

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 22, 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 August 8, 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) Brownstone Consultants LLC., on behalf of Rhea Nannette Mora, 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 District (R-MF). The property is legally described as being a 10.854-acre tract of land, out of the South 1/2, of the South 1/2 of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 – 2500 Block of North Jackson Road. **COZ#220739**

- 2) Maria Leticia Zuniga, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for a barber shop in a Single-Family Residential District (R-1). The property is legally described as being Lot 12, Block 2, Countryside Terrace Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 713 West Douglas Drive. **CUP#220740**

- 3) City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single Family Residential District (R-1). The property is legally described as being 0.30 acres, more or less, out of Lot 233, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1207 West Hall Acres Road. **COZ#220741**

- 4) Lisandro Espinoza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Single Family Residential District (R-1). The property is legally described as being 0.48 acres, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 220 North Sugar Road. **COZ#220742**

5) Erika of Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a new telecommunications tower in a Limited Industrial District (L-I). The property is legally described as being 0.00048 acres, out of Lot 2, Pharr Bridge Business Park Phase 3 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 900 West Zaragosa Drive. **CUP#220843**

E. PLATS:

1) Melden & Hunt Inc., representing Derrick Merchant, Manager for Via Real Estate, LLC a Wyoming Limited Liability Company, is requesting final plat approval of the proposed Phase I, Lot 1 Go Carwash Pharr Subdivision. The property is legally described as being a 1.470 acres being a part of portion out of Lot 7, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Blk. of South Jackson Rd. **SUB#220827**

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 19th day of August 2022 at 11:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 8, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 8, 2022, and following is the record of attendance.

MEMBERS PRESENT:	Danny Wylie Romeo Robles	Rafael Munguia Charlie Ramirez
ABSENT:	Luis Madrigal Andy Castro	Jonathan Larraga
OTHERS PRESENT:	See attached list	
STAFF PRESENT:	Kimberly Mendoza, Director Roland Gomez, Director Roy Rodriguez, Asst. Director Eddie Martinez, Planner II Anaisha Licerio, Planner II Laura Fonseca, Planner I Iris Mata, Administrative Assistant Melissa Ramirez, 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

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JULY 25, 2022

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of July 25, 2022. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ESPI LOGISTICS, LLC., 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 4, JOHNSTONE SUPPLY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 921 WEST SHARM DRIVE. COZ#220737**

Laura Fonseca, Planner I, introduced the item and stated 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, 1996. 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. Later, the property to the west was rezoned from General Business District (C) to Heavy Commercial District (H-C) on January 17, 2022. 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) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Charlie Ramirez moved to **approve** the request a Change of Zone from General Business District (C) to Heavy Commercial District (H-C) Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) HALFF ASSOCIATES, INC., REPRESENTING CAPOTE FARMS, LTD., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM LIMITED INDUSTRIAL DISTRICT (L-I) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 19.522 ACRES, MORE OR LESS, OUT OF LOTS 3 & 4, BLOCK 1, RE-SUBDIVISION OF CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 11000 BLOCK OF SOUTH VETERANS BOULEVARD. COZ#220738**

Laura Fonseca, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The property and properties to the south and a portion to the west were annexed on November 11, 2011. The remaining portion to the west was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 5, 2005. The city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for right-of-way and industrial use in the Land Use Plan. She further reported nine (9) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Rafael Munguia moved to **approve** the request a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I) Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously

ITEM E. PLAT APPROVAL

- 1) SALINAS ENGINEERING & ASSOCIATES, REPRESENTING ROBERTO AND NYDIA CAVAZOS, OWNER'S ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED TROPICAL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.51 ACRE TRACT OF LAND, MORE OR LESS OUT OF AND FORMING A PART OF LOT 4, BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1900 BLOCK OF NORTH VETERANS BLVD. ("I" ROAD). SUB#201236**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) and Residential Multi-Family District (R-MF) to the north, City limits to the east, General Business District (C) to the south and Residential Multi-Family High Density District (R-MFHD) to the west. The property is designated for commercial and single family residential use in the Land Use. He added no variances were being requested and staff recommended final plat approval of the proposed Tropical 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 final plat approval of the proposed Tropical Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING, STEVE LOLLIS, MANAGER AND SOLE MEMBER, FOR TGO DAHLIA 21, LP, A TEXAS LIMITED PARTNERSHIP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED DAHLIA VILLAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 4.538 ACRES OUT OF LOT 187 KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400 BLOCK OF WEST SAM HOUSTON AVE. SUB#220203**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multifamily High Density District (R-MFHD). The adjacent zones are Residential Multifamily High Density District (R-MFHD), Office professional District (O-P) and Agricultural Open Space District (A-O) to the north, Single Family Residential District (R-1), Agricultural Open Space District (A-O) and Government Owned to the east, General Business District (C) to the west and Government Owned to the south. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Dahlia Villas 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.

Rafael Munguia asked if the moratorium was still in effect.

Eddie Martinez, Planner II, stated the moratorium would expire on August 10, 2022.

There being no further discussion Charlie Ramirez moved to **approve** the request for final plat approval of the proposed Dahlia Villas Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3) BROWNSTONE CONSULTANTS, REPRESENTING RHEA NANETTE MORA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MECA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 10.854 ACRE TRACT OF LAND OUT OF THE SOUTH ½ OF THE SOUTH ½ OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF NORTH JACKSON RD. SUB#220724**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural Open Space District (A-O). The adjacent zones are General Business District (C), Limited Industrial District (L-I) and Residential Multi-Family High Density District (R-MFHD) to the north, Residential Mobile Home District (R-MH) to the east, Agricultural Open Space District (A-O) to the south and City limits to the west. The property is designated for single family residential, multi-family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Meca 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 Romeo Robles moved to **approve** the request for preliminary plat approval of the pro Romeo posed Meca Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

4) PEREZ CONSULTING ENGINEERS, REPRESENTING CHARLES D. MUELLER, MANAGER FOR LYNN TRACT, L.P., A TEXAS LIMITED PARTNERSHIP, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED UHS CENTER ON RIDGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.71 ACRE TRACT OF LAND OUT OF AND A PORTION OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 400-500 BLOCK OF WEST RIDGE RD.SUB#220617

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the west, Agricultural Open Space District (A-O) to the north and Single Family Residential District (R-1) to the east and south. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed UHS Center On Ridge Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie, questioned the abbreviation of UHS.

Charlie Ramirez mentioned it could stand for United Health Services.

There being no further discussion Rafael Munguia moved to **approve** the request for preliminary plat approval of the proposed UHS Center On Ridge Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 5) HALFF ENGINEERING, REPRESENTING PHIL DYER, MANAGER OF CAPOTE FARMS GP, L.L.C., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CAPOTE INTERNATIONAL BUSINESS PARK PHASE VI LOTS 1 & 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.522 ACRES OUT OF LOTS 3 & 4 OF THE CLOSNER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST CAPOTE CENTRAL AVE. SUB#220720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open/Space District (A-O) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the south and west and City limits to the east. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Capote International Business Park Phase Vi Lots 1 & 2 Subdivision subject to the listed conditions.

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

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

- 6) SAM ENGINEERING & SURVEYING, INC., REPRESENTING EFRAIN AGUSTIN AND MARTHA MALDONADO, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ACME SQUARE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.00 ACRE GROSS TRACT OF LAND OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF EAST MINNESOTA RD. SUB#220618**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Agricultural Open/Space District (A-O) and Single Family Residential District (R-1) to the north, Agricultural Open/Space District (A-O) to the east, General Business District (C) and Agricultural Open/Space District (A-O) to the south and Single Family Residential District (R-1) 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 ACME Square Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie, asked if Minnesota Road will be widened.

Eddie Martinez, Planner II, stated they would widen 1/3 of the street's right-of-way.

Rafael Munguia asked if we are able to review preliminary plats with the moratorium in place.

Eddie Martinez, Planner II, stated item was submitted as a change of zone prior to the moratorium.

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

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

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

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 18, 2022

MEETING DATE: August 22, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Brownstone Consultants LLC., on behalf of Rhea Nannette Mora, 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 District (R-MF). The property is legally described as being a 10.854-acre tract of land, out of the South 1/2, of the South 1/2 of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 – 2500 Block of North Jackson Road. **COZ#220739**

Classification: Public Hearing

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

Issue: Brownstone Consultants LLC., on behalf of Rhea Nannette Mora, 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 District (R-MF).

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 Residential Multi-Family District (R-MF) 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:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/18/2022
Approved - 8/18/2022
Final Approval - 8/18/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 22, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#220739

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: July 15, 2022

1. **Applicant:** Brownstone Consultants LLC., on behalf of Rhea Nannette Mora, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct apartments.

4. **Routing to Staff:**

A. Kimberly Mendoza, Director	<u>Km</u> Initials	<u>8/17/22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u>At</u> Initials	<u>8/17/22</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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 22, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being a 10.854-acre tract of land, out of the South 1/2, of the South 1/2 of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 – 2500 Block of North 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:

Brownstone Consultants LLC., on behalf of Rhea Nannette Mora, 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 District (R-MF) in order to develop and construct apartments.

The subject site is located on the east side of North Jackson Road, approximately 952 ft south of West Sioux Road, and has a physical address of 2400 N Jackson. The property is legally described as being 10.854 acre, more or less out of the South 1/2 of the South 1/2 of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Jackson Road, a 120'-150' principal arterial that runs north and south with a posted speed limit of 40 to 55 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural Open Space District (A-O). A portion of the property to the north was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on March 2, 1999. Another portion to the north was rezoned from General Business District (C) to Limited Industrial District (L-I) on April 19, 2011. A last portion to the north was rezoned from Limited Industrial District (L-I) to High Density Multi-Family Residential District (R-4) on January 11, 2016. The property to the south is zoned Agricultural and/or Open Space District (A-O). The city limits lie to the west. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for Commercial, Single-Family Residential, and Multi-family residential use in the Land Use Plan.

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

Twenty-six (26) letters were mailed out to the surrounding property within a two hundred (200) foot radius owners on August 5, 2022, and a legal notice was published in the Advance News Journal on August 3, 2022. Staff received no response to the letters or the legal notice.

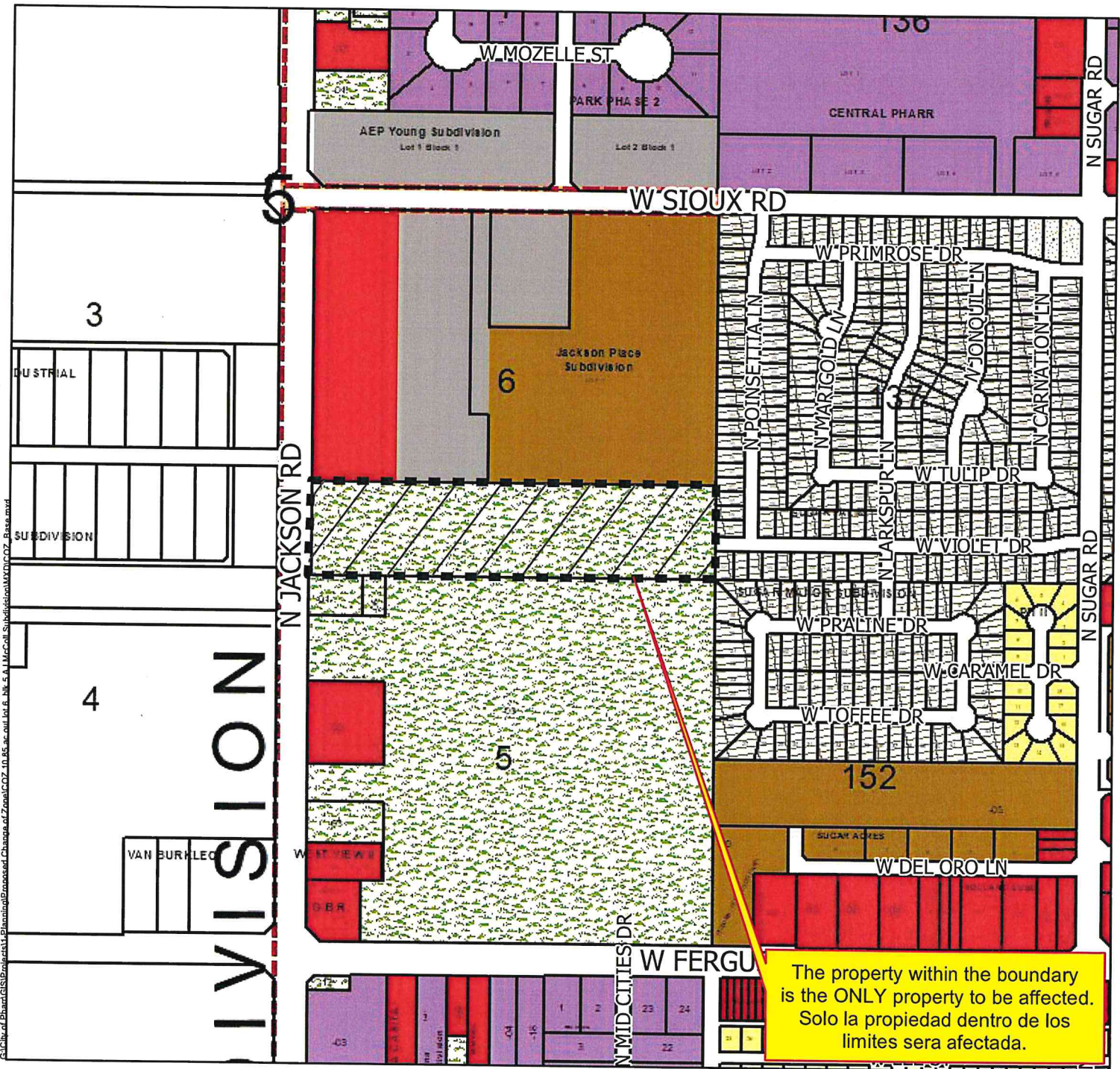
Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances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

NOTE: This item will go before the City Commission Meeting of **September 6, 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
 10.85 acre out of the south one-half of of the south one-half of
 Lot 6, Blk 5 AJ McColl Subdivision
 Brownstone Consultants



Zoning

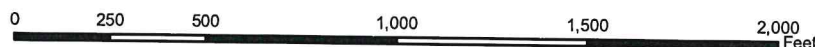
ZONE

- 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 = 500 feet

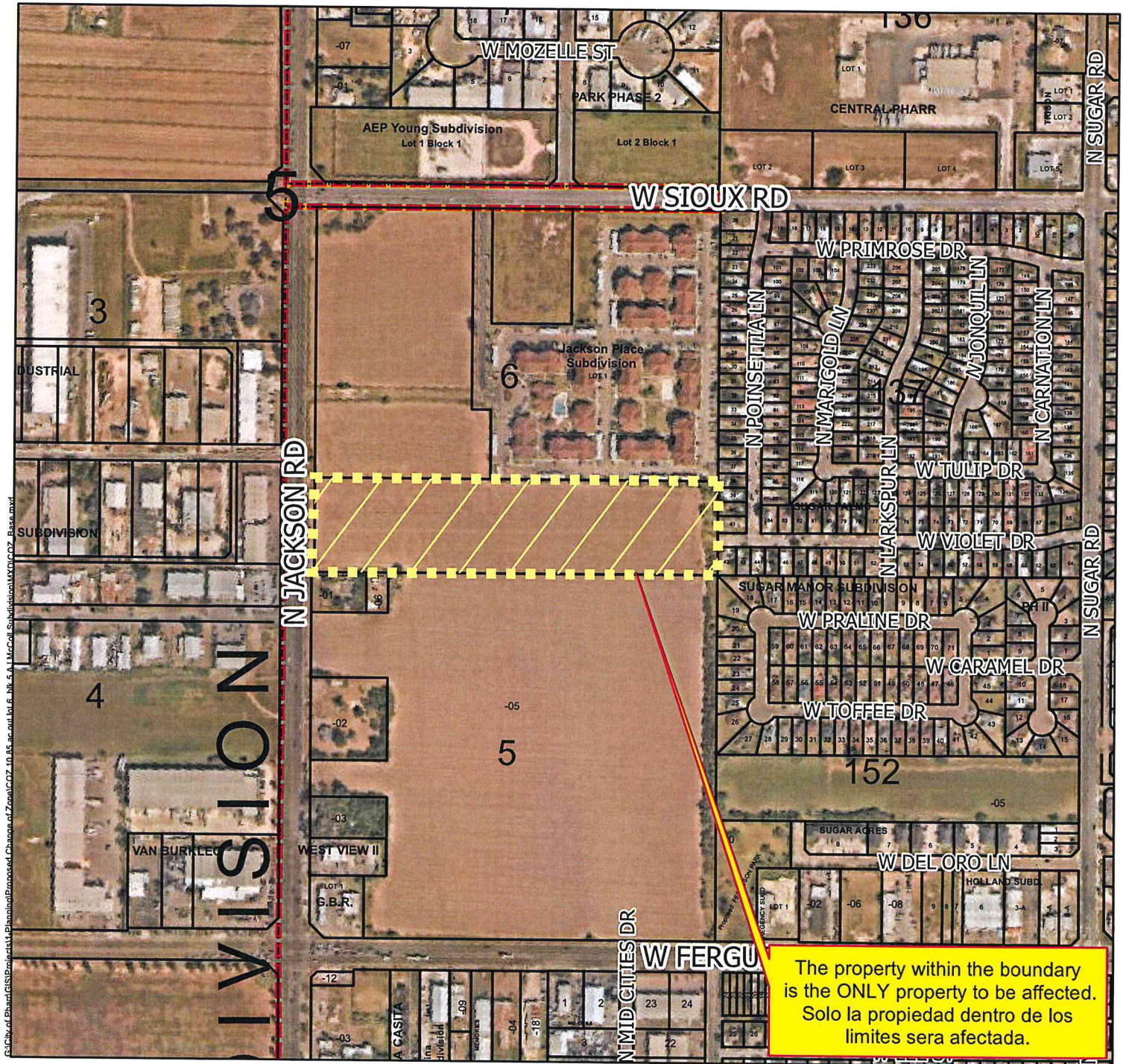


Date: 7/25/2022

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



Proposed Change of Zone
 10.85 acre out of the south one-half of of the south one-half of
 Lot 6, Blk 5 AJ McColl Subdivision
 Brownstone Consultants



Zoning

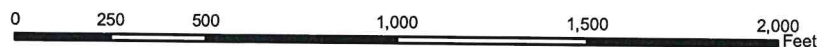
ZONE

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City of Pharr, Texas
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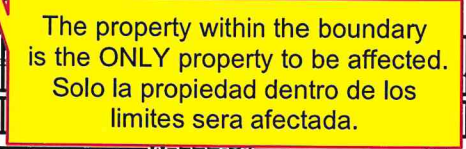
Scale: 1 inch = 500 feet



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Date: 7/25/2022





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 18, 2022

MEETING DATE: August 22, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Maria Leticia Zuniga, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for a barber shop in a Single-Family Residential District (R-1). The property is legally described as being Lot 12, Block 2, Countryside Terrace Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 713 West Douglas Drive. **CUP#220740**

Classification: Public Hearing

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

Issue: Maria Leticia Zuniga, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for a barber shop in a Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the home occupation for a barber shop in a Single-Family Residential District (R-1) subject to compliance with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/18/2022
Approved - 8/18/2022
Final Approval - 8/18/2022



MEMORANDUM

DATE: MONDAY, AUGUST 22, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (BARBER SHOP) FILE NO. CUP#220740 (MARIA LETICIA ZUNIGA)

GENERAL INFORMATION:

APPLICANT: Maria Leticia Zuniga, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation for a barber shop in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being Lot 12, Block 2, Countryside Terrace Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 713 West Douglas Drive.

ZONING: The property is currently zoned Single-Family Residential District (R-1) The surrounding area is zoned Single-Family Residential District (R-1) to the north, east and west and Residential Multi-Family High Density District (RHDMF) to the south. This area is generally designated for Single-Family Residential District (R-1) in the Land Use Plan.

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

**HOURS OF
OPERATION:**

Hours of operation will be Tuesday through Saturday from 11:00 AM to 7:00 PM

**NOTIFICATION
OF PUBLIC:**

Thirty-nine (39) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 5, 2022, and a legal notice was published in the Advance News Journal on August 3, 2022. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending approval of the home occupation for a barber shop in a Single-Family Residential District (R-1) subject to compliance with all City Ordinances and City Department requirements.

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time in the barber shop;
3. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. Said use shall be conducted solely within the confines of the main dwelling and shall not exceed ten percent (10%) of the total floor area; and
9. The following shall be considered as grounds for revocation of a home occupation Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.

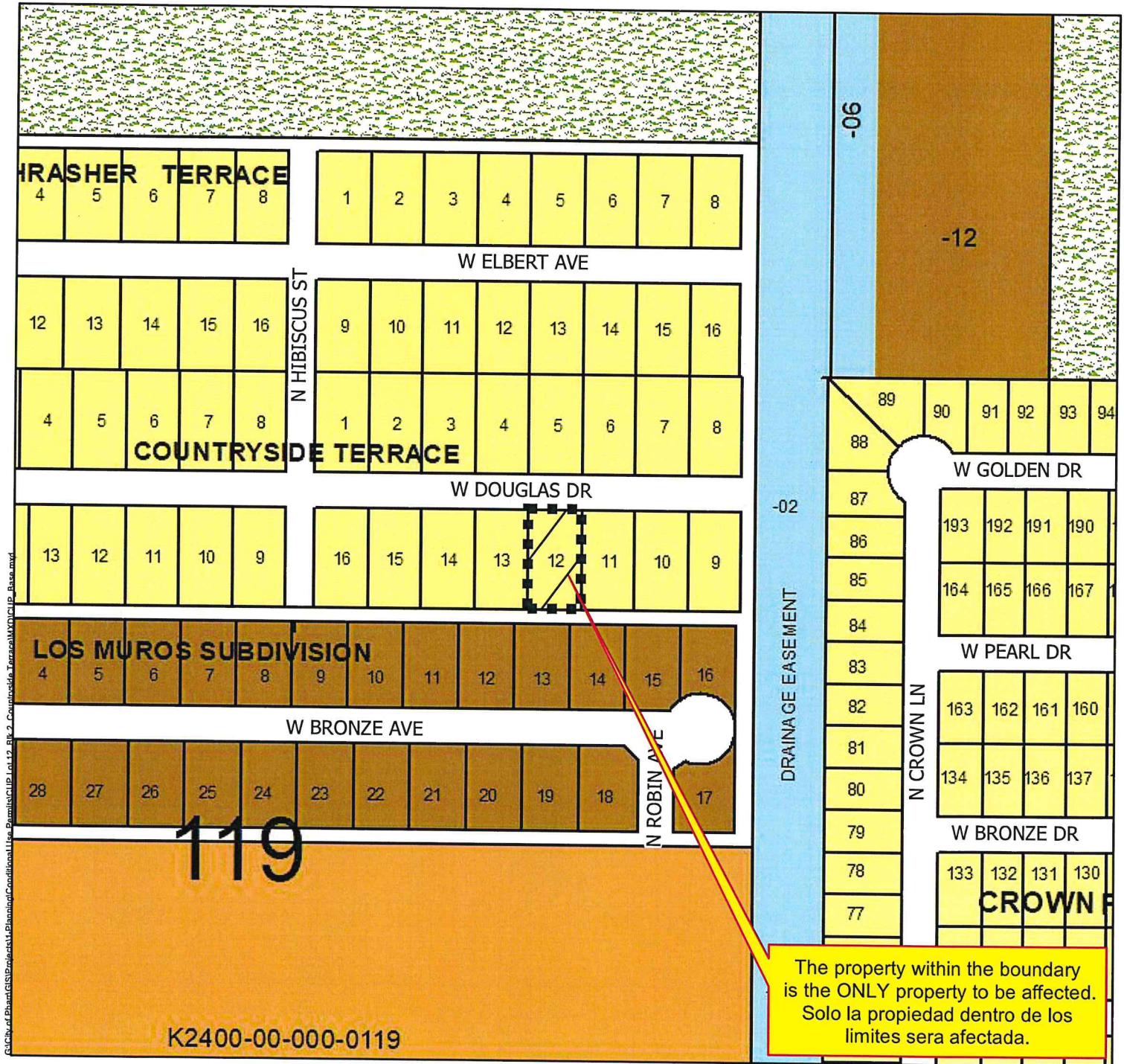
- Conditional Use Permits for home occupations that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **September 6, 2022** at **4:00 p.m.**



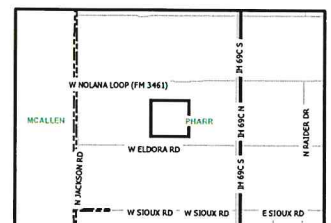
- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

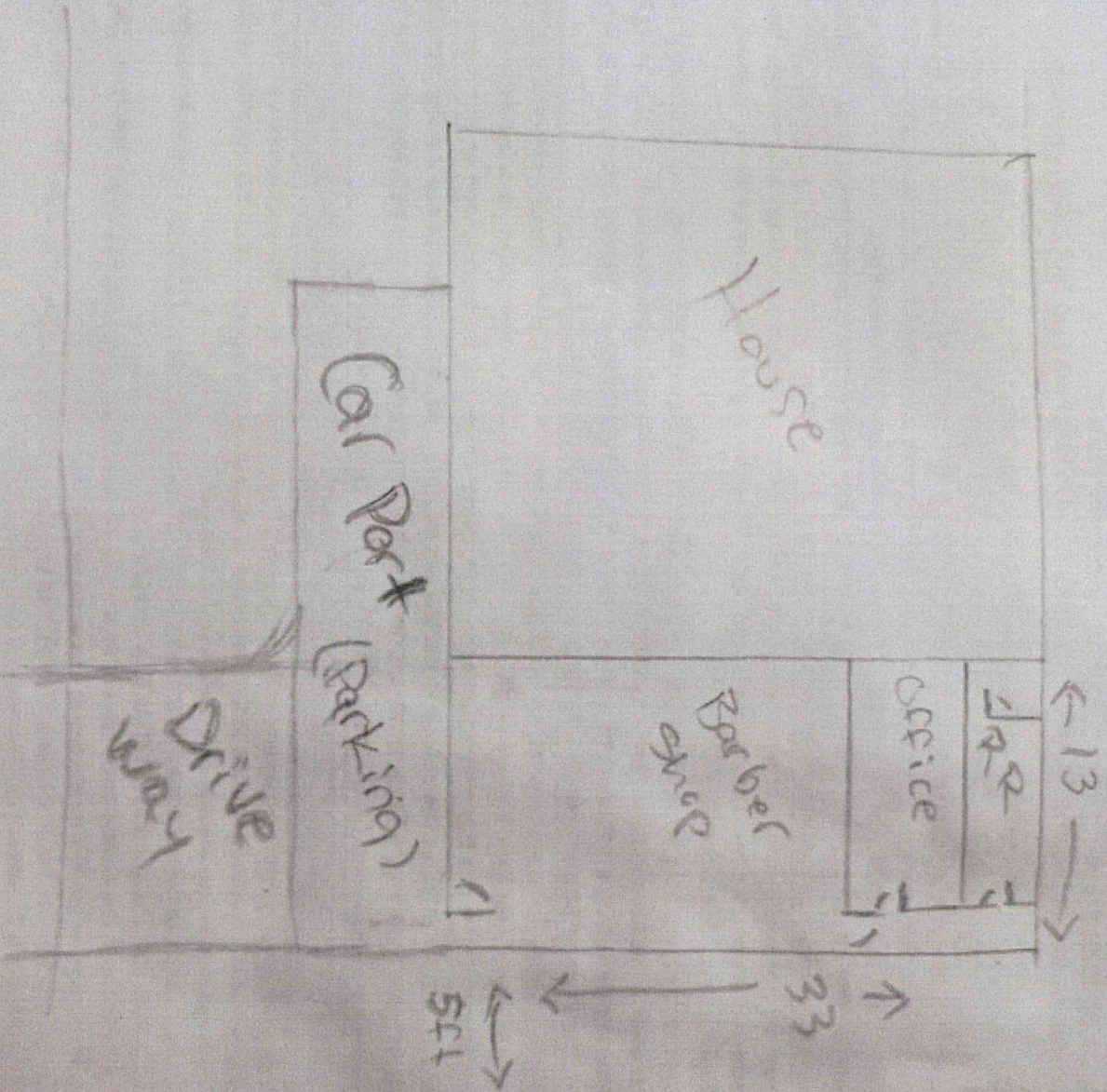






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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: August 18, 2022

MEETING DATE: August 22, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single Family Residential District (R-1). The property is legally described as being 0.30 acres, more or less, out of Lot 233, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1207 West Hall Acres Road. **COZ#220741**

Classification: Regular

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

Issue: City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) 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:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/18/2022
Approved - 8/18/2022
Final Approval - 8/18/2022



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 22, 2022

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#220741
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: July 22, 2022

1. **Applicant:** City of Pharr, for the betterment of the city.
2. **Requested Action:** Re-zoning request from General Business District (C) to Single Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop and construct a single-family residence.

4. **Routing to Staff:**

A. Kimberly Mendoza, Director	<u>km</u> Initials	<u>8/17/22</u> Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	<u>AS</u> Initials	<u>8/17/22</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, AUGUST 22, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Single Family Residential District (R-1). The property is legally described as being 0.30 acres, more or less, out of Lot 233, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1207 West Hall Acres 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:

City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single Family Residential District (R-1) in order to develop and construct a single-family residence.

The subject site is located on the south side of West Hall Acres Road and has a physical address of 1207 West Hall Acres Road. The property is legally described as being 0.30 acres out of Lot 233, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Hall Acres Road, an 80' major collector, with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The properties to the east, south, and west were zoned to Residential Single-Family District (R-1) and the subject property and property to the north were zoned to General Business District (C) on February 21, 1995. There have been no other zoning requests within the general vicinity since that time. The property is generally designated for single family use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Eighteen (18) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on August 5, 2022, and a legal notice was published in the Advance News Journal on August 3, 2022. Staff received no response to the letters or the legal notice.

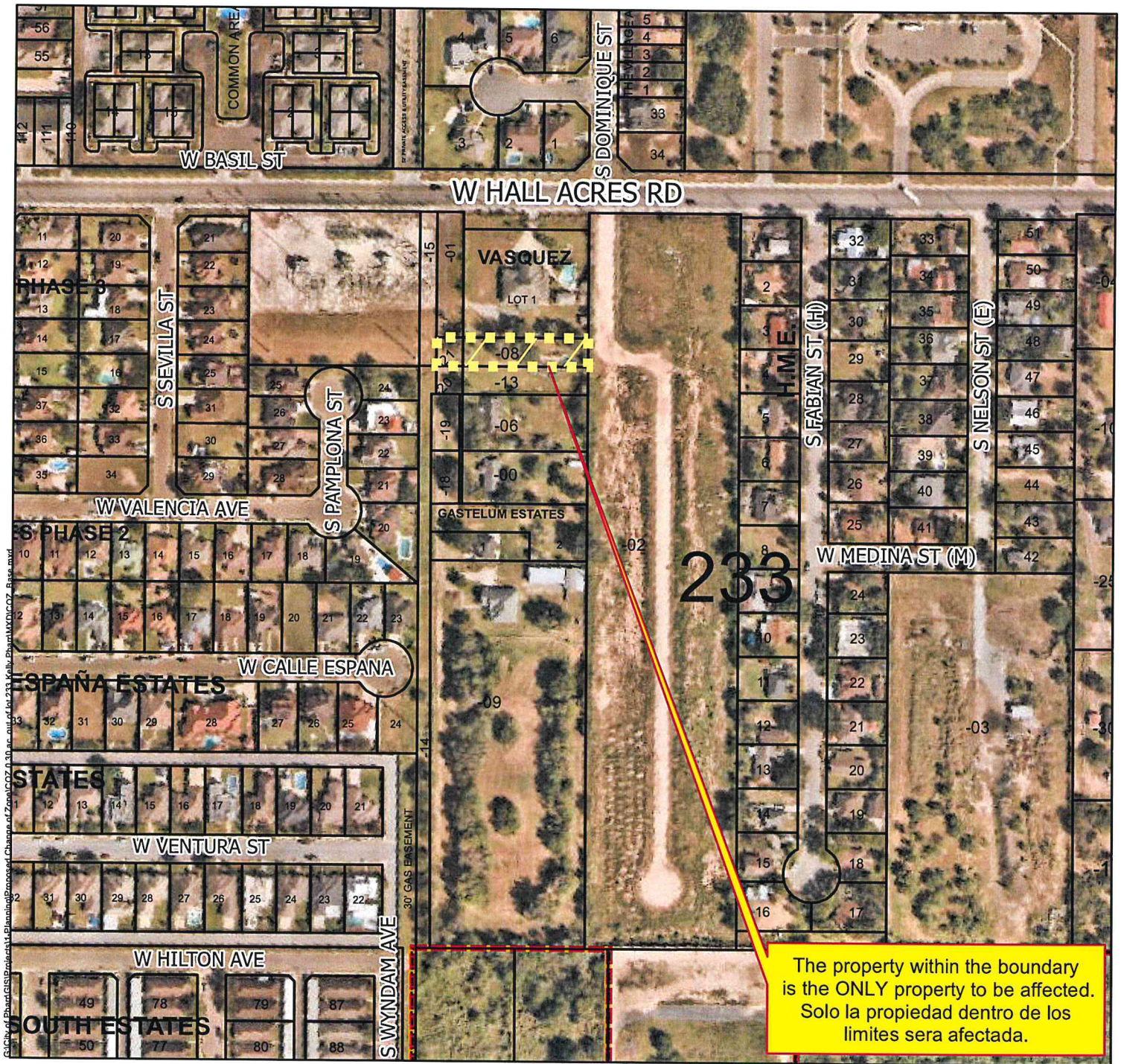
Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 6, 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
0.30 ac, out of lot 233, Kelly Pharr
City of Pharr



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

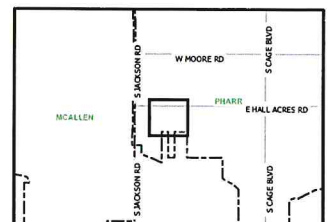
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

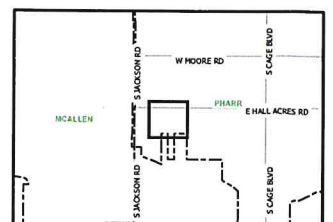
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 250 feet



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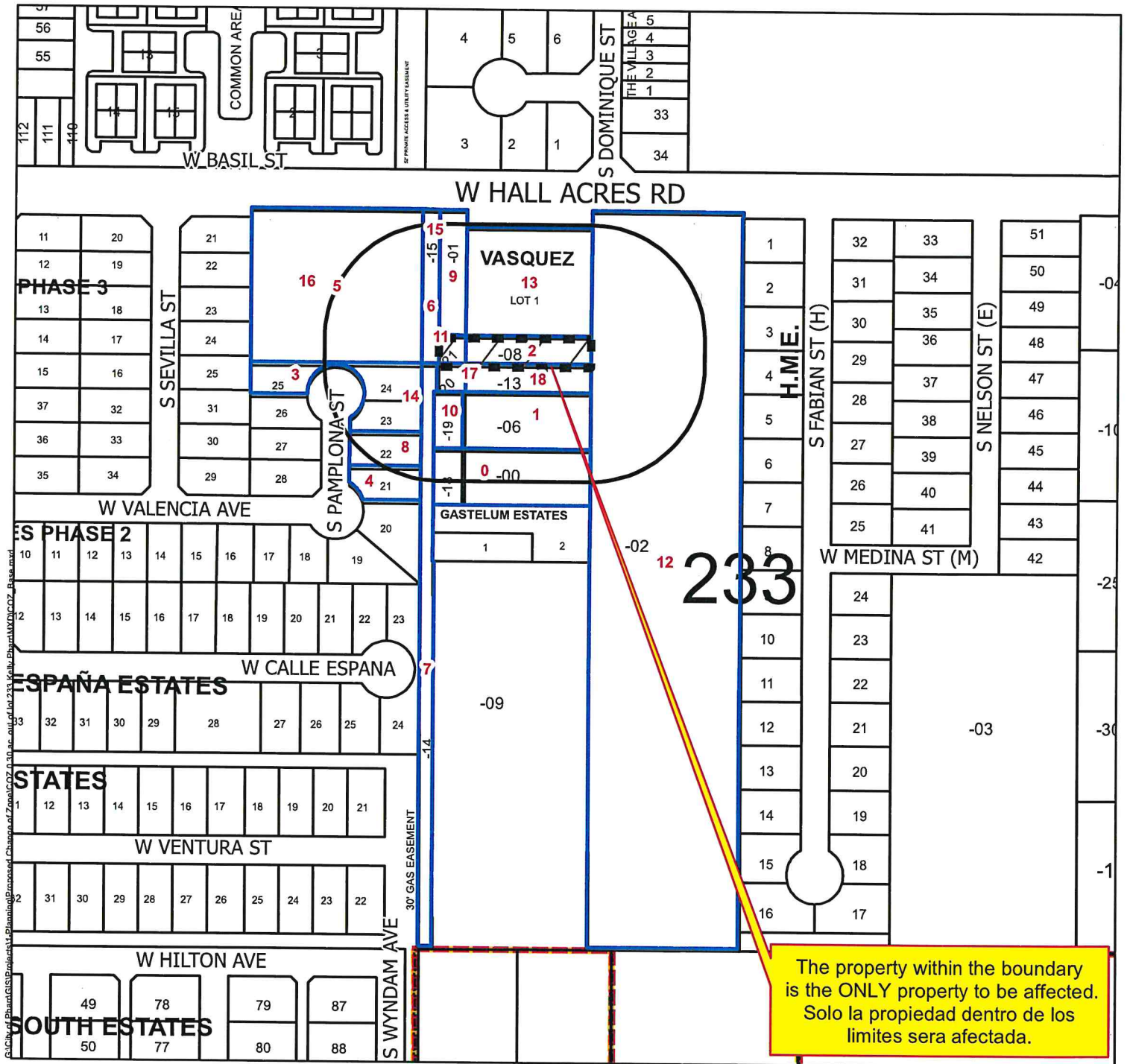




A horizontal scale bar with tick marks at 0, 125, 250, 500, 750, and 1,000 feet. The bar is divided into segments by these tick marks.

Date: 7/25/2022

Proposed Change of Zone
0.30 ac, out of lot 233, Kelly Pharr
City of Pharr



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

Zoning

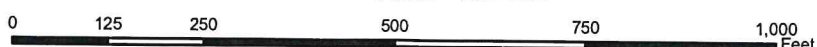
ZONE

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

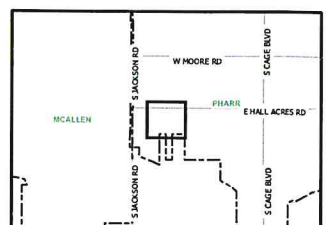
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City of Pharr, Texas
Engineering Department
956.402.4242

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REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

City of Pharr

APPLICANT

General Business District ©

CURRENT ZONE

1207 West Hall Acres Road

ADDRESS

Single-Family Residential District (R-1)

	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 to Single Family Residential District (R-1) 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.

Anaisa Licerio, Planner II

PREPARED BY

August 17, 2022

DATE



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: August 18, 2022

MEETING DATE: August 22, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Lisandro Espinoza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Single Family Residential District (R-1). The property is legally described as being 0.48 acres, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 220 North Sugar Road.
COZ#220742

Classification: Public Hearing

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

Issue: Lisandro Espinoza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Single Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirement 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:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/18/2022
Approved - 8/18/2022
Final Approval - 8/18/2022



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: August 22, 2022

ROUTE TO BOARD:

- ☐ CITY COMMISSION AGENDA ITEM: COZ:#220742
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: June 16, 2022

1. **Applicant:** Lisandro Espinoza, owner.
2. **Requested Action:** Re-zoning request from Office and Professional District (O-P) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop and construct a single-family residence.

4. **Routing to Staff:**

- | | | | |
|--------------------------------------|-----------------------|------------------------|--|
| A. Kimberly Mendoza,
Director | <u>Km</u>
Initials | <u>8/17/22</u>
Date | ☒ Approval ☐ Denial |
| B. Planning Staff
Recommendations | <u>AL</u>
Initials | <u>8/17/22</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, AUGUST 22, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Office and Professional District (O-P) to Single Family Residential District (R-1). The property is legally described as being 0.48 acres, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 220 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:

Lisandro Espinoza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office and Professional District (O-P) to Single-Family Residential District (R-1) in order to develop and construct a single-family residence.

The subject site is located on the east side of North Sugar Road, approximately 85 feet South of West Bell Avenue, and has a physical address of 220 North Sugar Road. The property is legally described as being 0.48 acres out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, an 80' major collector, with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Office and Professional District (O-P). The subject property and the surrounding properties were zoned to Single-Family Residential District (R-1) on March 30, 1982, when the city originally adopted the current zoning ordinance we use today. Later, the subject property rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on November 4, 2013. There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for public/semi-public use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Twenty-four (24) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on August 5, 2022, and a legal notice was published in the Advance News Journal on August 3, 2022. Staff received no response to the letters or the legal notice.

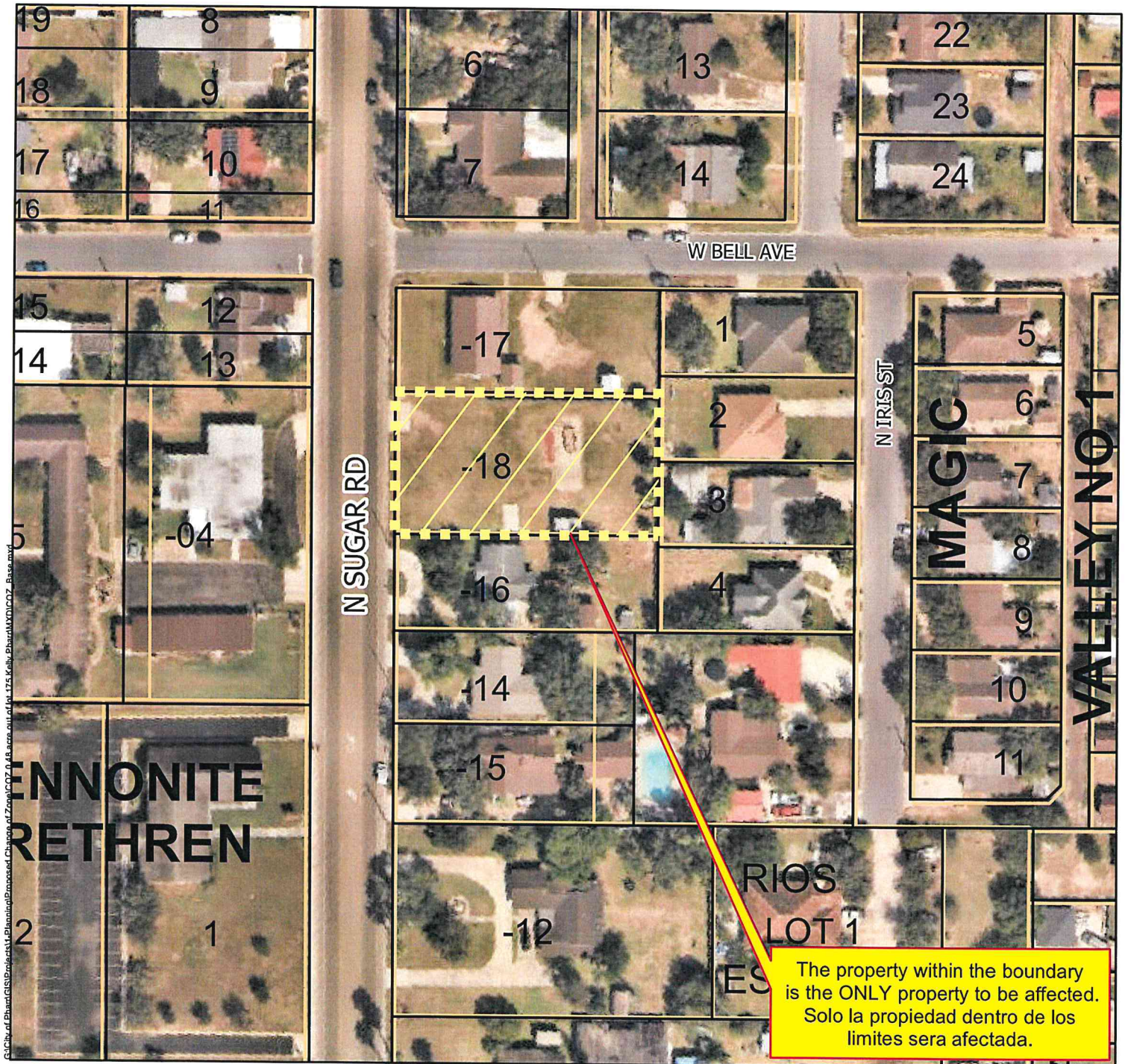
Development Services is recommending approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirement and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **September 6, 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
0.48 acre tract of land, out of lot 175
Lisandro Espinoza



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

Zoning

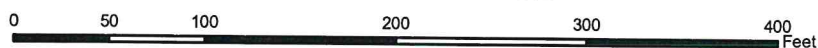
ZONE

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

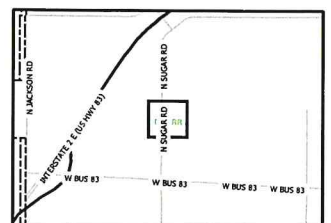
- Townhouse
- HUD Code
- Rail Road R.O.W
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

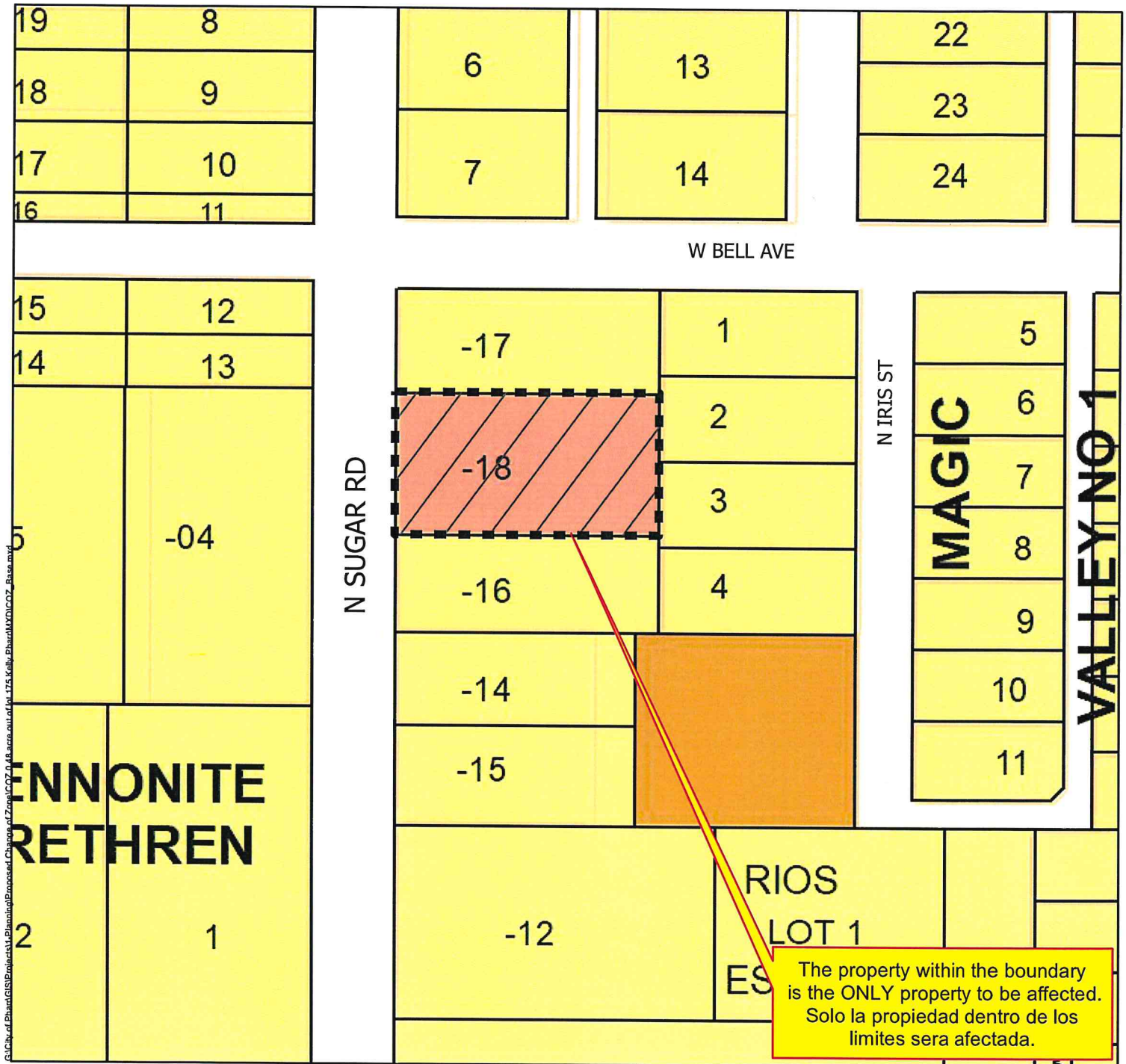
Scale: 1 inch = 100 feet



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Proposed Change of Zone
0.48 acre tract of land, out of lot 175
Lisandro Espinoza



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

Zoning

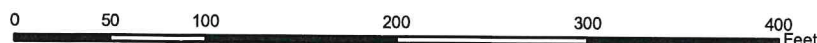
ZONE

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

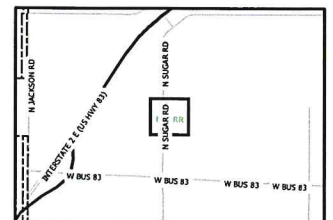
- Townhouse
- HUD Code
- Rail Road R.O.W
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- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

City of Pharr, Texas
Engineering Department
956.402.4242

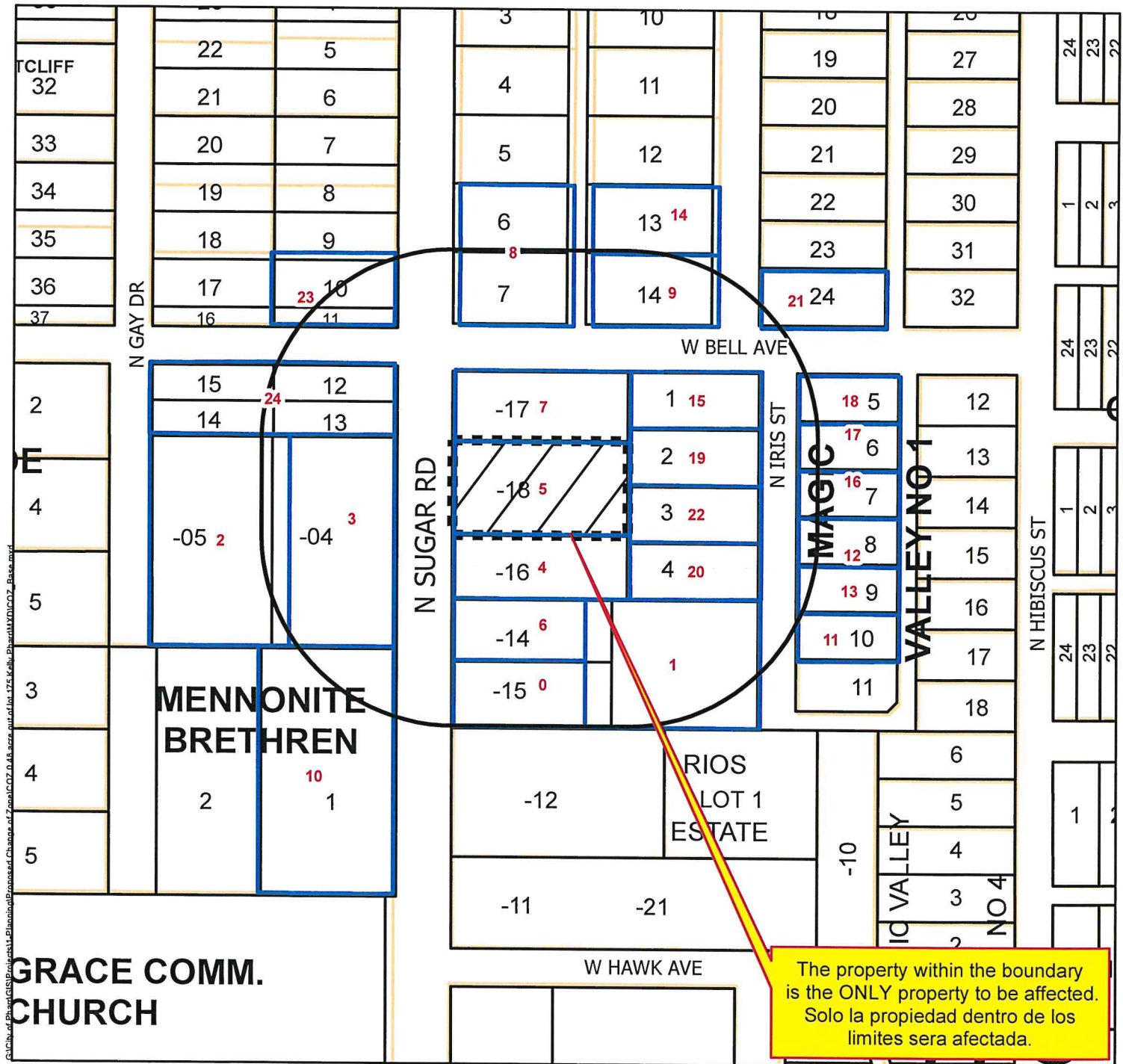
Scale: 1 inch = 100 feet



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



Proposed Change of Zone
0.48 acre tract of land, out of lot 175
Lisandro Espinoza



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 = 150 feet



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





REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Lisandro Espinoza

APPLICANT

Office and Professional District (O-P)

CURRENT ZONE

220 North Sugar Road

ADDRESS

Single Family Residential District (R-1)

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 to Single Family Residential District (R-1) as the property meets area requirement and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II

PREPARED BY

August 16, 2022

DATE



1993

[illegible][illegible]

PROJECT INFORMATION
LEE ESPINOZA
ACRE TRACT OF LOT 1
KELLY PHARR
SUBDIVISION
WALDO COUNTY, TX

ISSUE DATE	08.02.21
SIGNED RLR	FTED JG

01	07
----	----

1

[illegible][illegible]

ALL CONTENTS TO BE USED MONOGLYLLINE ECE

RECOMMENDED DRIVEWAY SLOTTING

LEVEL AT AND SIDEWALK NOTES:
SIDEWALK SHALL BE 4" THICK FOR SINGLE FAMILY USE AND
SIDEWALKS AND SIDEWALKS SHALL BE CONSTRUCTED WITH
X6-W 2.9 X 2.9 WELDED WIRE FABRIC MAY BE USED IN LEL

OWNER, BUILDER, AND SUPERVISOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL ELEMENTS AND BUILDINGS PRIOR TO START OF CONSTRUCTION. DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM THIS SITE PLAN.

- ① ROUTE DOMESTIC WATERLINE AS SHOWN ON PLANS OR OWNERS REQUEST.
- ② EXTEND AND CONNECT TO NEW WATER METER.
- ③ ROUTE SANITARY SEWERLINE AS SHOWN ON PLANS OR OWNERS REQUEST.
- ④ EXTEND AND CONNECT TO MAIN SANITARY SEWERLINE.
- ⑤ NEW WORK DONE BY OWNER.
- ⑥ COORDINATE WITH OWNER FOR LOCATION OF ACCESS.



SCALE 112



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: August 18, 2022

MEETING DATE: August 22, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Erika of Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a new telecommunications tower in a Limited Industrial District (L-I). The property is legally described as being 0.00048 acres, out of Lot 2, Pharr Bridge Business Park Phase 3 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 900 West Zaragosa Drive. **CUP#220843**

Classification: Regular

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

Issue: Erika of Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a new telecommunications tower in a Limited Industrial District (L-I).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Limited Industrial District (L-I). If approved, this item must comply with the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/18/2022
Approved - 8/18/2022
Final Approval - 8/18/2022



MEMORANDUM

DATE: MONDAY, AUGUST 22, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW TELECOMMUNICATIONS TOWER – FILE NO. CUP#220843 (ERIKA OF TEXAS, INC.)
--

GENERAL INFORMATION:

APPLICANT: Erika of Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a new 60 ft. telecommunications tower in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being 0.00048 acres, out of Lot 2, Pharr Bridge Business Park Phase 3 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 900 West Zaragosa Drive.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to all directions. This area is generally designated for Industrial use in the Land Use Plan.

COMMENTS:

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

**NOTIFICATION
OF PUBLIC:**

Four (4) letters were mailed to the surrounding property within a two hundred (200) foot radius owners on August 5, 2022, and a legal notice was published in the Advance News Journal on August 3, 2022. Staff received no response to the letters or the legal notice.

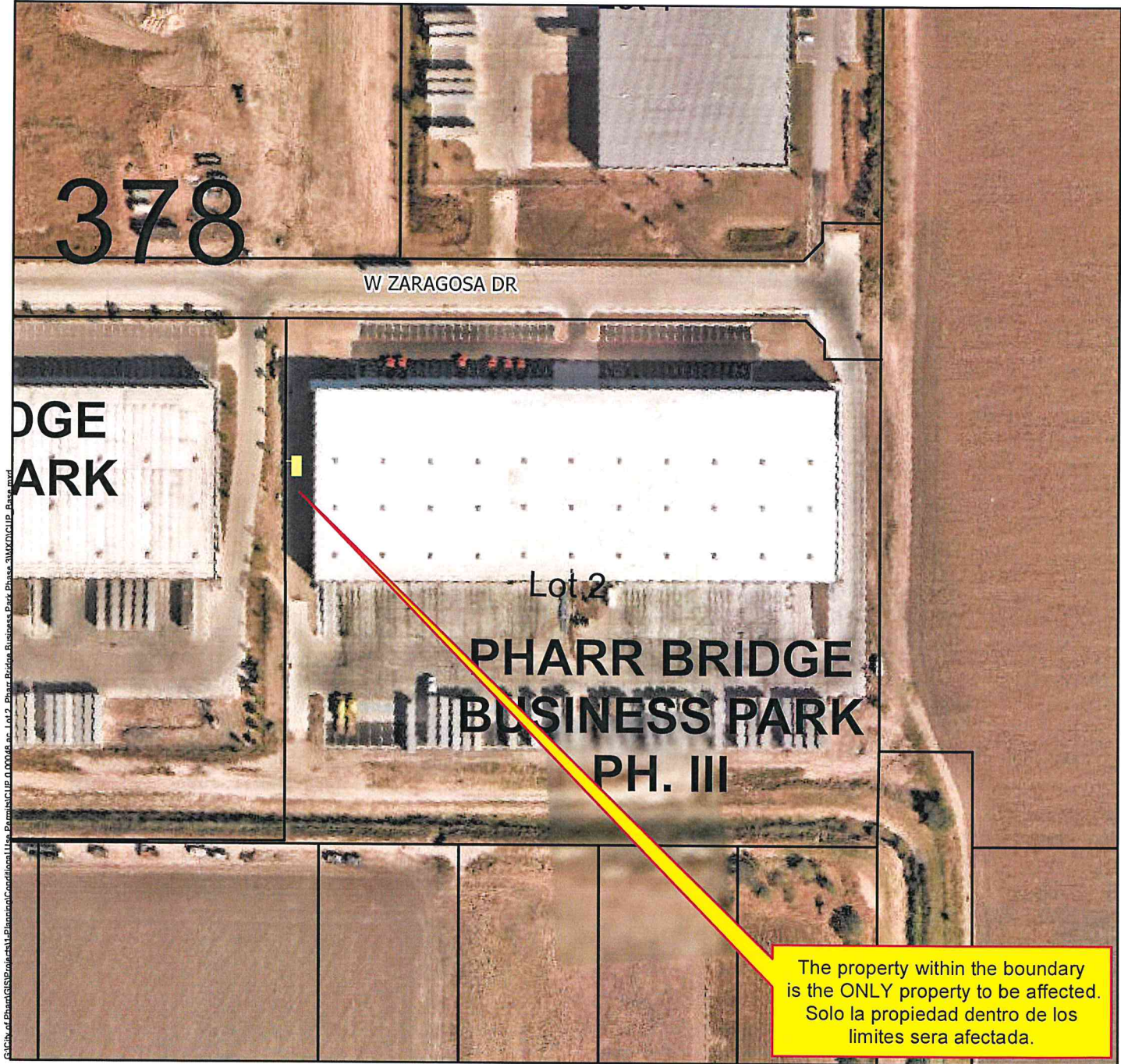
**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Limited Industrial District (L-I). If approved, this item must comply with the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. Applicant will be required to comply with the City of Pharr landscaping and screening/buffering requirements.
5. The telecommunication tower must continue to comply with all setback and height requirements.
6. Any substantial change on the existing tower the applicant must apply for a Section 6409(A) Permit to allow an eligible facilities request to add, remove, modify or replace telecommunication equipment on an existing tower
 - a. If applied for a Section 6409 (A) applicant is to meet all requirements set on Ordinance O-2017-49.
7. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
8. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **September 6, 2022** at **4:00 p.m.**

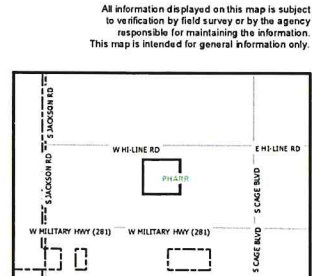
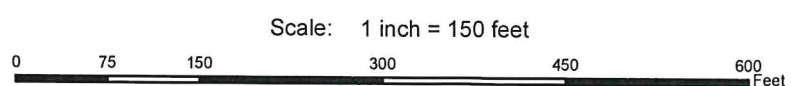
Proposed Conditional Use Permit
 0.00048 acres, out of Lot 2, Pharr Bridge Business Park Phase 3
 Erika of Texas, Inc



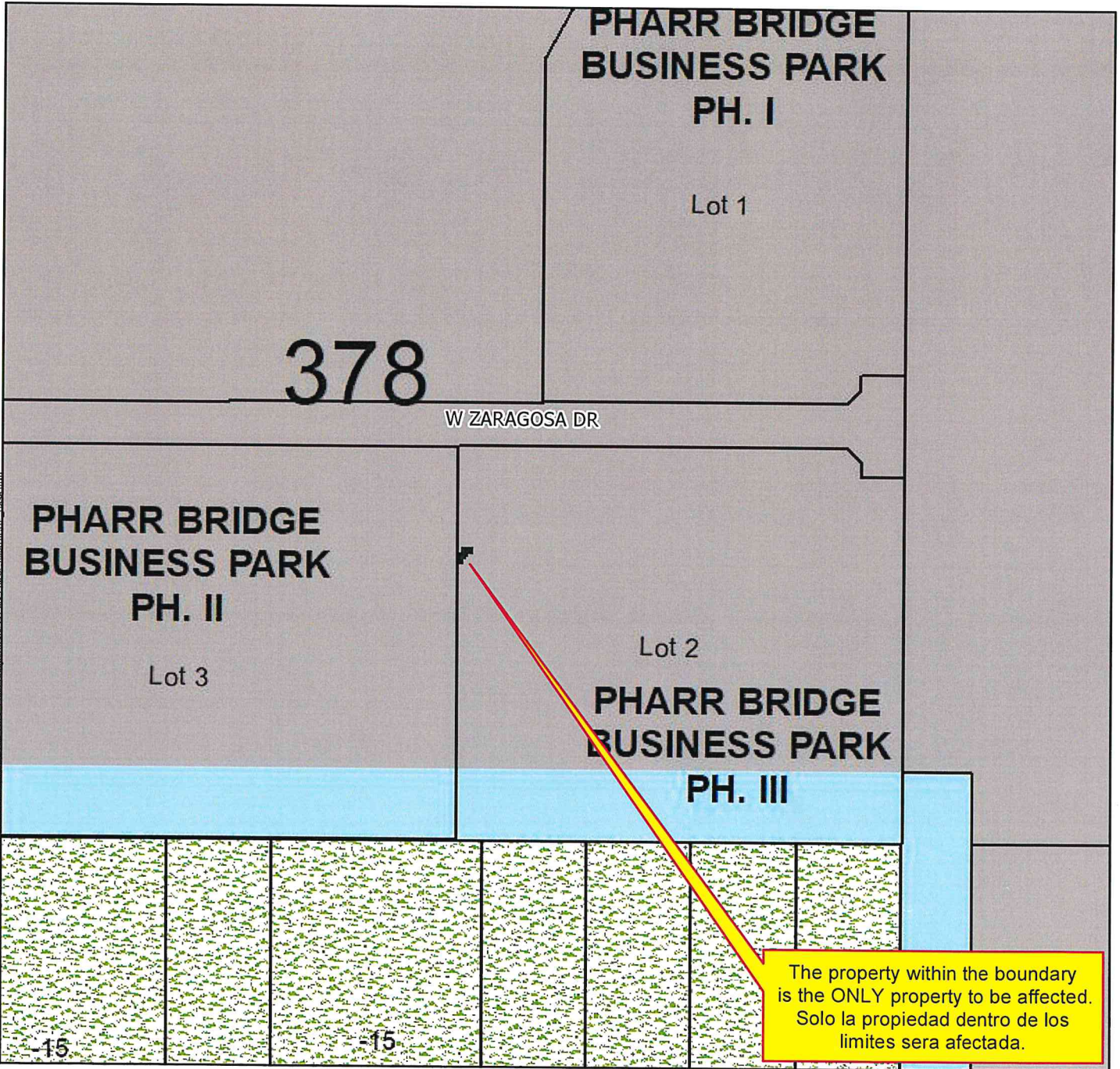
The property within the boundary
 is the **ONLY** property to be affected.
 Solo la propiedad dentro de los
 limites sera afectada.

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

City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 8/11/2022



Proposed Conditional Use Permit
 0.00048 acres, out of Lot 2, Pharr Bridge Business Park Phase 3
 Erika of Texas, Inc



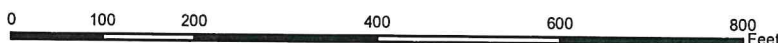
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
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| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

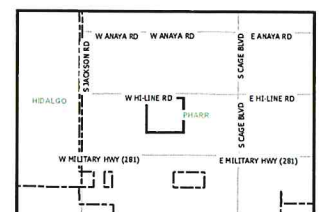
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 8/11/2022

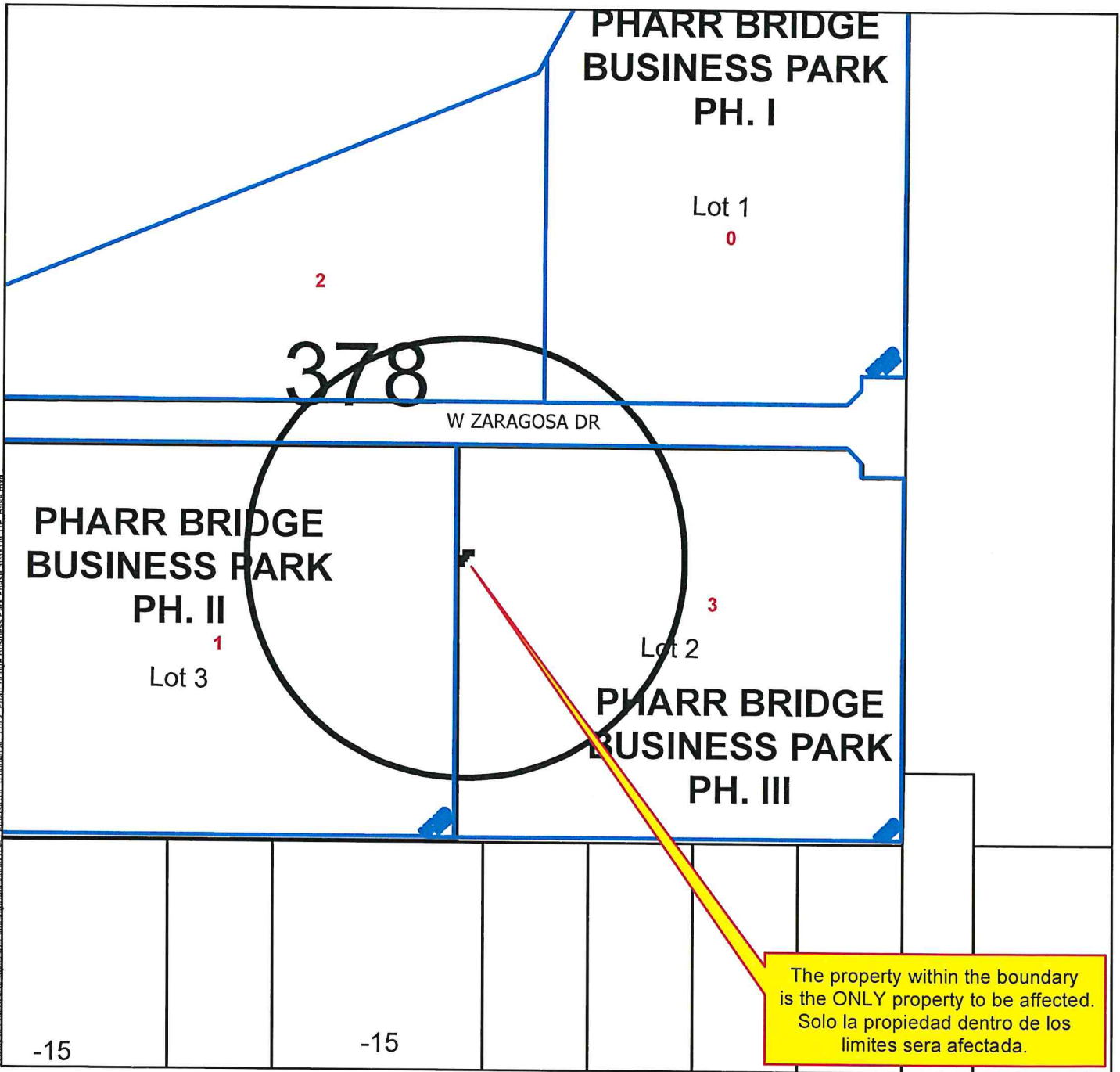
Scale: 1 inch = 200 feet



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Proposed Conditional Use Permit
0.00048 acres, out of Lot 2, Pharr Bridge Business Park Phase 3
Erika of Texas, Inc



- 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
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- Heavy Commercial
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- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

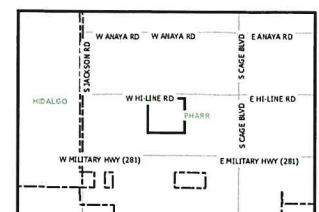
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 8/11/2022

Scale: 1 inch = 200 feet



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Celeris Group
Civil Engineering
10000 West Loop West
Suite 1000
Houston, Texas 77042
Tel: 281.410.1000
Fax: 281.410.1001
www.celerisgroup.com

Client: Erika of Texas, Inc.
Project: Pharr, Texas
Site: 10000 West Loop West
Suite 1000
Houston, Texas 77042
Tel: 281.410.1000
Fax: 281.410.1001
www.celerisgroup.com



8/1/2022

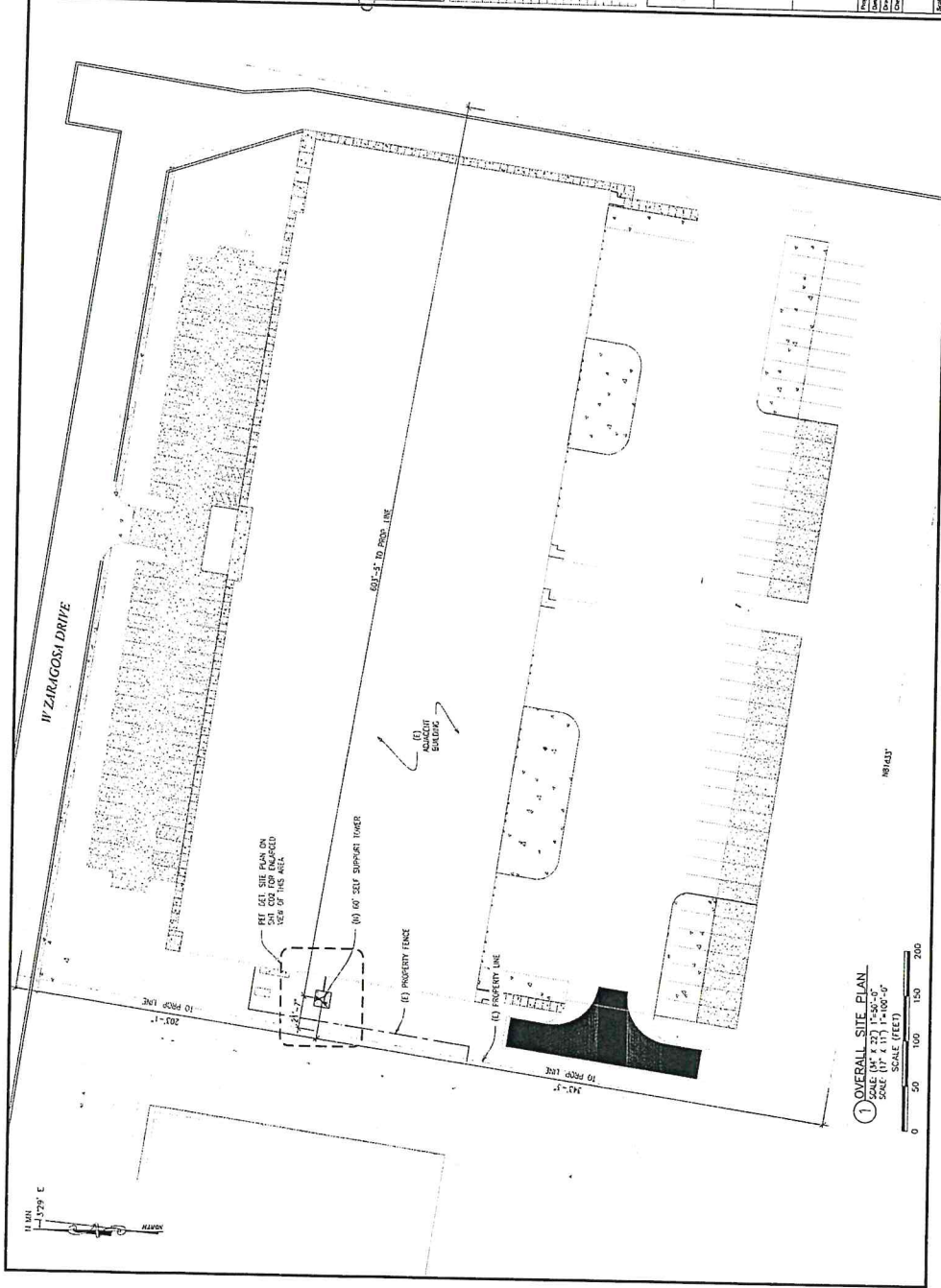
No.	Description	Date
1	PRELIMINARY DESIGN	8/1/2022
2	DESIGN FOR CONSTRUCTION	8/1/2022

ERIKA OF TEXAS, INC.

SITE NAME
PHARR, TEXAS

OVERALL SITE PLAN

Project Number	23-1412
Date	08/01/2022
City	KCR
County	201
Sheet No.	C01
Scale	





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 18, 2022

MEETING DATE: August 22, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt Inc., representing Derrick Merchant, Manager for Via Real Estate, LLC a Wyoming Limited Liability Company, is requesting final plat approval of the proposed Phase I, Lot 1 Go Carwash Pharr Subdivision. The property is legally described as being a 1.470 acres being a part of portion out of Lot 7, Block 12, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Blk. of South Jackson Rd. **SUB#220827**

Classification: Public Hearing

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

Issue: Melden & Hunt Inc., representing Derrick Merchant, Manager for Via Real Estate, LLC a Wyoming Limited Liability Company, is requesting final plat approval of the proposed Phase I, Lot 1 Go Carwash Pharr Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Phase I, Lot 1 Go Carwash Pharr Subdivision subject to the listed conditions:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 8/18/2022
Approved - 8/18/2022
Final Approval - 8/18/2022



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, AUGUST 22, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PHASE I, LOT 1 GO CARWASH PHARR SUBDIVISION FILE NO. SUB#220827

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Derrick Merchant, Manager for Via Real Estate, LLC a Wyoming Limited Liability Company, is requesting final plat approval of the proposed Phase I, Lot 1 Go Carwash Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.470 acres being a part of portion out of Lot 7, Block 12, A.J. MCCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 7500 Blk. of South Jackson Rd.

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

PROPERTY PROPOSED USE: Carwash.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Phase I, Lot 1 Go Carwash Pharr Subdivision subject to the following conditions:

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

1. Provide or show street light layout along S. Jackson Rd., Max distance is 250' on public R.O.W., and for new streets.

EASEMENTS:

1. Easements shall not overlap.
2. Public sewer or water lines easements shall read "15' Exclusive easement to City of Pharr".
3. Show all existing subdivisions and easements.
4. Place more labels for easements around property.
5. Show all the dedicated easements on the plat (label existing or dedicated by plat).
6. The 30' perpetual non-exclusive easement for drainage purposes, can it be abandoned show letter of approval to be abandoned.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments (refer to Go Carwash Pharr Subdivision Master Plan).

WATER:

1. See attached comments (refer to Go Carwash Pharr Subdivision Master Plan).
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments (refer to Go Carwash Pharr Subdivision Master Plan).
2. Follow City of Pharr Construction Standards Manual.

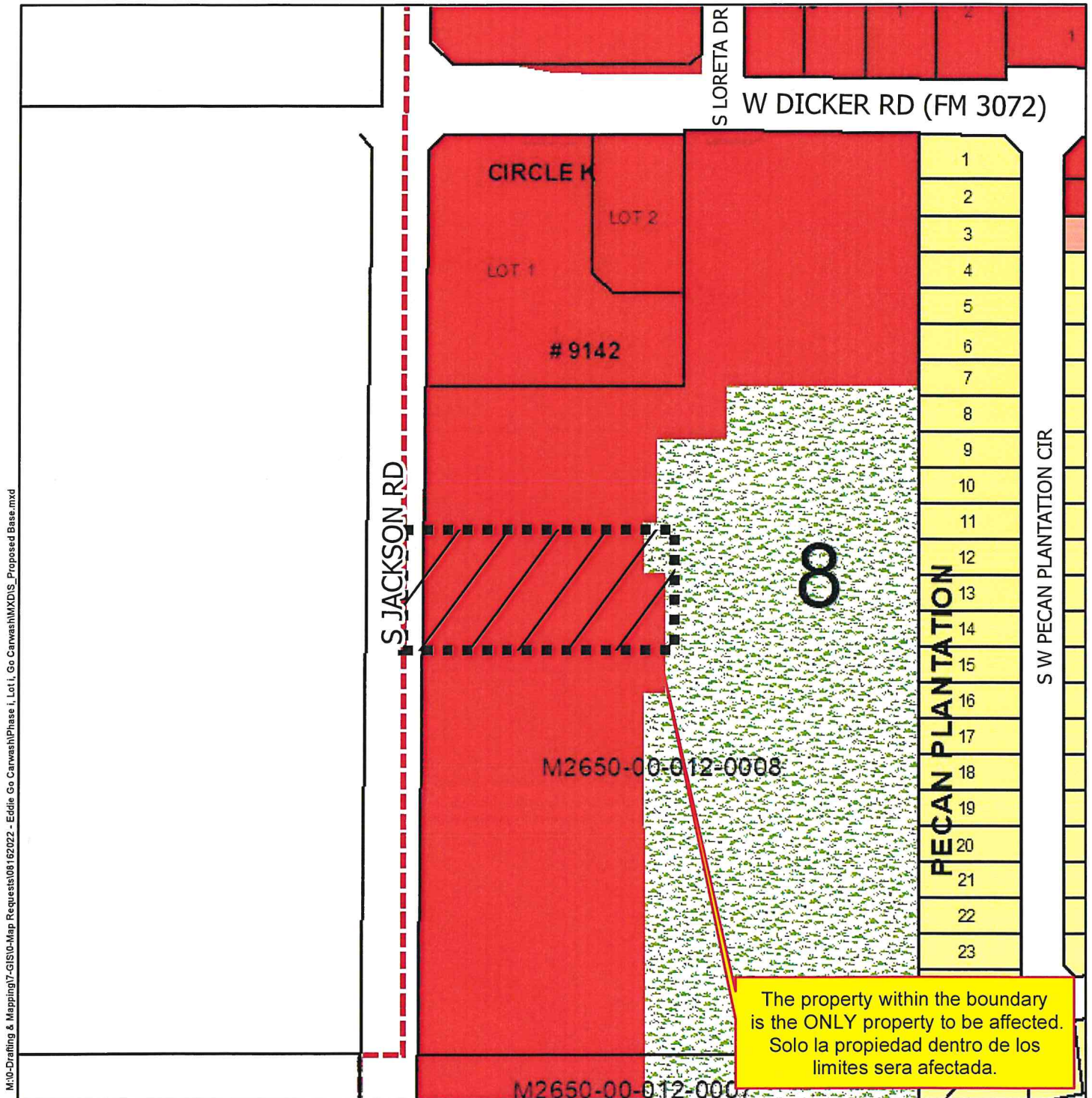
DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D. No.1.
2. Drainage report needs to reflect proposed subdivision.
3. Follow detention directive.

OTHER:

1. Verify with HCID 2, for any irrigation easements or R.O.W's.
2. Verify the commencing description on metes & bounds.
3. See attached H.C.I.D. #2, comments.
4. Provide all pertinent City of Pharr details.
5. See staff comments attached (refer to Go Carwash Pharr Subdivision Master Plan).

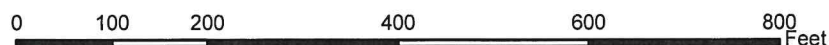
This item will go before the City Commission Meeting of **September 06, 2022 at 4:00 p.m.**

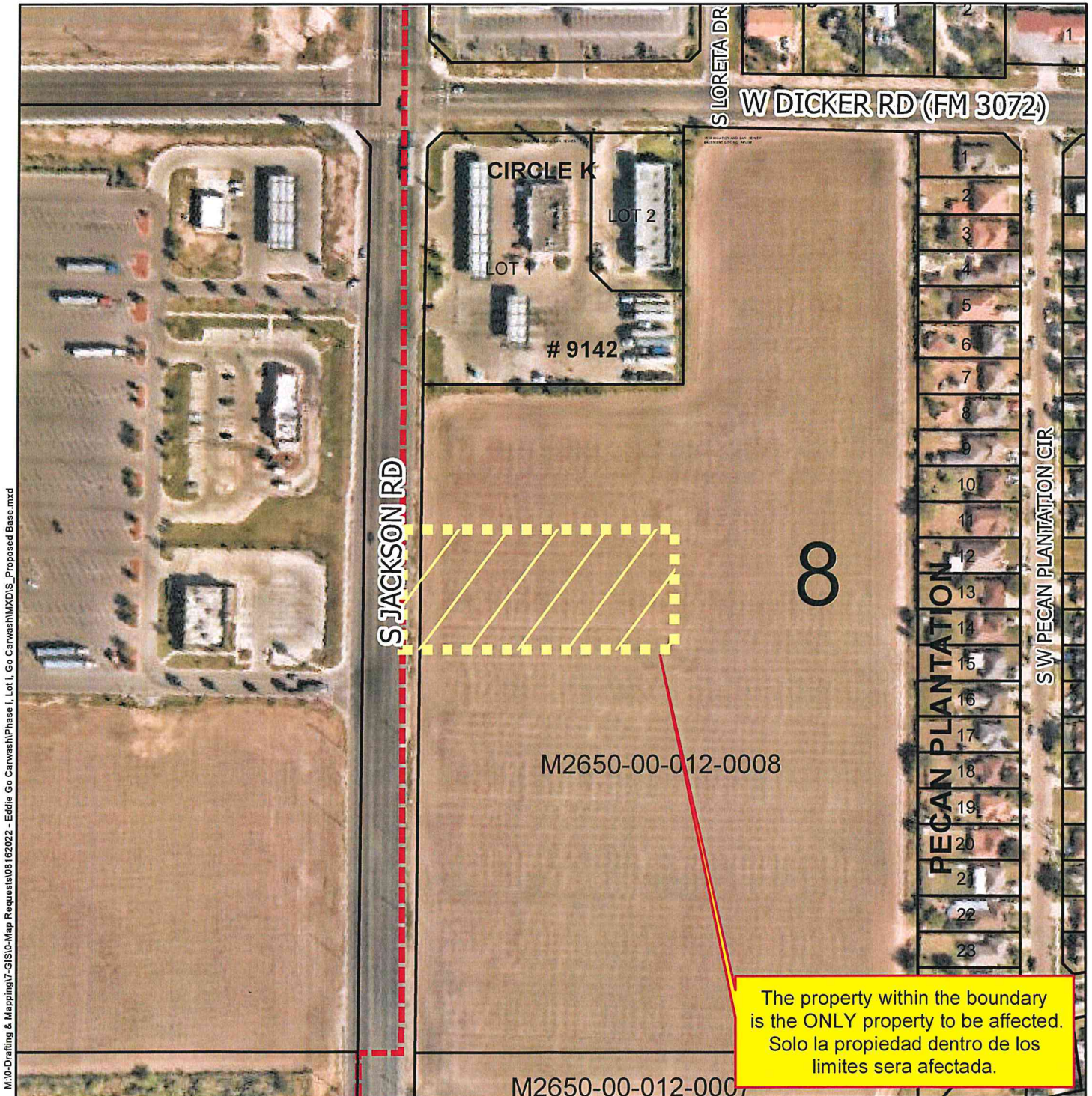


M:\0-Drafting & Mapping\7-GIS\0-Map Requests\08162022 - Eddie Go Carwash\Phase 1, Lot 1, Go Carwash\MXD\162022 - Eddie Go Carwash\Proposed Base.mxd

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

Scale: 1 inch = 200 feet





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



STAFF REVIEW MEETING FOR: *GO CARWASH PHARR SUBDIVISION MASTER PLAN*

COMMENTS:

Initials: I.R. / R. B.

APRIL 26, 2022

WATER:

- Easements will need to be 15' exclusive of the City of Pharr on the east side of lot 6 and south side of property
- All water services will need to be tapped into the new 12" water line
- Will need to show water valves
- Will need to install PVC or steel casing on all entrances
- Will need to extend 12" water line until south side of canal on S. Jackson Rd.
- Will need to verify the correct location and sizes of all surrounding utilities
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to verify all manholes elevation
- Will need to install 6" Sewer Service on Lot 3
- All manhole rim and lid need to be composite base with City of Pharr logo
- Will need to connect sewer main line on the sewer main on south side of W. Dicker Rd.
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

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

Subdivision: GO CARWASH PHARR SUBD (Staff Review)

Reviewed by: Manuel Renta

April 28, 2022

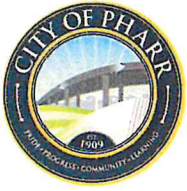
1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on 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. Abandoning of eight-inch (8") water line on South Jackson Rd to be replaced with twelve inch (12") to southern boundary along Jackson Rd.
2. Identify and label proposed interior hydrants (item 4.) and or identify dedicated Utility Easements where proposed waterline infrastructure could be placed for future lot development.



Pharr Public Work



SUBDIVISION: Staff Review Meeting
Go Carwash Pharr Subdivision
S. Jackson
Pharr Tx, 78577

DATE: 04/26/2022
19.72 Acres

Plat Notes:

General Notes:

- Approved Drainage Plan Layout
- Call Out Street Lights
- Outfall Details
- Show all Utility Profile line Crossing Details (Drainage Elevation)
- U.I.R. from TxDot
- 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.)
- Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Go Carwash Pharr Subdivision **DATE:** April 28, 2022
Master Plan

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

PLAT

1. Signature from R.P.L.S.
2. Note No. 5---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."*
3. Note No. 6--- 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.
4. 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."
5. Add Note---"All subdivision waterlines shall be looped as per City standards."
6. Provide a copy of the 30'-ft perpetual non-exclusive easement for drainage purposes.

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, concrete apron, curb and gutter with 3 #3 continuous rebar on City ROW, paving profile, ADA sidewalk)
3. Lot 3 requires a sanitary sewer service line.
4. Show all locations of steel casing for the waterline.

5. Provide trench safety plan for excavations over 5'-ft in depth.
6. Provide a street cut permit if applicable.
7. Provide all permits/UIRs from TX Dot if applicable.

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.
3. Drainage report shall be based on area of the entire masterplan. Follow the current City ordinance for drainage.

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
- Waterline testing requires:
 - Bacteriological test
 - Hydrostatic test
- Sanitary sewer testing
 - Mandrel test 30 days after installation
 - Low air pressure test

Eddie Martinez

From: John Salinas <jbs_hcid2@att.net>
Sent: Thursday, April 28, 2022 1:25 PM
To: Eddie Martinez
Subject: Proposed Cage Crossing Subdivision; Go Carwash Pharr Subdivision

***** 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,

Here are our comments for the proposed subdivisions:

1. CAGE CROSSING SUBDIVISION – The only claim is the general right of way V 19 P 257 and V 20 P 467 covering the entire lot. In our signature block, the word ATTEST: needs to be put in front of the solid for the SECRETARY's signature.
2. MASTER PLAN GO CARWASH PHARR SUBDIVISION – In our signature block, remove the # symbol and spell out as No. The south boundary line of the subdivision is inside HCID2 drain ditch V 19 P 297 and V 16 P 5 property, this is not allowed. Our general right of way is V 19 P 297 covering all the lot.

Thank you and sorry for the delay on sending these to you.

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