



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 26, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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 of the Commission.

B. APPROVAL OF MINUTES:

- 1) Minutes of February 12, 2018.

C. PUBLIC COMMENTS: (Ordinance No. O-2015-28) *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

D. PUBLIC HEARING: (Ordinance No. O-2015-28). *A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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) Jesus A. Sanchez, d/b/a Car Mart Motors, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a paved parking facility in a General Business District (C). The property is legally described as being Lots 3-9, Block 185, Cage Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2308 North Cage Boulevard. **CUP# 180106**

2) Taqueria Borrego Pinto has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6615 South Jackson Road. **CUP# 180208**

3) Oscar Enriquez, representing the Kenneth A. Faries, Jr. and Carolyn A. Faries Living Trust, owners, has filed with the Planning and Zoning Commission a request for a change of zone from Limited Industrial District (L-I) to High-Density Multi-Family District (R-4). The property is legally described as being Lot 4, Sugar Pointe Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 704 West Sioux Road. **COZ#180104**

4) Perez Consulting Engineers, representing Pharr Bridge Investment Company, L.P., 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 Limited Industrial District (L-I). The property is legally described as being a 7.21 acre tract of land, more or less, out of Lot 377, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Hi-Line Road. **COZ#180107**



E. PLATS:

1) R.E. Garcia & Associates, representing Jose Andres Villarreal, Owner, is requesting preliminary plat approval of the proposed Villanin Subdivision. The property is legally described as being a 1.375 acre tract of land being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Minnesota Road. **SUB# 180104**

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 23rd of February, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 12, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 12, 2018 and following is the record of attendance.

MEMBERS PRESENT:	Charlie Ramirez	Tom Greuner
	Andy Castro	Romeo Robles
	Luis Madrigal	Rafael Munguia

ABSENT: Danny Wylie

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Rita Galvan, Administrative Assistant
Angie Resio, Secretary
John Rigney, City Attorney

ITEM A. CALL TO ORDER

Charlie Ramirez called the meeting to order at 6:00 p.m.

ITEM B. ROLL CALL

Roll call established a quorum.

ITEM C. APPROVAL OF MINUTES

A) MINUTES OF JANUARY 22, 2018

Charlie Ramirez introduced the item.

Luis Madrigal **moved** to approve the minutes as submitted. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously:

ITEM D. PUBLIC COMMENTS

Kenneth C Fletcher, residing at 504 South Diplomat stated he spoke about the noise at Lowe's at the last meeting and would like the Commission to add it to the agenda. He further stated he signed up for public hearing but was denied. However he spoke about the oversized storage and plat approval agenda items.

ITEM E. PUBLIC HEARING

A) ISMAEL GARZA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (12' X 16', 10' IN HEIGHT) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 31, CRYSTAL ESTATES SUBDIVISION PHASE I, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3306 NORTH ROBIN AVENUE. CUP#180102

Della Robles, Planner I, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1) and the surrounding area is zoned Single-Family Residential District (R-1) to the north, south, west and Agricultural and/or Open Space District (A-O) to the east. She further reported thirty-three (33) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She Stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit in a Single-Family Residential District (R-1) subject to conditions and advised the item will be presented to the City Commission meeting of February 19, 2018 for final approval.

Charlie Ramirez advised a public hearing was required and asked if anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

Tom Greuner called upon the applicant Ismael Garza Jr., to approach the podium. Mr. Greuner asked Mr. Garza why the storage unit needed to be so large and so high. Ismael Garza, Jr. stated they purchased this particular unit because it was an affordable price and it was being used only for storage of various items.

Luis Madrigal asked staff if site setbacks applied to temporary structures. George Martinez, Building Official, stated site setback only applied to permanent structures.

There being no further discussion Luis Madrigal **moved** to approve the request for a Life-of-the-Use Conditional Use Permit. Romeo Robles seconded the motion and

when put to a vote, it carried by majority vote of four (4) ayes and two (2) nays. Tom Greuner and Andy Castro voted against the motion.

B) IRAMSEMA SALINAS, OWNER, IS REQUESTION A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 45, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2621 SOUTH GARDENIA STREET. COZ#180103

Della Robles, Planner I, introduced the item and stated the subject property was currently zoned Single-Family Residential District (R-1). The surrounding properties were zoned Single-Family Residential District (R-1) to the east and south, General Business District (C) to the west and Single-Family Residential District (R-1) and High-Density Multi-Family District (R-4) to the north.

Della Robles, Planner I, further stated the owner of the property was requesting a change of zone to Office Professional (O-P) in order to develop the property into a professional plaza for office use. The OP office and professional district was established to create a restrictive district for "clean," attractive, low-intensity office or professional uses, and was considered the "highest" commercial district.

Della Robles, Planner I, reported twelve (12) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. She further stated staff was recommending approval of the request to re-zone and advised the item would be presented at the City Commission meeting of February 19, 2018.

Charlie Ramirez advised a public hearing was required and asked anyone signed up to speak. There being no one who signed up the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

Tom Greuner asked what the back portion of Lot 45 was going to be used for. Della Robles, Planner I, stated they were going to develop the front of the property right now and that was a preliminary plan. She further stated they would be consulting with an engineer to make a final site plan of what they are proposing.

Tom Greuner asked the applicant, Irasema Salinas, what they would be doing with the back portion of Lot 45 and stated the sketch showed most of the property looked as if was being used as parking. Ms. Salinas stated the sketch was not to scale and the structure would be built toward the back of the property with an alley way and the front would be used for parking.

There being no further discussion Rafael Munguia **moved** to approve the request for a change of zone from Single-Family Residential District (R-1) to Office Professional

District (O-P). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- A) RIO DELTA ENGINEERING, REPRESENTING TOMAS GUTIERREZ, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MADIAM L.P. PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.054 ACRES TRACT OF LAND, BEING A RE=PLAT OF LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8), TWELVE (12), AND THIRTEEN (13) AND A STIP OF LAND PORTION OF 20.00 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF LOT ELEVEN (QQ), BLOCK ONE (1), SECOND AMENDED SUBDIVISION OF ORANGE GROVE ADDITION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF SOUTH CAGE BOULEVARD. SUB#170612**

Heriberto Martinez, Planner II, introduced the item. He stated the adjacent zones are General Business District (C) to the north and west, Single Family Residential District (R-1) to the east, Office and Professional District (O-P) and Single Family Residential District (R-1) to the south. He further stated the property was designated for single family residential and commercial use in the Land Use Plan and the proposed use was for retail/wholesale. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Madiam L.P. Pharr Subdivision subject to the conditions.

At this time, Charlie Ramirez, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed Madiam LP Pharr Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- B) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BRENTWOOD ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 23.36 ACRE TRACT OF LAND OUT OF LOT 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST RIDGE ROAD. SUB#180101**

Heriberto Martinez, Planner II, introduced the item. He stated the adjacent zones are Agricultural and/or Open Space District (A-O) to the north and west, General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and

Mobile Home District (R-MH) to the south. He further stated the property was designated for multi-family residential use in the Land Use Plan and the proposed use was for single-family use. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Brentwood Estates Subdivision subject to the conditions.

At this time, Charlie Ramirez, advised a public hearing was not required and opened the item for discussion and action.

Luis Madrigal asked staff what the reason for the other note number eighteen asking to remove the fence between lots 10 and 11. Heriberto Martinez, Planner II, stated it would be public and would have to be removed. Luis Madrigal further asked if the subdivision would no longer be gated and whose decision that was. Heriberto Martinez stated that was the developer's decision.

Luis Madrigal asked the project engineer, Alfonso Quintanilla, the details of the south side buffer wall. Alfonso Quintanilla passed the question over to the developer, Cruz Cantu. Cruz Cantu stated it would be an opaque buffer with no spaces.

Tom Greuner asked how many egresses and ingresses. Alfonso Quintanilla stated there would not be any on this subdivision but would be on the master plan of the two proposed subdivisions. Tom Greuner further asked if there would be a park in the subdivision. Heriberto Martinez, Planner II, stated they would be paying Parkland Fees.

There being no further discussion, Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed Brentwood Subdivision. Romeo Robles seconded the motion and when put to a vote it carried by a majority of five (5) ayes and one (1) abstention. Rafael Munguia abstained from voting.

- C) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED CARMEL ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 28.27 ACRE TRACT OF LAND OUT OF LOTS 202 AND 203, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST RIDGE ROAD. SUB#180102**

Heriberto Martinez, Planner II, introduced the item. He stated the adjacent zones are Agricultural and/or Open Space District (A-O) and High Density Multi-Family District (R-4) to the north and west, Agricultural and/or Open Space District (A-O) to the east and Single Family Residential District (R-1) and Mobile Home District (R-MH) to the south. He further stated the property was designated for multi-family residential use in the Land Use Plan and the proposed use was for multi-family use. He added no

variances were being requested and staff recommended preliminary plat approval of the proposed Carmel Estates Subdivision subject to the conditions.

At this time, Charlie Ramirez, advised a public hearing was not required and opened the item for discussion and action.

Tom Greuner asked if the City Commission had approved the change of zone for this property. Heriberto Martinez, Planner II, stated the item was tabled and would be presented again at the next City Commission meeting.

Luis Madrigal asked the developer to describe the buffer wall. Cruz Cantu, Developer, stated it would be an opaque buffer on the south side of the property.

The Planning and Zoning Commission went into executive session at 6:31 p.m.

The Planning and Zoning Commission reconvened at 6:55 p.m.

There being no further discussion, Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed Carmel Subdivision. Andy Castro seconded the motion and when put to a vote it carried by a majority of five (5) ayes and one (1) abstention. Rafael Munguia abstained from voting.

D) MELDEN & HUNT, INC., REPRESENTING ROBERT F. BOGGUS, COMMUN MANAGER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BOGGUS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 3.790 ACRES OUT OF LOT 92, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5200 BLOCK OF NORTH IH 69C. SUB#170613

Heriberto Martinez, Planner II, introduced the item. He stated the adjacent zones are Single-Family Residential District (R-1) to the west and Limited Industrial District (L-I) to the north, east and south. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for a car lot. He added no variances were being requested and staff recommended final plat approval of the proposed Boggus Subdivision subject to the conditions. He further stated the item would be presented at the City Commission meeting of February 19, 2018.

At this time, Charlie Ramirez, advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed Madiam LP Pharr Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM G. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Assistant Director of Development Services, stated Angie Resio would now be the Secretary for the Development Services.

ITEM H. ABSENTEE REPORT:

Rita Galvan, Administrative Assistant, stated Danny Wylie was not able to attend.

Luis Madrigal **moved** to excuse the absent member Rafael Munguia seconded the motion and when put to a vote it carried unanimously.

ITEM I. AJOURNMENT:

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 7:07 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, FEBRUARY 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY –
FILE NO. **CUP#180106** (CAR MART MOTORS)

GENERAL INFORMATION:

APPLICANT: Jesus A. Sanchez, d/b/a Car Mart Motors, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a paved parking facility in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lots 3-9, Block 185, Cage Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2308 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Agricultural and/or Open Space District (A-O) to the west and Single-Family Residential District (Small Lots) (R-1A) to the east. The area is generally designated for commercial use in the Future Land Use Plan.

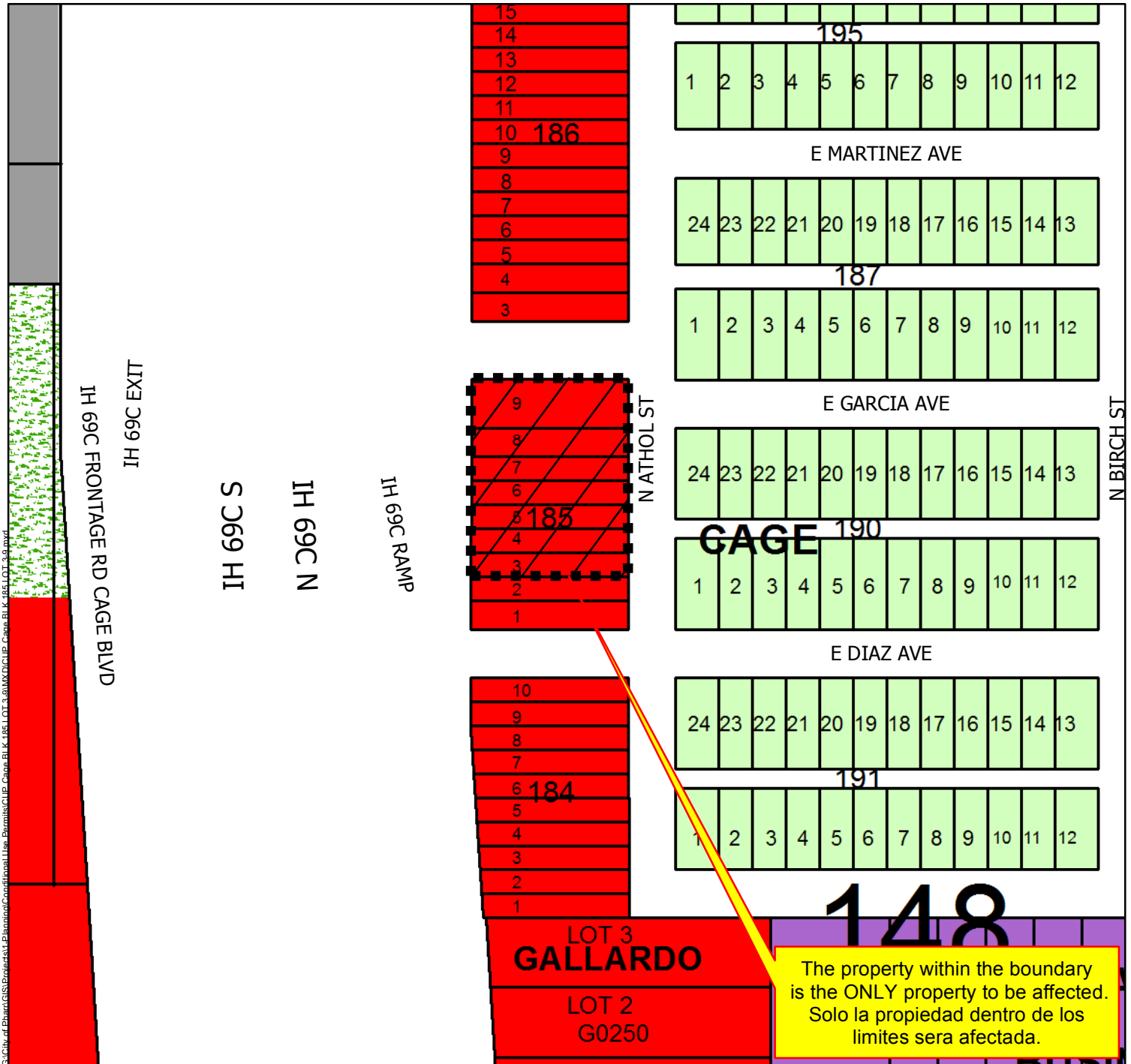
NOTIFICATION OF PUBLIC: Thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES**

RECOMMENDATION:

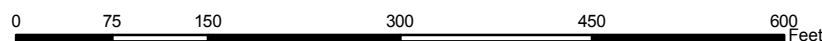
Development Services is recommending **to table** the request for a Conditional Use Permit to allow a paved parking facility in a General Business District (C) subject to the following conditions:

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



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

- Valley View ISD
 Planned Unit Development





- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- 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







MEMORANDUM

DATE: MONDAY, FEBRUARY 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#180208** (TAQUERIA BORREGO PINTO)

GENERAL INFORMATION:

APPLICANT: Taqueria Borrego Pinto has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6615 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Thirty-three (33) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

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

NOTE: This item is scheduled to go before the City Commission Meeting of **March 05, 2018 at 4:00 p.m.**



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 26, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#180104
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: January 26, 2018

1. Applicant: Oscar Enriquez, representing the Kenneth A. Faries, Jr. and Carolyn A. Faires, Living Trust, owners.
2. Requested Action: Re-zoning request from Limited-Industrial District (L-I) to High Density Multi-Family District (R-4).
3. Nature / Intent of Request: In order to construct multi-family units on said property.

4. Routing to Staff:

A. Melanie Cano, Director



Initials

2/28/18

Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations



Initials

2-22-18

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, FEBRUARY 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Limited-Industrial District (L-I) to High Density Multi-Family District (R-4): Being all of Lot 4, Sugar Pointe Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 704 West Sioux Road.

REZONING CHECKLIST / GOALS:

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:

Oscar Enriquez, representing the Kenneth A. Faries, Jr. and Carolyn A. Faires, Living Trust, owners, has filed with the Planning and Zoning Commission a request for a change of zone from Limited-Industrial District (L-I) to High Density Multi-Family District (R-4).

The subject site is located on the north side of West Sioux Road and the west side of North Hibiscus Street with the property's physical address as 704 West Sioux Road. The property is legally described as being all of Lot 4, Sugar Pointe Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot with the frontage of approximately 156 feet along West Sioux Road and has a depth of approximately 125 feet. West Sioux Road is an 80' major collector which runs east and west with a posted speed limit of 30 miles per hour or less and North Hibiscus is a 50'-60' local street which runs north and south with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Limited-Industrial District (L-I). The surrounding properties are zoned Heavy Commercial District (H-C) to the north and east and High Density Multi-Family District (R-4) to the west and Residential Mobile-Home District (R-MH) to the south. The property is generally designated multi-family residential use in the Land Use Plan.

The subject property was rezoned from High Density Multi-Family District (R-4) to Limited-Industrial District (L-I) on September 21, 2004. The property to the north and east was zoned to Heavy Commercial District (H-C) on July 06, 1999 and the property to the west was rezoned from Medium Density Multi-Family District (R-3) to High Density Multi-Family District (R-4) on June 18, 1996. The property to the south was zoned to Residential Mobile-Home District (R-MH) on November 27, 1984. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to High Density Multi-Family District (R-4) in order to construct multi-family units on said property.

The High Density Multi-Family District (R-4) is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. Traditional area requirements are inappropriate for this district and height limitations are also relaxed, except when abutting single-family uses. This zone allows higher density developments and where there is increased water capacity, fire protection, wastewater, and drainage capacity. Higher density multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered.

Eighteen (18) 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 to High Density Multi-Family District (R-4) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **March 05, 2018, at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Oscar Enriquez, representing the Kenneth A. Faries, Jr. and Carolyn A. Faires, Living Trust, owners

APPLICANT

704 West Sioux Road

ADDRESS

Limited-Industrial District (L-I)

CURRENT ZONE

High-Density Multi-Family District (R-4)

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

The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

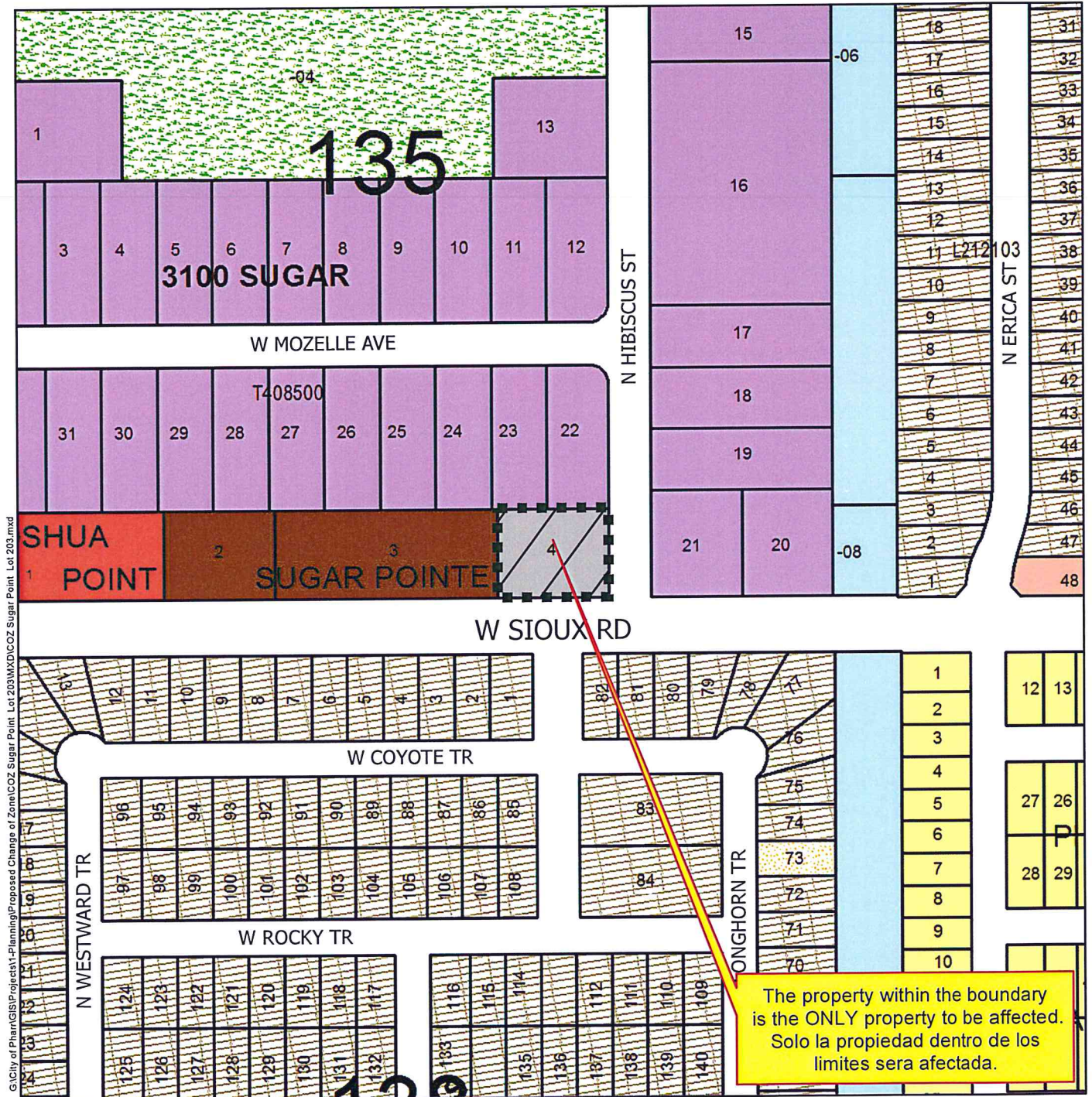
Della Robles, Planner I

PREPARED BY

February 6, 2018

DATE

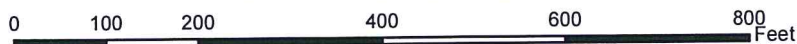
Proposed Change of Zone
 Sugar Point Lot 4
 Oscar Enriquez
 L-I to R-4



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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 200 feet



Date: 2/2/2018

Proposed Change of Zone
 Sugar Point Lot 4
 Oscar Enriquez
 L-I to R-4

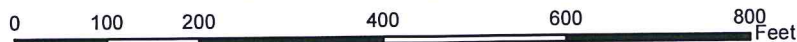


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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

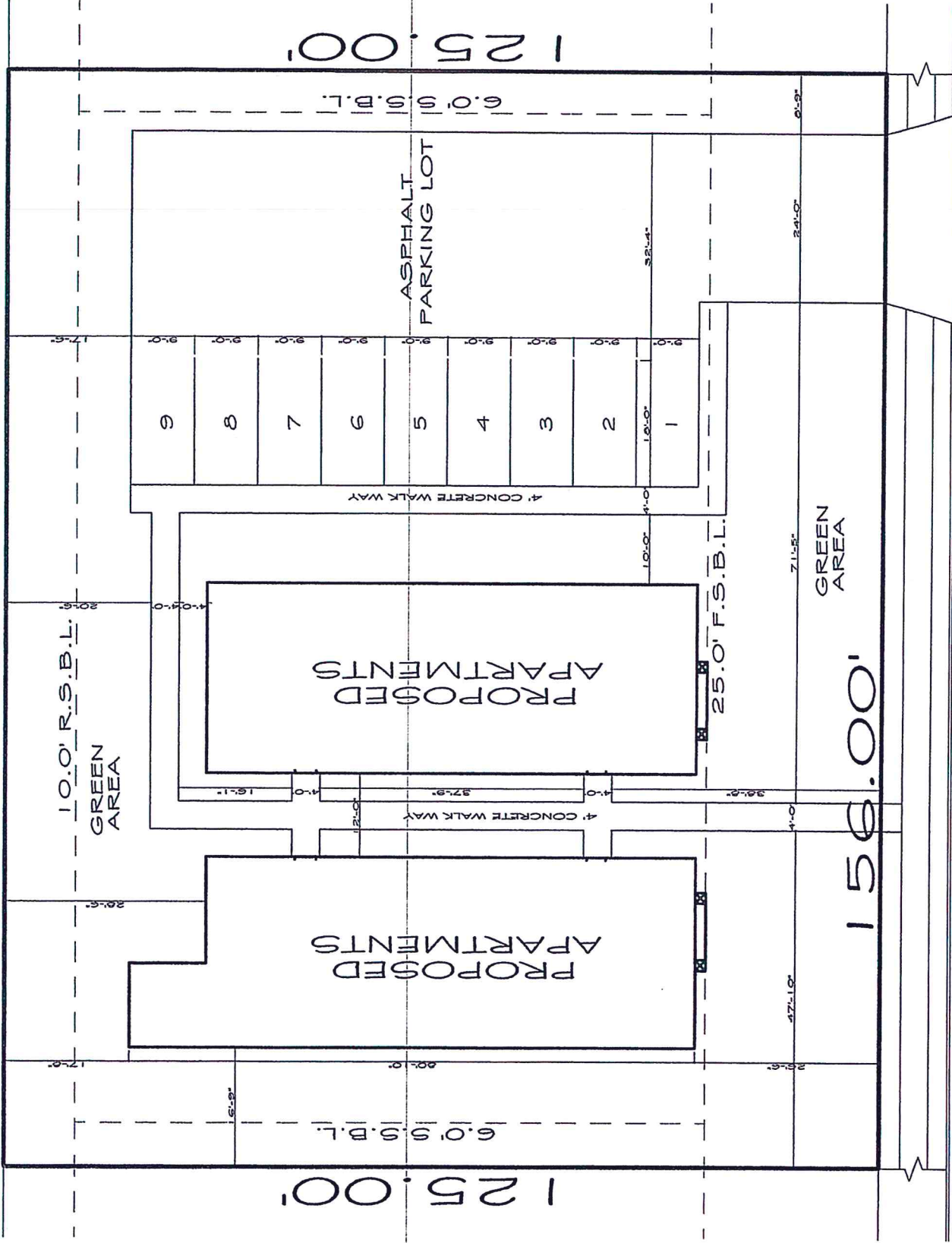
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 200 feet



Date: 2/2/2018

156.00'



SIoux ROAD

SITE PLAN

LOT 4. SUGAR POINTE SUBDIVISION
PHARR, TEXAS







Implementing your vision, improving your City

STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 26, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180107

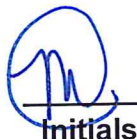
☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: January 31, 2018

1. Applicant: Perez Consulting Engineers, representing Pharr Bridge Investment Company, L.P., owners.
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I).
3. Nature / Intent of Request: In order to develop the property into a paved parking facility.

4. Routing to Staff:

A. Melanie Cano, Director


Initials


Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

2.22.18
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, FEBRUARY 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I): Being a 7.21 acre tract of land, more or less, out of Lot 377, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Hi-Line Road.

REZONING CHECKLIST / GOALS:

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:

Perez Consulting Engineers, representing Pharr Bridge Investment Company, L.P., 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 Limited Industrial District (L-I).

The subject site is located on the south side of West Hi-Line Road with the property physically located within the 1500 Block of West Hi-Line Road. The property is legally described as being a 7.21 acre tract of land, more or less, out of Lot 377, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The subject site currently consists of one (1) lot with the frontage of approximately 252 feet along West Hi-Line Road and a depth of approximately 1,316 feet. West Hi-Line Road is an 80' major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Limited Industrial District (L-I) to the north and west, Agricultural and/or Open Space District (A-O) to the south and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the east. The property is generally designated for industrial use in the Land Use Plan.

On September 03, 2013 the property to the north was rezoned to Limited Industrial District (L-I), the property to the west was rezoned to Limited Industrial District (L-I) on February 21, 2006 and on September 03, 2013 a portion of the property to the east was rezoned to Limited Industrial District (L-I). There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to a Limited Industrial District (L-I) in order to develop into a paved parking facility.

The Limited Industrial District (L-I) is intended for industrial parks and larger cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered. Limited Industrial uses are suitable for high-visibility locations such as along the freeway, or within a reasonable distance of residential areas.

Ten (10) 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 to Limited Industrial District (L-I) as the property meets area requirements. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of **March 05, 2018 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Perez Consulting Engineers, representing Pharr Bridge Investment Company, L.P., owners.

APPLICANT

1500 Block of West Hi-Line Road

ADDRESS

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

CURRENT ZONE

Limited-Industrial District (L-I)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

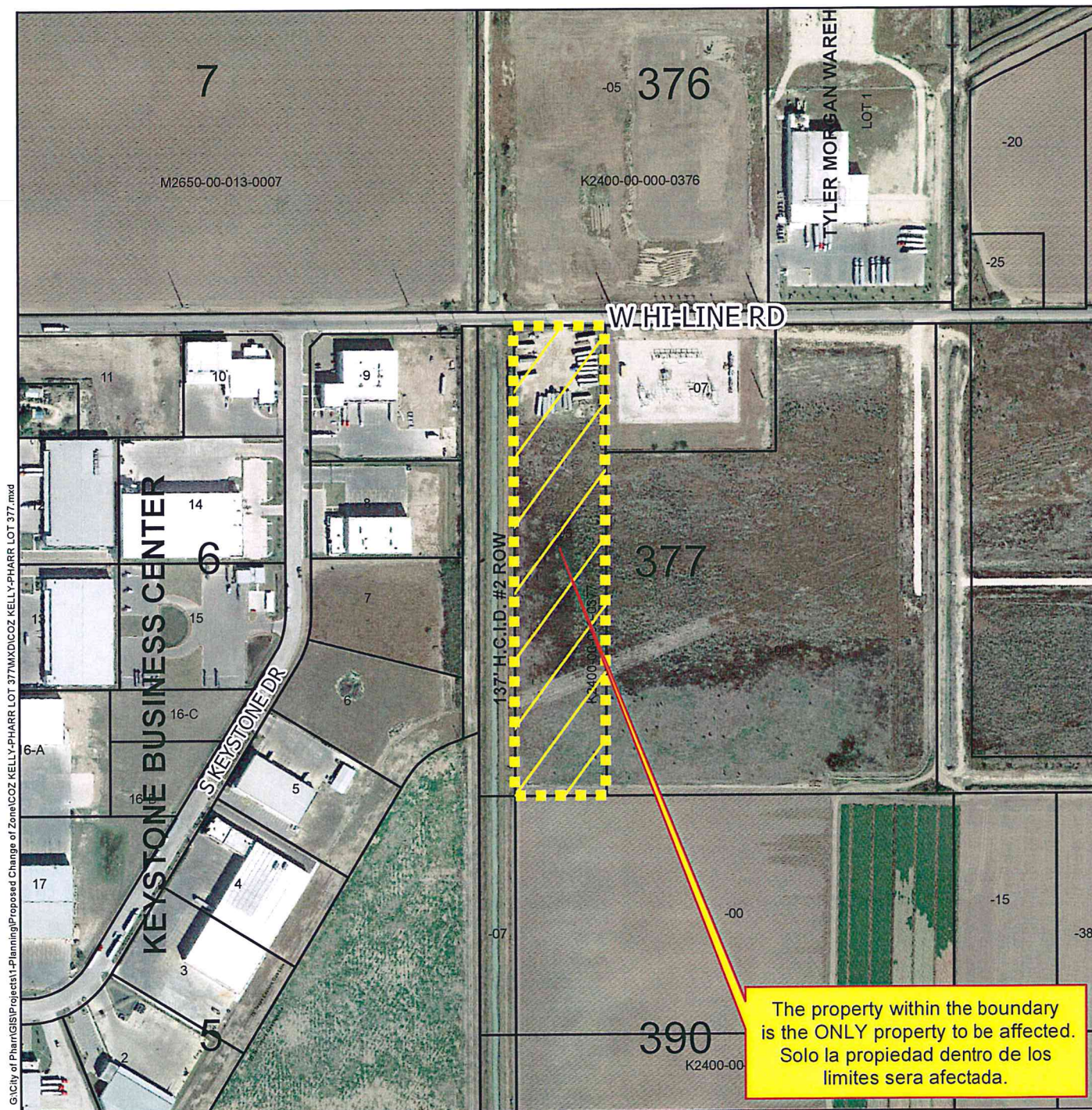
Della Robles, Planner I

PREPARED BY

February 20, 2018

DATE

Proposed Change of Zone
 KELLY-PHARR LOT 377
 PHARR BRIDGE INVESTMENT CO
 (AO TO LI)



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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 400 feet



Date: 2/6/2018





MEMORANDUM

DATE: MONDAY, FEBRUARY 26, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: VILLANIN SUBDIVISION FILE NO. SUB#180104
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GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates, representing Jose Andres Villarreal, Owner, is requesting preliminary plat approval of the proposed Villanin Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.375 acre tract of land being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of East Minnesota Road.

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

PROPERTY PROPOSED USE: Office/warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Villanin Subdivision subject to the following conditions:

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

1. Label R.O.W's. existing or proposed.
2. Provide dimension lines for the additional ROW.
3. Verify street cross section to meet City of Pharr standards.
4. Pave 1/3 of street R.O.W. including storm drainage improvements and include a detail and layout.

EASEMENTS:

1. H.C.I.D. No. 2 has a blanket easement verify with irrigation district.
2. Power line through property provide easement.
3. Provide dimension lines for the additional R.O.W.

**SIDEWALK:
ADA:**

1. Plat note 16, to read: A 5 ft. ADA complaint sidewalk shall be required along the south side of E. Minnesota Rd. at the time of building permit.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. The water is on North Alamo Water Supply Corporation area.
2. Water line recommended to be in the east side utility easement for N.A.W.S.C. access.
3. Will not allow connection to main line for fire line.

SEWER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Provide approved drainage report signed and sealed by professional engineer.
2. Inlet protection barrier needed at all inlets and discharge points.

OTHER:

1. Label acreage on lot net or gross.
2. Label monuments on plat layout.
3. Confusing point of commencing and point of beginning.
4. Add "E" for East Minnesota Rd. on plat.
5. Plat note 8, 9 and 17 shall be joined to read as the standard drainage directive.
6. Scale on plat 1"=50'
7. Plat note 10 remove the word "LOT".
8. Plat notes 13 and 15 remove.
9. Plat note 4, use nearest to site City of Pharr benchmark system.

10. Add engineer signature line.
11. On location map show true north and fix West and East for Minnesota Rd.
12. Plat note 8, estimated area for detention shows the ft.3 estimated for detention, an area estimate is required.
13. Add plat note: Erosion and Sediment control during construction shall be in accordance with the current (TPDES) Texas Pollution Discharge Elimination System.
14. 20'x50' construction entrance required for site and details.
15. Concrete washout location and details required.
16. Location of waste containers required.
17. Material storage locations required.
18. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
19. Need acreage on plat matching metes and bounds.
20. Existing R.O.W. should be excluded from the property as it has already been dedicated or purchased by the city previously.
21. Project engineer to verify a blanket easement with irrigation district #2, V.19 pg. 257.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Villanin Subdivision Staff Review

Reviewed By: Jacob Salinas Fire Marshal 7.8 Date: February 2, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of 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 hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. 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 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. 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. Street names shall be provided prior to or during the per-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.
6. 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.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. 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 Number 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 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. 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 a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ Proposed 6-inch dead-end waterline with fire hydrant needs to extend to 150 ft with an 8-inch waterline and have the required fire hydrant installed at the end of line.

☒

☒

☒

PRELIMINARY PLAT REVIEW FOR: *VILLANIN SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / FEBRUARY 15, 2018

WATER:

- Water belongs to NAWS
- Will not allow meter connection to main line (Fire Line)

SEWER:

- Will need to install M/H on S. side of Minnesota (See Attached Drawing)
- Will need to bore under Minnesota
- Main sewer line to be 8" SDR 26 under Minnesota
- Will need 12" PVC casing for 8" SS line under Minnesota
- Will need to leave stub out 9' to the W. side of M/H on S. side of Minnesota
- Stub out to be 6" SDR26 for future use
- Sewer service will need to be 6" SDR 26
- Sewer service to property line only
- 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: _____

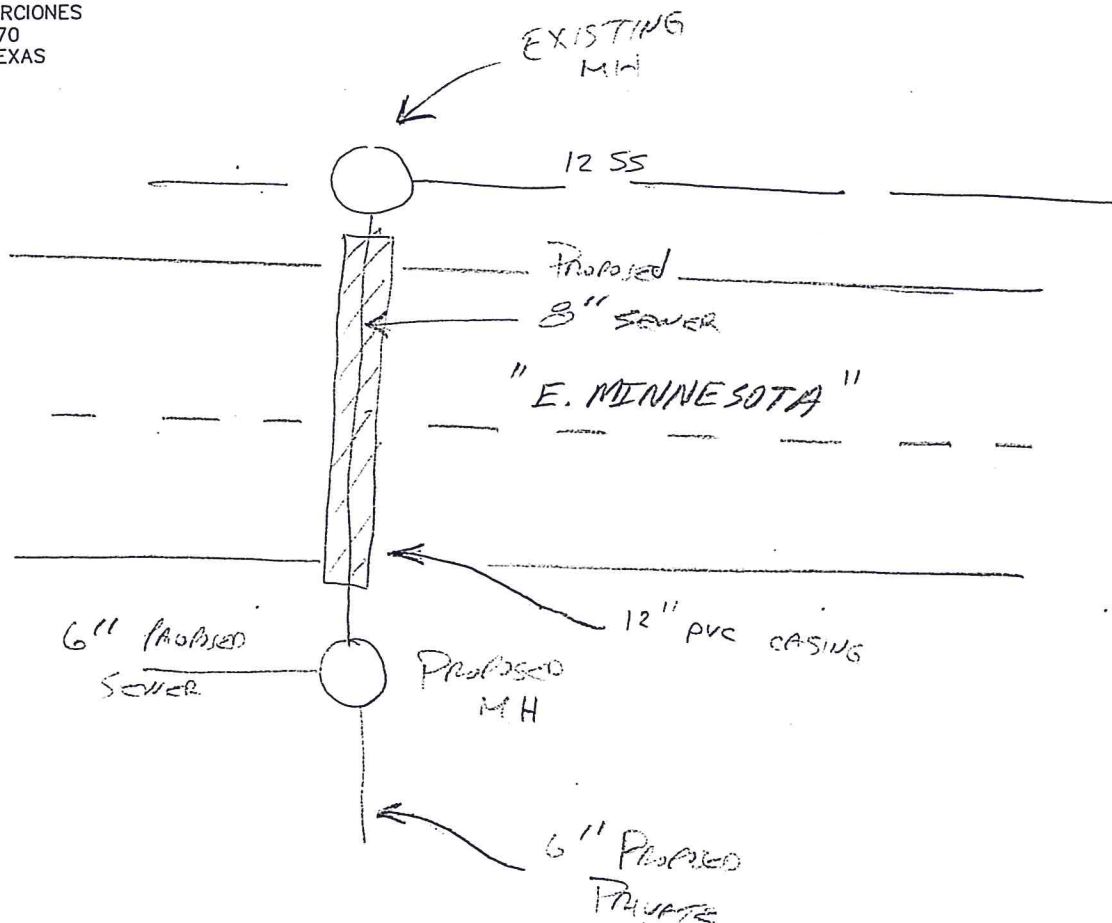
-OP- - OVERHEAD POWER LINE
 +N.G. - NATURAL GROUND ELEVATIONS
 000.000
 -12"SS- - 12" SANITARY SEWER LINE
 -SD- - STORM SEWER LINE
 □ - FLUSH VALVE
 ⊗ - WATER VALVE

BEARING DATA ON RECORD DRAWING
 KELLY-PHARR SUBDIVISION, AS RECORDED
 IN VOLUME 3, PAGES 133-134, H.C.M.R.

OWNER:
 TEXAS CENTRAL
 COMPANY

JMENT NO. 834409,
 H.C.O.R.

LOT 93
 DIVISION OF PORCIONES
 67, 69 AND 70
 GO COUNTY, TEXAS
 H.C.M.R.



2-13-18
 VILLANIN
 SUBDIVISION

