

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 23, 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:

In accordance with social distancing guidelines, the City Commission meeting will not be open to the public, except for individuals who have been elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at <http://www.pharr-tx.gov>

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 November 9, 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) SDI Engineering, LLC., representing Double Twin Properties, Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density (R-MFHD). The property is legally described as being all of Lot 1, Empire No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1200 West Hummingbird Court. **COZ#201044**

E. PLATS:

- 1) Pablo Soto Jr., P.E., representing Rosana Riojas, President of Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 2 Subdivision. The property is legally described as being the East 4.90 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3400 Block of North Sugar Road. **SUB#180720**

F. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) L&G Investments, LLP is requesting an extension of their Special Use Permit **SUP#191167**, to continue to allow the outside storage of materials and/or equipment in a General Business District (C). The property is legally described as being the rear 1.78 acres, more or less, out of Lot 1, Steele Wheels Subdivision, Pharr, Hidalgo County, Texas and is physically located at 3225 North Sugar Road. **SUP#191167**

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.*



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 20th day of November 2020 at 3:00 p.m. and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 9, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 9, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:** Jonathan Larraga

ABSENT: Charlie Ramirez Andy Castro
Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
Roy Rodriguez, Asst. Director/Building Official
Eddie Martinez, Planner II
Della Robles, Planner I
Anaïsa Licerio, Planner I
Iris Mata, Administrative Assistant
Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF OCTOBER 26, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to **approve** the minutes of October 26, 2020. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) QUINTA REAL EVENTS, LLC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A 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 LOTS 1 AND 2, SAVE AND EXCEPT THE S32' OUT OF LOT 2, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2620 SOUTH GARDENIA STREET. CUP#201042

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and west and Single-Family Residential District (R-1) and Office Professional District (O-P) to the east. This area is generally designated for single-family residential use in the Land Use Plan. She further reported thirty-nine (39) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She staff received no response to the letter or 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, asked if the applicant had any comments.

Norma Garza, residing at 2620 South Gardenia, spoke in Spanish.

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 items for discussion.

There being no discussion Rafael Munguia moved to **approve** the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Johnathan Larraga seconded the motion and when put to a vote, it carried unanimously.

2) EDCON, REPRESENTING MIRIAM BERENICE HERNANDEZ, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE E330'-W660'-N660' OUT OF LOT 326, 5.00 AC NET, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 WEST HABITAT CIRCLE SOUTH. COZ#201043

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the east was zoned to Single-Family Residential District (R-1) July 17, 2001, as was the property to the north on March 01, 2005. The property to the south is zoned Single-Family Residential District (R-1), and the property to the west is zoned Agricultural and/or Open Space District (A-O). The property is generally designated for single-family residential use in the Land Use Plan. She further reported forty-four (44) 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 letter or legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C). She further stated that the property did not meet the Future Land Use Plan, but future updates to the comprehensive plan would be in with the existing use. 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 items for discussion.

Rafael Munguia suggested the item be discussed in executive session.

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

The time being 6:10 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE

The time being 6:27 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

2) EDCON, REPRESENTING MIRIAM BERENICE HERNANDEZ, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE E330'-W660'-N660' OUT OF LOT 326, 5.00 AC NET, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 WEST HABITAT CIRCLE SOUTH. COZ#201043

There being no discussion Jonathan Larraga moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

1) PABLO SOTO, JR., P.E., REPRESENTING RAMON GUAJARDO, JR., OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FERGUSON PLAZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00-ACRE TRACT OF LAND OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 429 EAST FERGUSON AVENUE. SUB#200824

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Heavy Commercial District (H-C) to the east and south and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for commercial and single-family use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Ferguson Plaza Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Ferguson Plaza Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:30 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: November 23, 2020

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#201044

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: October 27, 2020

1. **Applicant:** SDI Engineering, LLC., representing Double Twin Properties, Inc.
2. **Requested Action:** Re-zoning request from General Business District (C) to Residential Multi-Family High Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop and construct a 15-unit apartment complex on said property.

4. **Routing to Staff:**

A. **Melanie Cano, Director**

M
Initials

11/23/20
Date

☒ Approval ☐ Denial

B. **Planning Staff
Recommendations**

Initials

Date

☒ Approval ☐ Denial

C. **Planning and Zoning
Commission**

Initials

Date

☐ Approval ☐ Denial

D. **City Attorney**

Initials

Date

☐ Approval ☐ Denial

E. **City Manager**

Initials

Date

☐ Approval ☐ Denial



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 23, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From General Business District (C) to Residential Multi-Family High Density District (R-MFHD); Being all of Lot 1, Empire No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1200 West Hummingbird Court.

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:

SDI Engineering, LLC., representing Double Twin Properties, Inc., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct a 15 unit apartment complex on said property.

The subject site is located on the north side of West Hummingbird Court with the physical address of 1200 West Hummingbird Court. The property is legally described as being all of Lot 1, Empire No. 2 Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Hummingbird Court a 30' local street which runs east and west with a posted speed limit of 20-30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The property along with the property to the west was zoned to Residential Multi-Family High Density District (R-MFHD) on December 03, 2002, and on January 22, 2015, the subject property was re-zoned to General Business District (C). The property to the south was re-zoned from Agricultural and/or Open Space District (A-O) and Heavy Commercial District (H-C) to General Business District (C) on June 20, 1995. The property to the east was zoned to Single-Family Residential District (R-1) on December 04, 2001 and the property to the north was zoned to Single-Family Residential District (R-1) on October 05, 1993. The property is generally designated for single-family use in the Future Land Use Plan.

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

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

Development Services is recommending **approval** of the request to re-zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD) as the property meets area requirements, has adequate ingress and egress. The property is compatible with adjacent and nearby uses and will not result in detrimental impact to the surrounding neighborhood character. 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 **December 07, 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

SDI Engineering, LLC., representing Double Twin Properties,
Inc., owners.

APPLICANT

General Business District (C)

CURRENT ZONE

1200 West Hummingbird Court

ADDRESS

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

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

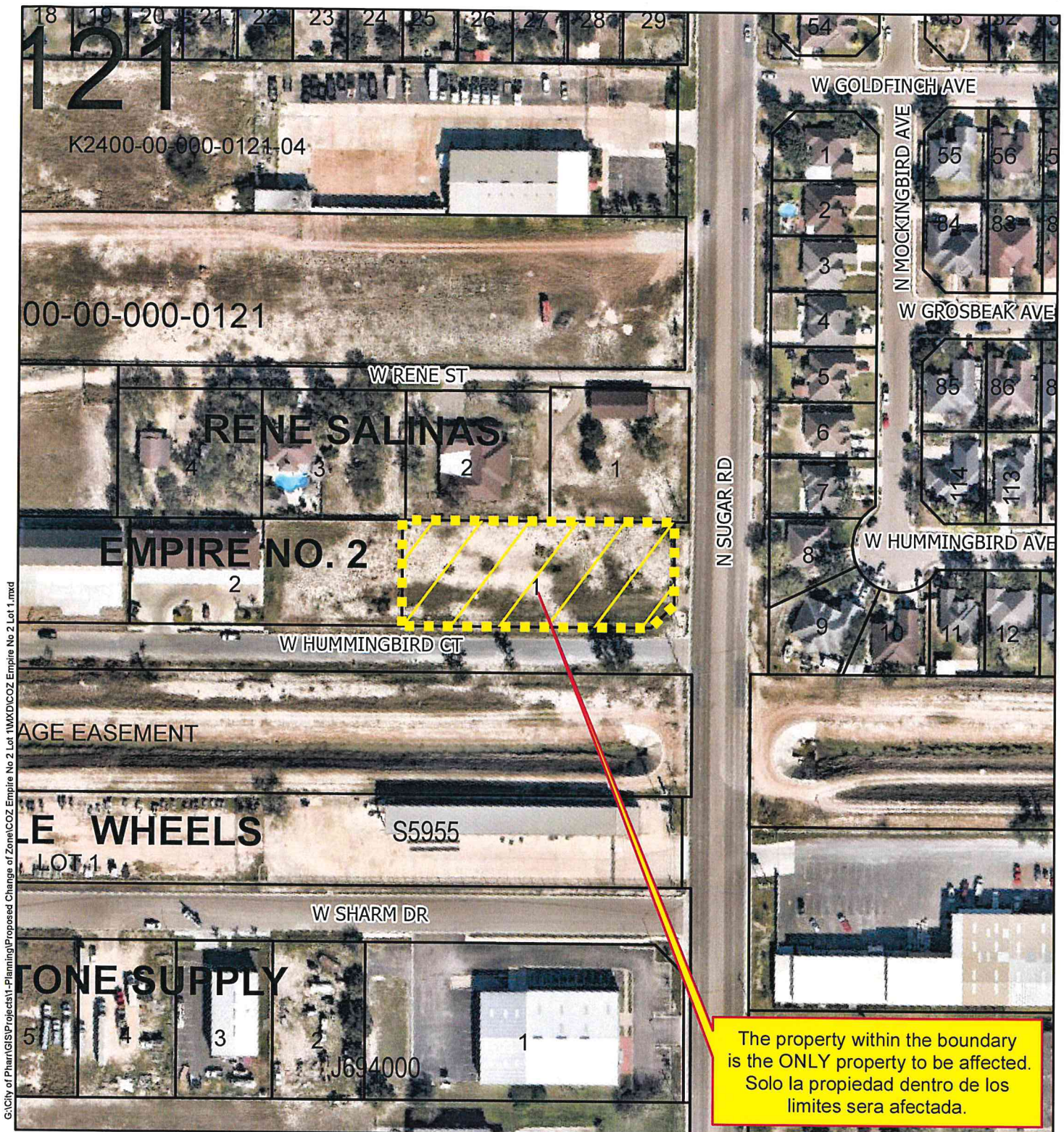
The property meets area requirements, has adequate ingress and egress, would allow for reasonable use of the property, and will promote compatibility with adjacent and nearby uses, and will not result in detrimental impact to the neighborhood character.

Della Robles, Planner I

PREPARED BY

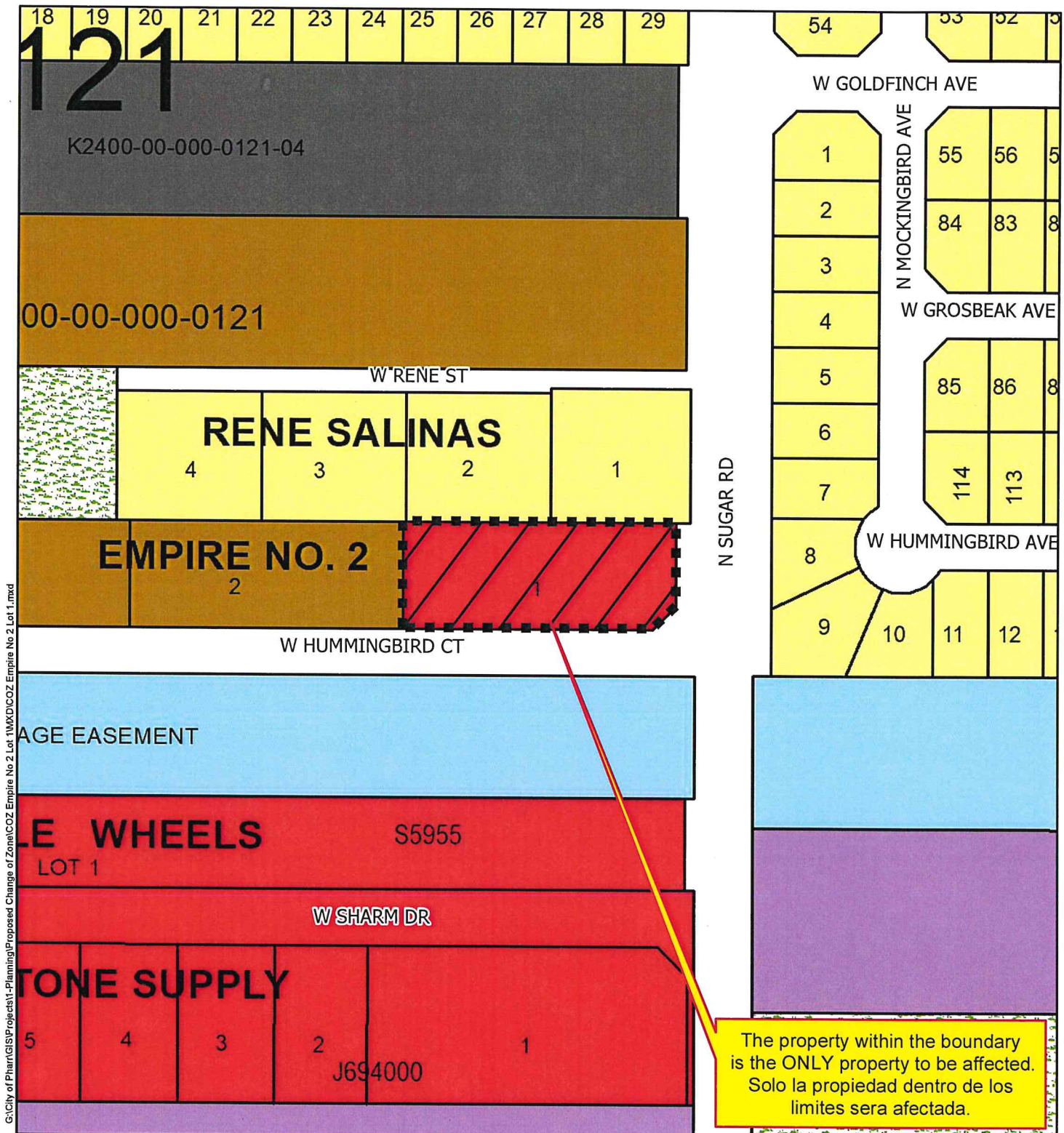
November 16, 2020

DATE



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

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



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

THIS DRAWING AND DETAIL, ON IT, ARE AN INSTRUMENT OF AGREEMENT, IN THE PROPERTY OF PORT OF SEBASTIAN STARCO, LLC AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT OF PORT OF SEBASTIAN STARCO, LLC.

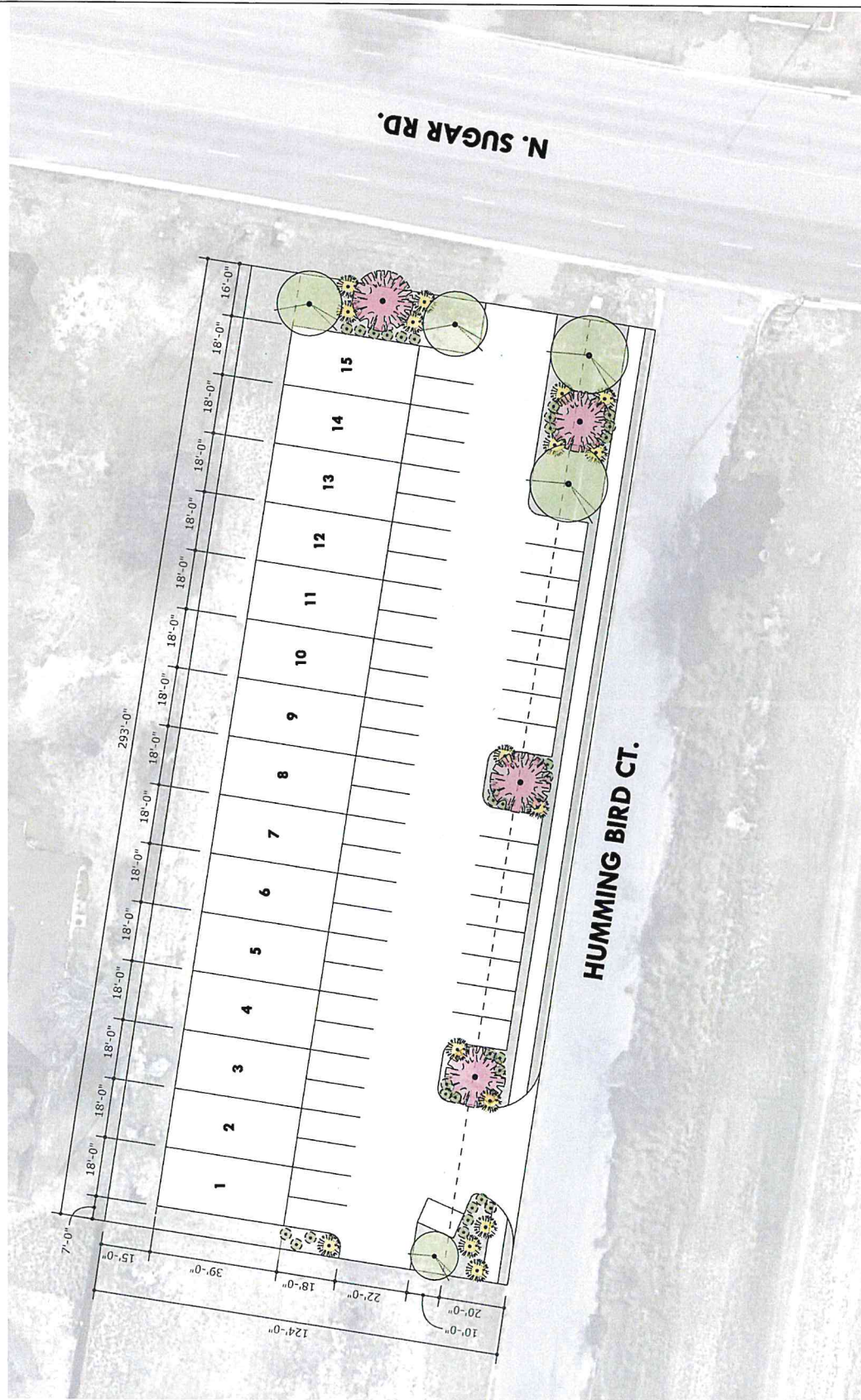
[illegible][illegible]

**HummingBird
Apartments**

1200 Humming Bird Ct.
Pharr, Tx

Proposed Site Plan

DATE	12-21-14
GALE	1/4" x 1-1/2"
PROJECT NUMBER	12_14
ISSUING NO.	000



SECTOR NON-STEADY STATE ANALYTICAL FORM AND NUMERICAL COMPUTATION FROM PARTIAL DIFFERENTIAL EQUATIONS TO RESOLVE THE CHALLENGES OF ACTUAL CRYSTALLINE CRYSTALLOGRAPHY. IN ORDER TO BE CONSIDERED ADEQUATELY IN AN EDUCATIONAL AND RESEARCH ENVIRONMENT, THE ANALYTICAL FORM OF THE



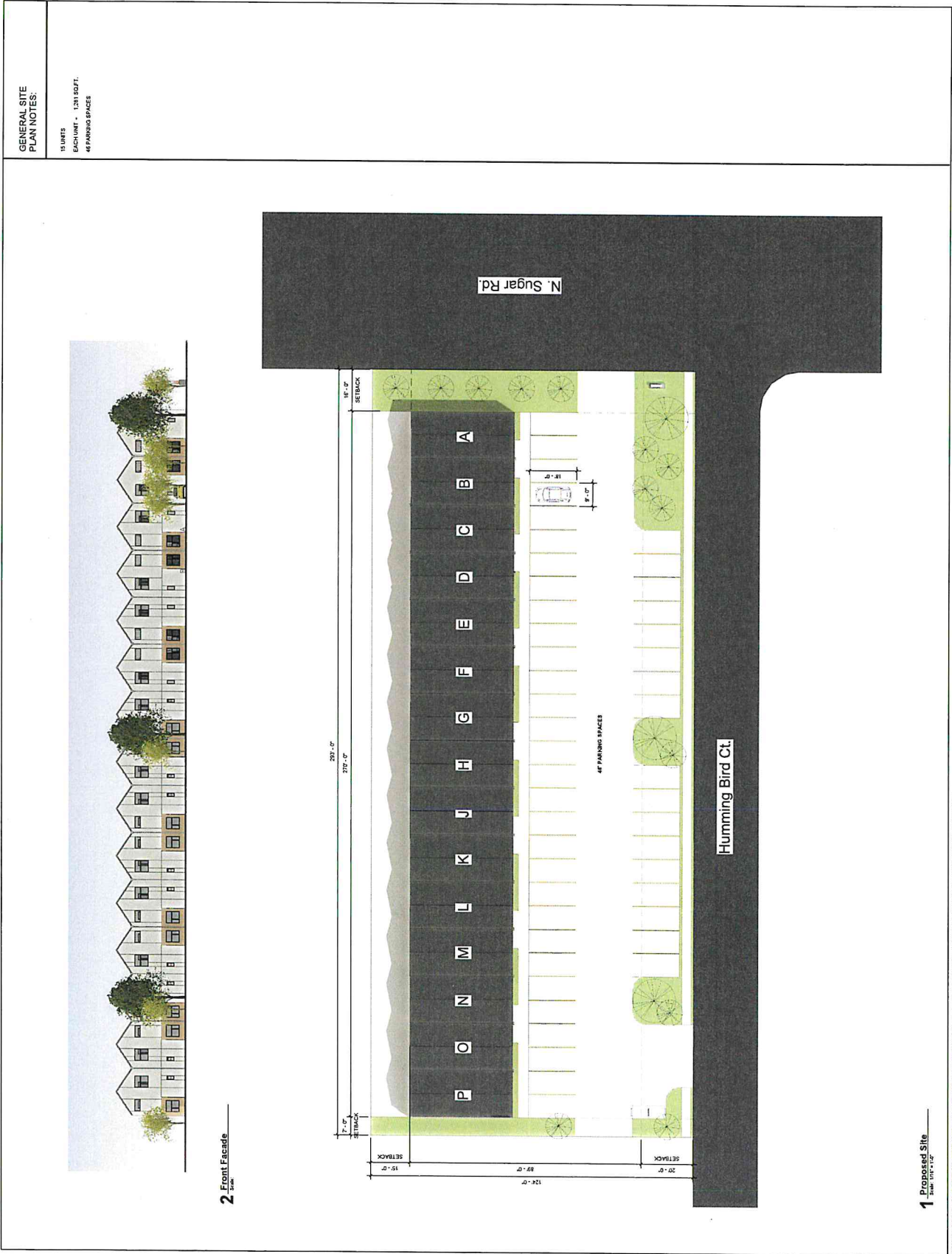
301T

PROGRESS PRINT
NOT FOR CONSTRUCTION

PROJECT: Humming Bird Apartments
 LOCATION: 1200 Humming Bird Ct., Pharr, TX
 DATE: 08/01/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 PROJECT NUMBER: 12_14

PROPOSED SITE

100



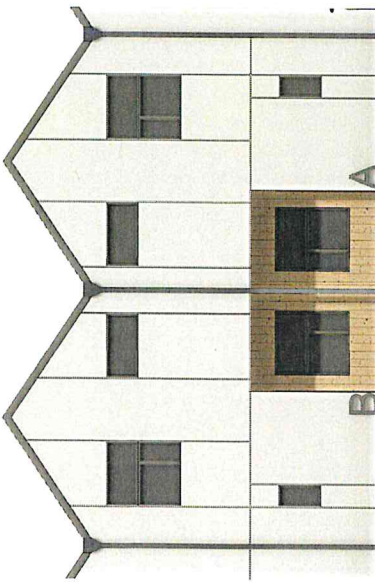
THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT FOR THE PURPOSE OF OBTAINING PERMITS AND FOR THE GUIDANCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR FOR THE RESULTS OF ANY FIELD SURVEYING OR TESTING.

GENERAL PLAN NOTES:

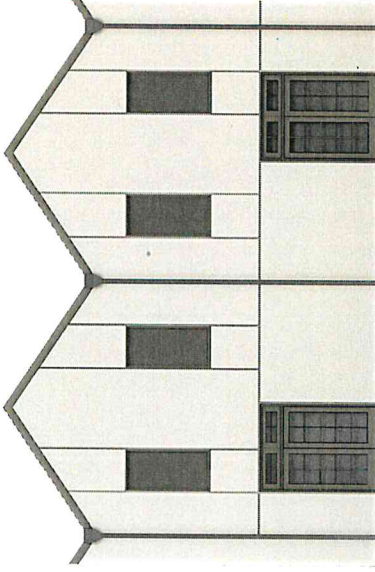
UNIT A
 2 BEDROOM
 24 HR
 2ND FLOOR - 618 SQ. FT.
 TOTAL LIVING - 1,281 SQ. FT.

UNIT B
 2 BEDROOM
 24 HR
 1ST FLOOR - 618 SQ. FT.
 2ND FLOOR - 618 SQ. FT.
 TOTAL LIVING - 1,281 SQ. FT.

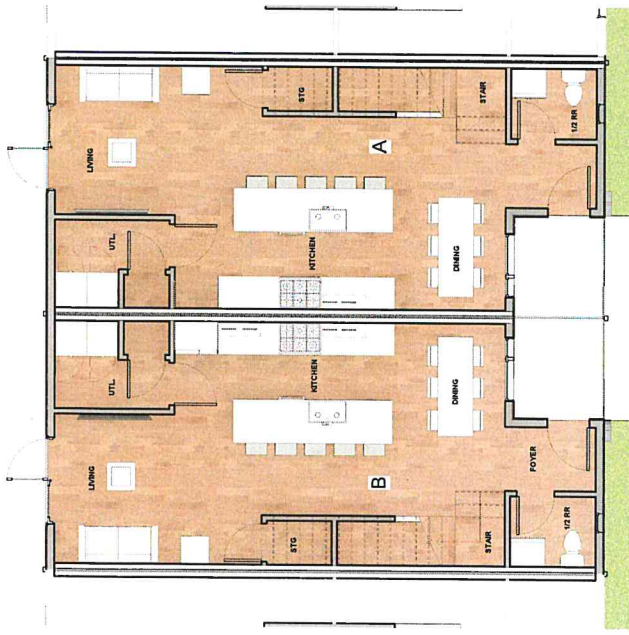
3 Proposed Unit A & B - Front Facade
 Scale: 1/4" = 1'-0"



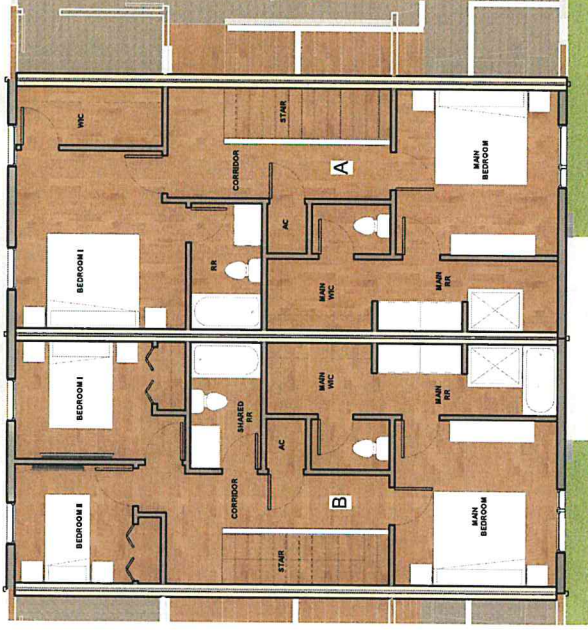
4 Proposed Unit A & B - Back Facade
 Scale: 1/4" = 1'-0"



1 Proposed Unit A & B - First Floor
 Scale: 1/4" = 1'-0"



2 Proposed Unit A & B - Second Floor
 Scale: 1/4" = 1'-0"



ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, NOVEMBER 23, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: HERITAGE MANOR NO. 2 SUBDIVISION FILE NO. SUB#180720
--

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Rosana Riojas, President of Rich Heritage Construction, Inc., is requesting final plat approval of the proposed Heritage Manor No. 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being the East 4.90 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3400 Block of North Sugar Road.

ZONING: The property is currently zoned Residential Multi-family High-Density District (R-MFHD). The adjacent zones are Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the north, Single Family Residential District (R-1) to the east, Agricultural Open Space District (A-O) and Single-Family Residential District (R-1) to the south and Agricultural Open Space District (A-O) 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 final plat approval of the proposed Heritage Manor No. 2 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.

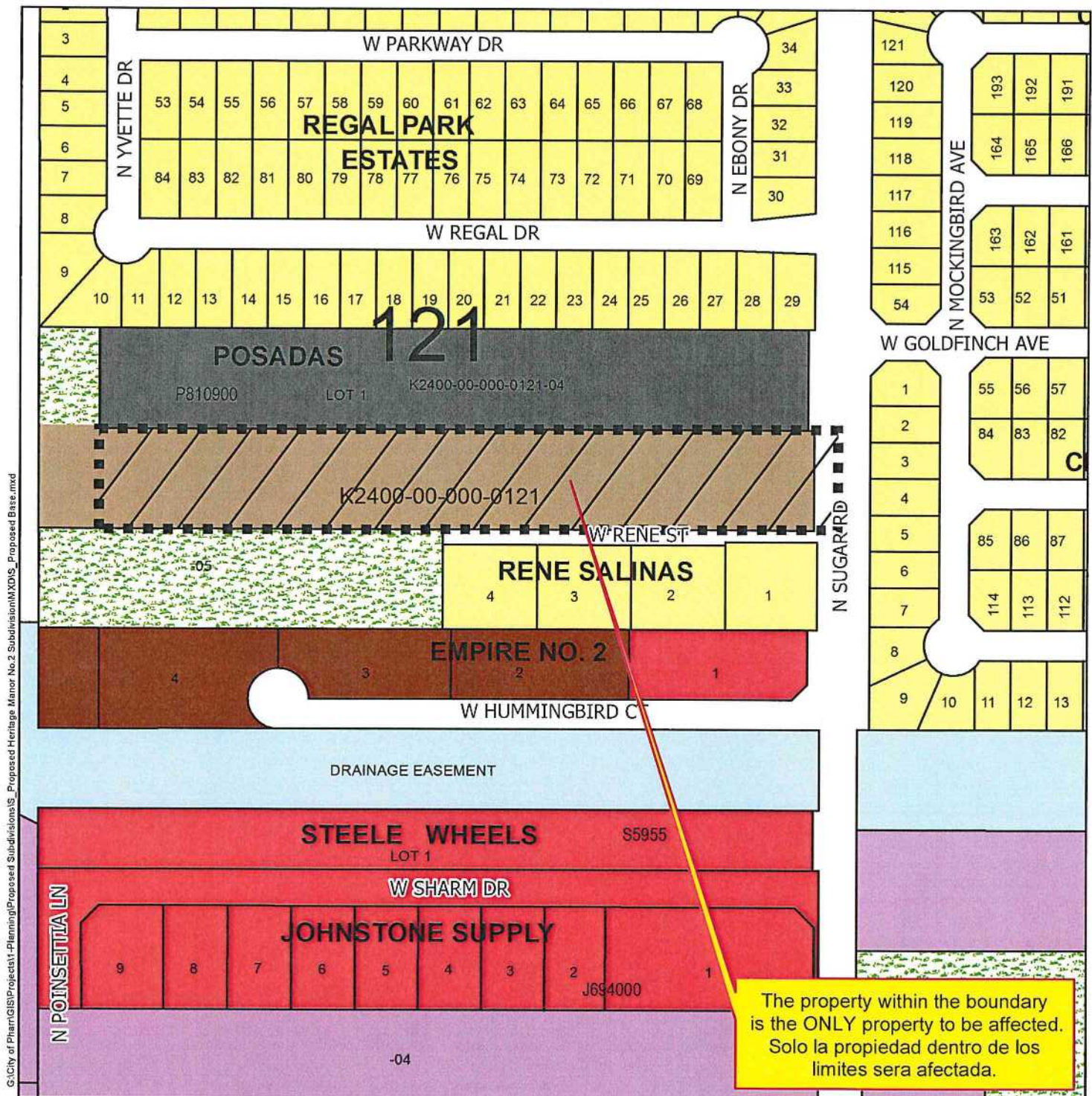
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of **December 07, 2020** at **4:00 p.m.**





Pharr
Engineering



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

0 115 230 460 690 920 Feet



Date: 1/8/2019



MEMORANDUM

DATE: MONDAY, NOVEMBER 23, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT FILE NO. SUP#191167 (L&G INVESTMENTS, LLP)

APPLICANT: L&G Investments, LLP is requesting an extension of their Special Use Permit **SUP#191167**, to continue to allow the outside storage of materials and/or equipment in a General Business District (C).

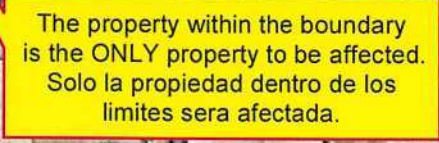
LEGAL DESCRIPTION & LOCATION: The property is legally described as being the rear 1.78 acres, more or less, out of Lot 1, Steele Wheels Subdivision, Pharr, Hidalgo County, Texas and is physically located at 3225 North Sugar Road.

COMMENTS: **FIRE DEPARTMENT:** Pending re-inspection for the Conditional Use Permit.

CODE COMPLIANCE DIVISION: Pending re-inspection for the Conditional Use Permit.

PLANNING DIVISION: Recommends approval of the Conditional Use Permit.

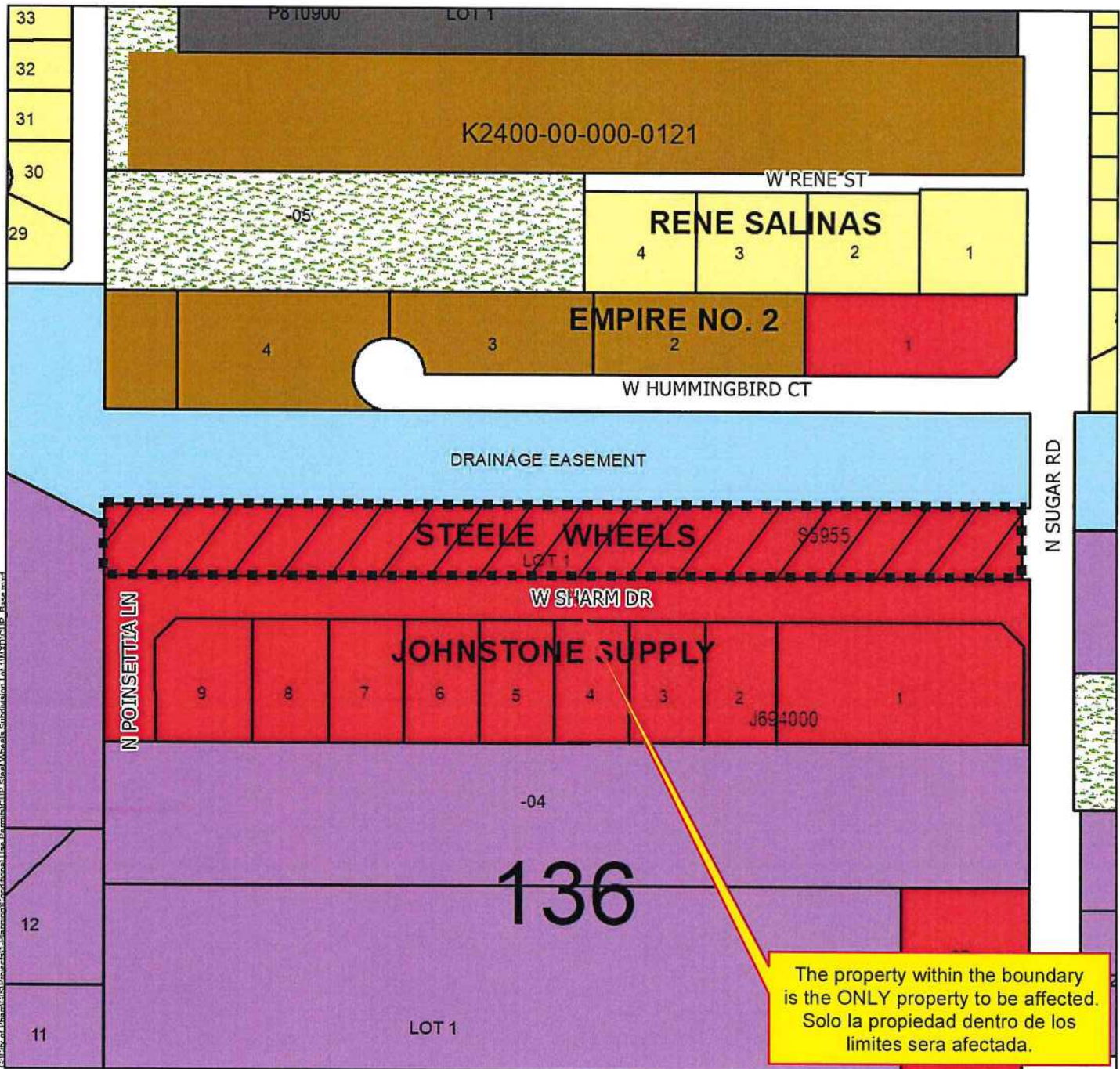
REQUEST: Applicant is asking for an extension of their Special Use Permit to continue to allow the outside storage of materials and/or equipment which is set to expire on December 09, 2020. If approved, this item will be provisional for only six (6) months.



- 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.

0 100 200 400 600 800 Feet



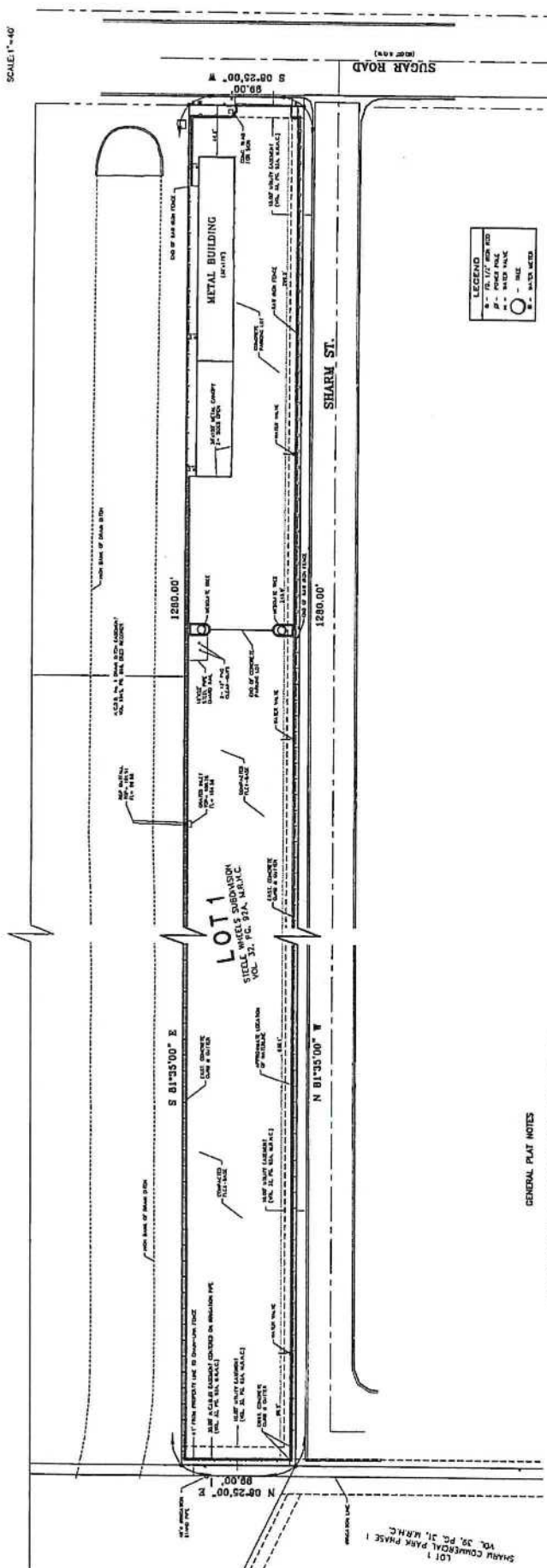


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- 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





THIS IS TO CERTIFY THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/PLAT AND TITLE SURVEYS," EXACTLY ESTABLISHED AND ADOPTED BY THE ALTA AND LSPS IN 2001, AND ACQUIRES ITEMS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11(b), AND 12 OF THE TABLE A, PART 1, OF THE ALTA AND LSPS, WHICH ARE SUBSTANTIAL AND NECESSARY TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND LSPS AND IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE ALTA AND LSPS. THE UNDERSIGNED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF TEXAS, THE RELATIVE POSITION ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED

JOHN L. ROBERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448
EXP. 07-01-87

THE FOLLOWING MATTERS FROM SCHEDULE "B" AFFECT THIS PROPERTY:

[illegible]

GENERAL PLAT NOTES

- [illegible]



**RODRIGUEZ ENGINEERING
CONSULTING ENGINEER - SURVEYOR**
P.O. BOX 1830 • EDINBURG, TEXAS • 78540
PHONE (956) 491-1013 • FIRM No. 101702-00