

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. June 25, 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 governing body.

**B. APPROVAL OF MINUTES:**

- 1) Minutes of June 11, 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) Melden & Hunt Inc., representing Maria Elena Ramirez Lopez, Maria Teresa Ramirez Lopez and Maria Eugenia Ramirez Lopez, 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 Single-Family Residential District (R-1). The property is legally described as being 10 AC of the W352'-E660'-S1,237.5' out of Lot 82, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1000 Block of East Minnesota Road. **COZ#180540**

2) Melden & Hunt, Inc., representing Pharr Economic Development Corporation II, 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 High Density Multi-Family District (R-4). The property is legally described as being 7.69 acre tract of land out of North Lateral F-2, and 0.44 acre tract South of the North Lateral F-3, Block "D" Kelly Pharr Lettered Blocks, or a portion of Lots 2 and 3, Block "D", lying North of Lateral "F" Subdivision of Porcions 69 and 70, Pharr, Hidalgo County, Texas. The property is physically located 601 West Polk Avenue. **COZ#180534**

**E. PLATS:**

1) Quintanilla, Headly & Associates, Inc., representing Judge Ramon Garcia, for the County of Hidalgo, owner, is requesting preliminary plat approval of the proposed Las Milpas Park Youth Facility Subdivision. The property is legally described as a 6.00 acre tract of land being the north 776.65 feet and the east 336.52 fee out of Lot 8, Block 13, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1600 Block of West Anaya Road. **SUB# 180206**

## F. ANNOUNCEMENTS/OTHER BUSINESS:

**G. CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

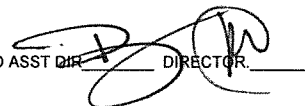
Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**H. RECONVENE:** *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

## I. ADJOURNMENT:



I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 22nd day of June, 2018 at 4:00 p.m., and on the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
\_\_\_\_\_  
Hilda Pedraza, City Clerk



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
*118 S. Cage Blvd. June 11, 2018 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 11, 2018 and following is the record of attendance.

**MEMBERS PRESENT:** Danny Wylie                      Tom Greuner  
                                 Charlie Ramirez                      Rafael Munguia  
                                 Luis Madrigal

**ABSENT:**                      Andy Castro                      Romeo Robles

**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

**ITEM A.        CALL TO ORDER**

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

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

**ITEM B.        APPROVAL OF MINUTES**

**1)        MINUTES OF MAY 29, 2018**

Chairman, Danny Wylie, introduced the item.

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

Charlie Ramirez arrived at 6:03 p.m.

## **ITEM C. PUBLIC COMMENTS**

Kenneth C. Fletcher, residing at 504 South Diplomat, stated there were people in attendance that were opposed to the Conditional Use Permit agenda item because they did not want a truckyard in their backyard. Dr. Fletcher stated he encouraged the property owners in the area of concern to refer to section 134.31 of the Pharr Municipal code and request a 20 foot buffer wall around the current property. Dr. Fletcher further stated he signed up to speak during the Public Hearing portion of the meeting and believes he has every legal right to point out that Code Compliance is not checking on businesses not operating according to their zone. Dr. Fletcher continued stating that he was still experiencing loud noise coming from the HVAC at Costco at all hours of the night and believes they need a more adequate buffer to block the sound from being heard at his residence. He stated they did not need a 20 foot wall between the United States and Mexico but they do need it behind Costco because they are now referring to his neighborhood as the "Semi-Colonia de Costco. Dr. Fletcher further stated he was still having problems sleeping and he is a high risk heart attack survivor and needs his sleep.

Sister Maria Sanchez, residing at 802 N. Oblate, San Juan, Texas, representing Mother Cabrini Catholic Church, stated the reason she was in attendance was because she is in opposition of the Materiales Cantu rezoning because it would bring 18-wheelers into the neighborhood. She stated the area to be rezoned is highly populated and many activities that involve children, the elderly, and families take place in the surrounding areas. Sister Maria Sanchez continued stating Mother Cabrini along with Valley Inter-Faith have worked with this community to better the standard of living and they have brought in money to fix the street and establish running water. She stated the community worked hard for these advances and they do not want the safety of the population to be in jeopardy.

Griselda Pacheco, residing at 415 Thomas Apartment 905, approached the podium and spoke in Spanish.

Claudia Garcia, residing at 432 W. Fiesta Street, stated she was present to speak about the change of zone requested by Materiales Cantu. Ms. Pacheco stated she was a parishioner of San Francis Cabrini Church, a CCD teacher, a member of the community and a member Valley Inter-Faith and stated she was in opposition of the requested change of zone because there are about 800 to 1,000 students that attend CCD during the week and the community does not know how the business will affect the traffic or what kind of materials will be transported to and from the location.

## **ITEM D. PUBLIC HEARING**

- 1) MATERIALES CANTU, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CHANGE OF ZONE FROM HEAVY COMMERCIAL DISTRICT (H-C) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF SOUTH CAGE BOULEVARD WITH A PHYSICAL ADDRESS**

**OF 7803 SOUTH CAGE BOULEVARD. THE PROPERTY CONSISTS OF ONE (1) TRACT OF LAND LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MATERIALES CANTU SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. COZ#180421**

Della Robles, Planner I, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal **moved** to untable the request for change of zone from Heavy Commercial District (H-C) to a Limited Industrial District (L-I). Rafael Munguia seconded the motion and when put to a vote, it carried by majority with four (4) ayes and one (1) abstention to untable the item. Charlie Ramirez abstained from voting.

Della Robles, Planner I, introduced the item and stated the property was currently zoned Heavy Commercial District (H-C). The surrounding properties are zoned General Business District (C) and Single-Family Residential District (R-1) to the north, Two Family Residential District (R-2) and Agricultural and/or Open Space District (A-O) to the west, Agricultural and/or Open Space District (A-O), Single-Family Residential District (R-1) and Hidalgo Independent School District (HISD) to the south and Agricultural and/or Open Space District (A-O) to the east. The property is generally designated for commercial and single-family residential use in the Land Use Plan. She further reported twenty-three (23) 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 two (2) individuals called in, in opposition of the item and nine (9) individuals signed up to speak at the public hearing that are within the affected area.

Della Robles, Planner I, further stated staff recommended **denial** of the request to re-zone to Limited Industrial District (L-I). The rezoning of the property to Limited Industrial would be considered spot zoning which is defined as zoning a tract of land in a manner that is incompatible with the surrounding area and is in a manner that is incompatible with the city's zoning ordinance and comprehensive plan. The property does meet area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements and advised the item will be presented to the City Commission meeting of June 18, 2018 for final approval.

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

Guillermo Ramirez, Director of Purchasing for Hidalgo ISD, stated Hidalgo ISD was in opposition of the change of zone because of the safety concerns. Mr. Ramirez stated the flow of vehicles that happen every day in the area for Hidalgo Independent School District are four (4) buses every day, parental vehicles, maintenance vehicles, administration vehicles, staff vehicles and food service vehicles. Mr. Ramirez mentioned the school is comprised of fifty-five (55) staff members and over four hundred (400) students and one third of the students are transfer students that cross Cage Boulevard to get to Kelly Elementary school daily. Mr. Ramirez also stated the Hidalgo ISD welcomes

businesses to thrive and flourish the community but there was two (2) accidents last year that involved heavy duty vehicles and luckily there were no major injuries. Mr. Ramirez further stated when an emergency occurs whether it's an active shooter or a fire there needs to be a clear access to the building and the traffic from the proposed change could affect that. Mr. Ramirez also mentioned the school's playground is in the rear of the property and wants to make sure their students are always safe. Mr. Ramirez stated if there was any more data from the school district or statistics to back up what was stated he would be glad to provide that information.

Eddie Anaya, business located 7801 South Cage, stated his business is located near the area that is requesting the change of zone. Mr. Anaya stated he has been in business for over twenty (20) years as an attorney and his residential home address is 311 East Anaya road. Mr. Anaya further stated he understands the area very well and Valley Inter-Faith has done good things in the community by bringing running water, city lights and sewage to the area. Mr. Anaya further stated the past couple of years the City of Pharr has invested a lot of money into infrastructures, the library, lighting, and renovation of our parks and they have done a good job with that, but this would not be in the best interest of the citizens of the community. Mr. Anaya mentioned next to this property is their church that consists of four thousand (4,000) parishioners and one thousand (1000) CCD students. He also stated that as an attorney he represents the community for immigration and safety cases. Mr. Anaya further stated fifteen (15) years ago there was an accident where a tractor trailer caring toxic chemicals exploded and he represented seventy-five (75) out of three hundred (300) people that were affected because of that explosion. Mr. Anaya stated the community does not want an accident like that to happen again and that kind of hazard is not needed within their community. Mr. Anaya closed by stating the community would like the city to consider an alternative to the change of zone like a walking trail, park, or public clinic.

There being no one else signed up to speak, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

At this time, Luis Madrigal recommended the item be discussed in executive session. There was no objection.

**ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW:**

The time being 6:25 p.m., Chairman, Danny Wylie, stated the commission would be entering closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

**ITEM H. RECONVENE:**

The time being 6:54 p.m., Chairman, Danny Wylie stated the commission would be resuming the open meeting.

- 2) MATERIALES CANTU, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CHANGE OF ZONE FROM HEAVY COMMERCIAL DISTRICT (H-C) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF SOUTH CAGE BOULEVARD WITH A PHYSICAL ADDRESS OF 7803 SOUTH CAGE BOULEVARD. THE PROPERTY CONSISTS OF ONE (1) TRACT OF LAND LEGALLY DESCRIBED AS BEING ALL OF LOT 1, MATERIALES CANTU SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. COZ#180421**

Luis Madrigal asked staff to clarify that the request to rezone was from a Heavy Commercial District to a Limited Industrial District and as a Heavy Commercial District if the business was allowed to have a temporary parking for commercial vehicles, an office shop and maintenances services.

Della Robles, Planner I, stated yes that would be allowed in a heavy commercial District.

Luis Madrigal asked staff if a truck wash, DOT inspections center, and tire center was allowed in a Heavy Commercial District.

Della Robles, Planner I, stated that was correct.

Luis Madrigal asked staff if the current zone would allow the applicant to conduct business as proposed in the rezoning request without changing the zone.

Della Robles, Planner I, stated everything they have proposed would be allowed in a Heavy Commercial District.

There being no further discussion Luis Madrigal moved to **deny** the request for a change of zone from Heavy Commercial District (H-C) to a Limited Industrial District (L-I). Rafael Munguia seconded the motion and when put to a vote, it carried by majority with four (4) ayes and one (1) abstention to approve to deny the request. Charlie Ramirez abstained from voting.

Gerardo Guerra, representing Materiales Cantu LLC, asked permission to address the Commission and he spoke in Spanish.

- 2) TEODORO SILVA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (LARGER**

**THAN 120 SQUARE FEET) IN A SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 21, OAKLANE ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1019 WEST OAK LANE. CUP#180533**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1). The surrounding area was zoned Single-Family Residential District (R-1) to the north, south, east and west. The area was generally designated for single-family residential use in the Land Use Plan. She further reported fifty-two (52) 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 (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the following listed and advised the item will be presented to the City Commission meeting of June 18, 2018 for final approval.

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

Luis Madrigal **moved** to approve the request for Conditional Use Permit to allow Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) CENTRO CRISTIANO NUEVO PACTO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, 2 AND 3, BLOCK 20 HIDALGO PARK ESTATES SUBDIVISION PHASE 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7505 SOUTH STEVE LANE. CUP#180535**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1). The surrounding area was zoned Single-Family Residential District (R-1) to the north, south, east and west. The area was generally designated for single-family residential use in the Land Use Plan. She further reported fifty-four (54) 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 to 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 (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the following listed and advised the item will be presented to the City Commission meeting of June 18, 2018 for final approval.

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

There being no discussion Luis Madrigal **moved** to approve the request for Conditional Use Permit to allow Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 4) GARRETT MANN MANAGEMENT LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO LIMITED INDUSTRIAL DISTRICT (L-1). THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF SOUTH VETERANS BOULEVARD PHYSICALLY LOCATED WITHIN THE 6000 BLOCK OF SOUTH VETERANS BOULEVARD. THE PROPERTY CONSISTS OF ONE (1) LOT LEGALLY DESCRIBED AS BEING LOT 304, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. COZ#180538**

Della Robles, Planner I, introduced the item and stated the property was currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and west and the Pharr city limits lie to the east. The property is generally designated for commercial, multi-family residential and Right of Way use in the Land Use Plan. She further reported fourteen (14) 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 to re-zone to Limited Industrial District (L-I) 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. The item will be presented to the City Commission meeting of June 18, 2018 for final approval.

Chairman, Danny Wylie, 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.

There being no discussion Tom Greuner **moved** to approve the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

**ITEM H. PLAT APPROVAL**

- 1) NAIN ENGINEERING, LLC., REPRESENTING ELIGN XAVIER, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LAS CANTERAS PLAZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.08 ACRES OF LAND OUT OF LOT 7, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLOCK OF NORTH JACKSON ROAD. SUB# 180413**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the City of Pharr's City Limits to the west. 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 Las Canteras Plaza Subdivision subject to the following 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 Las Canteras Plaza Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING NOVUS POLARIS, INC., FERNANDO CALDERON, PRESIDENT IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CAPE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.45 ACRE TRACT OF LAND OUT OF LOT 135 KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3108 NORTH SUGAR ROAD. SUB# 161232**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Heavy Commercial District (H-C). The adjacent zonings are Single-Family Residential District (R-1) to the north, General Business District (C) to the west, Residential Mobile Home District (R-MH) to the east and Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to the south. The property is designated industrial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Cape

Subdivision subject to the conditions. The item will be presented to the City Commission meeting of June 18, 2018 for final approval.

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 Tom Greuner **moved** to approve the request for final plat approval of the proposed Cape Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried majority with four (4) ayes and one (1) abstention to approve the item. Luis Madrigal abstained from voting.

- 3) SAM ENGINEERING AND SURVEYING, INC. REPRESENTING JACINTO CANO AND WIFE, ALICE R. CANO, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED ANGELICA CANO SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1 LOT SUBDIVISION OUT OF A 0.35 ACRE TRACT OF LAND OR PORTION OF LOT 247, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 800 BLOCK OF WEST EL RANCHO BLANCO ROAD. SUB# 160409**

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the North and West, Single-Family Residential District (R-1) and High Density Multi-Family District (R-4) to the East and City of Pharr Limits 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 preliminary plat approval of the proposed Angelica Cano Subdivision subject to the conditions. The item will be presented to the City Commission meeting of June 18, 2018 for final approval.

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

There being no discussion, Luis Madrigal **moved** to approve the request for final plat approval of the proposed Angelica Cano Subdivision. Charlie Ramirez 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, Rafael Munguia **moved** to adjourn. Tom Greuner second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:16 p.m.

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Chairman, Danny Wylie

ATTEST:

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Tom Greuner, Secretary

APPROVED:\_\_\_\_\_



## STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 25, 2018

### ROUTE TO BOARD:

☐ CITY COMMISSION                      AGENDA ITEM: COZ:#180540  
☒ PLANNING & ZONING COMMISSION      DATE SUBMITTED: May 31, 2018

1. **Applicant:** Melden & Hunt Inc., representing Maria Elena Ramirez Lopez, Maria Teresa Ramirez Lopez and Maria Eugenia Ramirez Lopez, owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1).
3. **Nature / Intent of Request:** In order to develop the property into a single-family residential subdivision.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

  
Initials

6/21/18  
Date

☒ Approval ☐ Denial

B. **Planning Staff  
Recommendations**

  
Initials

6-21-18  
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

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**DATE:** MONDAY, JUNE 25, 2018

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1): Being 10 AC of the W352'-E660'-S1,237.5 out of Lot 82, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property is physically located within the 1000 Block of East Minnesota 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:

Melden & Hunt Inc., representing Maria Elena Ramirez Lopez, Maria Teresa Ramirez Lopez and Maria Eugenia Ramirez Lopez, 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 Single-Family Residential District (R-1).



The subject site is located on the north side of East Minnesota Road with the property physically located within the 1000 Block of East Minnesota Road. The property is legally described as being a 10 AC of the W352'-E660'-S1,237.5' out of Lot 82, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts East Minnesota Road, 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 Agricultural and/or Open Space District (A-O) to the east and south, Single Family Residential District (R-1) to the west and Heavy Commercial District (H-C) to the north. The property is generally designated for single family residential use in the Land Use Plan.

On September 02, 1991, the subject site and surrounding properties were annexed into the city and zoned Agricultural and/or Open Space District (A-O). On January 17, 2006 the property to the west was zoned to Single-Family Residential District (R-1) and the property to the north was zoned to Heavy Commercial District (H-C) on April 21, 2015. 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 Single-Family Residential District (R-1) in order to develop the property into a 48 lot single-family residential subdivision.

The Single-Family Residential 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.

Forty (40) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One person called in for information only.

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, applicant must comply with all City Ordinances and City Department requirements.

**NOTE:** This item is scheduled to go before the City Commission Meeting of **July 02, 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.**



# Pharr

Development Services



## REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt Inc., representing Maria Elena Ramirez Lopez, Maria Teresa Ramirez Lopez and Maria Eugenia Ramirez Lopez

APPLICANT

1000 Block of East Minnesota Road

ADDRESS

Agricultural and/or Open Space District

CURRENT ZONE

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   |    |
| 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.

Della Robles, Planner I

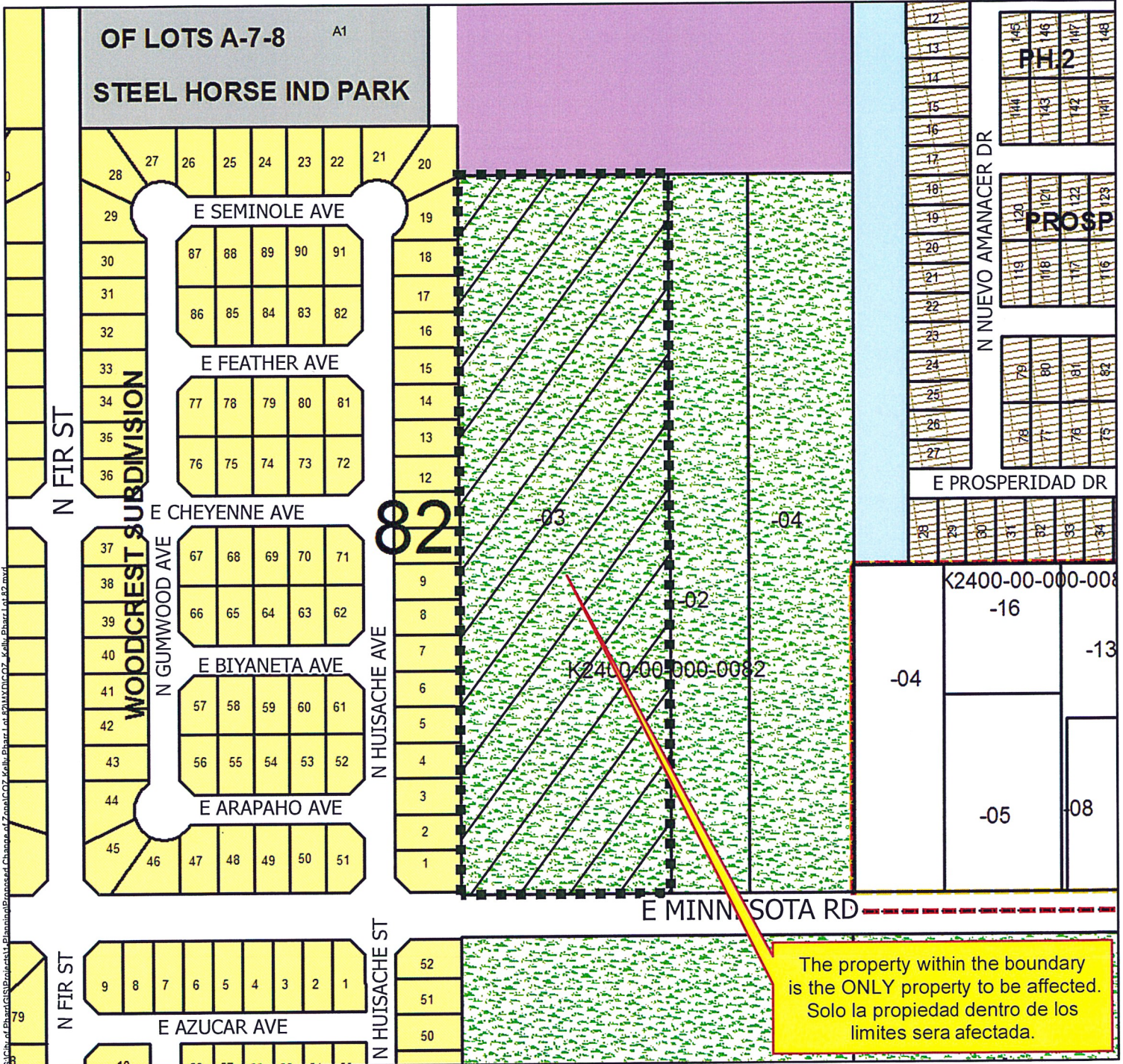
PREPARED BY

June 20, 2018

DATE



Proposed Change of Zone  
Kelly Pharr Lot 82  
Mario Reyna  
(A-O to R-1)



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

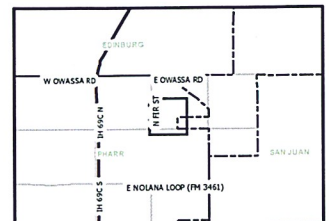
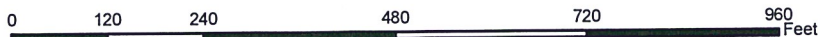
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View ISD          |
| Single Family               | HUD Code          | Heavy Industrial        | Planned Unit Development |
| 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             |                          |

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

City of Pharr, Texas  
Engineering Department  
956.402.4242

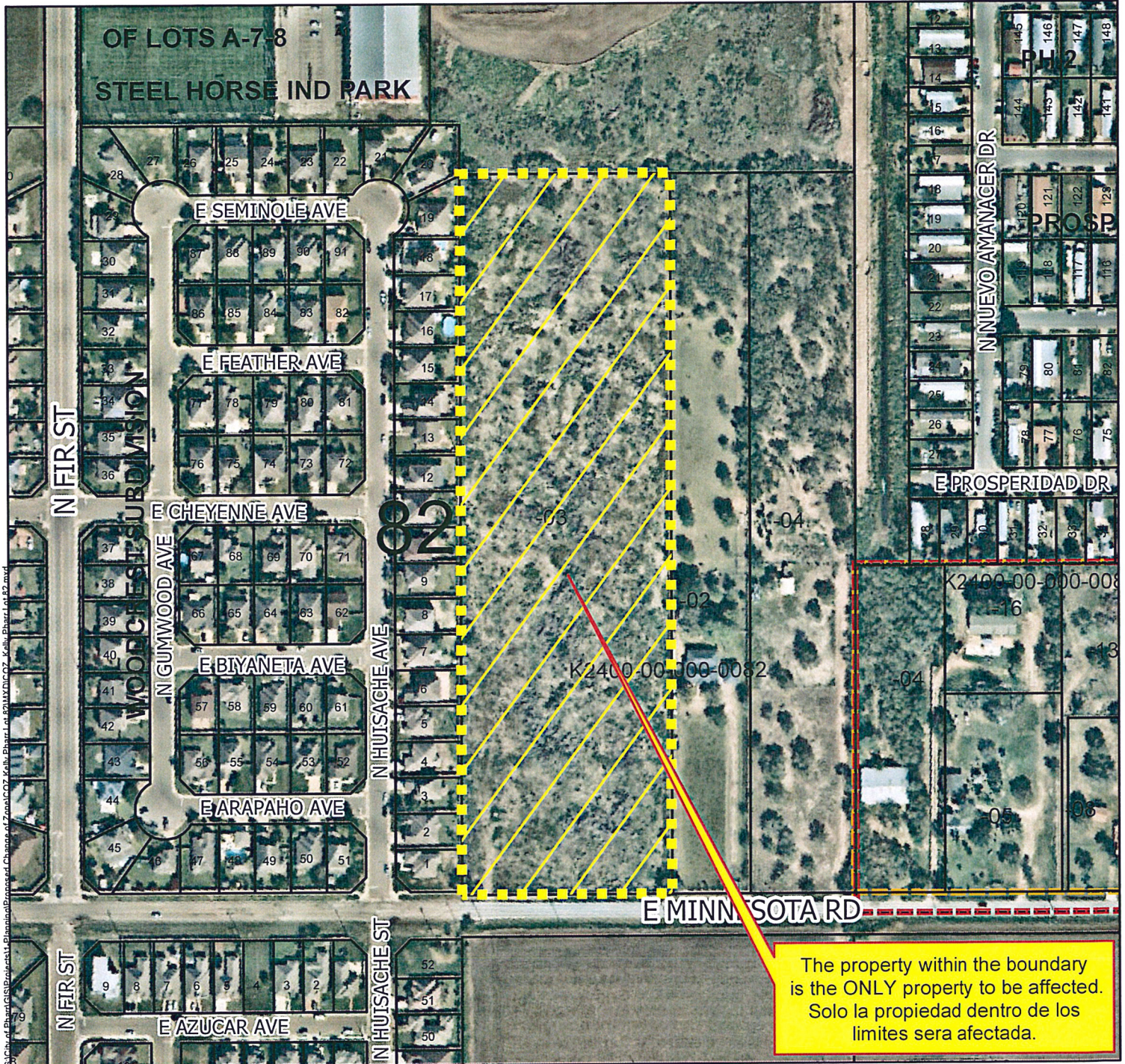
Date: 6/4/2018

Scale: 1 inch = 240 feet





Proposed Change of Zone  
Kelly Pharr Lot 82  
Mario Reyna  
(A-O to R-1)

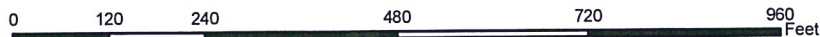


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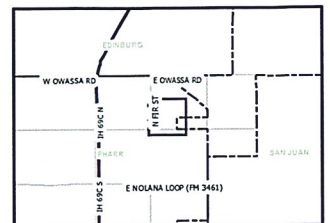
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View ISD          |
| Single Family               | HUD Code          | Heavy Industrial        | Planned Unit Development |
| 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             |                          |

City of Pharr, Texas  
Engineering Department  
956.402.4242

Scale: 1 inch = 240 feet

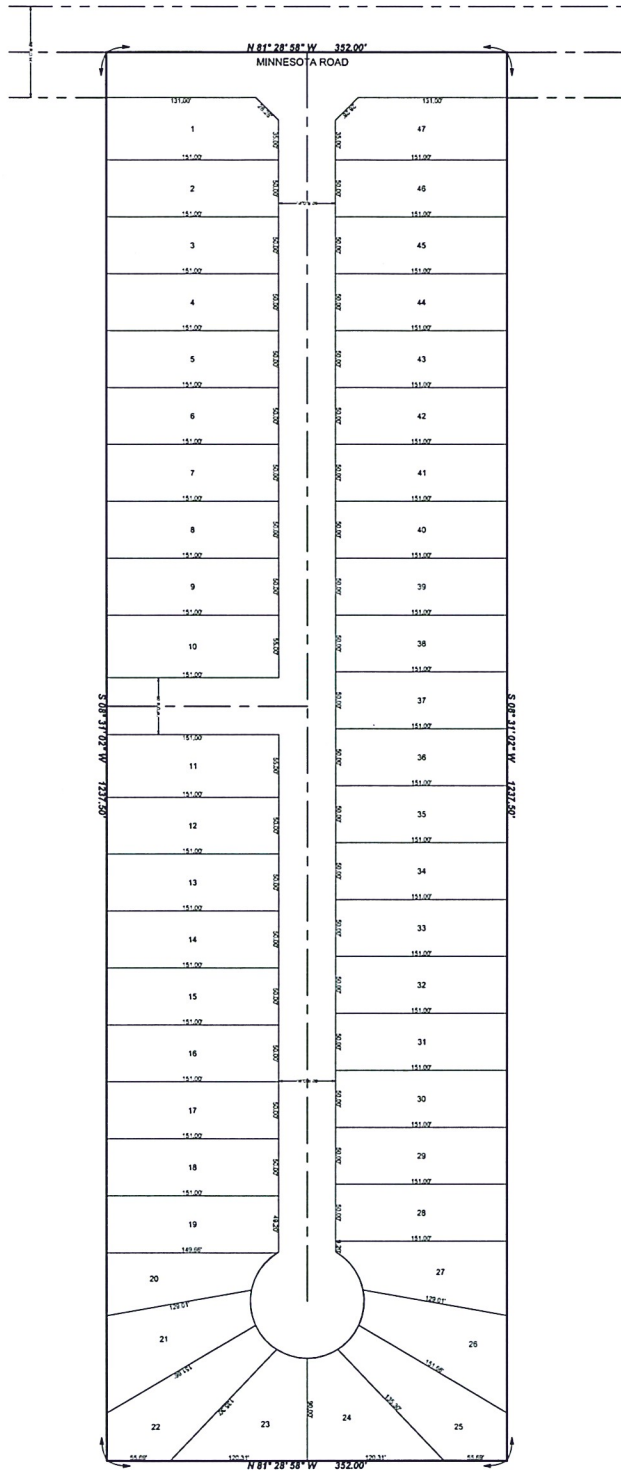


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Date: 6/4/2018





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|---------------------------------------|---------------------|-------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------|--|--|
| CADD<br>DATE<br>1/2/2012<br>BY<br>JTB | JOB No.<br>17089.00 | MINNESOTA ROAD<br>DEVELOPMENT | MINNESOTA ROAD<br>PHARR, TEXAS<br>HIDALGO COUNTY | ENG. TECH. CESAR<br>PROJECT ENG. MARIO REYNA<br>T-BOOK T-2012 PG. 38<br>1. RELEASE DATE<br>2. RELEASE DATE<br>3. RELEASE DATE<br>SCALE AS NOTED | REVISION                                                                              |  |  | DATE                                                                                                                                                                                       |  |  | BY                                                                       |  |  |
|                                       |                     |                               |                                                  |                                                                                                                                                 |                                                                                       |  |  |                                                                                                                                                                                            |  |  |                                                                          |  |  |
|                                       |                     |                               |                                                  |                                                                                                                                                 |  |  |  | <b>MELDEN &amp; HUNT INC.</b><br>CORPUS CHRISTI, TX 78401<br>115 W. MAINTENANCE 227 H. F. AVE.<br>EDINBURG, TX 78141<br>PH: (361) 341-0081<br>FAX: (361) 341-1828<br>E: info@meldehunt.com |  |  | EDINBURG, TX 78141<br>361-487-2155<br>361-488-4151<br>www.meldenhunt.com |  |  |



## STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 25, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION                      AGENDA ITEM: COZ:#180534  
☒ PLANNING & ZONING COMMISSION      DATE SUBMITTED: May 8, 2018

1. **Applicant:** Melden & Hunt, Inc., representing Pharr Economic Development Corporation II.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) 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**

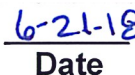
  
\_\_\_\_\_  
Initials

  
\_\_\_\_\_  
Date

☒ Approval ☐ Denial

B. **Planning Staff  
Recommendations**

  
\_\_\_\_\_  
Initials

  
\_\_\_\_\_  
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, JUNE 25, 2018

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** Re-zoning Request: From Agricultural and/or Open Space District (A-O) to High Density Multi-Family District (R-4): Being 7.69 acre tract of land out of North Lateral F-2, and 0.44 acre tract South of the North Lateral F-3, Block "D" Kelly Pharr Lettered Blocks, or a portion of Lots 2 and 3, Block "D", lying North of Lateral "F" Subdivision of Portions 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 601 West Polk Avenue.

---

### 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:

Melden & Hunt, Inc., representing Pharr Economic Development Corporation II, 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 High Density Multi-Family District (R-4).



The subject site is located on the south side of West Polk Avenue and the east side of North Flag Street with the property's physical address as 601 West Polk Avenue. The property is legally described as being 7.69 acre tract of land out of North Lateral F-2, and 0.44 acre tract South of the North Lateral F-3, Block "D" Kelly Pharr Lettered Blocks, or a portion of Lots 2 and 3, Block "D", lying North of Lateral "F" Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas.

The property fronts West Polk Avenue, 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 Agricultural and/or Open Space District (A-O) and High Density Multi-Family District (R-4) to the east, Two Family Residential District (R-2) to the west, Single Family Residential District (Small Lots) (R-1A) to the south and General Business District (C) and Single Family Residential District (R-1) to the north. The property is generally designated for single family residential use in the Land Use Plan.

On March 30, 1982, the subject site and a portion to the east was zoned as Agricultural and/or Open Space District (A-O), a portion of the property to the north was zoned to General Business District (C), the remaining property to the north and the property to the south was zoned to both Single Family Residential District (R-1) and Single Family Residential District (Small Lots) (R-1A) and the property to the west was zoned to Two Family Residential District (R-2), when the city adopted the current Zoning Ordinance used today. A portion of the property to the east was later re-zoned from Two Family Residential District (R-2) to High Density Multi-Family District (R-4) on August 19, 2008. 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 develop and 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. 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.

Thirty-two (32) 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 **July 02, 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.**





# Pharr

Development Services



## REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc., representing Pharr Economic Development Corporation II.

APPLICANT

601 West Polk Avenue

ADDRESS

Agricultural and/or Open Space District

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   |    |
| 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.

Della Robles, Planner I

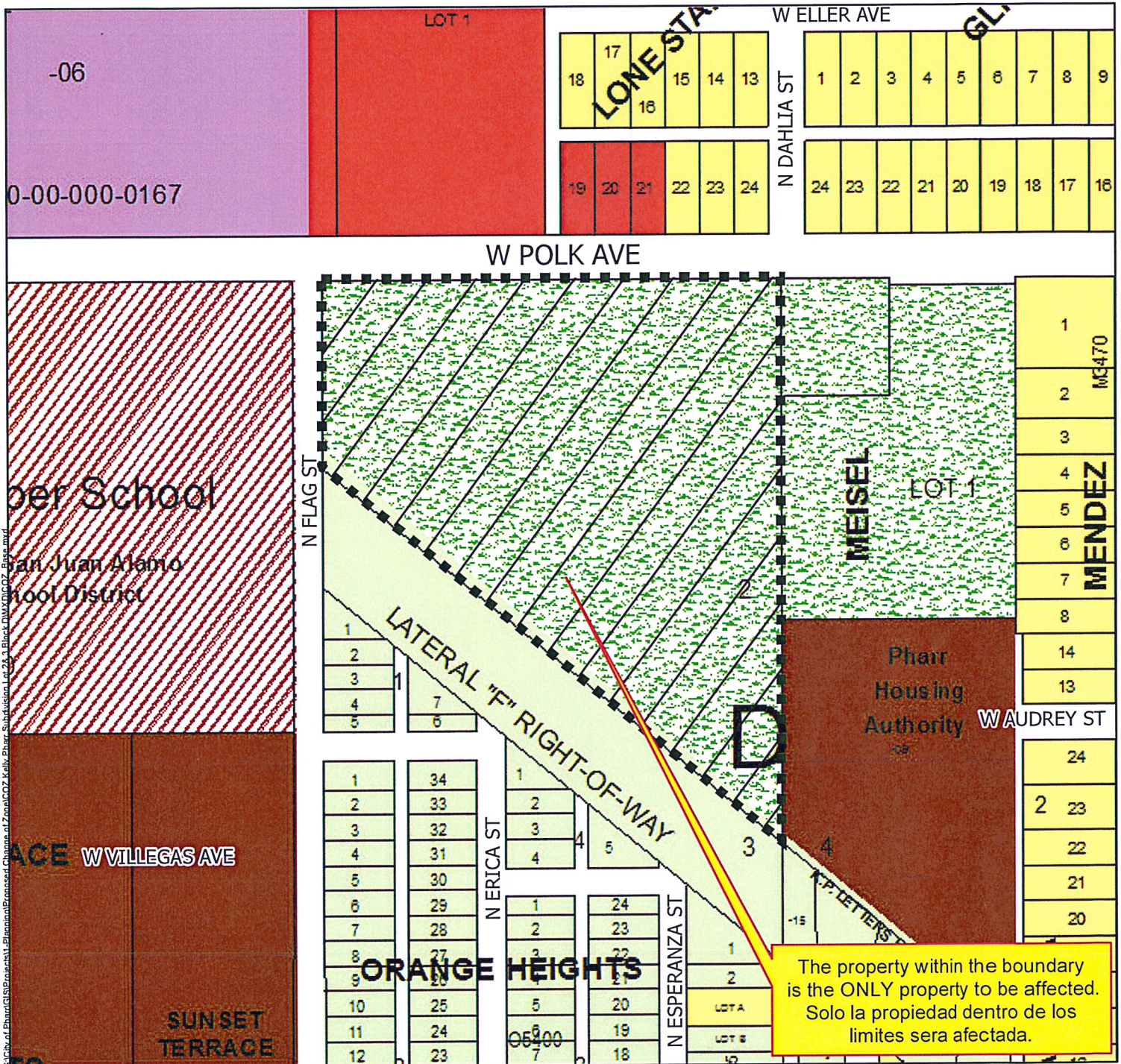
PREPARED BY

June 20, 2018

DATE



Proposed Change of Zone  
 Kelly Pharr Subdivision Lots 2&3 Block D  
 Mario Reyna/ Melden + Hunt Inc  
 (AO) to (R4)

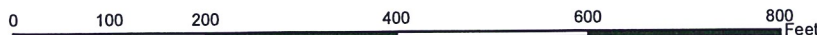


- |                             |                   |                         |                          |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View ISD          |
| Single Family               | HUD Code          | Heavy Industrial        | Planned Unit Development |
| 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             |                          |

City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Date: 5/11/2018

Scale: 1 inch = 200 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  
 Kelly Pharr Subdivision Lots 2&3 Block D  
 Mario Reyna/ Melden + Hunt Inc  
 (AO) to (R4)

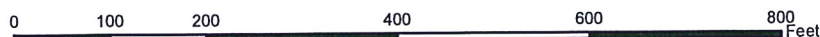


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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space     | Townhouse         | Heavy Commercial        | Valley View ISD          |
| Single Family               | HUD Code          | Heavy Industrial        | Planned Unit Development |
| 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             |                          |

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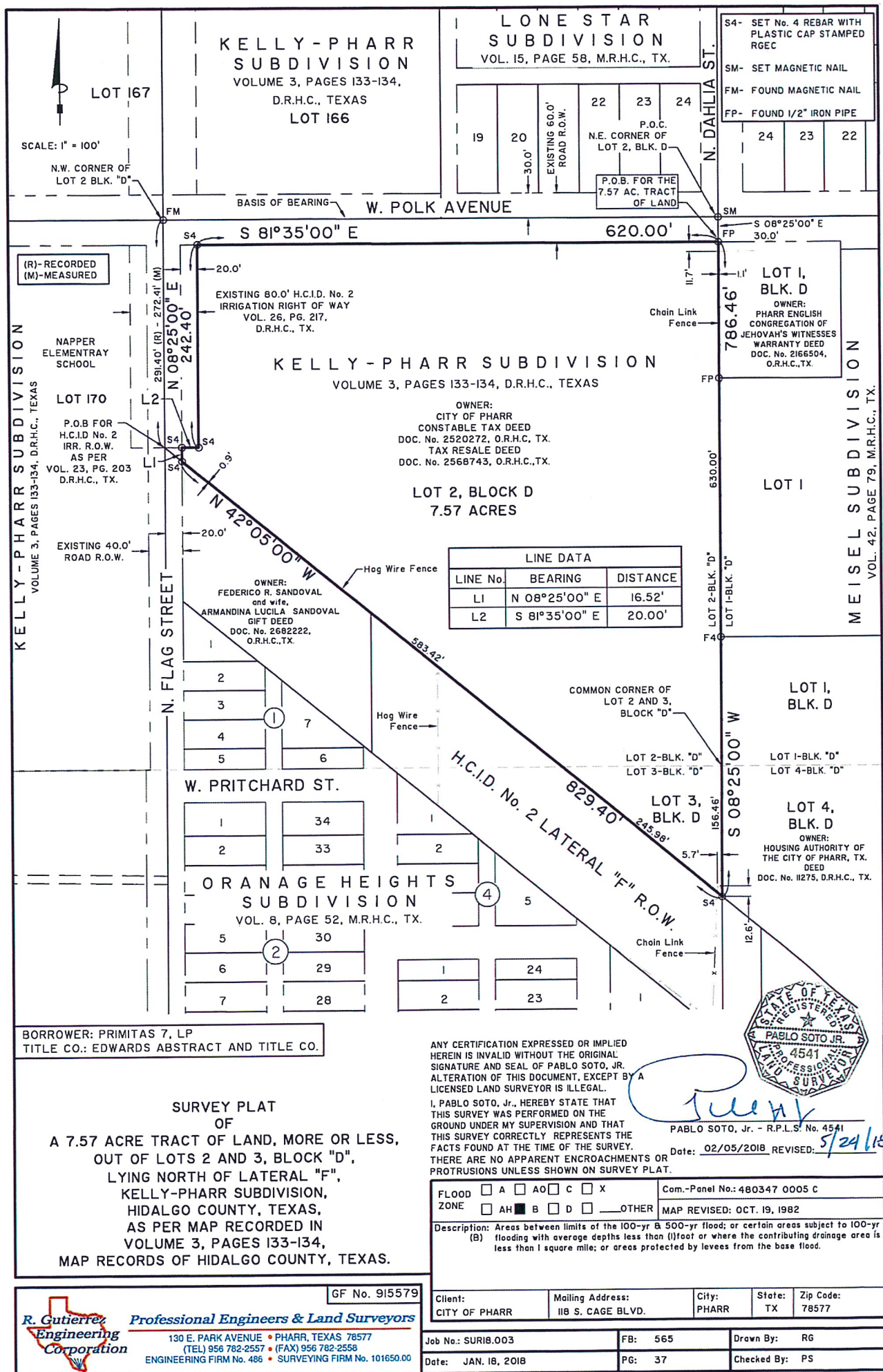
City of Pharr, Texas  
 Engineering Department  
 956.402.4242

Scale: 1 inch = 200 feet



Date: 5/11/2018











## MEMORANDUM

---

**DATE:** MONDAY, JUNE 25, 2018

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** LAS MILPAS PARK YOUTH FACILITY SUBDIVISION  
FILE NO. **SUB#180206**

---

### **GENERAL INFORMATION:**

**APPLICANT:** Quintanilla, Headly & Associates, Inc., representing Judge Ramon Garcia, for the County of Hidalgo, owner, is requesting preliminary plat approval of the proposed Las Milpas Park Youth Facility Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as a 6.00 acre tract of land being the north 776.65 feet and the east 336.52 fee out of Lot 8, Block 13, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 1600 Block of West Anaya Road.

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

**PROPERTY PROPOSED USE:** Recreation Center

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary plat approval of the proposed Las Milpas Park Youth Facility Subdivision subject to the following conditions:

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

1. 1/3 road escrow must include the following for a 22-Ft., 3-inch HMAC, 10-inch Base, 10-inch Stabilized Subgrade, 24-inch Reinforced Curb & Gutter and 5-Ft. Sidewalk
2. Follow City of Pharr construction standards manual.

**EASEMENTS:**

1. Label H.C. I.D. No. 2 (25 ft.) exclusive.
2. Label dimension (width) of H.C.I.D. No. 2 tract on east side of Lot.
3. Label dimension (width) between H.C.I.D. No. 2 exclusive easement and 20 ft. exclusive Pharr easement.

**SIDEWALK:  
ADA:**

1. All sidewalks to be ADA compliant and painted Hazard Red.

**FIRE PROTECTION:**

1. See attach comments.

**WATER:**

1. Will need to show details for all tie-ins.
2. 8" WL to be abandoned in place and will need to be capped.
3. New 12" WL will need to connect to existing 8" WL.
4. Will need to correct call out for 90 degrees to 45-degree elbows.
5. 2" water service will need a back flow preventer.
6. Also see attached comments.
7. Follow City of Pharr construction standards manual.

**SEWER:**

1. What is the purpose of two sewer services?
2. Sewer service to property line only.
3. Sewer service to remain private.
4. Existing sewer service to be abandon in place and capped.
5. Also see attached comments.
6. Follow City of Pharr construction standards manual.

**DRAINAGE:**

1. Drainage report needs approval from HCDD No. 1.
2. Provide a copy of ditch outfall permit from HCID No. 2.
3. Drainage plans for detention pond to be reviewed and approved at building permit stage.



**OTHER:**

1. Plat shows a 20 ft. exclusive easement the east side. Why a 20 ft., min. is 15 ft. or is it an existing easement? If so, place document number.
2. Plat acreage shall match acreage in metes & bounds.
3. Update preparation date for every submittal after changes.
4. Location Map is missing recorded adjacent subdivision plats.
5. Location Map north arrow to be aligned to true north.
6. General note plat No. 3 add City "of Pharr" Ordinance.
7. General note plat No. 4 add over any easement "and lot line".
8. General note plat No. 9 to read, "All subdivision improvements shall comply with Storm Water Pollution Prevention Plan (SW3P) requirements and Texas Pollutant Discharge Elimination System (TPDES)".
9. General plat note No. 6, add with ADA "compliant" ramps.
10. General note plat No. 13 to read, "Owner to maintain detention area."
11. Add general note, "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES)".
12. Add general note, "Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted".
13. Add general note, "Owners to maintain ROW and perimeter of subdivision".



## Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: Las Milpas Youth Facility Subdivision (Staff Review)

Reviewed By: Dago Soto, Asst. Fire Marshal Date: June 12, 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 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 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 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.
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:

- ☒ At time of preliminary staff review, the subdivision was found to be with in reasonable compliance.
- ☒ Missing the connection details for the water line on the west and east side.

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## STAFF REVIEW FOR: *LAS MILPAS PARK YOUTH FACILITY SUBDIVISION*

\*\*\*\*\*  
COMMENTS:                      Initials: J.V. / O.D.L. / R. B.                      JUNE 12, 2018  
\*\*\*\*\*

### WATER:

- Will need to show details for all tie-ins
- 8" W.L. to be abandoned in place will need to be capped
- New 12" W.L. will need to connect to existing 8" W.L.
- Will need to correct call out for 90° to 45° elbows
- 2" water service will need a backflow preventer
- Follow City of Pharr Construction Standards Manual

### SEWER:

- What is the purpose for two sewer services
- Sewer service to property line only
- Sewer service to remain private
- Existing sewer service to be abandoned in place and capped
- 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.

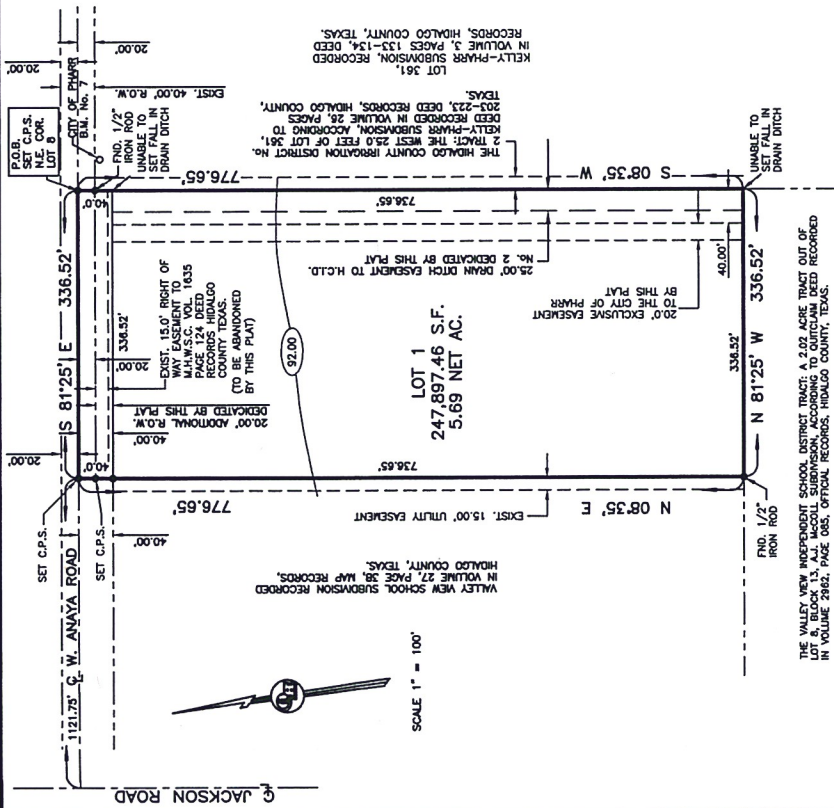
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# LAS MILPAS PARK YOUTH FACILITY SUBDIVISION



STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LAS MILPAS PARK YOUTH FACILITY SUBDIVISION, TO THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE AND THAT THE PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

COUNTY OF HIDALGO  
RAMON GARCIA, COUNTY JUDGE  
100 E. CANO STREET  
SECOND FLOOR  
SAN ANTONIO, TEXAS 78239

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared  
RAMON GARCIA, COUNTY JUDGE  
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLAUSIA ANNETTE QUINTANILLA - NOTARY PUBLIC

## CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

THE COMMISSIONED MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN APPROVAL IS REQUIRED.

DANNY WYLE, CHAIRMAN  
CITY OF PHARR  
MAYOR CERTIFICATION  
SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN IN APPROVAL IS REQUIRED.

AMOROSO HERNANDEZ, MAYOR  
CITY CLERK  
CITY OF TEXAS  
COUNTY OF HIDALGO

ATTEST:  
CITY CLERK  
DATE

ATTEST:  
President  
Secretary

APPROVED BY DRAINAGE DISTRICT:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS DRAINAGE ACT, AND THAT THE DRAINAGE PLANS ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
PAUL SESS, P.E., C.E.M.  
GENERAL MANAGER

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DATE

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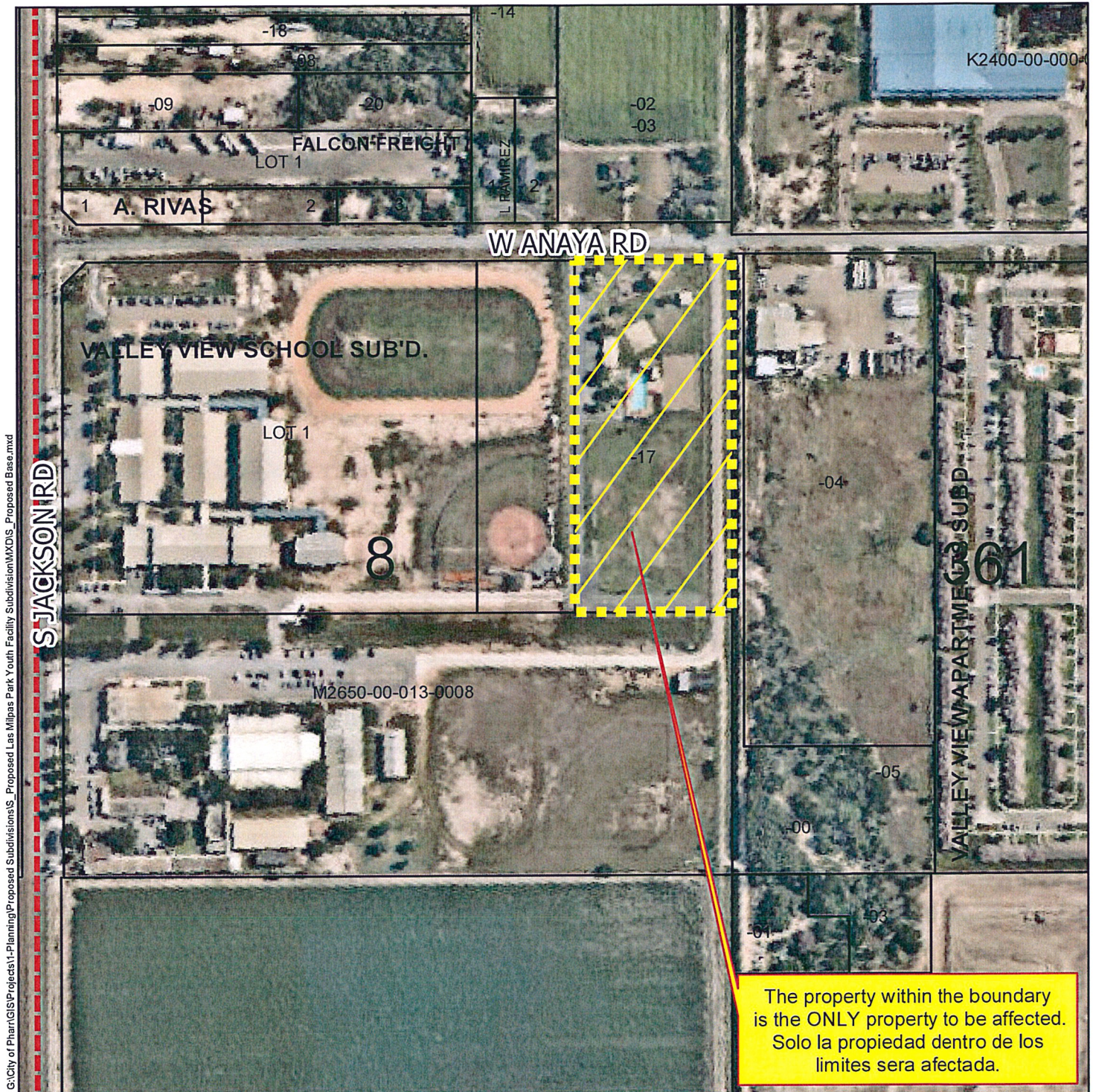
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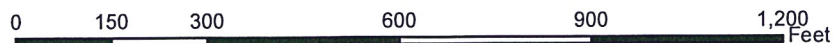
Proposed Subdivision  
Las Milpas Park Youth Facility Subdivision  
Quintanilla, Headley and Associates, Inc



|                             |                           |                   |                         |                          |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 = 300 feet



Date: 6/18/2018



