines are not allowed on Detention ponds
- No Utility easements are allowed on property private
- Show Utility Profile Crossings, Elevations and Separations Details
- Deed may stay as is but please note drainage ditch belongs to and is maintained by Hidalgo County Drainage District
- 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.), Texas Commission of Environmental Quality (T.C.E.Q.) and City Of Pharr requirements.
- 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: South Gate Industrial Park
Master Plan Subdivision

DATE: April 14, 2022

REVIEW: Preliminary (comments plans dated 4-14-2022)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Dedicate additional easement for waterline within the property.
4. Note No. 4---Use correct 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."*
5. Note No. 5---Remove additional zero at the end of northing and easting values.
6. Remove Note No. 12
7. Note No. 14--- Revie note to say... "5.0'ft sidewalk with ADA wheelchair ramps and landings shall be constructed along all streets at the time of subdivision construction.
8. Add Note---"Owners to maintain detention / retention areas."
9. 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."
10. Add Note---"All subdivision waterlines shall be looped as per City standards."
11. Provide a name for proposed street.
12. Revise additional ROW call out to say... "dedicate additional 20'-ft ROW".
13. Verify with HCRMA about ROW dedication for E. Military HWY.

SITE PLAN

1. Include all profile details of all utility crossings.
2. Provide all pertinent City of Pharr details. (Waterline bedding, gate valves, fire hydrants, services, sanitary sewer bedding, fiberglass manhole with composite manhole lids with updated logo, 6"-in sanitary sewer services, storm sewer bedding, inlets, storm manhole, concrete riprap, cross-section detail of proposed drive, concrete apron, curb and gutter with 3 #3 continuous rebar on City ROW, paving profile, ADA sidewalk)
3. Existing sanitary sewer line along the drainage ditch is shown on the wrong side.
4. Show all locations of steel casings for the waterline.
5. Ensure that water line is not within the proposed drive. Move waterline further west and remove proposed sanitary sewer service line. Proposed waterline shall be 12"-in.
6. Remove proposed waterlines within the truck court and extend waterline on the west side of the property all the way to E. Hi Line rd. and tie into 16"-in line, as per Public Utilities request.
7. Show all proposed fire hydrants as per Fire departments request. Fire hydrants shall be spaced out at 300'-ft with hose length of 400'-ft.

DRAINAGE

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

CLOSEOUT DOCUMENTS

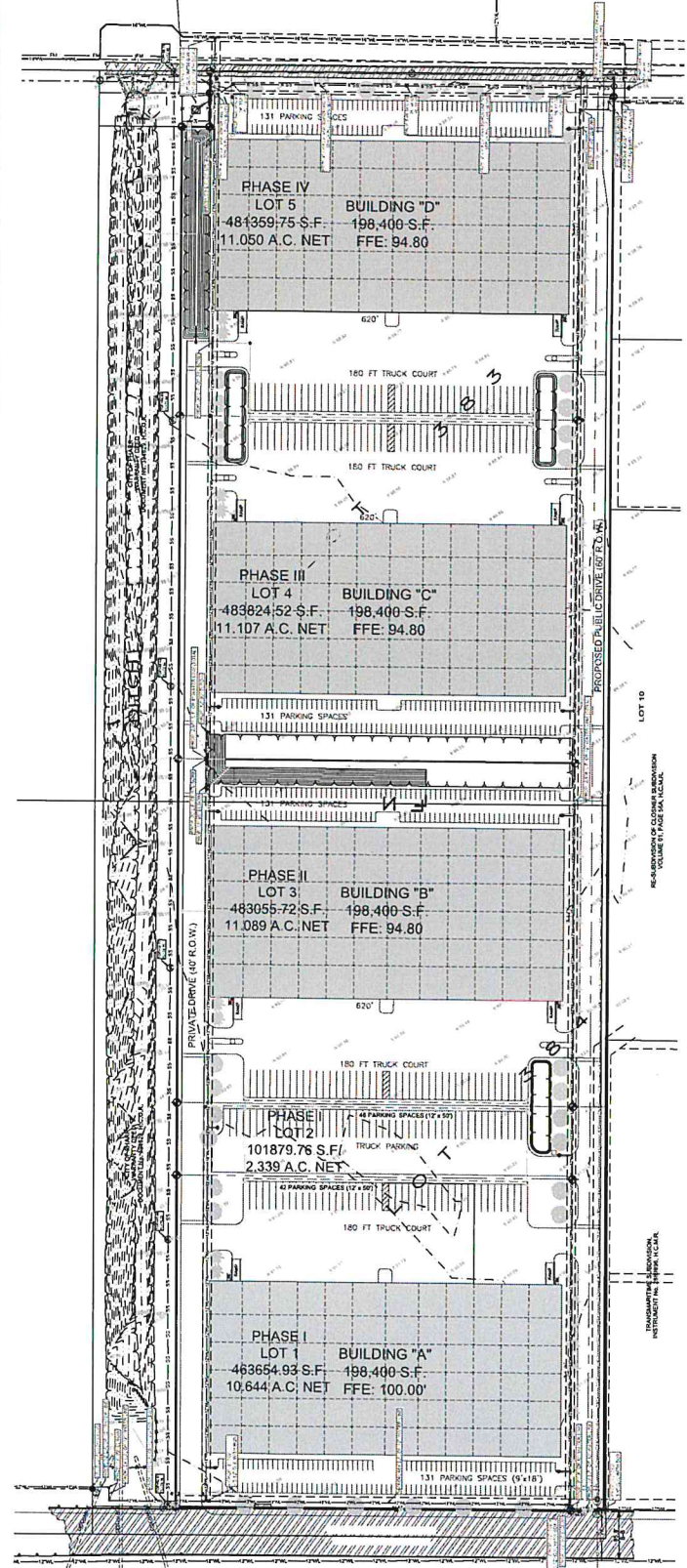
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

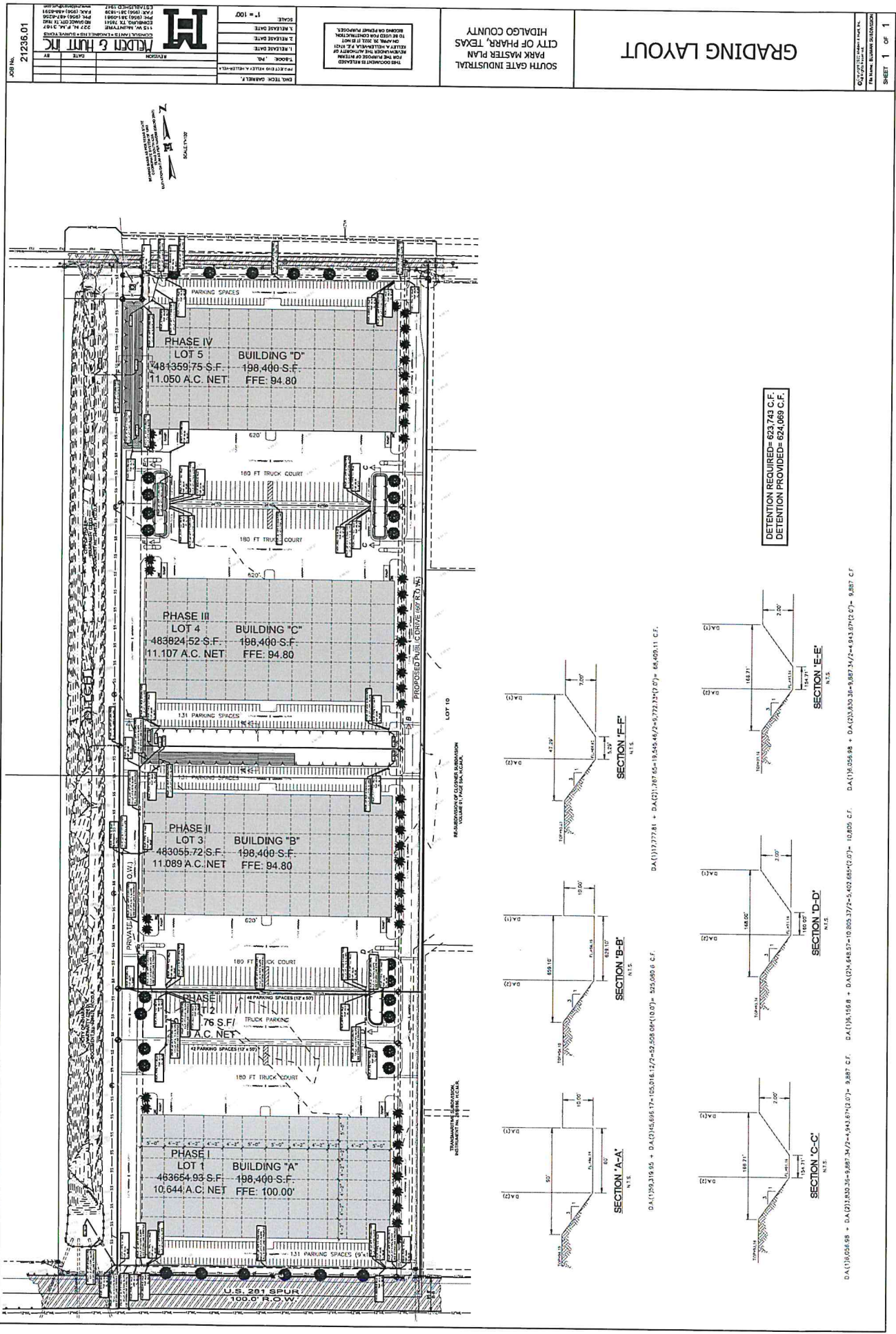
CONSTRUCTION SCHEDULE

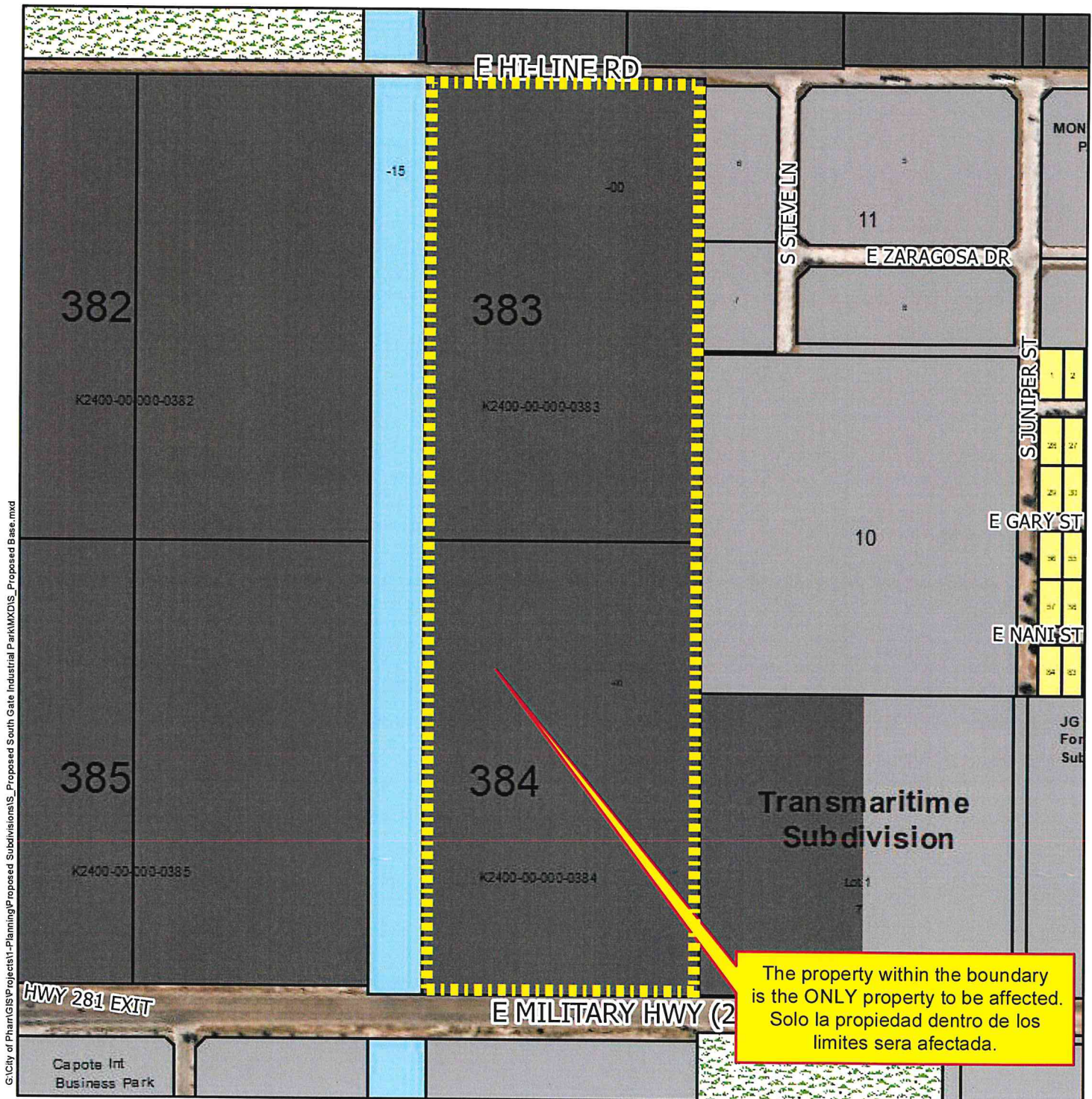
- The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

- Lab shall be required to test the following:
 - Backfill material
 - Paving items
 - Concrete items



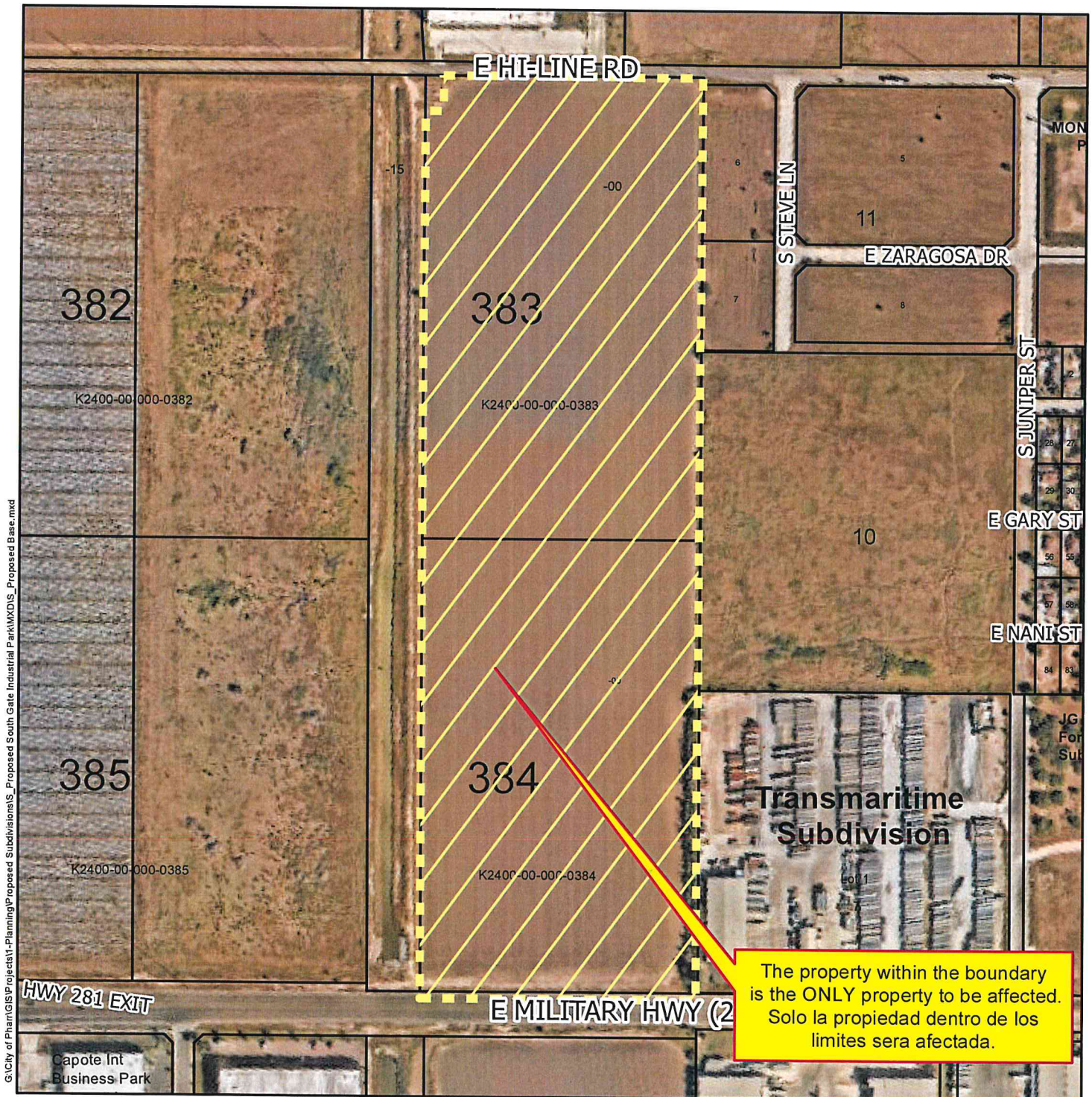




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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |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





- | | | | |
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| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |



Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Thursday, April 7, 2022 2:45 PM
To: Eddie Martinez
Cc: Javier Lopez
Subject: SOUTH GATE INDUSTRIAL PARK MASTER PLAN

***** 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 this proposal. In our signature area, the # symbol is used and would prefer it spelled out No. At the P.O.C. N.W. COR LOT 383, add Kelley Pharr subdivision. We have a general blanket easement V 20 P 467 covering all of the lot. For the 30' HCID No. 2 easement, add V 20 P 467 and V 16 P 5 into the label. The subdivision has a proposed 60' public street overlapping our easement. This road needs to be moved out of HCID2 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