

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 12, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of October 28, 2019.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- 1) Araseli R. Gonzalez, representing Alejandra I. Martinez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lots 19 & 20, Beto's Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 225 & 229 West Las Milpas Road. **COZ#190964**

- 2) Shavi Mahtani/ Domain Development, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being a 19.091-acre tract of land, more or less, out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400-600 Block of West Minnesota Road. **COZ#190965**

E. PLATS:

- 1) Rio Delta Engineering, representing Aldo Padron and Eva Maria Padron, owners, are requesting preliminary and final plat approval of the proposed Padron Subdivision. The property is legally described as being a 0.174 acre tract of land out of the east half of the north half of Lot 141, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 Block of East Frazier Avenue. **SUB#190821**

- 2) Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Phase 3 Subdivision. The property is legally described as being a 19.091 acres out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 500 Block of West Minnesota Road. **SUB#190717**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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

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

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

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

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

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

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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of November 2019 at 3:30 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. October 28, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 28, 2019 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Luis Madrigal
 Andy Castro Charlie Ramirez
 Jonathan Larraga Romeo Robles

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisa Licerio, Planner I
 Roy Rodriguez, Interim Building Official
 Iris Mata, Secretary

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:09 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Luis Madrigal seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF OCTOBER 14, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of October 14, 2019. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) CARMEN AURELIA DE LA FUENTE HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1307 WEST GREGG DRIVE. COZ#190962**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The property was annexed into the city on November 01, 1994, the property and the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) individual in the affected area signed up to speak in support of the item.

Della Robles, Planner I, further stated staff recommended denial of the request to re-zone Residential Multi-Family District (R-MF) as the property is not compatible with the surrounding properties and is not in line with the Future Land Use Plans. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Iris Mata, Secretary, stated there was one (1) individual in the affected area signed up to speak.

Leonardo Valdez, residing at 1300 West Gregg, was not present.

Luis Madrigal suggested the item be discussed in executive session.

ITEM F. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:14 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM G. RECONVENE:

The time being 6:32 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 2) **CARMEN AURELIA DE LA FUENTE HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.96-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1307 WEST GREGG DRIVE. COZ#190962**

There being no further discussion Luis Madrigal moved to deny the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Charlie Ramirez seconded the motion and when put to a vote, it carried by majority. Jonathan Larraga abstained from voting.

- 3) **MARIO MARTINEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 20, LAS BRISAS DEL SUR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 324 WEST SIESTA STREET. COZ#190963**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). On March 15, 1988, the property and the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1). On January 25, 2000, the property to the west was re-zoned to Two-Family Residential District (R-2). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family 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 several individuals in the affected area signed up to speak in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Residential Multi-Family District (R-MF) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Iris Mata, Secretary, stated three (3) individuals in the affected area signed up to speak.

Beatrice Becerra, residing at 325 West Siesta Street, stated she was present on her husband's behalf, but asked that her daughter, Beatrice Becerra, speak.

Beatrice Becerra, residing at 325 West Siesta Street, stated she was speaking on her parent's behalf. She continued to state they were in opposition of the item as they have had several issues with the duplex, owned by Mr. Martinez, to the west of the property being discussed. Ms. Becerra stated there are issues with heavy traffic, parking congestion, and a current tenant parking a charter bus in front of Lot 20. She stated Mr. Martinez does not enforce rules for the tenants and police have been called out to the property on several occasions.

Silvia Rocha, residing at 337 West Siesta Street, stated she was present on her husband's behalf, but asked that Beatrice Becerra speak.

Beatrice Becerra, residing at 325 West Siesta Street, stated calls have been made to the Police Department for the duplex on Lot 21. She stated on a recent occasion police were called for shots fired and horses in the parking lot. Ms. Becerra stated there are weekly parties and the property owner, Mr. Martinez, does not enforce the rules. She continued to state that various noise complaints have also been filed with the Police Department. Ms. Becerra stated the two (2) current duplexes already cause parking congestion and heavy traffic, so adding a third duplex would not help the parking issue. She continued to state there was an abandoned vehicle belonging to a tenant from Lot 21 on Lot 20.

Maria Contreras, residing at 336 West Siesta Street, spoke in Spanish.

Della Robles, Planner I, stated there was a correction to her previous statement. She continued to state it is not in line with the Future Land Use Plan.

Leo Pedraza approached the Board and stated Mr. Martinez was not the original owner of the duplexes on Lot 21 and Lot 22.

Mario Martinez, residing at 617 West Caffrey, approached the Board and stated he was the owner of the two (2) duplexes, 328 & 332 Siesta. He stated that the duplexes have up to four (4) parking spaces per unit.

Luis Madrigal asked Mario Martinez to confirm that there were four (4) parking spaces per tenant for a total of eight (8) spaces per duplex.

Mario Martinez stated that statement was correct. He stated there is normally two (2) per apartment, but it was designed to be four (4) per apartment.

Luis Madrigal referred to a photo of the current duplexes and asked where the additional parking was located as he only saw four (4) spaces.

Mario Martinez stated the four (4) additional spaces would be behind the cars.

Luis Madrigal asked if the parking for the new duplex was proposed as three (3) spaces per unit.

Mario Martinez stated he had adequate space to provide up to four (4) spaces per unit, if required.

Luis Madrigal confirmed with staff that the applicant was proposing a third duplex on Lot 20 as there was already duplexes on Lots 21 and 22.

Della Robles, Planner I, confirmed Mr. Madrigal's statement.

Chairman, Danny Wylie, asked if Code Compliance Division would be following up on the issues brought up by the surrounding property owners.

Della Robles, Planner I, stated she and Code Compliance would be following up with the property owner to address any issues with the duplexes.

Andy Castro asked how long Mr. Martinez had owned the duplexes on Lots 21 and 22.

Mario Martinez stated he had owned the property since 2017.

There being no further discussion Luis Madrigal moved to **approve** the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). Andy Castro seconded the motion and when put to a vote, it carried by majority. Charlie Ramirez voted to deny the item.

ITEM E. PLAT APPROVAL

- 1) TREVIÑO ENGINEERING, REPRESENTING JAIME JAVIER RIVERA HERVERT, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RIVERA HERVERT SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.602 OF AN ACRE TRACT OF LAND, OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 7800 BLOCK OF SOUTH JACKSON ROAD. SUB#190822**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and south, Single Family Residential District (R-1) to the east and 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 Rivera Hervert Subdivision subject to the 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 Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Rivera Hervert Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried by majority. Luis Madrigal abstained from the vote.

- 2) MELDEN & HUNT INC., REPRESENTING WM. LESIE DOGGETT, MANAGING MEMBER FOR DOGGETT FREIGHTLINER OF SOUTH TEXAS, LLC., A TEXAS LIMITED LIABILITY CORPORATION, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED DOGGETT PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 15.302 ACRES OUT OF LOT 133, KELLY-PHARR SUBDIVISION AND BEING A RE-PLAT OF VAUGHAN SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 3100 BLOCK OF NORTH IH 69C. SUB#190922**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Agricultural Open Space District (A-O) to the north and General Business District (C) to the east, south and 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 Doggett Pharr Subdivision subject to the conditions.

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

There being no discussion Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Doggett Pharr Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) **JAVIER HINOJOSA ENGINEERING, REPRESENTING ILSE A. VIDAURRI, EXECUTIVE DIRECTOR FOR PHARR BRIDGE INVESTMENTS COMPANY, LP, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED PHARR BRIDGE BUSINESS PARK PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.83 ACRES BEING A PART OR PORTION OF LOTS 377 AND 378, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1000 BLOCK OF WEST ZARAGOSA DRIVE. SUB#171233**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the east, west and north and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the Pharr Bridge Business Park Phase II Subdivision subject to the 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 Jonathan Larraga moved to approve the request for final plat approval of the proposed Pharr Business Park Phase II Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM G. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:56 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 12, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#191064

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 11, 2019

1. **Applicant:** Araseli R. Gonzalez, representing Alejandra I. Martinez, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to construct an apartment complex on said lot.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

[Signature]
Initials

11/6/19
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

[Signature]
Initials

11-6-19
Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD): Being Lots 19 & 20, Beto's Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 225 and 229 West Las Milpas Road.

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

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

DESCRIPTION OF PROPERTY:

Araseli R. Gonzalez, representing Alejandra I. Martinez, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) in order to construct an apartment complex on said lot.

The subject site which is located on the south side of West Las Milpas Road and has the physical address of 225 and 229 West Las Milpas Road. The property consists of two tracts of land legally described as being Lots 19 & 20, Beto's Acres Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Las Milpas Road, a major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The property and the surrounding properties were annexed into the city on December 19, 1987, at this time, the property to include the properties to the south, east and west were zoned to Single-Family Residential District (R-1) and the properties to the north were zoned Two-Family Residential District (R-2). On September 21, 2004, the property to the north was rezoned from Two-Family Residential District (R-2) to High-Density Multi-Family District (R-4). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan.

The Residential Multi-Family High Density District is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFDH uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be property buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Twenty-four (24) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. One individual called in for information only.

Development Services is recommending approval of the request to re-zone to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress and is located along a major thoroughfare. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **November 18, 2019** 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

Araseli R. Gonzalez, representing Alejandra I. Martinez, owner.
APPLICANT

225 and 229 West Las Milpas Road
ADDRESS

Single-Family Residential District (R-1)
CURRENT ZONE

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

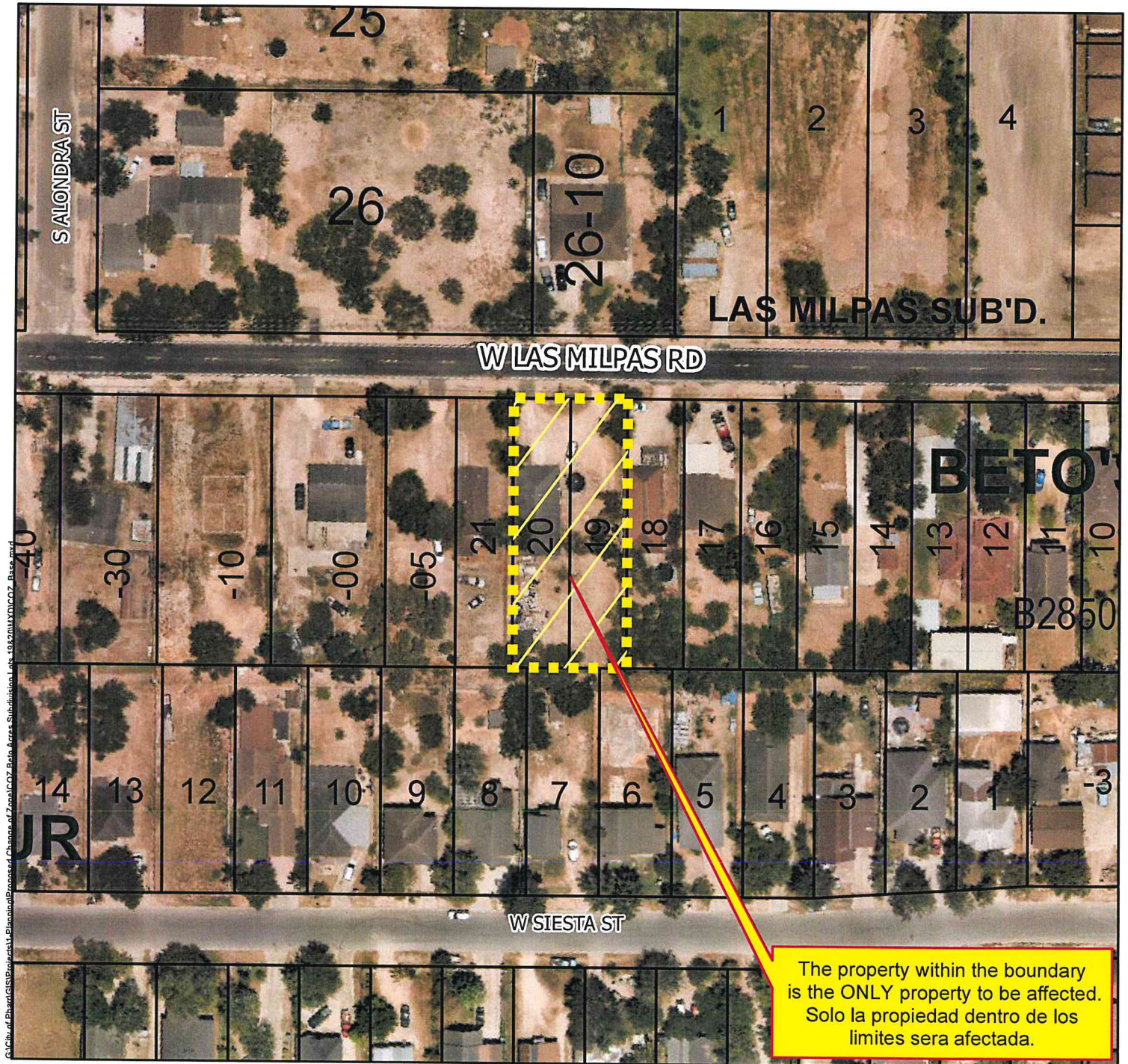
STAFF RECOMMENDATIONS:

Approval

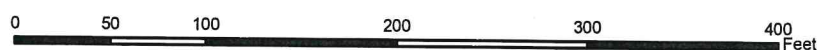
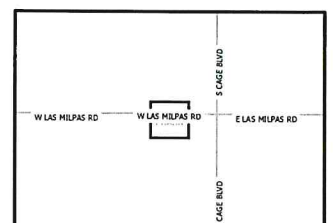
The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

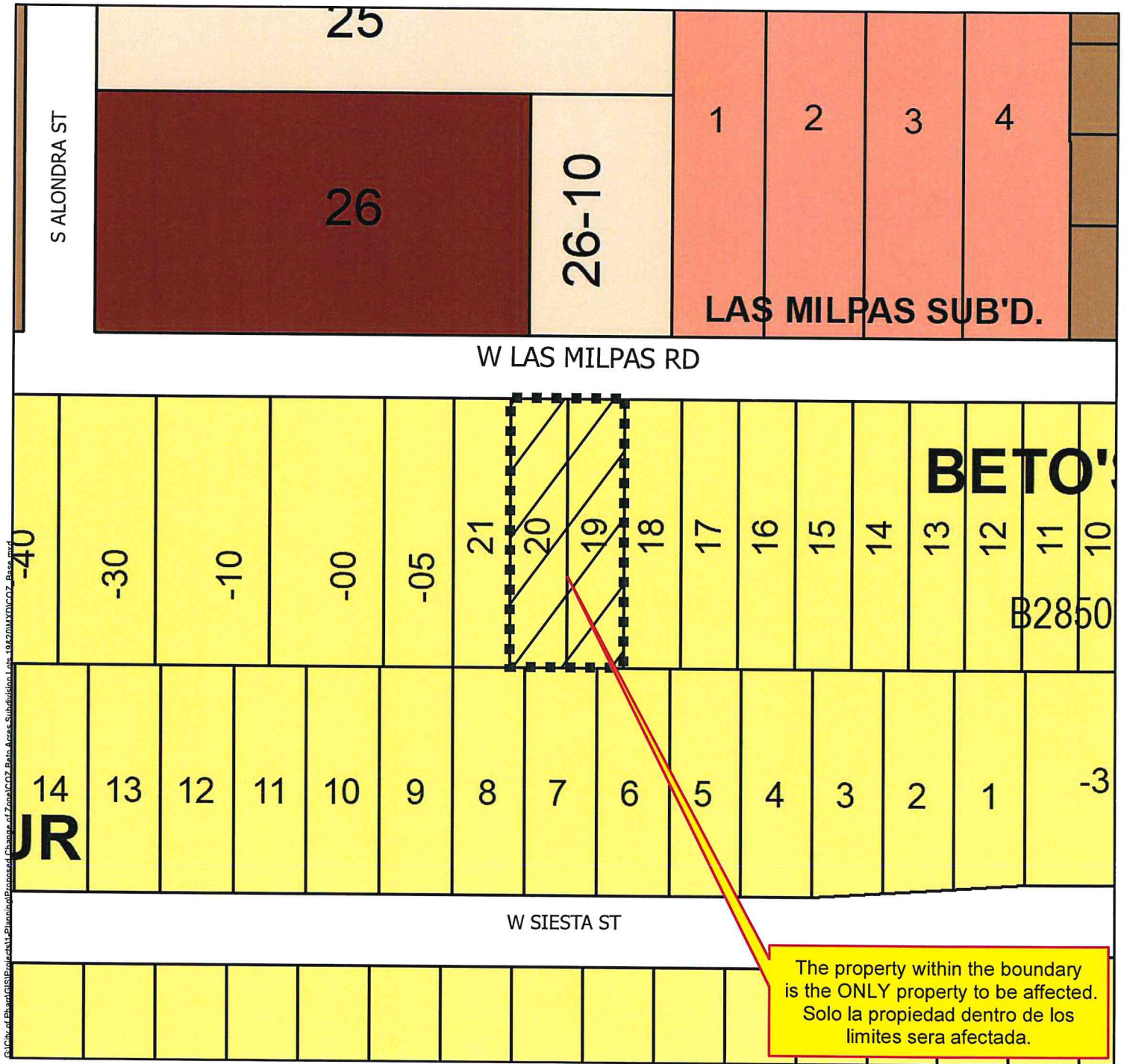
Della Robles, Planner I
PREPARED BY

March 21, 2017
DATE



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

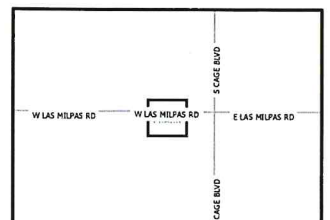


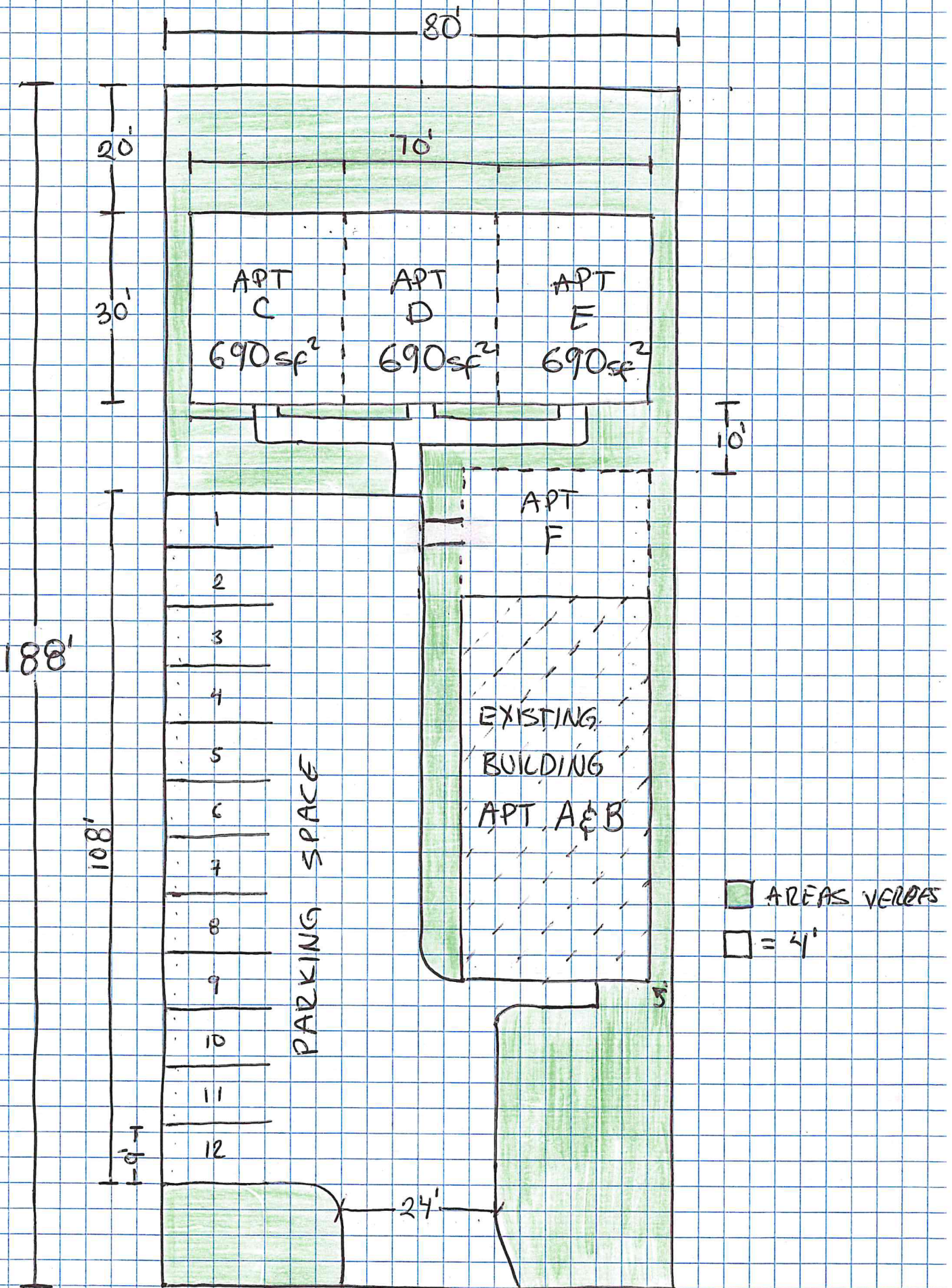


The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| 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.









Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 12, 2019

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#191065

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 11, 2019

1. Applicant: Shavi Mahtani/ Domain Development, owner.
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF).
3. Nature / Intent of Request: In order to develop the property into a 58 lot multi-family subdivision.

4. Routing to Staff:

A. Melanie Cano, Director


Initials

11/6/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

11-6-19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF): Being a 19.091-acre tract of land, more or less, out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 400-600 Block of West Minnesota Road.

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

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

DESCRIPTION OF PROPERTY:

Shavi Mahtani/ Domain Development, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) in order to develop the property into a 58 lot multi-family subdivision.

The subject site which fronts West Minnesota Road is physically located within the 400-600 Block of West Minnesota Road. The property is legally described as being a 19.091-acre tract of land, more or less, out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas

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

The property is currently zoned Agricultural and/or Open Space District (A-O). On December 21, 1982, the property to the north was zoned to Single-Family Residential District (R-1). A portion the property to the east was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) on April 02, 1991 and the remaining portion of the property to the east was zoned to Limited Industrial District on March 30, 1982, when the city adopted the current zoning ordinance we use today. The properties to the south and west are zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan.

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

Thirty-seven (37) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Two individual called in, both for information only.

Development Services is recommending approval of the request to re-zone to Residential Multi-Family District (R-MF) as the property meets area requirements and have adequate ingress and egress and in located along a major thoroughfare. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **November 18, 2019** 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

Shavi Mahtani/ Domain Development, owner.

APPLICANT

400-600 Block of West Minnesota Road

ADDRESS

Single-Family Residential District (R-1)

CURRENT ZONE

Residential Multi-Family District (R-MF)

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 located along a
major thoroughfare.

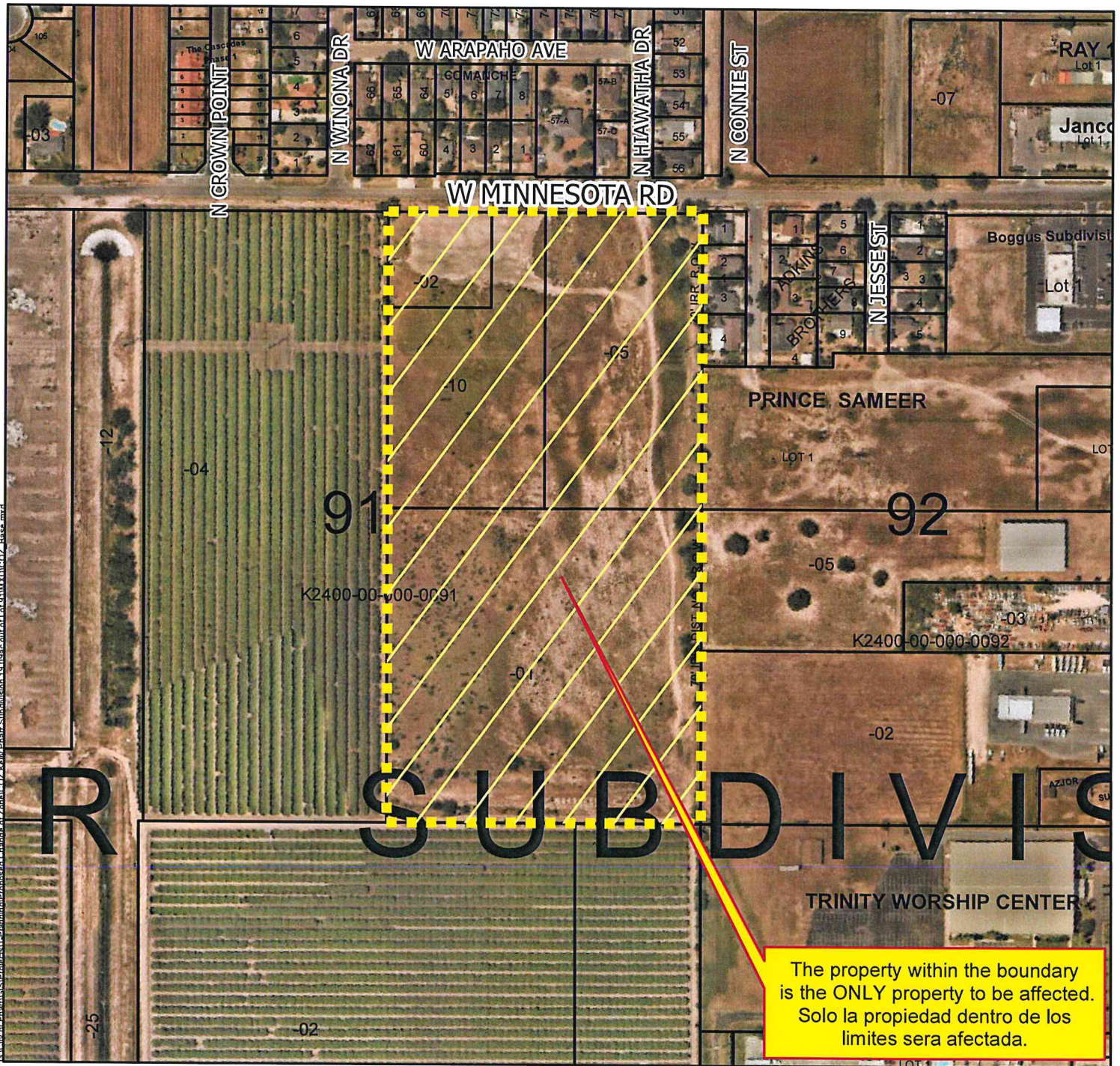
Della Robles, Planner I

PREPARED BY

November 5, 2019

DATE

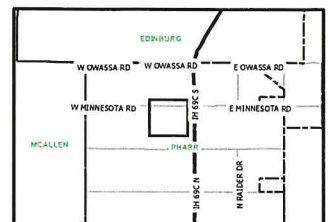
Proposed Change of Zone
 Kelly Pharr Subdivision 19.091ac out of Lot 91
 Domain Dev. Corp; Shavi Mahtani



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

- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | 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.

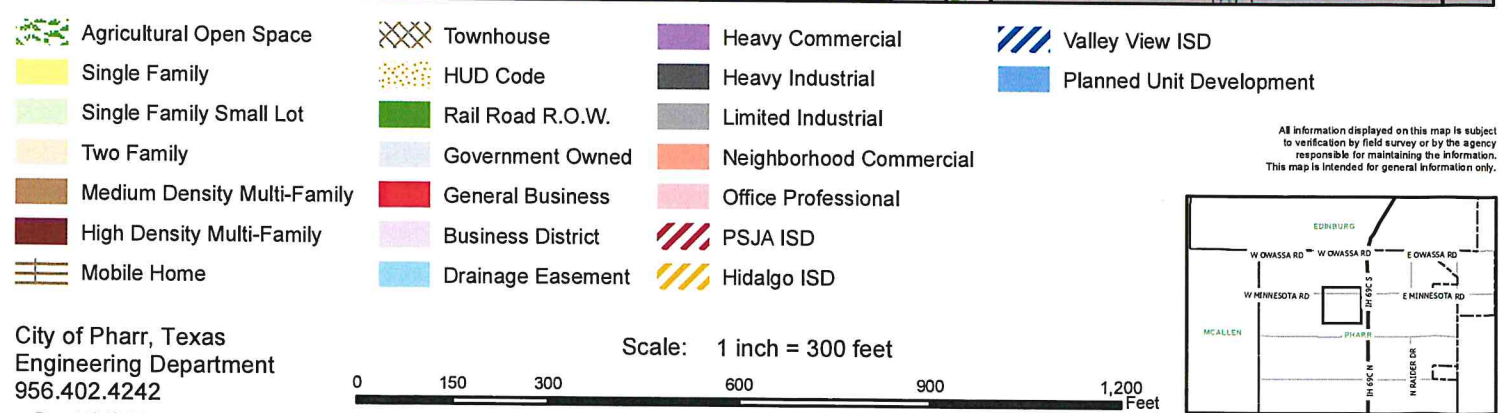


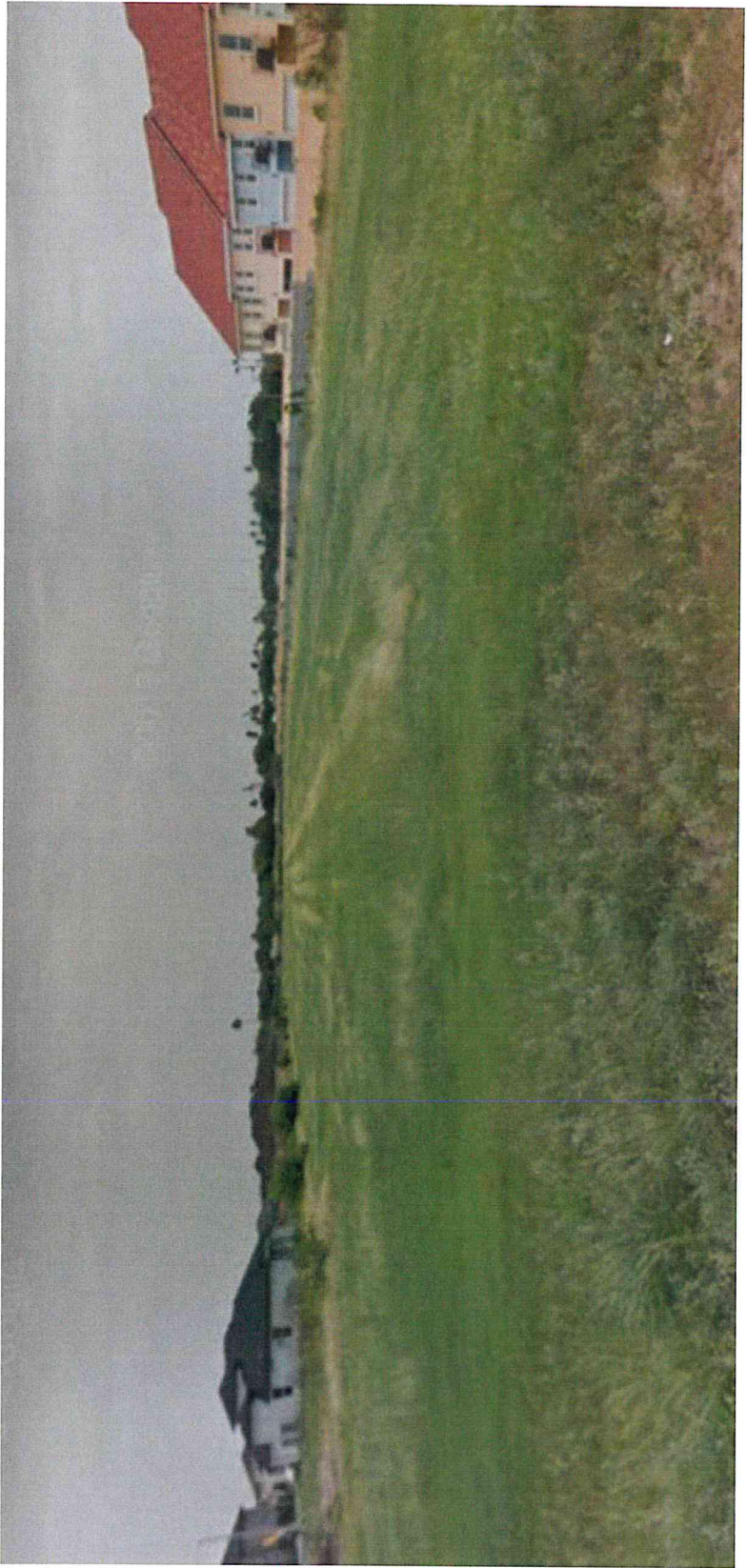
City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 300 feet



Date: 10/15/2019







Pharr

Development Services



MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2019

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PADRON SUBDIVISION FILE NO. SUB#190821
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GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Aldo Padron and Eva Maria Padron, owners, are requesting preliminary and final plat approval of the proposed Padron Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.174 acre tract of land out of the east half of the north half of Lot 141, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 Block of East Frazier Avenue.

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

PROPERTY PROPOSED USE: Single family residential home.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

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

DRAINAGE:

1. See attached engineering comments.

OTHER:

1. Engineer and surveyor need to sign and seal plans.
2. Provide additional line on owner's dedication block for Eva Maria Padron, to sign.
3. Provide tree survey or letter if no trees exist on site, signed & sealed.
4. Remove plat note #9. Not required.
5. See staff comments attached.

This item will go before the City Commission meeting on November 18, 2019 at 4:00 p.m.



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



Subdivision: PADRON SUBDIVISION COMMENTS

Reviewed By: Dago Soto, Asst. Fire Marshal Date: 10/22/19

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. MUELLER BRAND FIRE HYDRANT
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:

1. CALL OUT THE FIRE HYDRANT ON THE NORTH WEST CORNER OF E. FRAZIER ST

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688



Jose A. Villegas
Public Utilities Director

STAFF REVIEW FOR: *PADRON SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. OCTOBER 22, 2019

WATER:

- OK as Proposed
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK as Proposed
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION COMMENTS

PHARR PUBLIC WORKS • 1015 E. FERGUSON AVE • PHARR, TX 78577 • 956.402.4350

SUBDIVISION: Padron Subdivision

DATE: 10/22/19

Residential/Commercial: _.174_ acres

Staff review:

Plat Notes:

- No comments

General Notes:

- No comments



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Padron Subdivision

DATE: October 24, 2019

REVIEW: Preliminary (revised comments plans dated October 1, 2019)

PLAT

1. P.E. signature required.
2. R.P.L.S. signature required.
3. Note No. 3--- Revise note to say... "No structure shall be built on top of any easement".
4. Note No. 8--- Revise note to say... "... A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the south side of E. Frazier Ave. at time of subdivision phase."

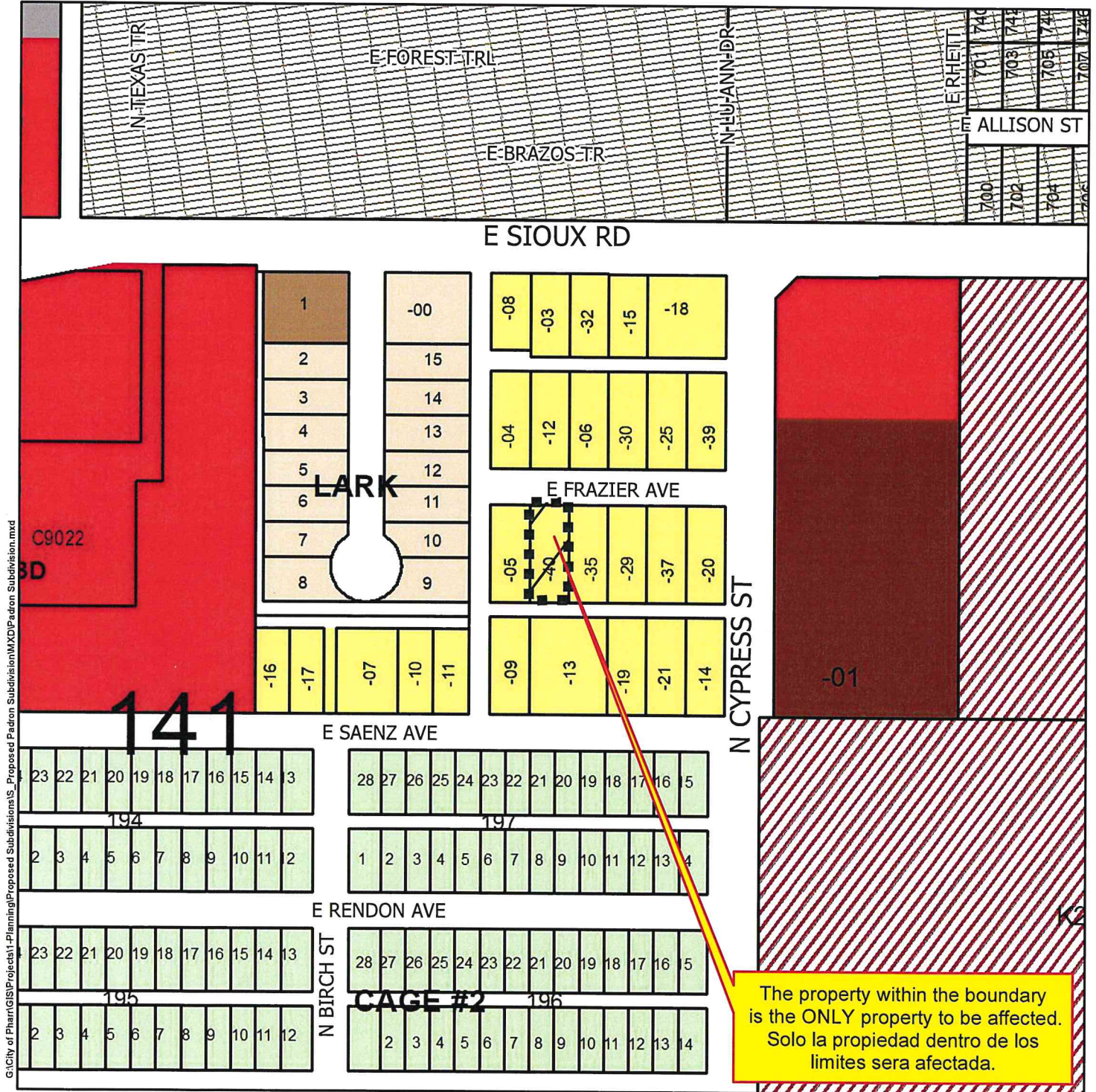
SITE PLAN

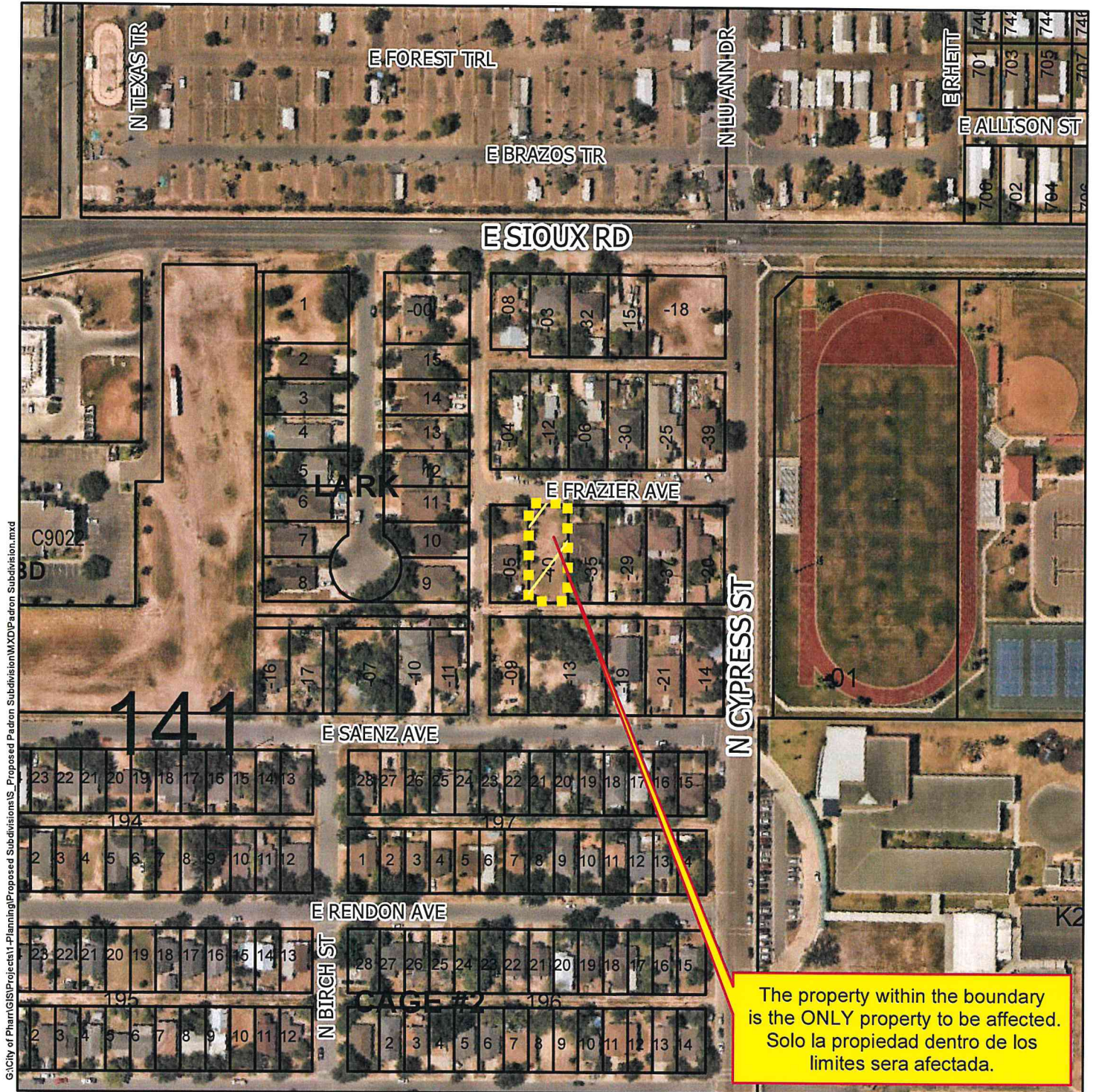
1. Sanitary sewer detail shows a 6"-in PVC service line. revise detail to show that the service line is 4"-in in diameter.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS







MEMORANDUM

DATE: TUESDAY, NOVEMBER 12, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: WEST RIDGE ESTATES PHASE 3 SUBDIVISION
FILE NO. **SUB#190717**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary plat approval of the proposed West Ridge Estates Phase 3 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 19.091 acres out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 500 Block of West Minnesota Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Single Family Residential District (R-1) to the north, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the south and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Multifamily.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed West Ridge Estates Phase 3 Subdivision subject to the following conditions:

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

1. Show existing R.O.W and provide dimensions.
2. No driveways access allowed for Lots 1, 29, 30 and 58 into W. Minnesota Rd.
3. Label center line for W. Minnesota Rd.
4. Show total additional R.O.W. dedicated by plat.
5. 20' utility & access easement between lots 29 & 30 will not have a curb cut into W. Minnesota Rd.
6. Need to provide street light layout sheet.
7. Not allowed to dedicate R.O.W. on top H.C.I.D. #2 easements or other easements, verify.
8. On plat layout label street R.O.W's.
9. Power poles along W. Minnesota Rd. to be relocated to the new R.O.W. line.
10. Shall Pave 1/3 of R.O.W. for W. Minnesota Rd. in accordance with City Standards.

EASEMENTS:

1. Show storm drainage easements between lots.
2. Provide offsite easement for water line 15' Exclusive easement to City of Pharr.
3. 32' utility & access easement who will maintain.
4. Verify the width of AEP utility easement and provide document number.

**SIDEWALK:
ADA:**

1. Plat note #6, revise note to say "A 5 foot sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the south side of W. Minnesota Rd. and internal streets at time of subdivision phase."

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.
2. Will need projected flow and peak flow and capacity of subdivision sewer.
3. Provide water and sanitary sewer crossing details.
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr Standards.
2. Drainage report needs to be approved by H.C.D.D. #1.

OTHER:

1. Update location map to show recorded subdivisions.
2. Call out Detail on plat layout.
3. Fix plat note # 8.
4. Recommend bigger lots on the south side of property so R.O.W. is not overlapping on the easements.
5. Remove plat note #20.
6. Verify the property limits to the east side.
7. Provide updated warranty deed.
8. Parkland fees: \$250.00/Dwelling.
9. Provide tree survey or letter if no trees exist on site, signed & sealed.
10. H.C.I.D. #2, need new warranty deed.
11. Add plat note: Developer to construct fence for Lots abutting/fronting any drain ditch regardless of who owns it.
12. SWPPP will be required before Notice to Proceed (NTP) is issued, SWPPP will be submitted at pre-construction meeting.
13. Notice of Intent (NOI/CNOI) will be needed before NTP is Issued.
14. See attached staff comments.



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



Subdivision: WEST RIDGE ESTATES PHASE 3 SUBDIVISION COMMENTS

Reviewed By: Dago Soto, Asst. Fire Marshal Date: 10/22/19

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. MUELLER BRAND FIRE HYDRANT
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:

1. WATERLINES SHALL BE LOOPED ON A FIRE DEPARTMENT APPROVED WATER MAIN

STAFF REVIEW FOR: *WEST RIDGE ESTATES PHASE 3 SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. OCTOBER 22, 2019

WATER:

- Will Need 15' Utility Easement Exclusive to the City of Pharr
- Will need OFF Site Easements for water line connections to adjacent Subdivisions
- Water Line will need to connect to 12" on the S.W. corner of property (APRL Subdivision)
- Water Line will need to connect to 12" on the S.E. corner of Property (The Cascades Subdivision)
- Will need to abandon A/C water line on the N side of Minnesota and will need to service all Residents homes on the N side of the Minnesota to the new 12" water line installed
- Will need crossing details for all utilities on all conflicting lines
- Follow City of Pharr Construction Standards Manual

SEWER:

- Residential sewer services will be 4" PVC
- Commercial sewer services will need to be 6" SDR26
- Sewer services will need to be individual, will not allow double wye's
- All M/H Ring and covers will need to be Composite based with City Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- 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: _____



SUBDIVISION: West Ridge Estates #3

DATE: 10/22/19

Residential/Commercial: __19.091__ acres

Staff :

Plat Notes:

- Note No.6 – Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during construction permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Note No.7 – Revise note to say...No structure or building allowed over any easement. **NOTE ON PLAT**
- Note No.12 – Revise note to say... Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**
- Remove line # 20

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Storm water detention measures shall be designed and constructed for all new subdivisions and or developments.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Storm water drain inlets shall be spaced out to be every 500' (Maximum).

- City of Pharr Discharge permit required if discharging to city owned storm drain system
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Need S.W.P.P.P. digital USB for review, 3 hard copies for finalization.
- Street light detail plans to be included at building permit.
- Storm Drain plans and details.
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).
- Developer to construct fence for lots abutting/fronting any drain ditch regardless of who owns it. **NOTE ON PLAT**



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: West Ridge Estate Phase
3 Subdivision

DATE: October 24, 2019

REVIEW: Preliminary (revised comments plans dated October 10, 2019)

PLAT

1. Note No. 5---Use City of Pharr drainage directives.
2. Note No. 6--- Revise note to say... "... A 5 FT sidewalk, wheelchair ramps and landings as per ADA requirement, are to be constructed along the south side of W. Minnesota Rd. and internal streets at time of subdivision phase."
3. Note No. 7--- Revise note to say... "No structure shall be built on top of any easement."
4. Note No. 12--- Remove the word Frontage
5. Note No. 19--- Revise note to say... "Owners to maintain detention/retention area".
6. Remove Note No. 20

SITE PLAN

1. Provide a cross-sectional detail of off-set between storm sewer line and water line located on W. Minnesota Rd.
2. Storm drain easement is required for storm sewer lines that cross in between lot lines

DRAINAGE

1. Drainage report needs approval from H.C.D.D. No. 1
2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

Eddie Martinez

Subject: West Ridge Estates Phase 3

Start: Tue 10/22/2019 2:00 AM

End: Tue 10/22/2019 2:00 AM

Recurrence: (none)

Organizer: Javier Lopez

Eddie Martinez

- 1: we have a 35' fee simple row on the west side of lot line as per v26 p 203 t 69.
- 2: we have a 30' general row centered on a pipeline that angle starts from lot 1 to lot 15 as per v26 p234/ v16 p5.
- 3: cannot dedicate an easement over our easement on the south side of subdivision we have an 18" drain line as per v26 p234/ v16 p5.
- 4: under what was discussed at a previous meeting we could release 5' of the 35' row along the east lot line.
- 5: pipeline if moved must remain center on the 30' row along east lot line.
- 6: lot 1 will have a green area over pipeline.

Thanks

Javier Lopez

Water Operations Superintendent

Hidalgo County Irrigation District No. Two

P.O. Box 6

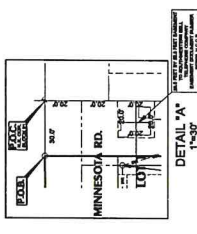
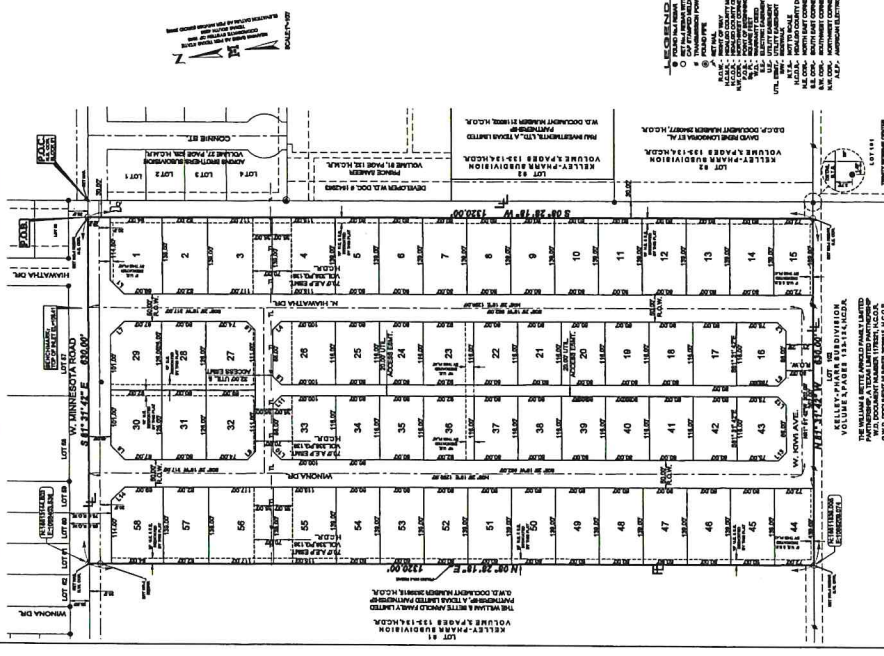
San Juan, TX 78589

Phone: 956-787-1422

Email: jl_hcid2@att.net

Web: hcid2.org

Map of
WEST RIDGE ESTATES
PHASE 3
SUBDIVISION
BEING A RESUBDIVISION OF 18.091 ACRES (831.600 Sq. Ft.)
BEING OUT OF LOT 51, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR,
HIDALGO COUNTY, TEXAS



I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL CITY OF PHARR, TEXAS, SUBDIVISION REGULATIONS OF THIS CITY. HEREBY MY APPROVAL IS REQUIRED.

APPROVED THIS _____ DAY OF _____, 20____.

DARY WHITE, CHAIRMAN, PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

AMORCIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE _____

ATTEST:
CITY CLERK

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY COMMISSION DISTRICT #1 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION TREES, FENCES AND OTHER STRUCTURES ARE REQUIRED TO BE CONSTRUCTED UPON HIDALGO COUNTY REGISTRATION DISTRICT #1 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____

ATTEST: SECRETARY _____

NOTES:

1. THE SUBDIVISION IS BEING PLATTED FOR THE CITY OF PHARR, TEXAS, AND THE CITY OF PHARR, TEXAS, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 51, KELLY-PHARR SUBDIVISION, VOLUME 3, PAGES 133-134, H.C.D.R., CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PUBLIC ALLEY, STREETS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND OTHER FEATURES SHOWN ON THIS PLAT ARE THE PROPERTY OF THE CITY OF PHARR, TEXAS, AND THE CITY OF PHARR, TEXAS, IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS LOT 51, KELLY-PHARR SUBDIVISION, VOLUME 3, PAGES 133-134, H.C.D.R., CITY OF PHARR, HIDALGO COUNTY, TEXAS.
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DATE _____

HALE E. KERRY, F.E.C., J.L.
GENERAL MANAGER

DATE _____

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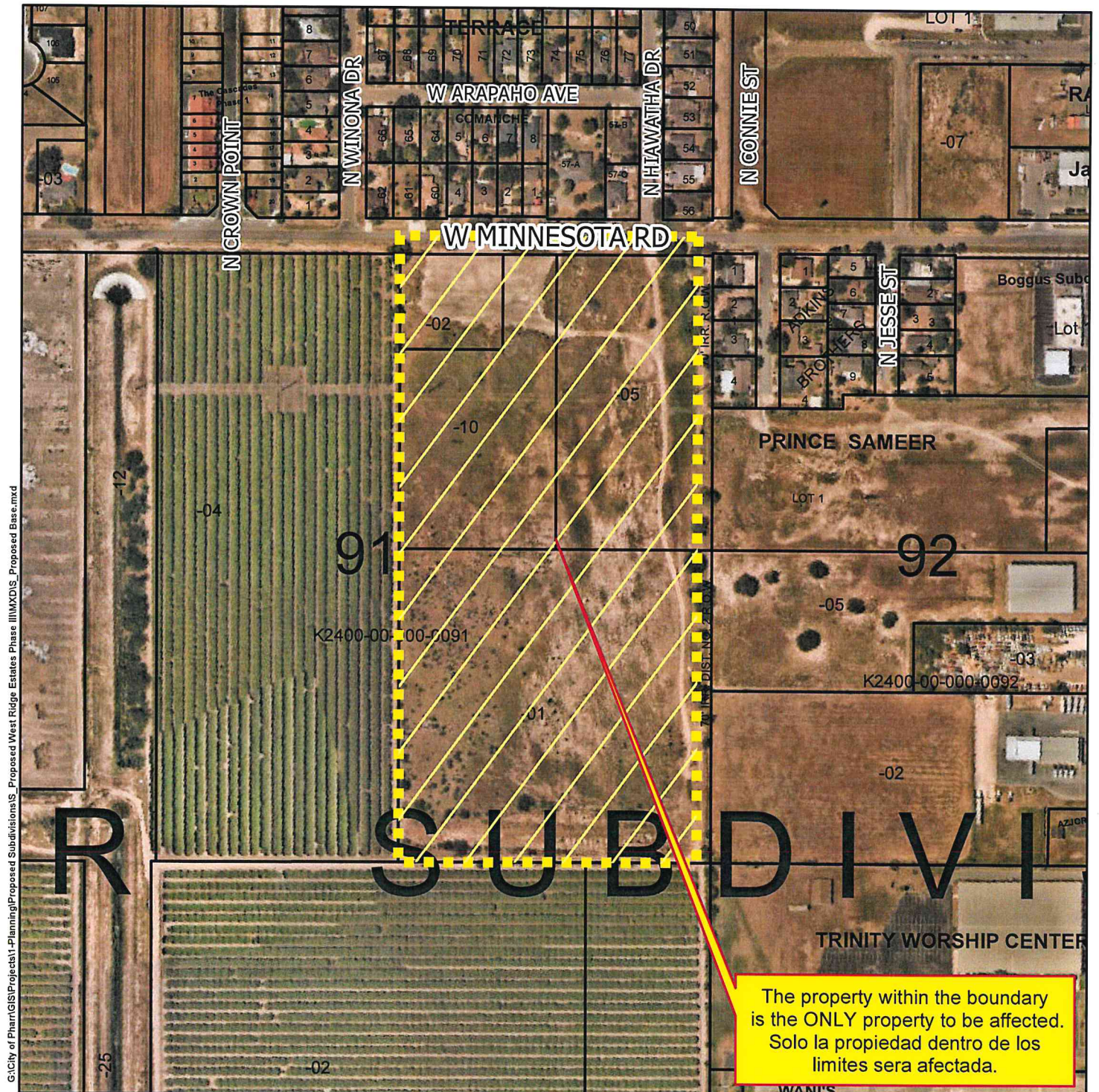
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DATE _____

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GENERAL MANAGER



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



Date: 10/21/2019