

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 9, 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 February 24, 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) Crystal Ledesma Martinez, d/b/a Tomorrow's Leaders Child Care, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a home occupation (Daycare) in a Single-Family Residential District (R-1). The property is legally described as being Lot 29, Block 5, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1008 West Lee Street. **CUP#200208**

- 2) Total Retirement Solutions, Inc. 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 Lots 2 and 3, Block 1, Valencia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 313 West Polk Avenue. **COZ#200209**

- 3) Marcelino Richie has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest House) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 17, Sing's #2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 407 West Ramos Street. **CUP#200210**

E. PLATS:

- 1) Melden & Hunt, Inc., representing City of Pharr, is requesting final plat approval of the proposed P.S.J.A. AG Barn Subdivision. The property is legally described as being a subdivision of 19.434 acres being a part or portion out of Lot 224, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of South Veterans Boulevard ("I" Road). **SUB#180823**

- 2) Linfield, Hunter & Junius Inc., representing Gordon & Catherine Jenkins Family LTD. Partnership are requesting preliminary plat approval of the proposed Lopezville Meadows Subdivision. The property is legally described as being a 1.739 acre tract of land in the Antonio Velasco Survey, Abstract and being a portion of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 5200 Block of North Veterans Boulevard ("I" Road). **SUB#190101**



3) Melden & Hunt Inc., representing Zaed Virgen, Manager for Flag Polk, L.L.C., a Texas limited liability company, is requesting preliminary plat approval of the proposed BGRR MIDTOWN Subdivision. The property is legally described as being a Re-subdivision of 7.906 acres out of Lots 2 and 3, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 601 West Polk Avenue. **SUB#191227**

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 6th day of March 2020 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 24, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 24, 2020 and following is the record of attendance.

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

ABSENT: Rafael Munguia Romeo Robles

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, 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.

Luis Madrigal moved to **excuse** the absent members. Jonathan Larraga 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 FEBRUARY 10, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Luis Madrigal moved to **approve** the minutes of February 10, 2020. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) IRENE DELA GARZA TRANSPORT HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 3, B.R. BECKER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 10100 SOUTH B.R. BECKER LANE. CUP#200104**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, south, east and west. This area is generally designated for industrial use the Land Use Plan. She further reported eleven (11) surrounding property owners 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 a paved parking facility in a Limited Industrial District (L-I) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. Ms. Robles added that condition five (5) would not be required from the applicant.

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.

Della Robles, Planner I, restated that condition five (5) would not be required from the applicant as the surrounding property owners are zoned Limited Industrial District (L-I).

Chairman, Danny Wylie, asked the type of material that would be installed for the parking lot.

Della Robles, Planner I, stated that the type of material used would be determined by the Engineering Department. She further stated the applicant would be required to submit plans and get them approved.

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow a paved parking facility in a Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) **LINA MARIA GARCIA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (BEAUTY SALON) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 18, CROWN POINT ESTATES PHASE 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 WEST EMERALD DRIVE. CUP#200107**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan. She further reported sixty-four (64) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) 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.

Luis Madrigal asked the applicant where the entrance to the beauty salon was located.

Lina Maria Garcia, residing at 500 West Emerald Drive, responded in Spanish.

Luis Madrigal asked Development Services staff for any concerns.

Roland Gomez, Assistant Director of Development Services, stated there were no concerns since the applicant is allowed to bring customers through the home's primary entrance to access the area where services would be provided.

Jonathan Larraga addressed the applicant in Spanish.

Lina Maria Garcia, residing at 500 West Emerald Drive, responded in Spanish.

There being no further discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 3) **MELDEN & HUNT INC., REPRESENTING VAQUERO CAGE PARTNERS, LP, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) AND LIMITED INDUSTRIAL DISTRICT (L-I) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 1, 2 AND 3, GOMEZ SUBDIVISION AND BEING THE E162.19'-W510'-S165'-N330' OUT OF LOT 77, 0.58AC, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6024 NORTH CAGE BOULEVARD. COZ#200106 (THIS ITEM WILL GO TO CITY COMMISSION)**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I). The property to include the properties to the south, east and west were zoned to Limited Industrial District (L-I), on March 30, 1982, when the city adopted the current zoning ordinance we use today. The remaining portion of the property was zoned Agricultural and/or Open Space District (A-O) on January 07, 2020. On January 22, 1991, the property to the east was rezoned from Limited Industrial District (L-I) to Single-Family Residential District (R-1) and city limits lie to the north. 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 Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to General Business District (C). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) QUINTANILLA, HEADLY & ASSOCIATES, INC., REPRESENTING JUDGE RAMON GARCIA, FOR THE COUNTY OF HIDALGO, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LAS MILPAS PARK YOUTH FACILITY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A 6.00 ACRE TRACT OF LAND BEING THE NORTH 776.65 FEET AND THE EAST 336.52 FEET OUT OF LOT 8, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1600 BLOCK OF WEST ANAYA ROAD. SUB#180206**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agriculture and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, south and west, and Limited Industrial District (L-I) to the east. The property is designated for public/semi-public use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Las Milpas Park Youth Facility 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 Las Milpas Park Youth Facility Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) RUBEN ALFARO, P.E., REPRESENTING MANUEL ALEJANDRO VILLA, OWNER, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VILLA BAEZ SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A TRACT OF LAND 125 FEET BY 173.6 FEET OUT OF OUTLOT "Q", ORIGNIAL TOWNSITE OF PHARR, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 320 EAST JONES AVENUE. SUB#200205**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the south, east and west and Single-Family Residential District (R-1) and Residential Multi-Family District (R-MF) to the north. The property is designated for single-family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary and final plat approval of the proposed Villa Baez 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 and final plat approval of the proposed Villa Baez Subdivision. 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 6:17 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



MEMORANDUM

DATE: MONDAY, MARCH 09, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (DAYCARE CENTER) FILE NO. CUP#200208 (TOMORROW'S LEADERS CHILD CARE)
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GENERAL INFORMATION:

APPLICANT: Crystal Ledesma Martinez, d/b/a Tomorrow's Leaders Child Care, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 29, Block 5, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1008 West Lee Street.

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

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

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

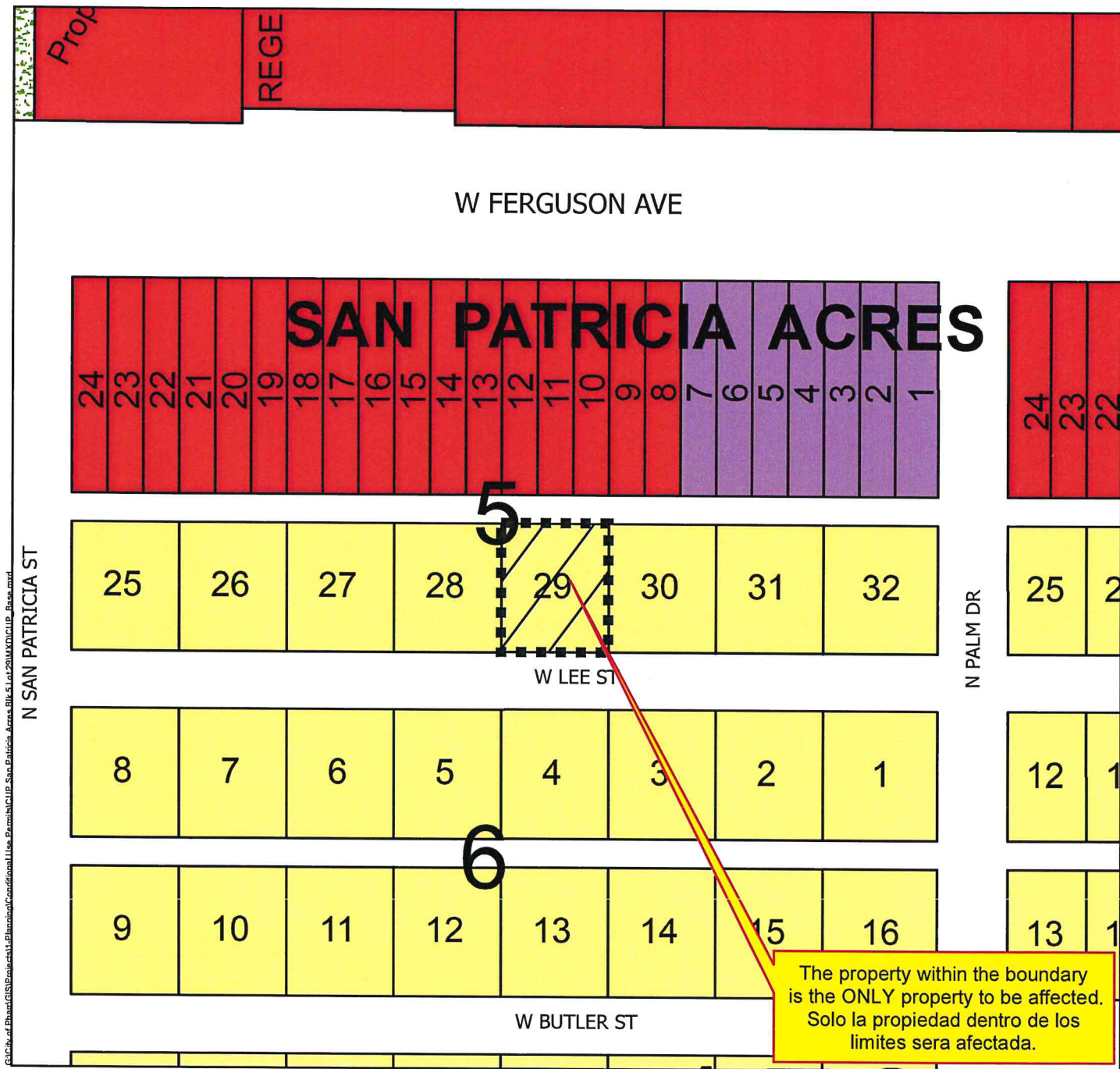
Forty-nine (49) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending approval of the request for Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. Applicant shall conform to all Texas Department of Protective and Regulatory Service requirements;
3. **The area used in conducting the home occupation will be clearly secondary to the home use;**
4. A non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
5. There shall be no more than one (1) additional unrelated employee other than immediate members of the family residing on the premises;
6. All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4 feet high with at least two exits. An entrance to the house may count as one exit, but one exit must be away from the house. Staff must be able to open exits immediately in an emergency;
7. Restrooms must be inside and located and equipped so that children can use them independently and staff can supervise as needed;
8. Garages, carports or accessory buildings, shall not be used for home occupation other than for the storage of an automobile;
9. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
10. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation thereon;
11. A home occupation that serves as a daycare, group home, registered home, or the like, shall be incidental to the use of a dwelling unit for residential purposes. No more than 360 square feet of indoor floor area of the dwelling may be used in connection with a home occupation or for storage purposes. Floor area of a dwelling shall include the floor area of all heated and ventilated and thereby habitable rooms and areas within the dwelling;
12. No more than one (1) home occupation shall be permitted within any single dwelling;

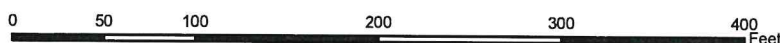


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | 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 | |

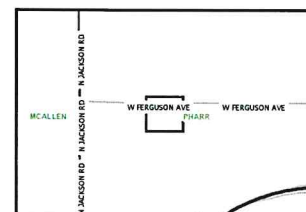
City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 2/17/2020

Scale: 1 inch = 100 feet



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

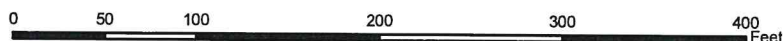




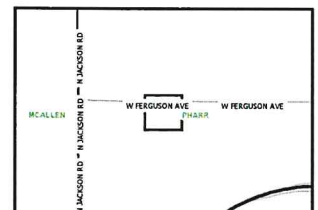
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| HUD Code | Limited Industrial | |

City of Pharr, Texas
 Engineering Department
 956.402.4242

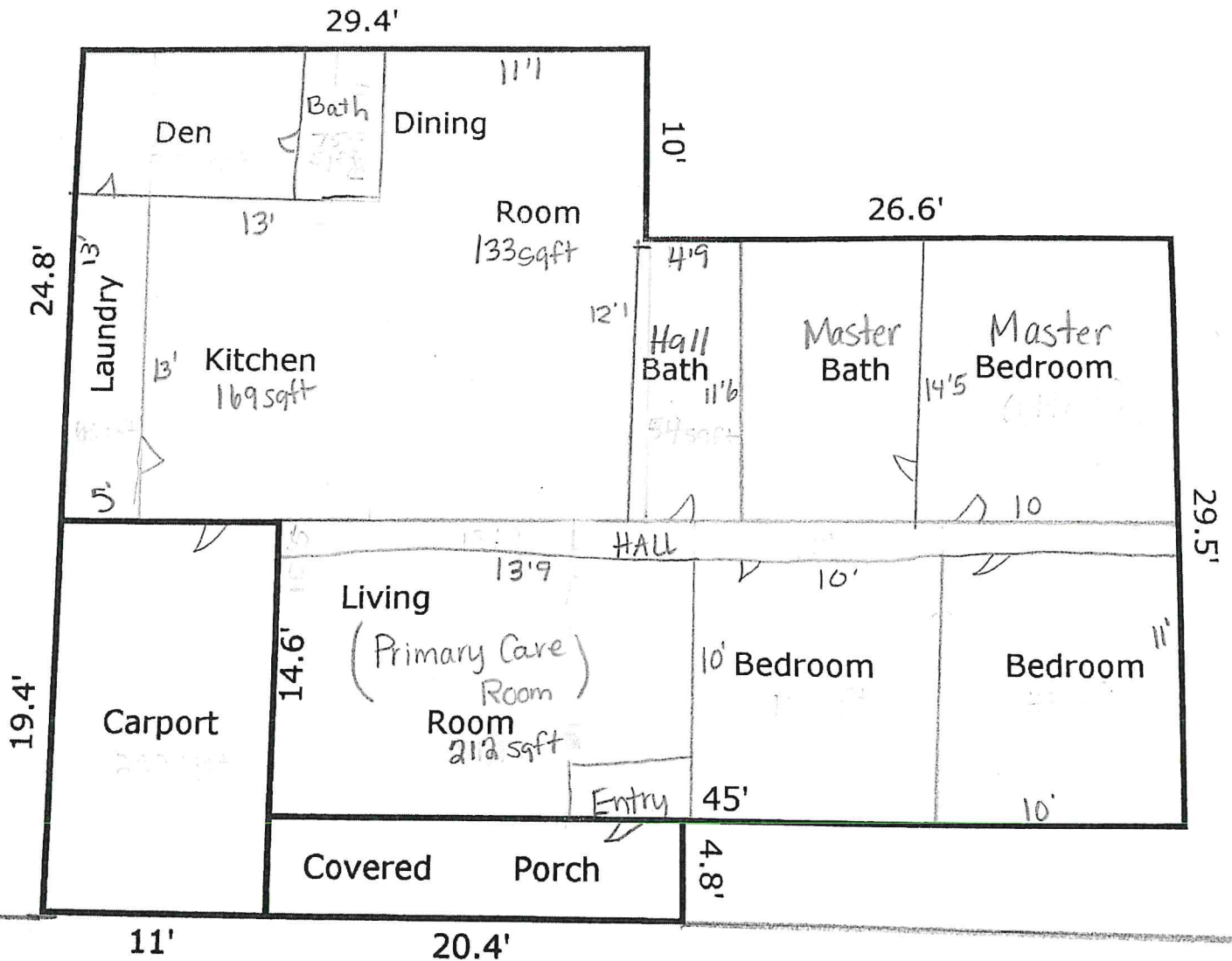
Scale: 1 inch = 100 feet



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



Back yard



(1,922 sqft)
Outdoor play
area

75'10"

Site Plan

Sketch by a la mode, inc.

Area Calculations Summary

Area	Calculation Details
1782.7 Sq ft	29.5 x 26.6 =





Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: March 09, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#200209

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: February 12, 2020

1. **Applicant:** Total Retirement Solutions, Inc, owners.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF).
3. **Nature / Intent of Request:** In order to develop and construct a four-plex on said lots.

4. **Routing to Staff:**

A. **Melanie Cano, Director**


Initials

3/5/20
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**


Initials

3-5-2020
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, MARCH 09, 2020
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 Lots 2 and 3, Block 1, Valencia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 313 West Polk Avenue.
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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:

Total Retirement Solutions, Inc, owners, 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) in order to develop and construct a four-plex on said lots.

The subject site is located on the south side of West Polk Avenue with a physical address of 313 West Polk Avenue. The property is legally described as being Lots 2 and 3, Block 1, Valencia Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Polk 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 Single-Family Residential District (R-1). The property and the properties to the north, south and west were zoned to Single-Family Residential District (R-1) and the property to the east was zoned to Residential Multi-Family (R-MF) on March 30, 1982, when the city adopted the current zoning ordinance we use today. 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 residential 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 to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan.

Eighteen (18) letters were mailed out to the surrounding property owner and a legal notice was published in the Advance News Journal. Staff received three (3) telephone calls, two (2) for information only and one (1) in opposition of the item.

Development Services is recommending **approval** of the request to re-zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF) as the properties 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 **March 16, 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.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Total Retirement Solutions, Inc, owners.
APPLICANT

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

313 West Polk Avenue
ADDRESS

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, is situated along a major thoroughfare and is compatible with the neighboring property. There are conditions within the surrounding area that indicates a basis for changing the originally established zoning of said property. The change of zone would allow for reasonable use of the property and promote compatibility with adjacent and nearby uses.

Della Robles, Planner I
PREPARED BY

March 4, 2020
DATE

Proposed Change of Zone
Valencia Block 1 Lots 2-3
Total Retirement Solutions Inc.



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

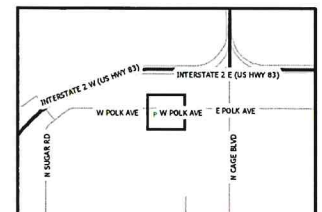
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/17/2020

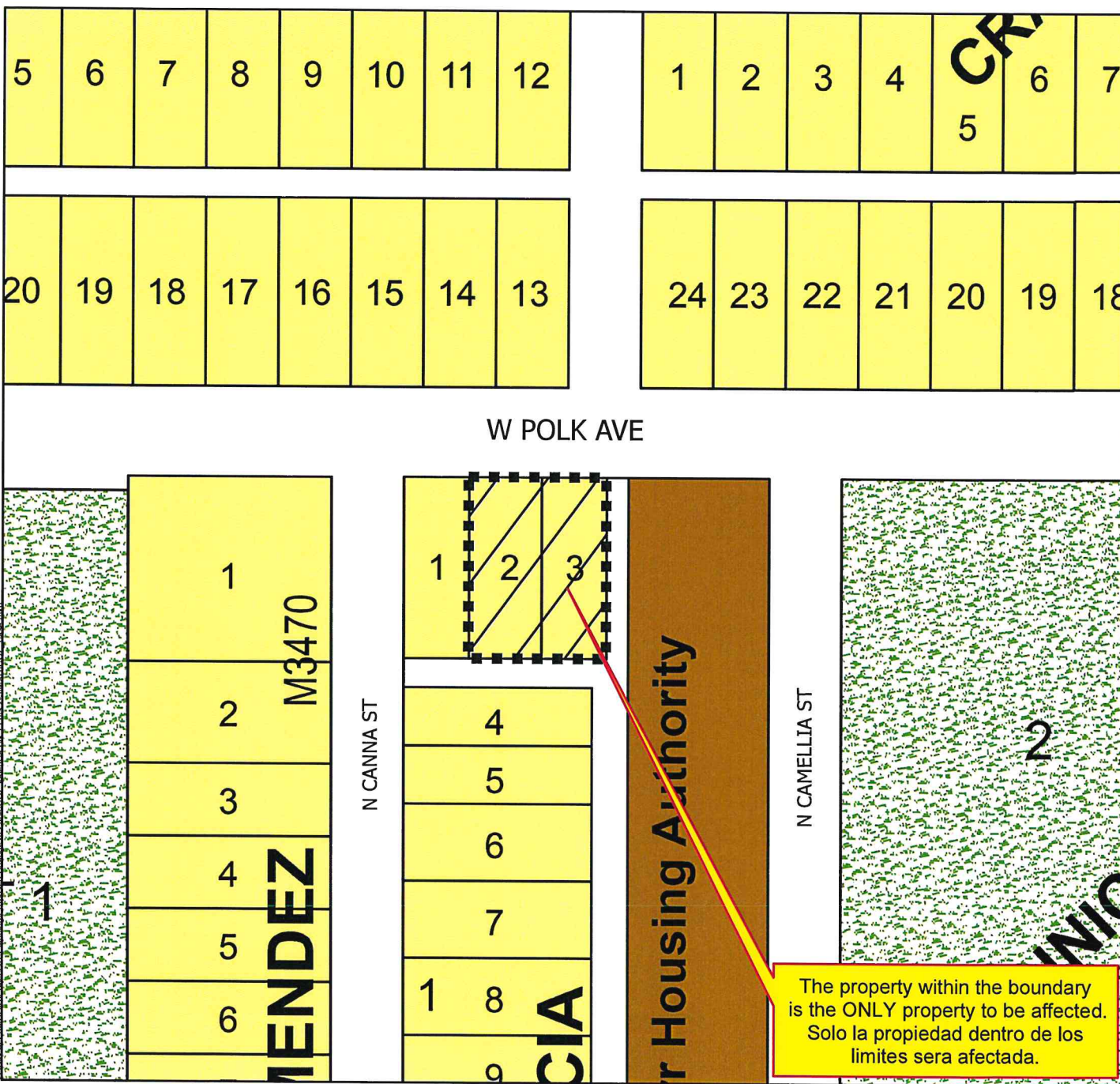
Scale: 1 inch = 100 feet



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



Proposed Change of Zone
Valencia Block 1 Lots 2-3
Total Retirement Solutions Inc.



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

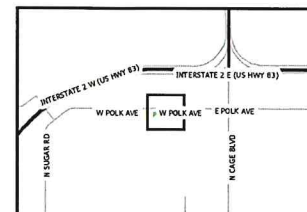
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 100 feet

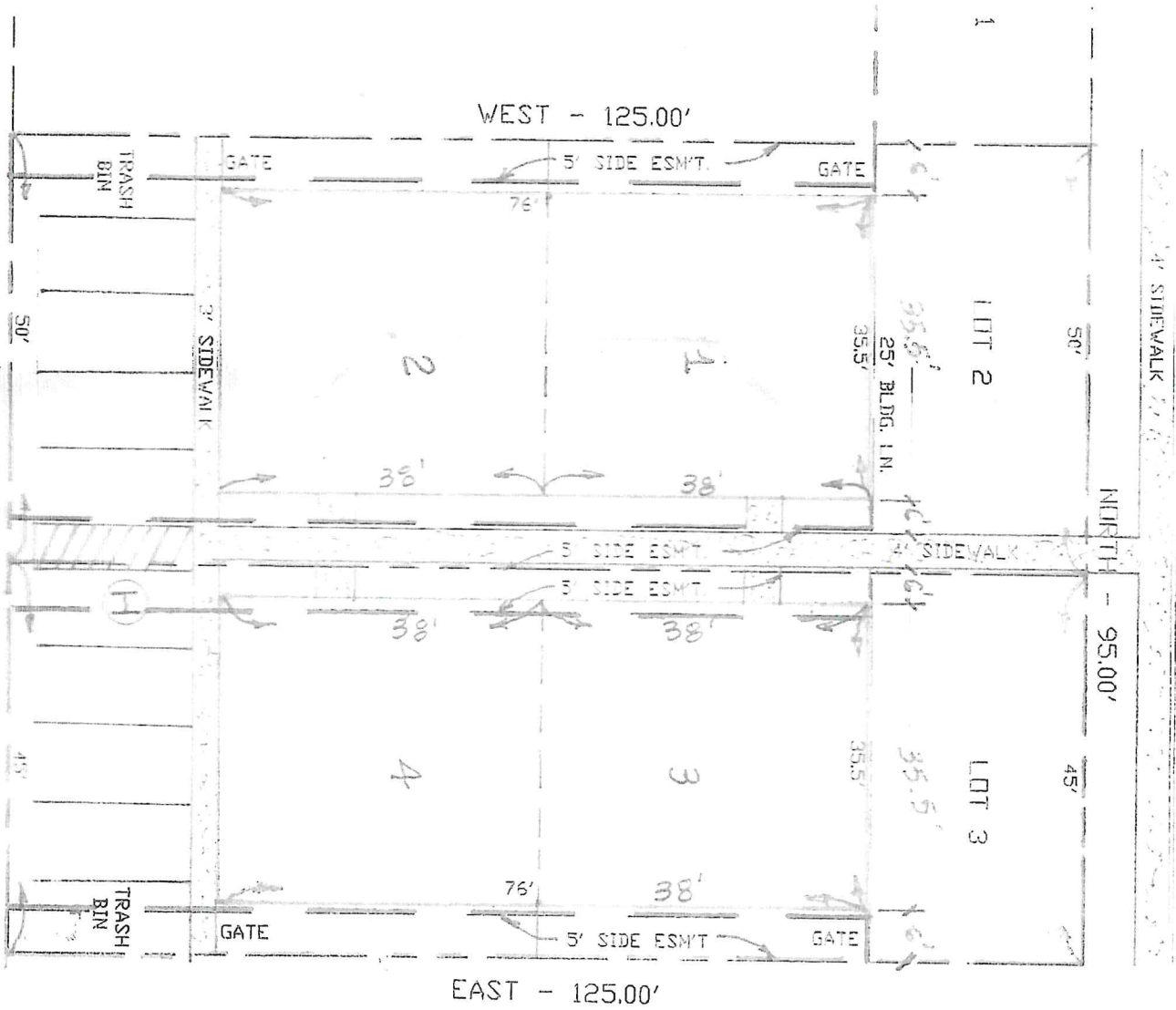


Date: 2/17/2020

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W. POLK AVE.



VALENCIA SUBDIVISION
LOTS 2 AND 3, 313 W. POLK AVE.
CITY OF PHARR TX.
HIDALGO COUNTY, TEXAS





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 09, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT (GUEST HOUSE) FILE NO. CUP#200210
--

GENERAL INFORMATION:

APPLICANT: Marcelino Richie has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest House) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 17, Sing's #2 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 407 West Ramos Street.

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

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

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

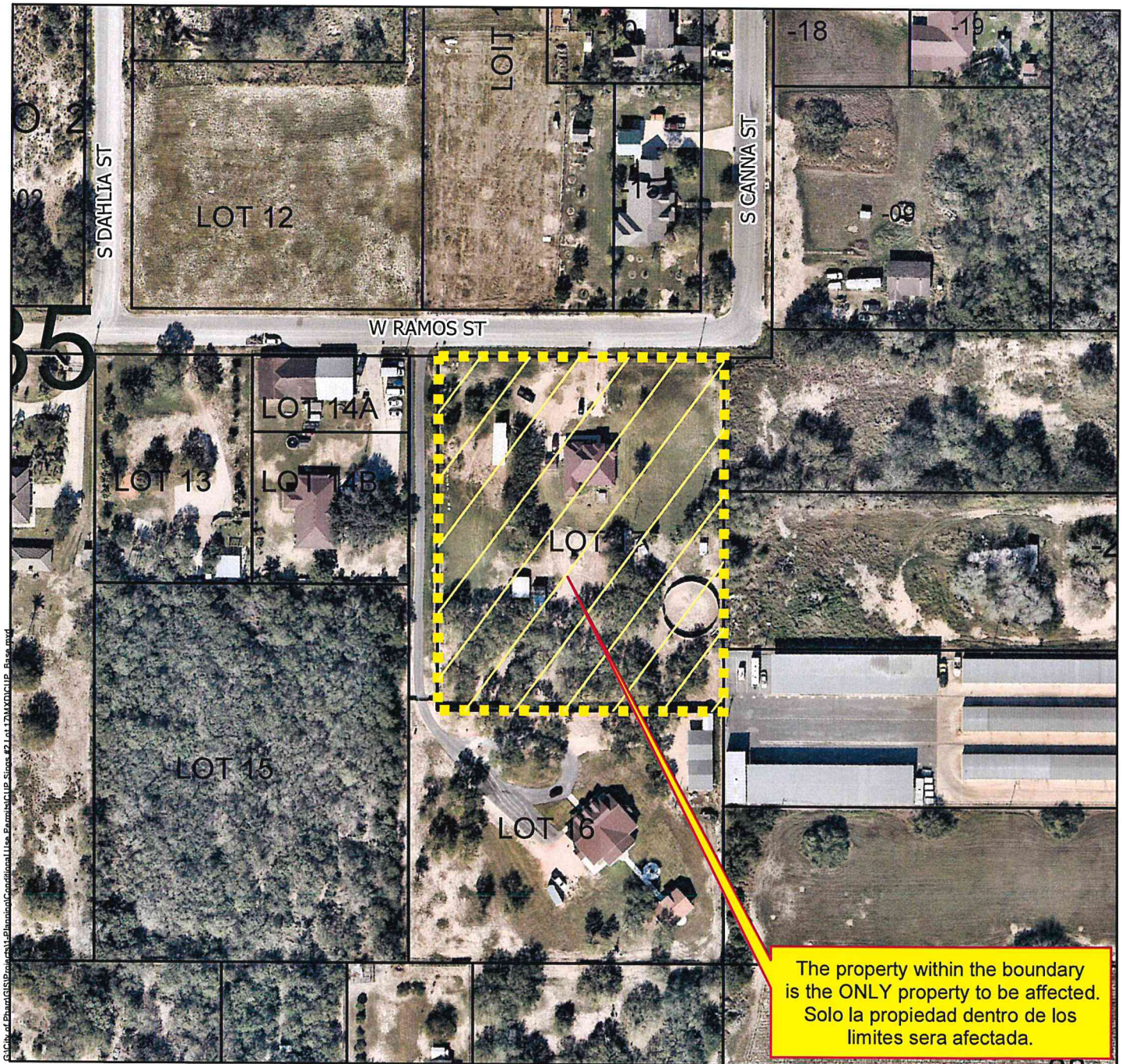
Nineteen (19) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Accessory Use Structure (Guest House) in a Single-Family Residential District (R-1) subject to the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. Applicant shall not lease, rent, or sell guesthouse separately from the main dwelling;
3. The guesthouse shall not have separate electrical services;
4. Applicant shall comply with all City of Pharr Ordinances and codes; any violation will terminate this Conditional Use Permit;
5. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit; and
6. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



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 | |

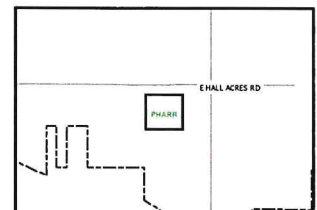
City of Pharr, Texas
Engineering Department
956.402.4242

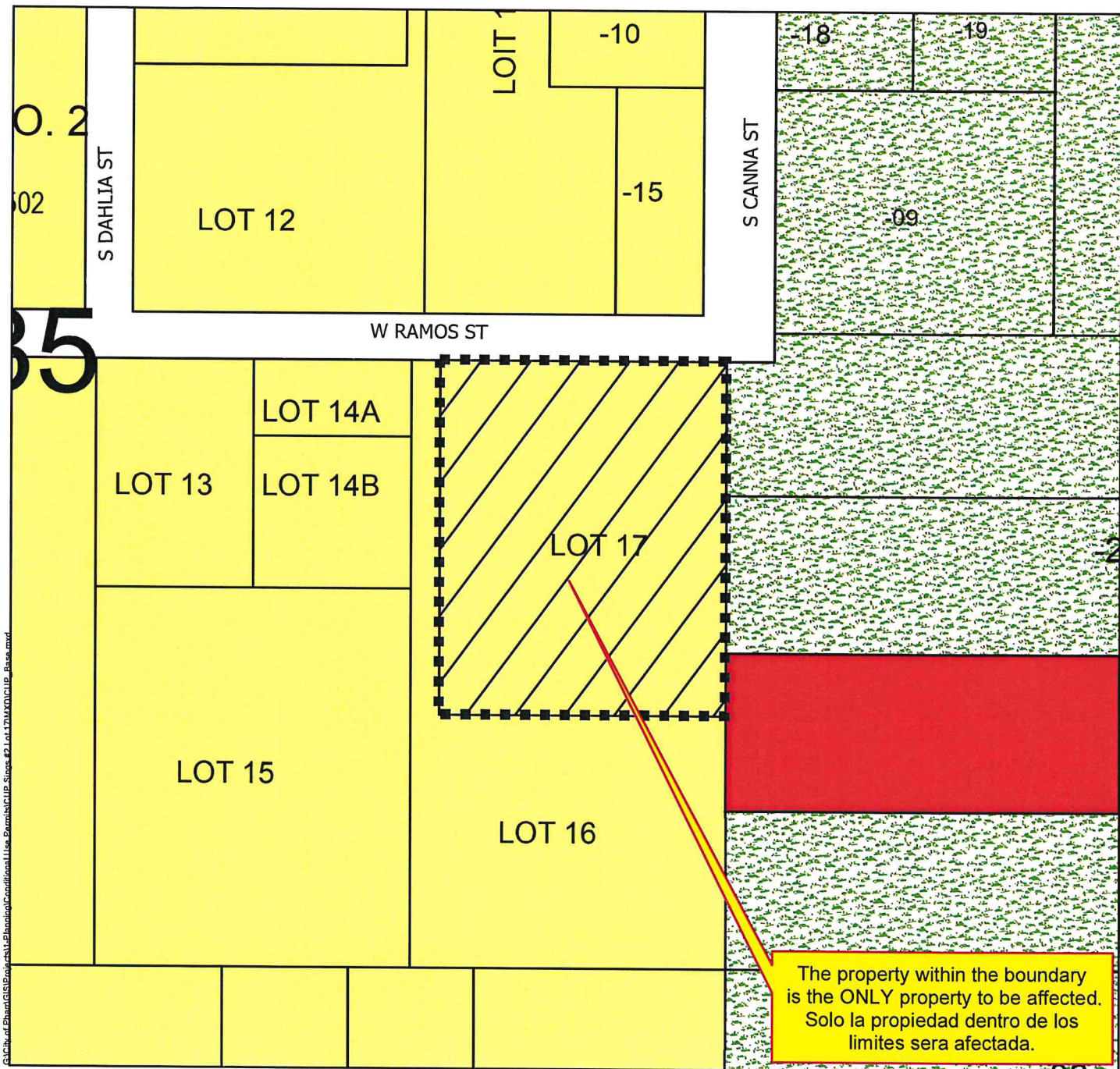
Date: 2/17/2020

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet

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to verification by field survey or by the agency
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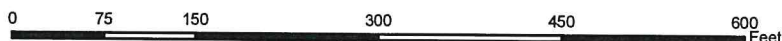


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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 | |

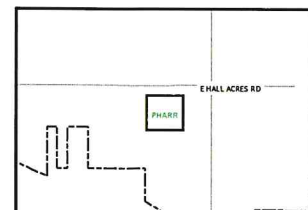
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 2/17/2020

Scale: 1 inch = 150 feet

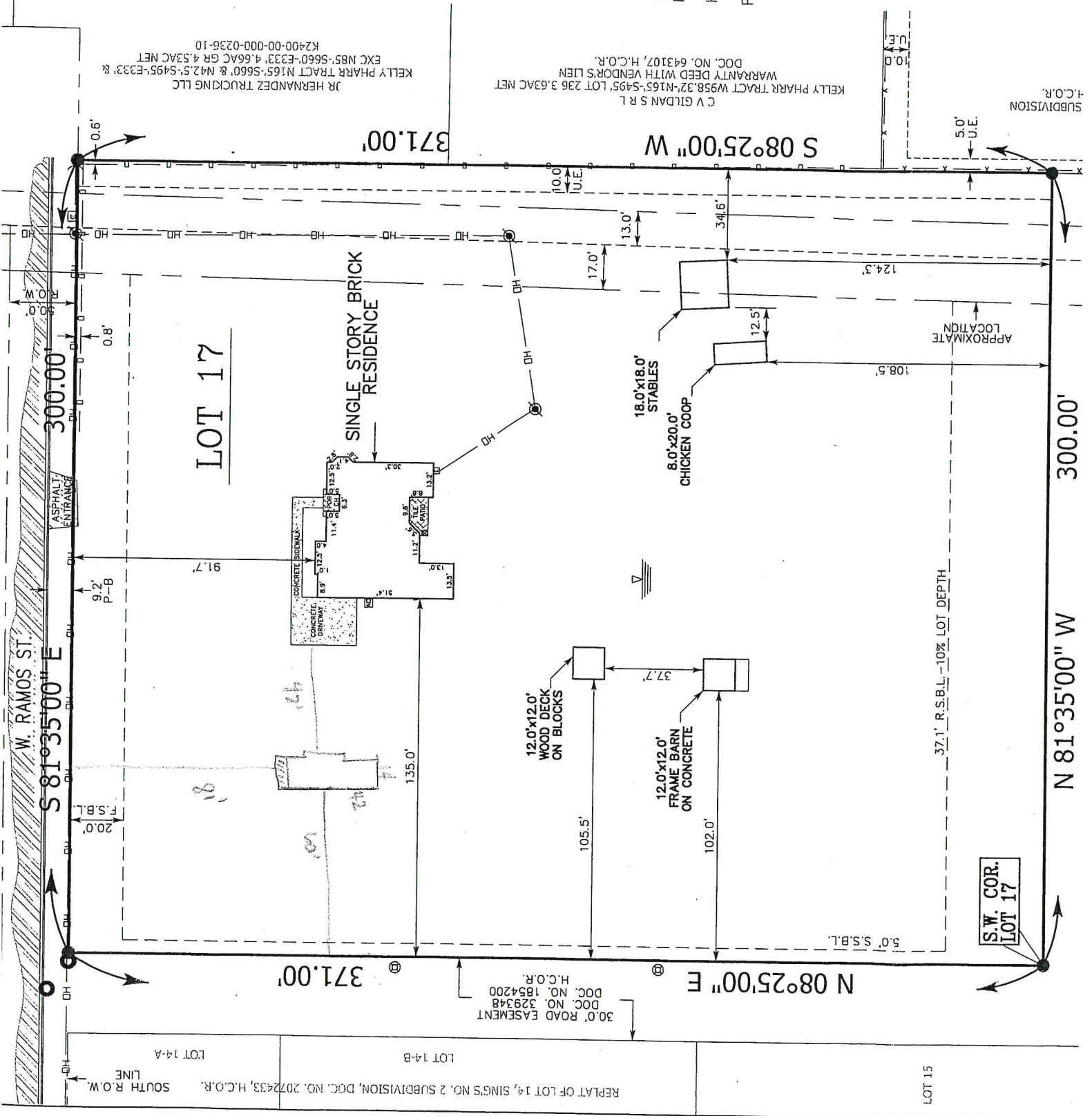


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SCALE: 1"=50'

● FOUND 1/2" IRON ROD
 ⊗ POWER POLE
 ⊞ U.G. CABLE MARKER
 —) GUY WIRE
 ⊞ ELECTRICAL METER
 ⊞ CONC. (A/C UNIT) SLAB
 ⊙ MANHOLE
 ∇ WATER WELL
 ⊞ CLEANOUT
 ⊞ COLUMN
 —OH— OVERHEAD POWERLINE
 —X— CHAINLINK FENCE
 —□— WIRE FENCE
 U.E. UTILITY EASEMENT
 N/A NOT APPLICABLE
 R.O.W. RIGHT OF WAY
 H.C.M.R. HIDALGO COUNTY MAP
 RECORDS
 H.C.O.R. HIDALGO COUNTY OFFICIAL
 RECORDS
 P-B PROPERTY LINE TO BACK
 OF CURB







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 9, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: P.S.J.A. AG BARN SUBDIVISION
FILE NO. **SUB#180823**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing City of Pharr, is requesting final plat approval of the proposed P.S.J.A. AG Barn Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a subdivision of 19.434 acres being a part or portion out of Lot 224, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2100 Block of South Veterans Boulevard ("I" Road).

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Medium Density Multi-Family District (R-3) to the north, Agricultural and/or Open Space District (A-O) to the south and west and City limits to the east. The property is designated for public/semi public use in the Land Use Plan.

PROPERTY PROPOSED USE: P.S.J.A. livestock farm.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed P.S.J.A. AG Barn 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.

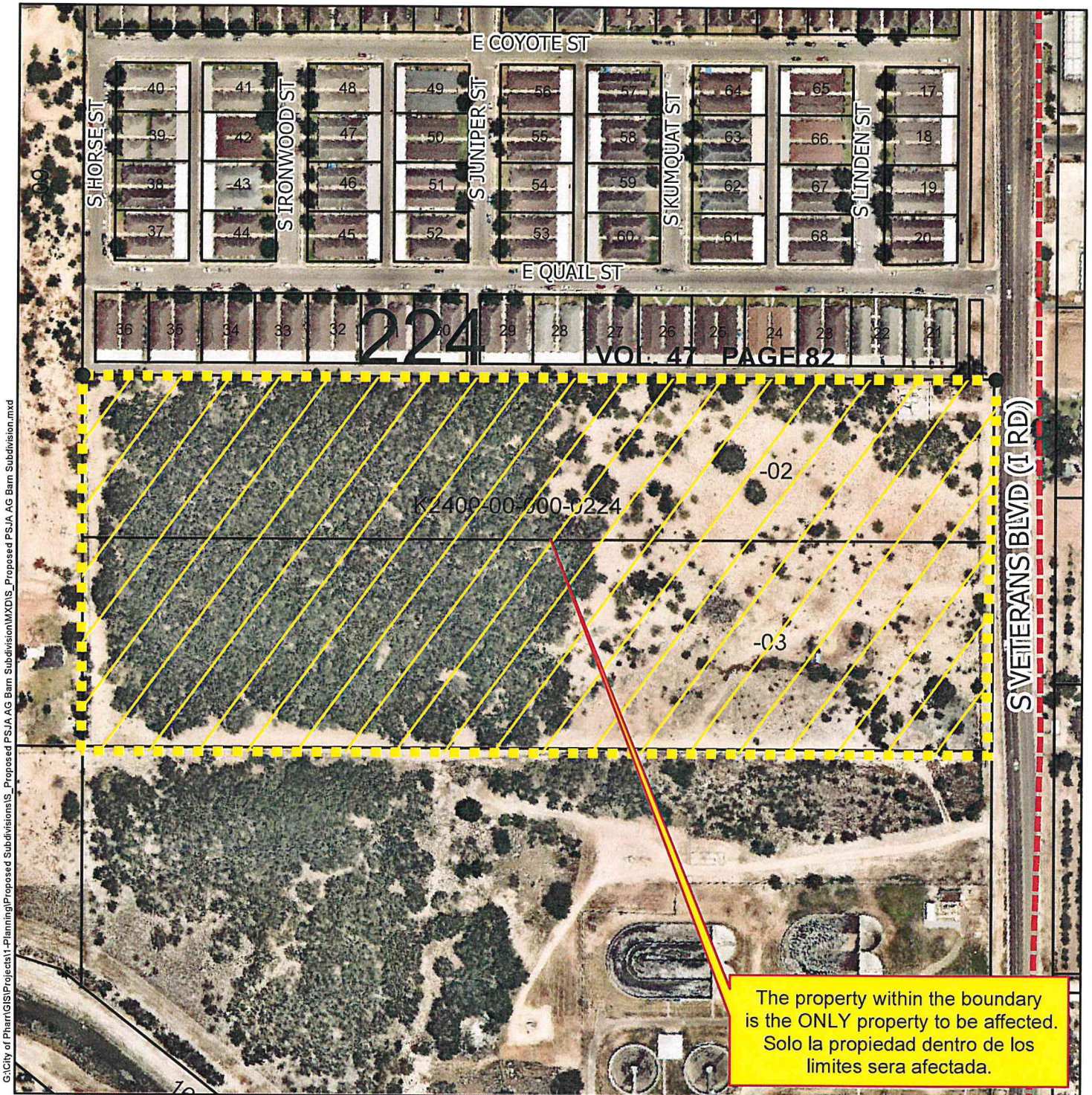
WATER: 1. In compliance.

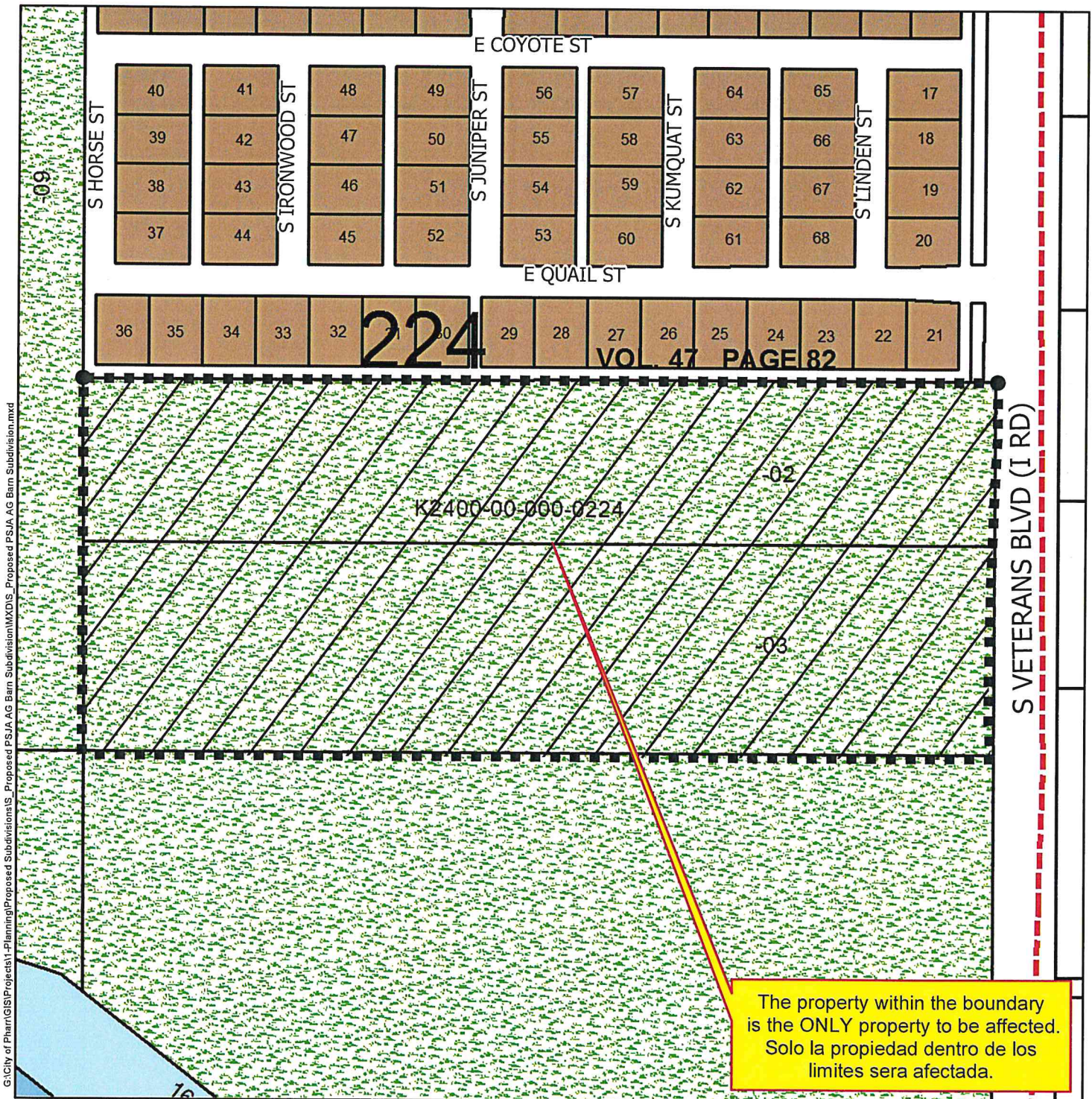
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance

This item will go before City Commission on March 16, 2020 at 4:00 p.m.





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





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 09, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOPEZVILLE MEADOWS SUBDIVISION FILE NO. SUB#190101
--

GENERAL INFORMATION:

APPLICANT: Linfield, Hunter & Junius Inc., representing Gordon & Catherine Jenkins Family LTD. Partnership are requesting preliminary plat approval of the proposed Lopezville Meadows Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.739 acre tract of land in the Antonio Velasco Survey, Abstract and being a portion of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 5200 Block of North Veterans Boulevard ("I" Road).

ZONING: The property is currently zoned General Business District (C). The adjacent zones are City limits to the north and east and Agricultural 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: Retail business.

VARIANCES: None requested.

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

13. See staff comments attached.

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



Omar Anzaldúa
Interim Public Utilities Director

REVIEW FOR ESCROW AMOUNT: *LOPEZVILLE MEADOWS SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. **FEBRUARY 28, 2020**

WATER:

- Water Belongs to N.A.W.S.C.

SEWER:

- The Escrow for sewer does match the quantities to be escrowed
- Manhole ring and covers will need to be composite based
- 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: _____

Dollar General Store # 20573 - SANITARY SEWER ESCROW ESTIMATE
SWC E. Minnesota Rd. & N. Veterans Blvd.
Pharr, TX

January 24, 2020

Construction Costs within Right-of-Way					
Item	Description	Unit	Quantity	Unit Cost	Extension
1	Mobilization	LumpSum	1	10%	\$4,540.00
2	8" PVC SDR 26 SS Pipe	LF	520	\$45.00	\$23,400.00
3	Sanitary Sewer Manhole	EA	5	\$3,500.00	\$17,500.00
4	Driveway Open Cut	EA	1	\$2,000.00	\$2,000.00
5	Traffic Control	LumpSum	1	\$2,500.00	\$2,500.00
			Sub Total		\$49,940.00
			Contingency (10%)		\$4,994.00
			Total		\$54,934.00





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



Subdivision: LOPEZVILLE MEADOWS SUBDIVISION (STAFF)

Reviewed By: DAGO SOTO

Date: 9/24/19

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.
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. FIRE HYDRANTS SHALL BE MUELLER BRAND AND FACTORY YELLOW
2. THE WATERLINE SHALL BE LOOPED ON A FIRE DEPARTMENT APPROVED WATER MAIN
3. ON UTILITY LAYOUT SHOWING AN EXISTING FIRE HYDRANT ON MINNESOTA RD. IN OUR CITY
MAPS NOT SHOWING
4. PROVIDE FIRE HYDRANT DETAIL DIAGRAM

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



Jose A. Villegas
Public Utilities Director

STAFF REVIEW FOR: *LOPEZVILL MEADOWS SUBDIVISION*

COMMENTS: Initials: I.V. / O.D.L. / R. B SEPTEMBER 24, 2019

WATER:

- Water belongs to N.A.W.S.C.

SEWER:

- Sewer will need to connect to Minnesota Hills Subdivision
- 2" Force Main will not be allowed
- Will need utility easement to be 15' exclusive to the City of Pharr
- Off site easements will need to be exclusive to the City of Pharr
- 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: Lopezville Meadows
Subdivision**DATE:** 9/24/19

Residential/Commercial: _1.739_ acres

Staff review:

Plat Notes:

- Note No.8-Revise note to say...Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Note No.9-Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during building permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

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 drainage requirements not considered through the subdivision process will be addressed at building permit stage
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction meeting.
- Need a digital copy in (USB) and three (3) hard copies of SWPPP
- Erosion and sediment control plan.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.

- Minimum storm water drainpipe diameter shall be 18".



SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Lopezville Meadows
Subdivision

DATE: September 26, 2019

REVIEW: Preliminary (revised comments plans dated September 13, 2019)

PLAT

1. Note No. 2---Use Full description of flood zone designation.
2. Note No 5---Revise note to say... "Landscaping as per City of Pharr ordinance.
3. Note No. 6---Revise note to say... "Proposed setbacks as per City of Pharr ordinance".
4. Note No. 8---Revise note to say ... "Owners to maintain detention/retention areas.
5. Note No. 9---Remove statement "during subdivision construction".
6. Note No. 12---Revise note to say... "Minimum finish floor elevation: 18" above top of curb of the street at center of lot".
7. Add Note---Owners to maintain R.O.W. of entire subdivision
8. Missing RPLS seal and signature.
9. Missing PE seal and signature.
10. Verify R.O.W. width of E. Minnesota Rd.

SITE PLAN

1. Will 8"-in bleeder line located south of the property tie into existing storm inlet along Veterans Blvd? If so include a callout for that tie-in in site plan.
2. Add comment to on all tie-ins that existing lines must be field verified.
3. Please call out all bends and include a comment that says to field verify.
4. Please call out all safety end treatments on site plan.
5. Proposed sanitary sewer line must tie into City of Pharr sanitary sewer system. Please verify and make corrections.

6. Remove additional valley gutter detail on sheet C-6C.
7. Minimum width for sidewalk on all details are 5.0'-ft.
8. Show street lights along N. Veterans Rd. change.

DRAINAGE

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

ADDITIONAL COMMENTS

1. 1/3 paved road ROW must include the following:
 - 3" HMA
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk

H.C.I.D. #2

Javier Lopez

Subject: Lopezville Meadows Subdivision
Location: City of Pharr

Start: Tue 9/24/2019 2:30 PM
End: Tue 9/24/2019 3:00 PM

Recurrence: (none)

Organizer: Javier Lopez

Needed for review

1. Point of commencement lot 96 KP.
2. Deeds
3. Exclusion



VICINITY MAP
(1" = 1000')

[illegible][illegible]

PROJECT OF MAY EAST MEETING

[illegible]

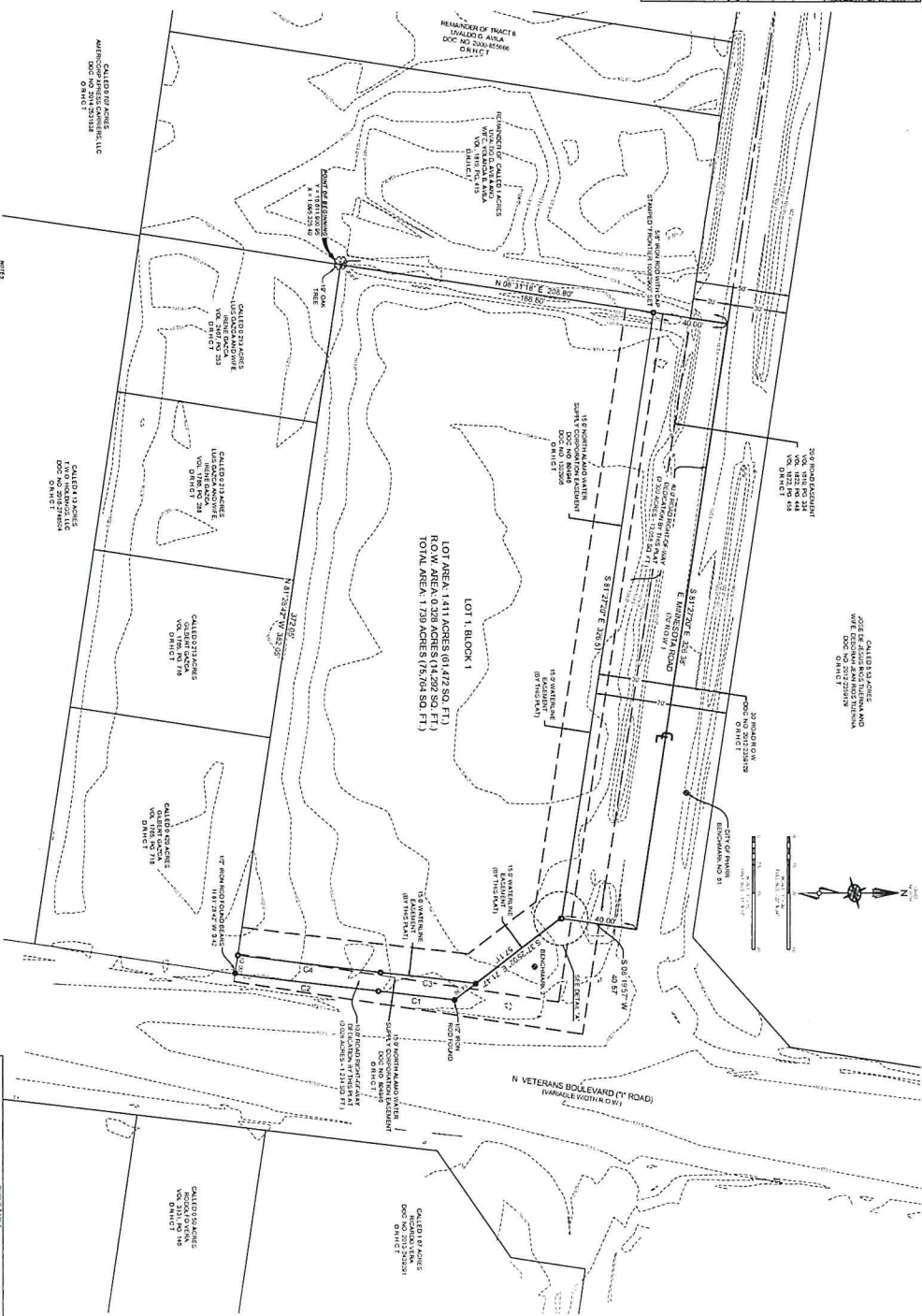
I, Adnan W. Amin, a Registered Professional Engineer of the State of Texas, in connection with Engineering Company, Inc., do hereby certify that the kind of my knowledge, skill and experience has been acquired and is used in and of said State, as in and to which I am duly qualified to render professional service.

This is on _____ day of _____, 2015.

 State of Texas
 My Commission Expires _____
 My Commission Number is _____

FINANCIAL CONTACT

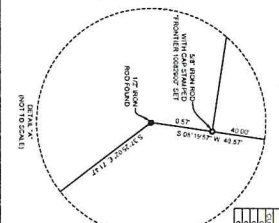
Owner: Georgia & Catherine Kavan, Parnell, 111 Deerpark
Company: 10000
Address: 10000
Phone: 10000
Fax: 10000
E-mail: 10000@10000.com



1. Cathy M. Geronzi, a Registered Professional Engineer of the State of
Texas for Leland, Hulse & Jones, Inc. hereby certifies that proper
engineering consultation has been given to this plan.

This is _____ day of _____, 2010.

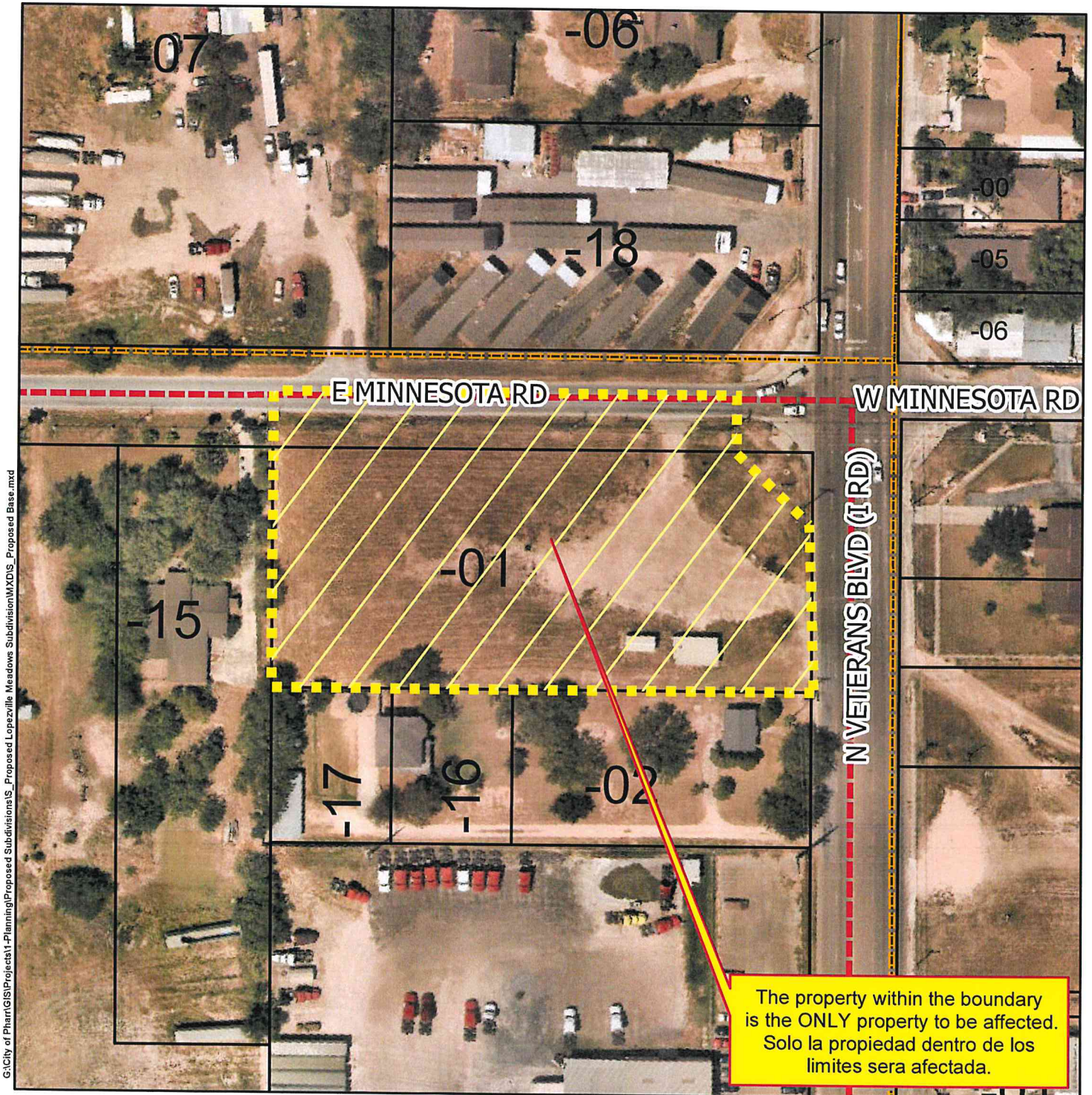
Cathy M. Geronzi
Registered Professional Engineer No. 112216

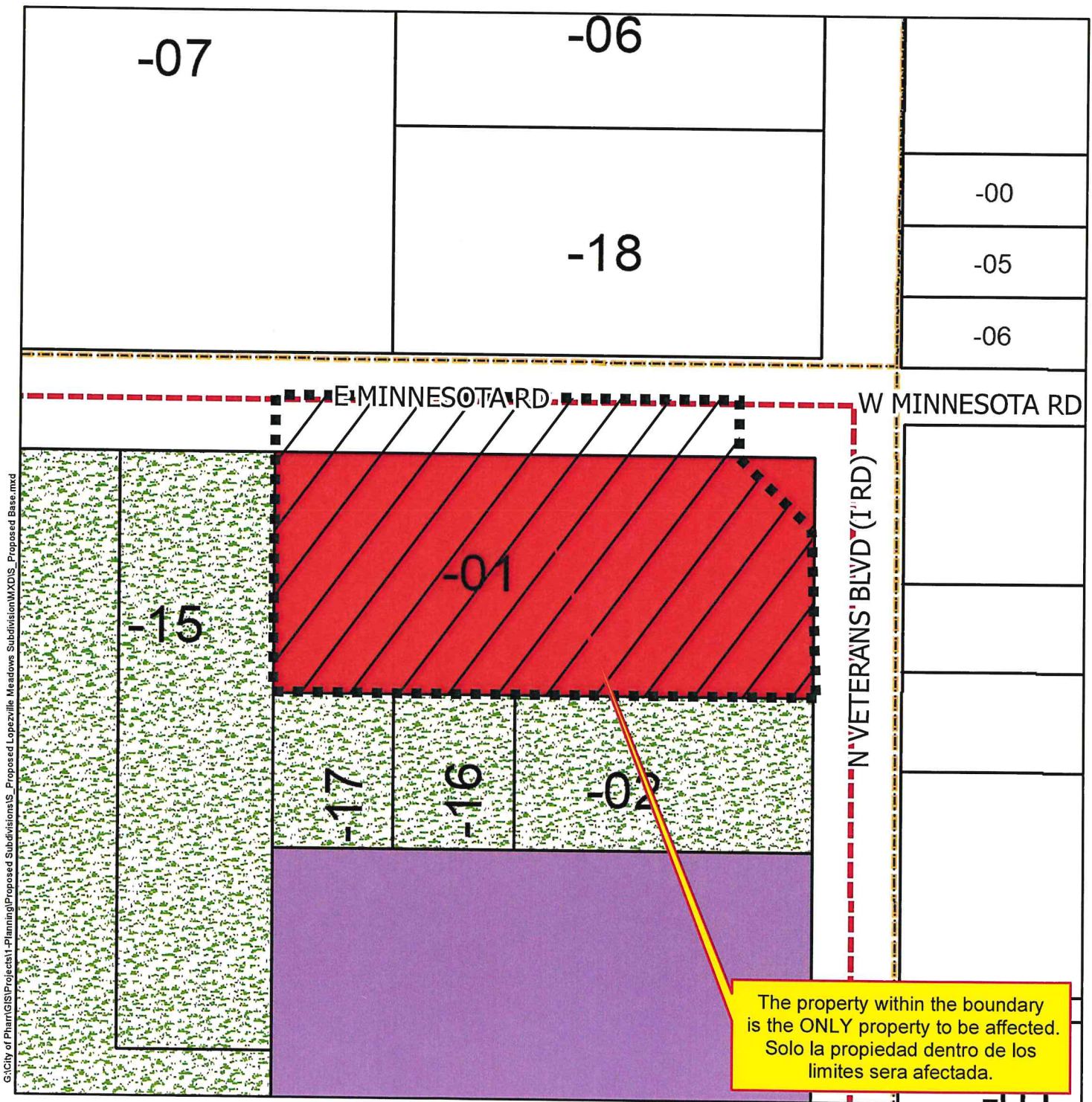
[illegible][illegible]

CLIMATE RANGE				
COUNTRY	MAINTENANCE	LENGTH	DEPTH	CLIMATE RANGE
CA	5000.00	41.00	00.27-36.55	41.00
CZ	2295.24	22.45	00.36-33.55	22.45
CZ	5029.00	41.39	00.34-37.55	41.39
CA	2315.24	22.07	00.35-33.55	22.07

Boxing 1. This is a trial and mistake as the above visitors score. Answer No. 48. Hiding
Culley, I have been a partner of the 1st King's Park Dedication Hiding Club. I was
asked to remove all of the questions and had deposited at 1941 in 1942. I would be glad to
discuss the matter with you. I am a member of the 1st King's Park Dedication Hiding Club.
Editorial: Answer 1941, 1942. I am a member of the 1st King's Park Dedication Hiding Club.

19 JUL 1981 0704Z





- | | | | |
|--|---|--|---|
|  Agricultural Open Space |  High Density Multi-Family |  General Business |  Neighborhood Commercial |
|  R1-E |  Mobile Home |  Business District |  Office Professional |
|  Single Family |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family Small Lot |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Two Family |  Rail Road R.O.W. |  Heavy Industrial |  Valley View ISD |
|  Medium Density Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |





MEMORANDUM

DATE: MONDAY, MARCH 9, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BGRR MIDTOWN SUBDIVISION FILE NO. SUB#191227
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Zaed Virgen, Manager for Flag Polk, L.L.C., a Texas limited liability company, is requesting preliminary plat approval of the proposed BGRR MIDTOWN Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a Re-subdivision of 7.906 acres out of Lots 2 and 3, Block D, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 601 West Polk Avenue.

ZONING: The property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the East, Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the south and Agricultural and/or Open Space District (A-O) and Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the West. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Provide 15' additional R.O.W., along W. Polk Ave.
2. Verify additional R.O.W., along N. Flag St. with HCID #2.

EASEMENTS:

1. All easements shall read "15' Exclusive easement to City of Pharr" for water or sewer provide.
2. On the 30' HCID #2 easement claimed, project engineer to resolve with irrigation district west side of property along N. Flag St.
3. Easements shall not be within HCID#2 easements or R.O.W'S.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr construction Standards Manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. Need to use City of Pharr detention directive.

OTHER:

1. Provide number of specific trees.
2. Update the owner's signature block to reflect the new owner.
3. Provide signature for surveyor.
4. Plat note #6, remove the word building and add structures.
5. Parkland fees \$250/Dwelling to be paid at subdivision construction phase.



Pharr Fire – Rescue

118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577

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



Subdivision: BGRR SUBDIVISION STAFF REVIEW

Reviewed: Dago Soto, Fire Marshal Date: February 25, 2020

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 per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ Provide site plan for proposed subdivision.

☒ The minimum water lines shall be 8" or greater for all multi-family developments. All waterlines in multi-family and single family areas and with fire hydrants shall be looped at two approved water sources.

☒ Hydrant spacing shall be that there will be a fire hydrant at every 300ft in all multi-family developments.

➤ See comment 10 for any new subdivision with Gated Community Security Systems.

➤ See IFC 2012 Appendix D Section D106 Multiple-Family Residential Development D106.1 Projects having more than 100 dwellings units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire

apparatus access road when all buildings, including multiple-family residential occupancies, are equipped throughout with approved automatic sprinkler systems. D106. 2 Projects having more 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. D106.3 Remoteness. When two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

☒ Provide Concrete Collar detail

STAFF REVIEW FOR: *BGRR MIDTOWN SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B. **FEBRUARY 25, 2020**

WATER:

- 15' Utility Easement Exclusive to the City of Pharr
- Water Line will need to be 12" DR18
- Will need to extend 12" water line to Sun Set Terrace including Polk
- Will need to pick up water services from the school to connect to new water line
- Water meters will need to be individually taped within the property
- Water comments may change depending on the type of development
- Follow City of Pharr Construction Standards Manual

SEWER:

- On connecting M/H, bench will need to be repaired including risers
- Manhole ring and cover will need to be replaced to Composite base 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: BGRR Midtown Subdivision

DATE: 2/25/2020

Residential/Commercial: __7.906__ acres

Staff Review:

Plat Notes:

- Note No.6--Revise to say...No structure shall be built top of any easement. **NOTE ON PLAT**
- Note No.7--Revise to say...Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). **NOTE ON PLAT**
- Note No.10--Revise to say...Owners are to maintain detention/~~retention~~ areas. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- 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 a SWPPP digital copy (in USB) for review and three(3) hard copies for finalization.
- Details for proposed open cut.

- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)
- Discharge Permit
- Minimum storm water drainpipe diameter shall be 18.
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).
- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Street light detail plans to be included at building permit.
- Show BMP for existing inlets.
- Show drainage details to detention pond.



SUBDIVISION: BGRR Midtown Subdivision **DATE:** February 27, 2020

REVIEW: Preliminary (revised comments plans dated 2-4-2020)

PLAT

1. Note No. 6---Change the word "building" to "structure".
2. Note No. 7---Revise note to say... "Erosion and sediment control shall be in accordance with the Texas Pollution Discharge Elimination System (TPDES)".
3. Note No. 10---Revise note to say... "Owners to maintain detention/retention area".
4. Missing Registered Professional Land Surveyor (R.P.L.S) signature.
5. Please provide an additional 15'-ft R.O.W. for W. Polk Ave. as it is designated as a major collector and requires an 80'-ft R.O.W.

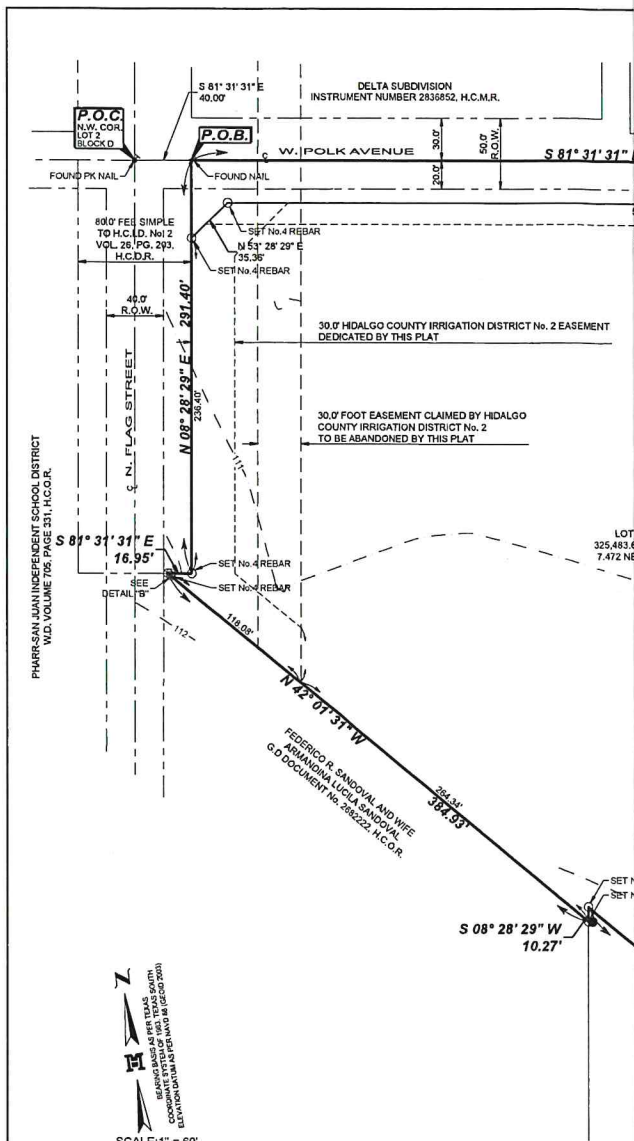
SITE PLAN

1. Remove compass on typical valve and valve box detail.

DRAINAGE

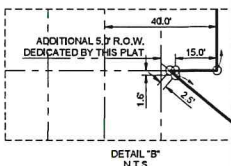
1. Full detention basin design shall be based on 50-year storm for any development within City of Pharr.
2. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

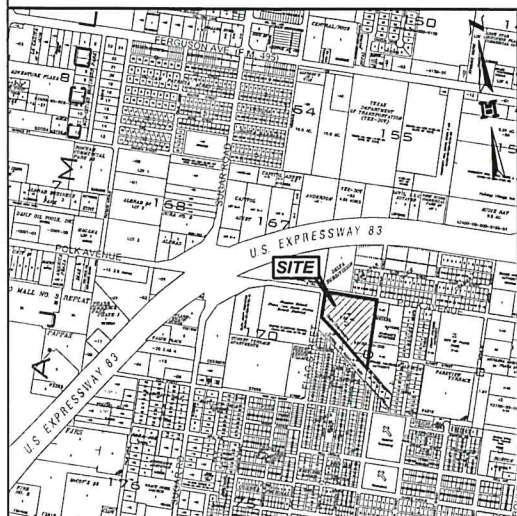


LEGEND

- FOUND No. 4 REBAR
- ▲ FOUND PK NAIL
- ★ FOUND NAIL
- ⊙ FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⚡ SET NAIL
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- T.P.D.E.S. - TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM
- R.O.W. - RIGHT OF WAY
- EASE - EASEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- T.R.D. - TAX RESALE DEED
- W.D. - WARRANTY DEED
- N.T.S. - NOT TO SCALE
- AC. - OF ONE ACRE



LOCATION MAP SCALE 1" = 1,000'



DRAWN BY: EM
SURVEYED, CHECKED
FINAL CHECK:



OF SUBDIVISION

OF 7.906 ACRES OUT OF
3, BLOCK D,
SUBDIVISION,
PHARR,
NTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "BGR MIDTOWN SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

FLAG POLK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

ZAED VIRGEN, MANAGER
1501 N. BORDER AVENUE
WELACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZAED VIRGEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20__.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117398
STATE OF TEXAS

DATE PREPARED: 12-11-19
ENGINEERING JOB No. 19236.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ____ DAY OF _____, 20__.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS

DATE SURVEYED: 02/14/2019
SURVEYING JOB No. 18433.00
T-1048, PG. 38-41



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

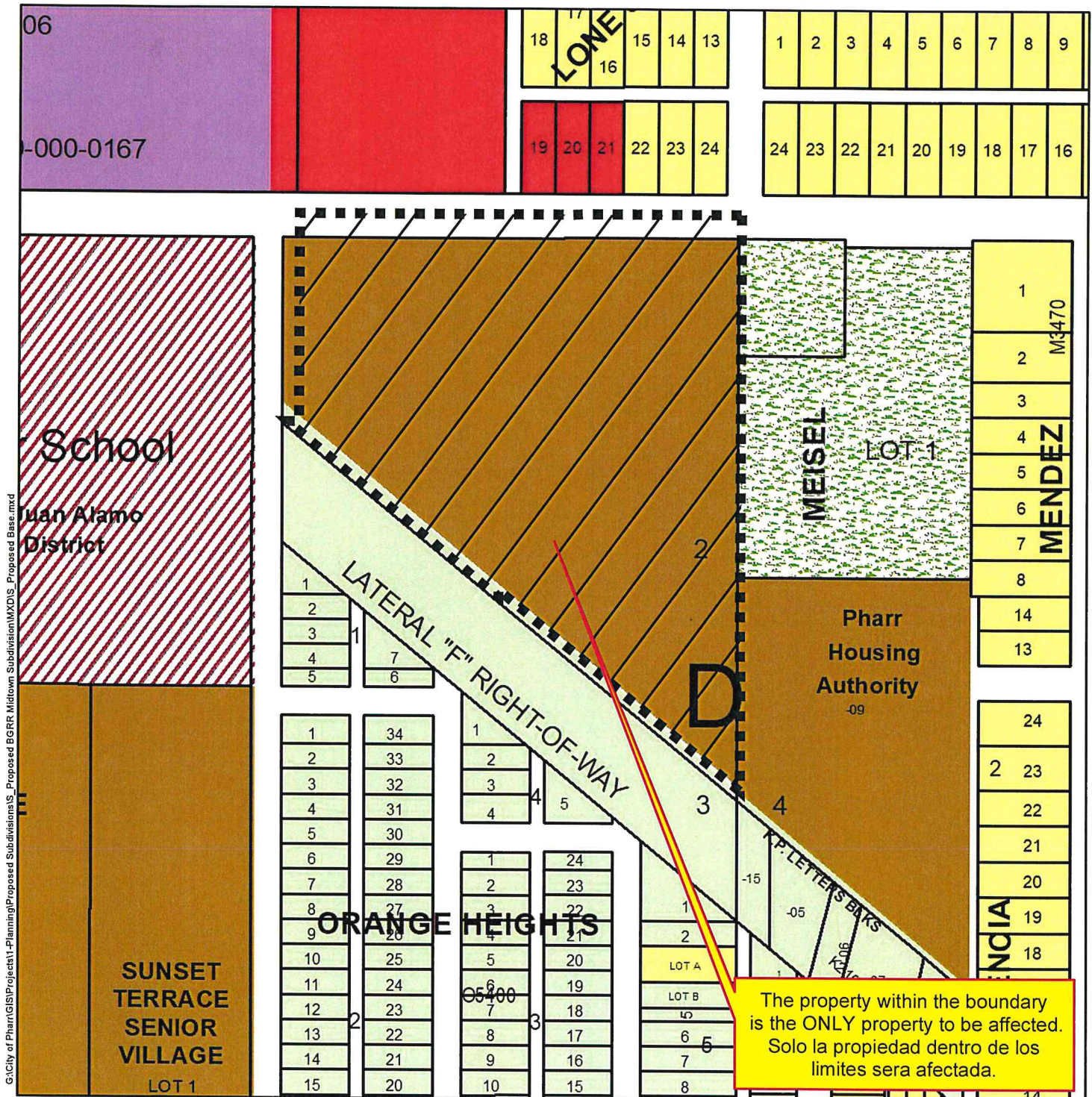
BY: _____ DEPUTY



- City of Pharr, Texas
Engineering Department
956.702.5355



Date: 2/24/2020



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