

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 27, 2020 – 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 January 13, 2020.

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) Leonel Cantu, representing CDFP Developers, LLC., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office Professional District (O-P) to Residential Townhouse District (R-TH). The property is legally described as being a 4.38-acre tract of land, more or less, out of Lot 186, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700-800 Block of West Sam Houston Avenue. **COZ#200101**

E. PLATS:

- 1) R. Gutierrez Corporation, representing Andres Rodriguez and Ismael Rodriguez, owner's, are requesting final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision. The property is legally described as being a 1.00 acre tract of land, being all of Lot 28, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property physical address is 304 West Las Milpas Road. **SUB#180825**

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 24th day of January 2020 at 9:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 13, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 13, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Luis Madrigal
 Romeo Robles Andy Castro

ABSENT: Jonathan Larraga

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaïsa 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 6:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF DECEMBER 9, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of December 9, 2019. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ORGO FAMILY LTD. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, SHALLOW BROOK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 3715 SOUTH CAGE BOULEVARD. COZ#191169**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding properties to the north, south, east and west are zoned Agricultural and/or Open Space District (A-O). The property is generally designated for commercial use in the Land Use Plan. She further reported six (6) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C) 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. There being no one in the affected area 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 rezoning request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) EAST POINT INVESTMENTS, LLC HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.09 ACRES, MORE OR LESS, OUT OF LOTS 13-14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1300-1500 BLOCK OF NORTH VETERANS BOULEVARD. COZ#191271**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). On February 18, 1986, the property was zoned to Single-Family Residential District (R-1). The surrounding properties to the north, south, east and west are zoned Agricultural and/or Open Space District (A-O). The property is generally designated for commercial use in the Land Use Plan. She further reported ten (10) 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 legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C) 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. There being no one in the affected area 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 rezoning request for a change of zone from Single-Family Residential District (R-1) to General Business District (C). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 3) Aiesty, Inc., D/B/A Seoul Asian Market, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite M. CUP#191272**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and Heavy Industrial District (H-I) to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported one (1) surrounding property owner was 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 Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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

There being no further discussion Rafael Munguia moved to **approve** the request for a Conditional Use Permit and Late Hours Permit in a General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT INC., REPRESENTING MARK BISSELL, MANAGING MEMBER FOR BISSELL SOUTHWEST DC LEASING, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED GEMINI SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 37.397 ACRES OUT OF LOTS 367 AND 370, KELLY-PHARR SUBDIVISION AND OUT OF LOT 14, BLOCK 1, A RE-SUBDIVISION OF CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF EAST HI LINE ROAD. SUB#181238**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Agricultural Open Space District (A-O) to the north, east and west and Limited Industrial District (L-I) and Agricultural 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 proposed Gemini 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 final plat approval of the proposed Gemini Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) M GARCIA ENGINEERING LLC, REPRESENTING ZARAGOZA HINOJOSA JR., PRESIDENT OF HEAVY INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER SUBDIVISION PLAT EAST PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A TRACT OF LAND CONTAINING 17.13 ACRES AND ALSO BEING A PART OR PORTION OF LOTS 13 AND 14, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1100 AND 1200 BLOCK OF EAST FERGUSON AVENUE. SUB#191229**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north and Single Family Residential District (R-1) to the south, General Business District (C) and Single Family Residential District (R-1) to the west and City limits to the east. The property is designated for commercial and 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 Master Subdivision Plat East Park 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 Master Subdivision Plat East Park Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 3) PEREZ CONSULTING ENGINEERS, REPRESENTING, CHARLES CLARK, GENERAL PARTNER CLARK-KNAPP HONDA, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED CLARK KNAPP HONDA SUBDIVISION SECTION 2. THE PROPERTY IS DESCRIBED AS BEING A TRACT OF LAND CONTAINING 4.00 ACRES OUT OF LOT 170, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 1000 BLOCK OF WEST POLK AVENUE. SUB#160720**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Heavy Commercial District (H-C) to the north, Agricultural Open-Space District (A-O) to the east, High Density Multi-Family District (R-4) to the south, and General Business District (C) 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 final plat approval of the proposed Clark Knapp Honda Subdivision Section 2 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 final plat approval of the proposed Clark Knapp Honda Subdivision Section 2. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. 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 6:18 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: January 27, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION AGENDA ITEM: COZ:#200101
☒ PLANNING & ZONING COMMISSION DATE SUBMITTED: January 02, 2020

1. **Applicant:** Leonel Cantu, representing CDFP Developers, LLC., owners.
2. **Requested Action:** Re-zoning request from Office Professional District (O-P) to Residential Townhouse District (R-TH).
3. **Nature / Intent of Request:** In order to develop and construct townhouses on said property.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

1/21/20
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

1.21.2020
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, JANUARY 27, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Office Professional District (O-P) to Residential Townhouse District (R-TH): Being a 4.38-acre tract of land, more or less, out of Lot 186, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 700-800 Block of West Sam Houston Avenue.

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

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

DESCRIPTION OF PROPERTY:

Leonel Cantu, representing CDFP Developers, LLC., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Office Professional District (O-P) to Residential Townhouse District (R-TH) in order to develop and construct townhouses on said property.

The subject site is physically located on the south side within the 700-800 Block of West Sam Houston Avenue and legally described as being a 4.38-acre tract of land, more or less, out of Lot 186, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sam Houston Avenue, an 80' 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 Office Professional District (O-P). On March 30, 1982, the property and the property to the south, east and west were zoned to Residential Multi-Family District (R-MF) when the city adopted the current zoning ordinance we use today. Later, the subject property and the property to the east were re-zoned to Office Professional District (O-P) on March 21, 2006. The property to the north was zoned to Office Professional District (O-P) on July 01, 1986, another portion was zoned to General Business District (C) on July 19, 1990 and on September 02, 2003 the remaining portion to the north was re-zoned to Single-Family Residential District (R-1). The property is generally designated for commercial use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Fourteen (14) letter was mailed out to the surrounding property owner and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone from Office Professional District (O-P) to Residential Townhouse District (R-TH) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 03, 2020** 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

Leonel Cantu, representing CDFP Developers, LLC., owners,
APPLICANT

Office Professional District (O-P)
CURRENT ZONE

700-800 Block of West Sam Houston Avenue
ADDRESS

Residential Townhouse District (R-TH)
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

January 16, 2020
DATE



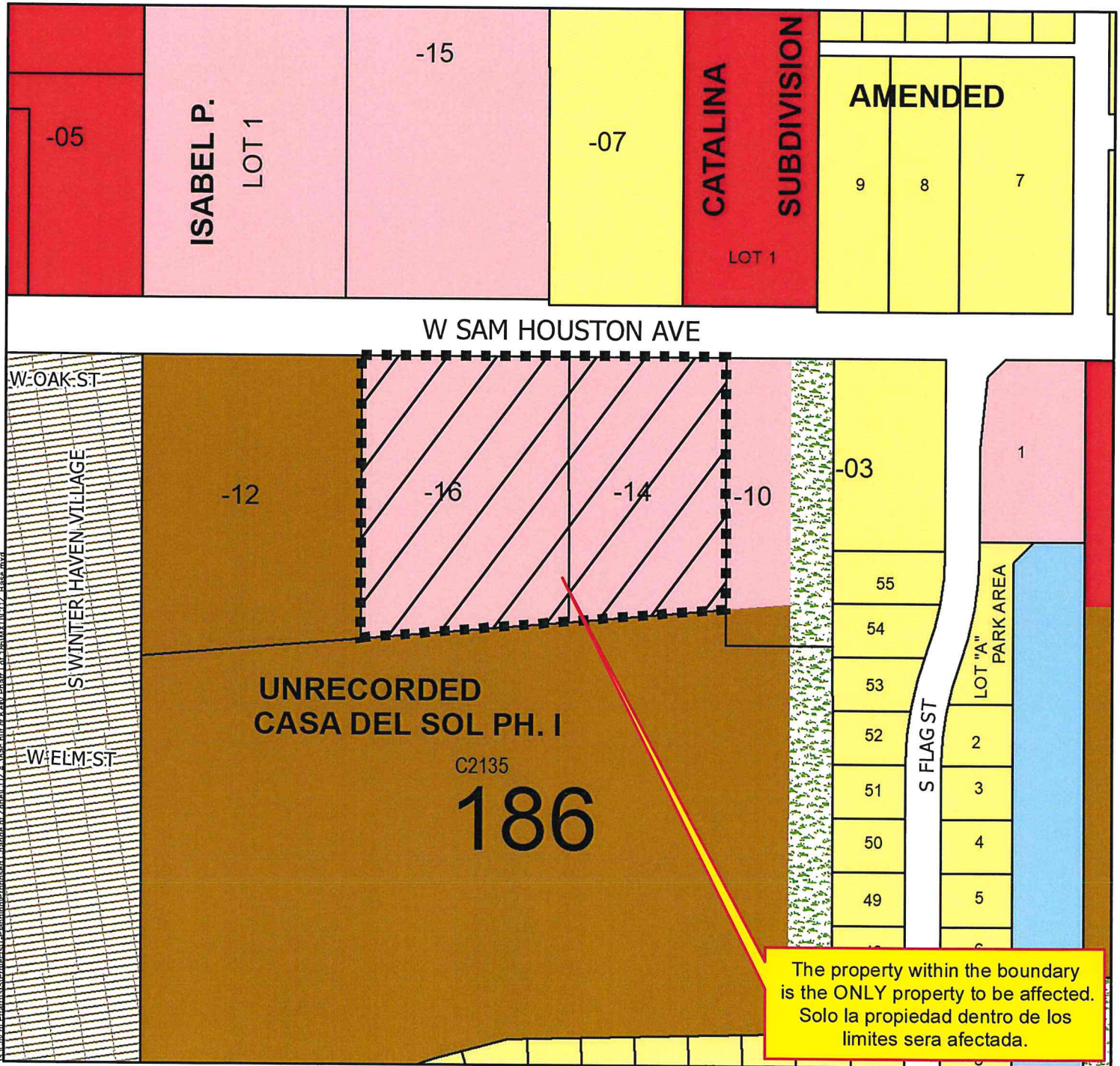
- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

A horizontal scale bar with markings at 0, 100, 200, 400, 600, and 800 feet.



Date: 1/7/2020

Proposed Change of Zone
4.38ac o/o Lot 186, Kelly Pharr
CDFP Developers/ Leonel Cantu



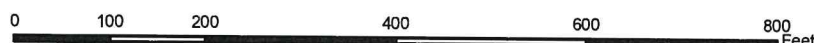
The property within the boundary
is the **ONLY** property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

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

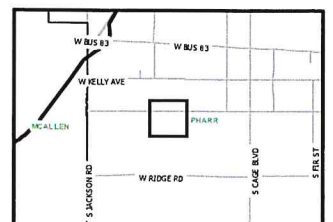
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 1/7/2020

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.



P.O.C.
TRACT-I & II
N.W.C. LOT 186
KELLY-PHARR SUBDIVISION

WILLIAMS, ALLEN & KELLE
KELLY PHARR TRACT-E188.1'-W753.1"
-5572.3' LOT 1B3 2.47AC
DOC. NO. 548984
H.C.D.R.

CATALINA SUBDIVISION
VOL. 26, PG. 171 B
H.C.M.R.

BYER'S SUBDIVISION
VOL. 11, PG. 36
H.C.M.R.

NORTH
R.O.W. LINE

581°35'00"E 305.80'

S08-25.00 W
60.00'

5:56 AC
TRACT

P.O.B. TRACT-I

P.O.B. TRACT-II

SAM HOUSTON AVENUE
(100.00' R.O.W.)

NORTH LINE
TRACT-II

5.56 AC.
TRACT

SILVERMAN DEVELOPMENT LTD
KELLY PHARR TRACT AN IRR TR
N440°-W306.85° LOT 1B6 3.0AC NE
DOC. NO. 1169453
H.C.D.R

TRACT-I
2.55 acres

TRACT-II
2.55 acres

EGRESS ESML.
VOL. 1749, PG. 624 &
VOL. 3271, PG. 236
H.C.O.R.

S08°25'00"W 344.97'

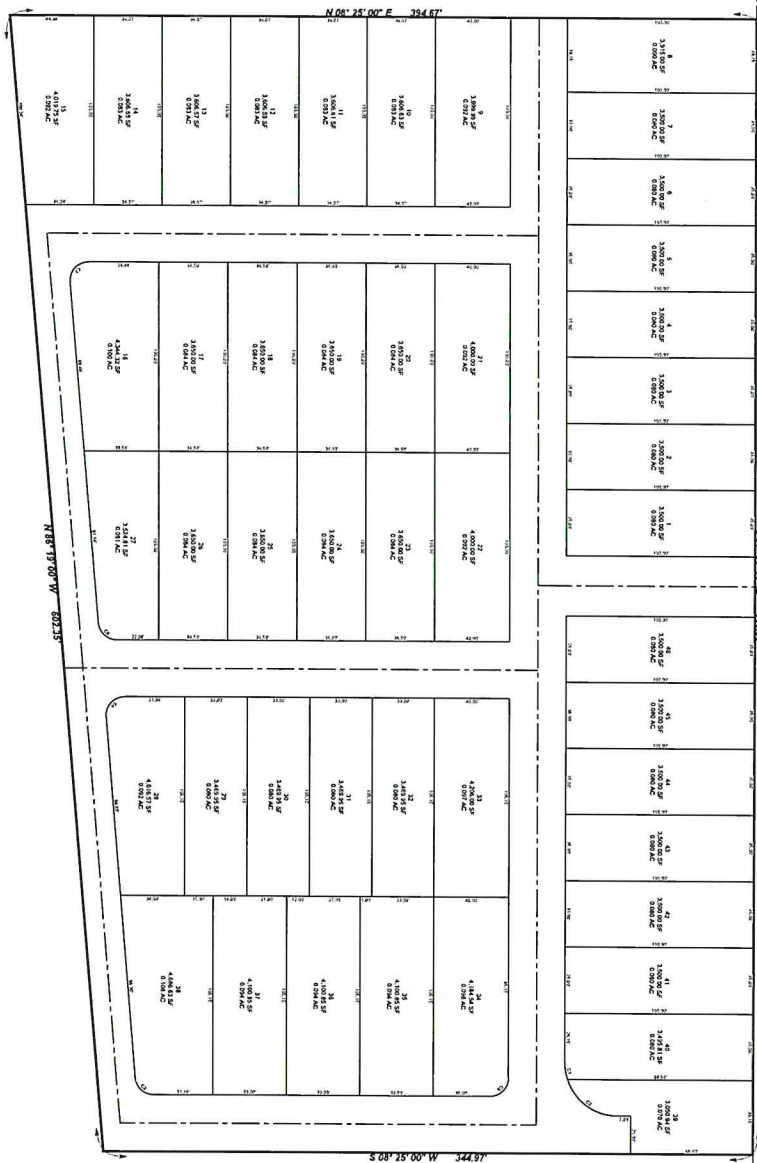
NOT A PART OF THIS SURVEY

A diagram showing a section of a chainlink fence. The fence is represented by a rectangle with a diagonal line. The width of the rectangle is labeled x and the height is labeled x . The text "CHAINLINK FENCE" is written vertically next to the rectangle.

GONZALEZ, GENARO & MARIA E
KELLY PHARR TRACT LOT 186-W156.76'
E353.56' N307.82' 1.11AC GR 0.96AC NET
VOL. 2922, PG. 57-1
H.C.O.R.

ELEA, DONALD J MD
R TRACT-E10.73AC EXC HW 1.11AC ~
SBAC IN D/D LOT 186 & NE 5AC
IN D/D LOT 199 7.86AC GR 7.70AC NET
VOL. 3255, PG. 555
R.C.O.R.

I.F.S.
 P.O. Box 1300
 Charlotte, N.C.
 28201-1300



SAM HOUSTON AVENUE

SHEET 1 OF 1 19036.00	Lot Layout		SAM HOUSTON DEVELOPMENT HIDALGO COUNTY, TEXAS		DTD TECH: CRD PROJECT ENG: TACON: 194, PG. 44 1. RELEASE DATE: 2. RELEASE DATE: 3. RELEASE DATE: SCALE: HOR: 1" = 40' VER: 1" = 4'	REVISION DATE BY 115 W. McPHERSON FARMING, TX 75841 PH: (936) 341-0081 FAX: (936) 341-1039 E-MAIL: JH@JHINC.COM	JH MILDEN & HUNT, INC. SURVEYORS 227 N. F.M. 2187 HOUSTON, TX 77050 PH: (936) 487-8754 FAX: (936) 488-8091 E-MAIL: JH@JHINC.COM

600.30'

394.67'

80'

35'

40-0-

291.07'

600.30'

311.28'

80'

$$|$$

40'-0"

20'-0"

80'

351

80'

1

65'

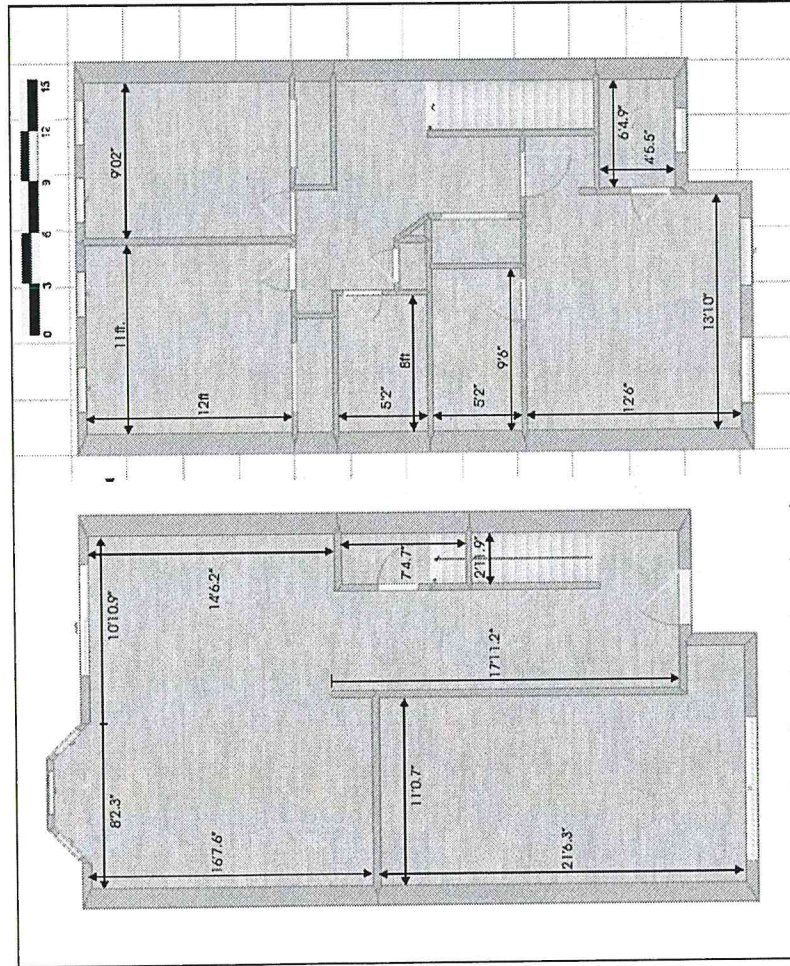
SET-BACK LINE

651

2010

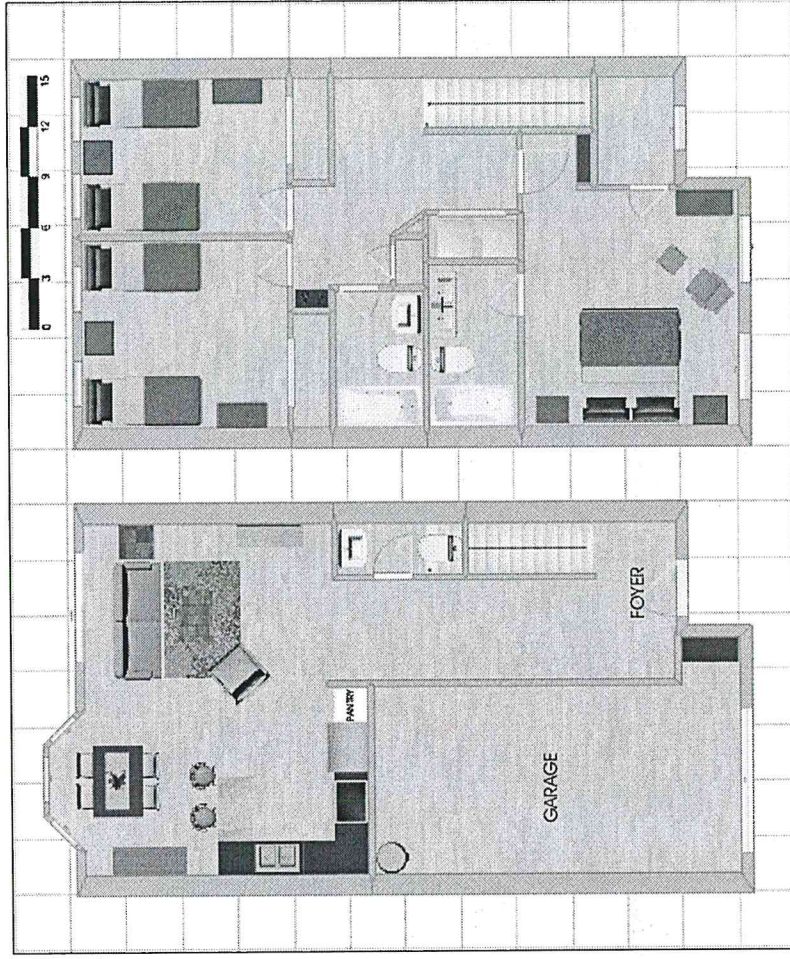
0.00

CENTER LINE OF 60' R O W



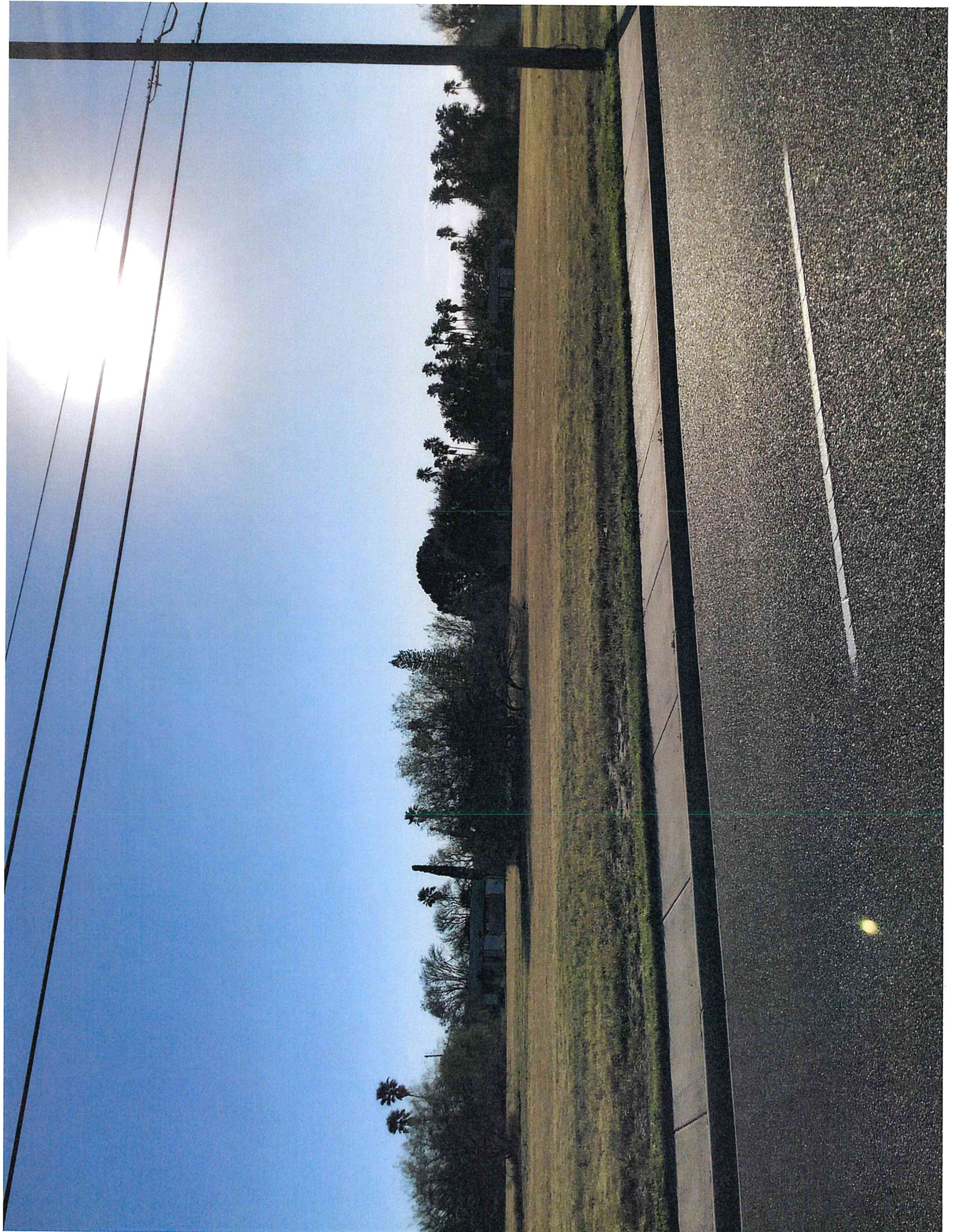
FIRST FLOOR

SECOND FLOOR



FIRST FLOOR

SECOND FLOOR





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 27, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: REPLAT OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION FILE NO. SUB#180825
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GENERAL INFORMATION:

APPLICANT: R. Gutierrez Corporation, representing Andres Rodriguez and Ismael Rodriguez, owner's, are requesting final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre tract of land, being all of Lot 28, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 304 West Las Milpas Road.

ZONING: The property is currently zoned Medium Density Multi-Family District (R-3). The adjacent zones are Two Family Multi-Family District (R-2) to the north and west, Single Family Residential District (R-1) to the south and Two Family Multi-Family District (R-2) and High Density Multi-Family District (R-4) to the east. The property is designated for single family in the Land Use Plan.

PROPERTY PROPOSED USE: Multi-Family residential and single family.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

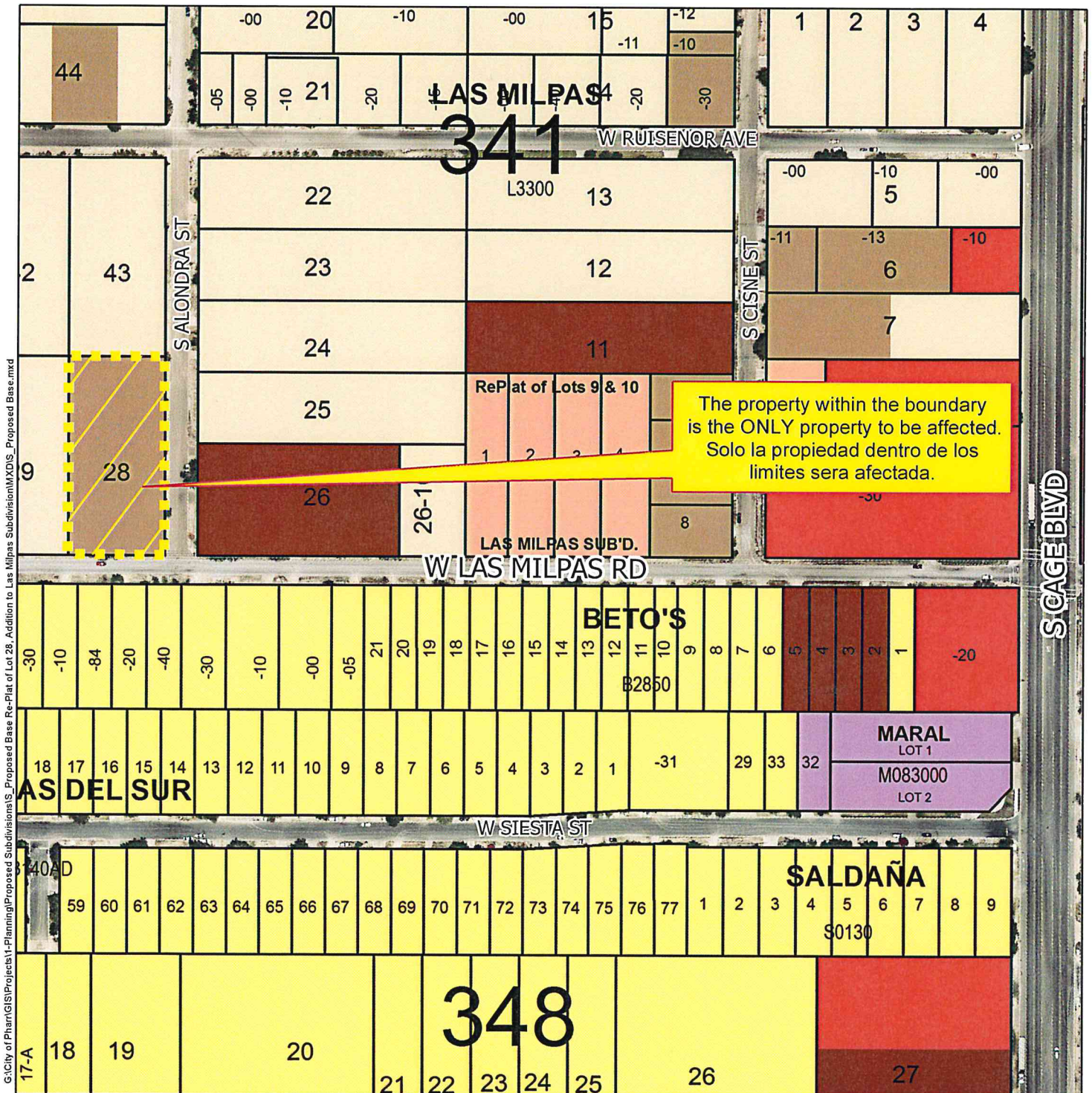
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission meeting on February 03, 2020 at 4:00 p.m.

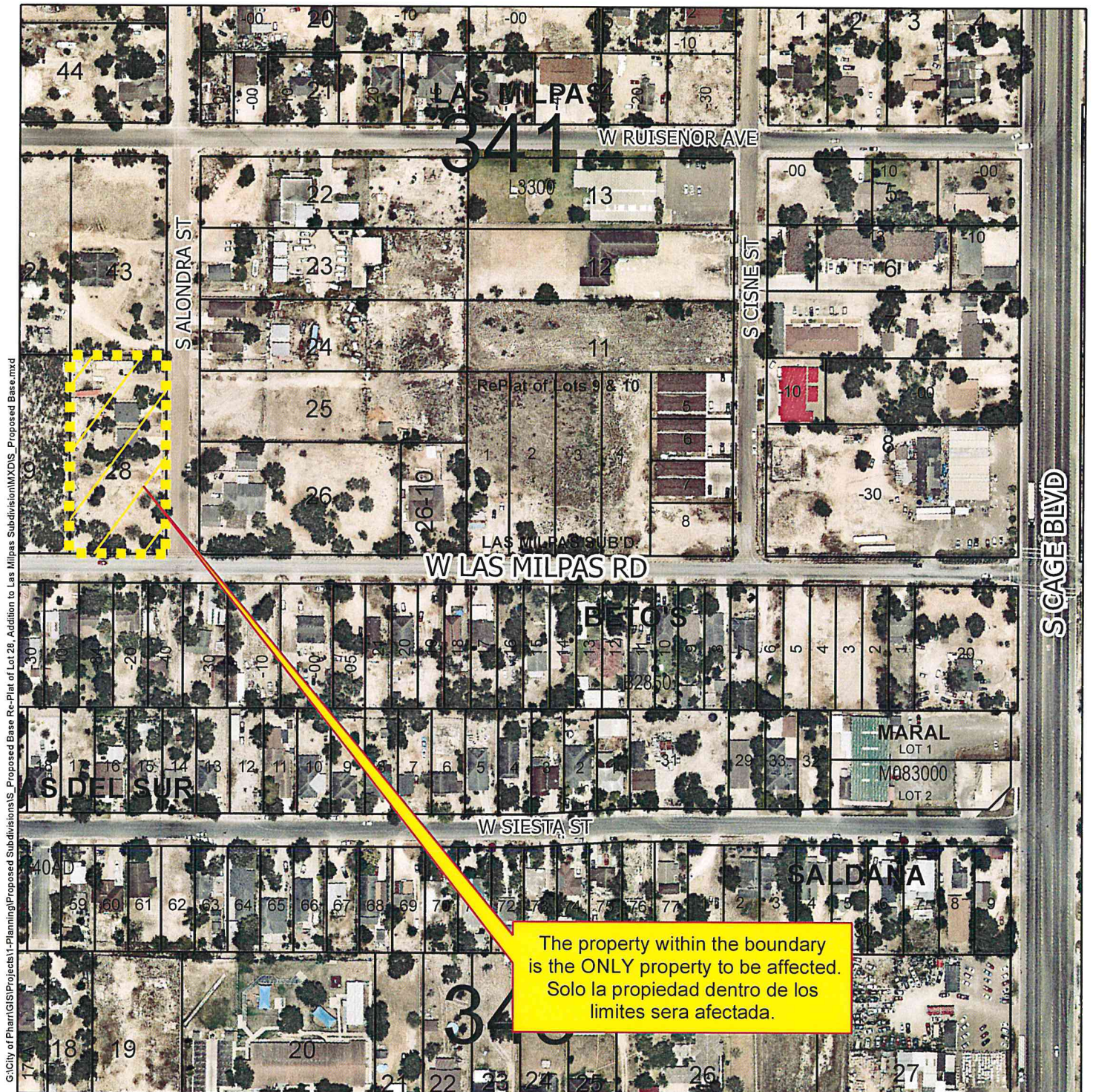


G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Base Re-Plat of Lot 28, Addition to Las Milpas Subdivision\MXD\S_Proposed Base.mxd

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



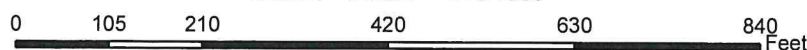
Proposed Subdivision
 Re-Plat of Lot 28, Addition to Las Milpas Subdivision
 R Gutierrez Engineering Corporation



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
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City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 215 feet



Date: 10/22/2018