



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 23, 2017 – 6:00 p.m.

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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

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

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

PRESIDING: Danny Wylie, Chairman

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: January 09, 2017
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

Two handwritten signatures in blue ink are positioned above the printed titles "REVIEWED ASST DIR" and "DIRECTOR". The signature for the Assistant Director is a stylized "B", and the signature for the Director is a stylized "M".

- E. **PUBLIC HEARING:** (Ordinance No. O-2015-28) A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

1. Cadena and Sons, L.L.C. 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 Lot 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1308 Maco Drive. **CUP#161261.**

PLAT APPROVAL:

1. Treviño Engineering, representing Rogelio A. Pruneda, is requesting preliminary plat approval of the proposed Pruneda Subdivision. The property is legally described as being 0.454 acre tract of land forming a part or portion of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of West Dicker Road. **SUB#160618**
2. R.E. Garcia & Associates, representing Keith Massa, Manager, Frito-Lay Inc., is requesting final plat approval of the proposed Frito Lay Pharr Subdivision. The property is legally described as being a tract of land containing 6.63 acres, also being all of Lots 6 through 10, Mid-Cities Business Park Subdivision and a part or portion of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of North Mid Cities Drive. **SUB#160406**

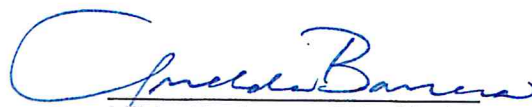
F. **ANNOUNCEMENTS/OTHER BUSINESS:**

G. **ABSENTEE REPORT:**

H. **ADJOURNMENT:**

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 19th day of January 2017, at 12:00 o'clock p.m. and in the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk





PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. January 09, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 09, 2017. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Tom Greuner
Andy Castro
Charlie Ramirez
Rafael Munguia
Luis Madrigal
Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Melanie Cano, Development Services Director
Roland Gomez, Development Services Assistant Director
Heriberto Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Janie Benedict, Administrative Assistant
Alexandra Esparza, Secretary

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

(Charlie Ramirez took his place with the Planning and Zoning Commission at 6:02 p.m.)

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of December 12, 2016.

Porfirio Rodriguez asked if there was a conflict of interest with the Planning and Zoning Chairman and the Assistant City Manager being related. Ms. Melanie Cano, Director of Development Services, advised that when the ordinance was passed there was nothing to indicate the relations of Board members and City members and indicated the Chairman was appointed by the Mayor. No conflict of interest exists.

There being no further discussion, Andy Castro moved the minutes of December 12, 2016, to be accepted as submitted. Porfirio Rodriguez second the motion and when put to a vote, it polled as follows:

D: Wylie: approved as submitted	C. Ramirez: approved as submitted
T. Greuner: approved as submitted	R. Robles: approved as submitted
R. Munguia: approved as submitted	L. Madrigal: approved as submitted
A. Castro: approved as submitted	P. Rodriguez: approved as submitted

The motion carried unanimously to approve the minutes of December 12, 2016, as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed for Public Comments. Alexandra Esparza advised one individual signed up.

An individual approached the podium and introduced himself as Dr. Kenneth C. Fletcher, residing at 504 South Diplomat, addressed agenda items two (2) and three (3) and asked if there was a fee the City requires for a Life-of-the-Use permit on city owned towers and if the property was zoned correctly.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had three public hearing items for recommendation and proceeded to introduce the first item.

DIANA BOJOQUES-ROBLES
Rep. REGENCY HALL

CUP-ABC
CUP#161155

Regency Hall 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 Heavy Commercial District (H-C). The property is legally described as Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. The property is currently zoned Heavy-Commercial District (H-C). The property to the north is zoned Single-Family Residential District for small lots (R-1A), the property to the south is zoned General Business District (C) and Single-Family

Residential District (R-1) and the property to the east and west is zoned Heavy-Commercial District (H-C). The area is generally designated for commercial use in the Land Use Plan. Code Compliance is pending inspection. The Fire Marshal, Police Chief, and Planning Department recommend approval of the Conditional Use Permit. Forty-five (45) 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 is recommending approval of the request of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption Heavy Commercial District (H-C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Ms. Robles advised that this item will go before the City Commission Meeting of January 16, 2017, at 5:00 p.m.

Danny Wylie advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. Alexandra Esparza advised no one had signed up. Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Charlie Ramirez **moved** to approve the request of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Rafael Munguia second the motion and when put to a vote it polled as follows:

D. Wylie: approved	C. Ramirez: approved
T. Greuner: approved	R. Robles: approved
R. Munguia: approved	L. Madrigal: approved
A. Castro: approved	P. Rodriguez: approved

Motion carried unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

RGV TOWERS, LLC

CUP – LIFE-OF-THE-USE TELECOMMUNICATION TOWER: CUP#161257

Della Robles, Planner I, proceeded to introduce the second item as follows:

RGV Towers, LLC has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.22 acre tract of land, more or less, out of Lot 188, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's

physical address is 1000 South Bluebonnet Street. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding property is zoned Single-Family Residential District (R-1) to the north and south, Agricultural and/or Open Space District (A-O) and Office Professional District (O-P) to the west and Medium Density Multi-Family District (R-3) and High Density Multi-Family District (R-4) to the east. This area is generally designated for public/semi-public use in the Future Land Use Plan. Five (5) surrounding property owners were notified 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 is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O) 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. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - 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

Ms. Robles advised that this item will go before the City Commission meeting of January 16, 2017, at 5:00 pm and that the applicant was in attendance for the next two (2) items.

Danny Wylie advised that this item required a Public Hearing and asked if anyone in the audience wishing to address the item, either for or against, to please come forth. Alexandra Esparza advised no one had signed up. Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Danny Wylie asked staff if it was a violation for vehicles to be parked in the area of the tower. Melanie Cano, Director of Development Services, stated that they would look into it but as far as they knew there was no violations towards vehicles being parked on the property and would address the matter with the applicant. Edward Wylie, Assistant City Manager, advised that area was city owned and designated for seized vehicles by the police department. Mr. Edward Wylie added that there was no city code or contract in regards to having vehicles on the property.

There being no further discussion, Luis Madrigal **moved** to approve the request for a Life-of-the Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O). Tom Greuner second the motion and when put to a vote it polled as follows:

D. Wylie: approved	C. Ramirez: approved
T. Greuner: approved	R. Munguia: approved
R. Robles: approved	L. Madrigal: approved
A. Castro: approved	P. Rodriguez: approved

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O).

T-MOBILE WEST, LLC

**CUP – LIFE-OF-THE-USE
CO-LOCATION:
CUP#161258**

Della Robles, Planner I, introduced the final item as follows.

T-Mobile West, LLC has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.22 acre tract of land, more or less, out of Lot 188, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 South Bluebonnet Street. The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding property is zoned Single-Family Residential District (R-1) to the north and south, Agricultural and/or Open Space District (A-O) and Office Professional District (O-P) to the west and Medium Density Multi-Family District (R-3) and High Density Multi-Family District (R-4) to the east. This area is generally designated for public/semi-public use in the Future Land Use Plan. Five (5) surrounding property owners were notified 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 is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in an Agricultural and/or Open Space District (A-O) 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. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - 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.

Danny Wylie stated that this item required a Public Hearing and asked if there was anyone in the audience wishing to address the item, either for or against, to please come forth. Alexandra Esparza advised there was no one, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion Romeo Robles moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in an Agricultural and/or Open Space District (A-O). Charlie Ramirez second the motion and when put to a vote it polled as follows

D. Wylie: approved	C. Ramirez: approved
T. Greuner: approved	R. Munguia: approved
R. Robles: approved	L. Madrigal: approved
A. Castro: approved	P. Rodriguez: approved

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in an Agricultural and/or Open Space District (A-O).

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and stated he had one item for recommendation and proceeded as follows:

**CLH ENGINEERING INC.,
Rep. RICARDO ABREU**

**KISKEYA PARK
SUBDIVISION:
SUB#160924**

CLH Engineering Inc., representing Ricardo Abreu, is requesting preliminary plat approval of the proposed Kiskeya Park Subdivision. The property is legally described as being 3.42 acres out of Lot 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Minnesota Road. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and south and Agricultural and/or Open Space District (A-O) to the east and west. The property is designated for multi-family residential use in the Land Use Plan. Property Proposed Use: Indoor tennis court sport facility. Variances: None Requested. Development Services recommends preliminary plat approval of the proposed Kiskeya Park Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Re-verify R.O.W. from centerline of W. Minnesota Rd.
2. Internal street or drive to be private and be built to city standards.
3. Pave 1/3 street R.O.W.
4. Need street lights details (at building permit stage).
5. R.O.W. for Minnesota Road is 80', 40-feet from the road centerline. 50' provided, verify and clearly identify dimensions.

EASEMENTS:

1. Easements to the city shall be "Exclusive to City of Pharr".
2. Show power line easement "dimension".
3. Show all existing easements.

SIDEWALK: ADA:

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. 1- 1inch water service to be installed.
2. Not a 4-inch waterline along W. Minnesota Rd. correct to an 8-inch waterline.
3. Shall wet tap into the existing 8-inch waterline.
4. Use polyethylene tubing for the water services as the standards call for.
5. Corporation cock and curb stop to be brass.

6. Need three (3) additional valves along the east side of the property on the proposed 8-inch waterline.
7. Provide details of utility conflicts.
8. Follow City of Pharr construction standards manual.

SEWER:

1. 6-inch sewer stub out to property line.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Shall provide an approved drainage report.
2. No detentions within City of Pharr easements.
3. Easement to connect ultimate outfall to inlet south of property.
4. Only one outfall permitted (8-inch max).
5. Need to verify drainage report does not match figures in plat.
6. Drainage plan will be reviewed and approved at building permit stage. Ponds must not be in conflict with utilities and owner must provide letter acknowledging use of parking as detention.

OTHER:

1. Need to submit SWPPP at construction phase.
2. Plat note #11, need to complete drainage directive (figures to match drainage report).
3. Provide a bigger location map and shall be readable.
4. Provide owner's name and address in the signature block.
5. Plat note #11, need full detention wording. (incomplete)
6. Plat note # 5, Need to reference City of Pharr B.M. system #64 Elev. 105.94 Northing:16616255.741 Easting:1085394.263
7. Plat note #3, add "the south side of" before W. Minnesota Rd.
8. On metes & bounds need to verify the second paragraph need to match with plat layout.
9. Verify for true north on plat layout.
10. Be consistent with text height.
11. Show the correct point of commencing location on plat layout.

Danny Wylie advised this item did not require a public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Tom Gruener **moved** to approve the request for preliminary plat approval of the proposed Kiskeya Park Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as follows

D. Wylie: approved	C. Ramirez: approved;
T. Greuner: approved	R. Munguia: approved
R. Robles: approved	L. Madrigal: approved
A. Castro: approved	P. Rodriguez: approved

Motion carried unanimously to approve the request for preliminary plat approval of the proposed Kiskeya Park Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS:

Danny Wylie asked if there was any new business or new items. Melanie Cano advised there was no other business. Danny Wylie proceeded to the next item.

ABSENTEE REPORT: Alexandra Esparza announced the full Commission was present – there was no absentee report.

ADJOURNMENT: There being no further business, Rafael Munguia **moved** that the meeting be adjourned. Romeo Robles second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 6:20 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

Pharr
Development Services

MEETING: P&Z MEETING

[illegible]



MEMORANDUM

DATE: MONDAY, JANUARY 23, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#161261 (TEJAS RESTAURANT AND SPORTS BAR)
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GENERAL INFORMATION:

APPLICANT: Cadena and Sons, L.L.C. 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1308 Maco Drive.

ZONING: The property is currently zoned General Business District (C). The zoning to the north, south and west is General Business District (C) and city limits lie to the east. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **CODE COMPLIANCE:** Pending Inspection.

FIRE MARSHAL: Pending Inspection.

POLICE CHIEF:

Recommends approval of the Conditional Use Permit.
(See attached memo)

PLANNING DEPARTMENT:

Recommends approval of the Conditional Use Permit.
(See attached memo)

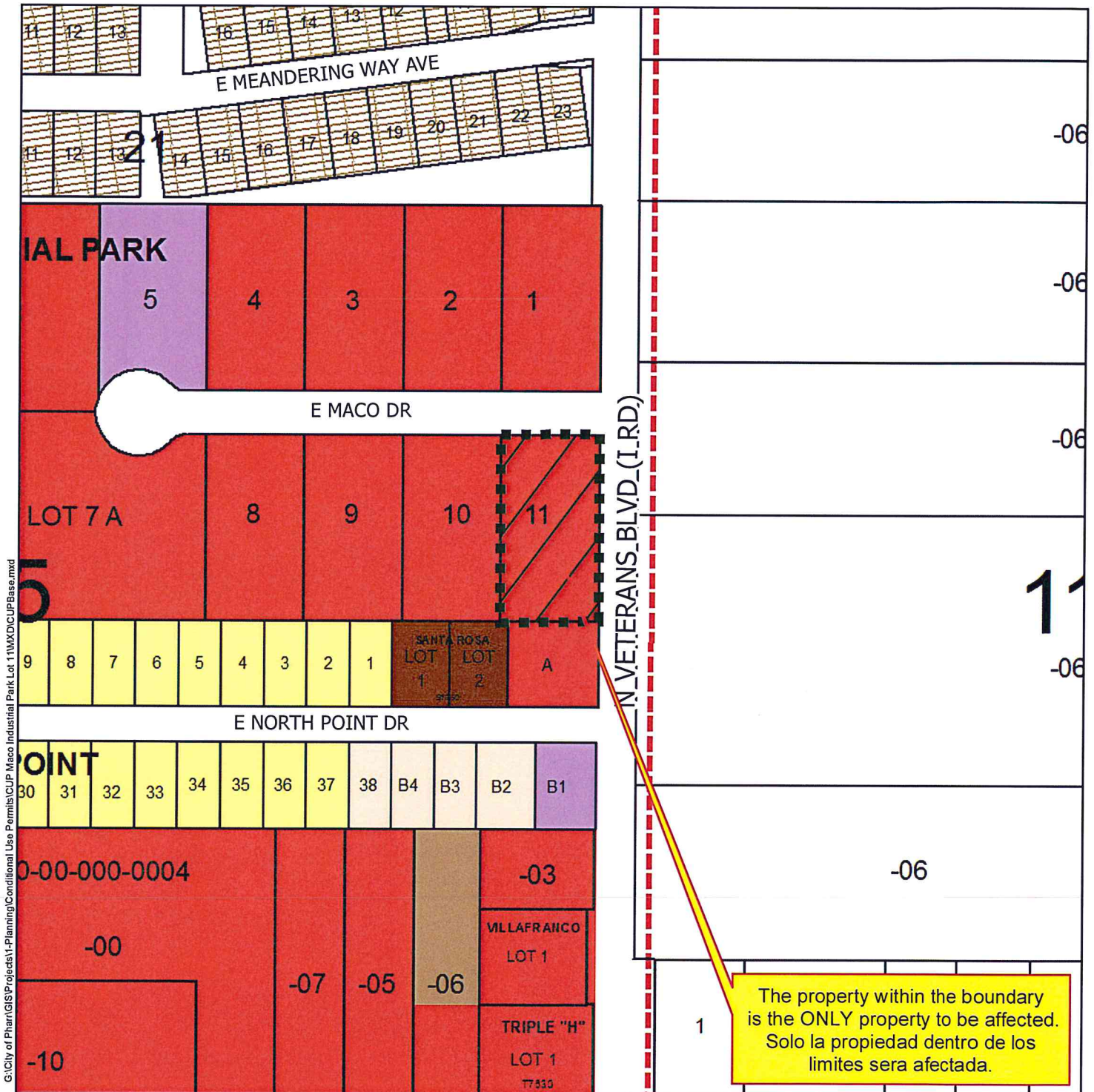
**NOTIFICATION
OF PUBLIC:**

Eighteen (18) 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:**

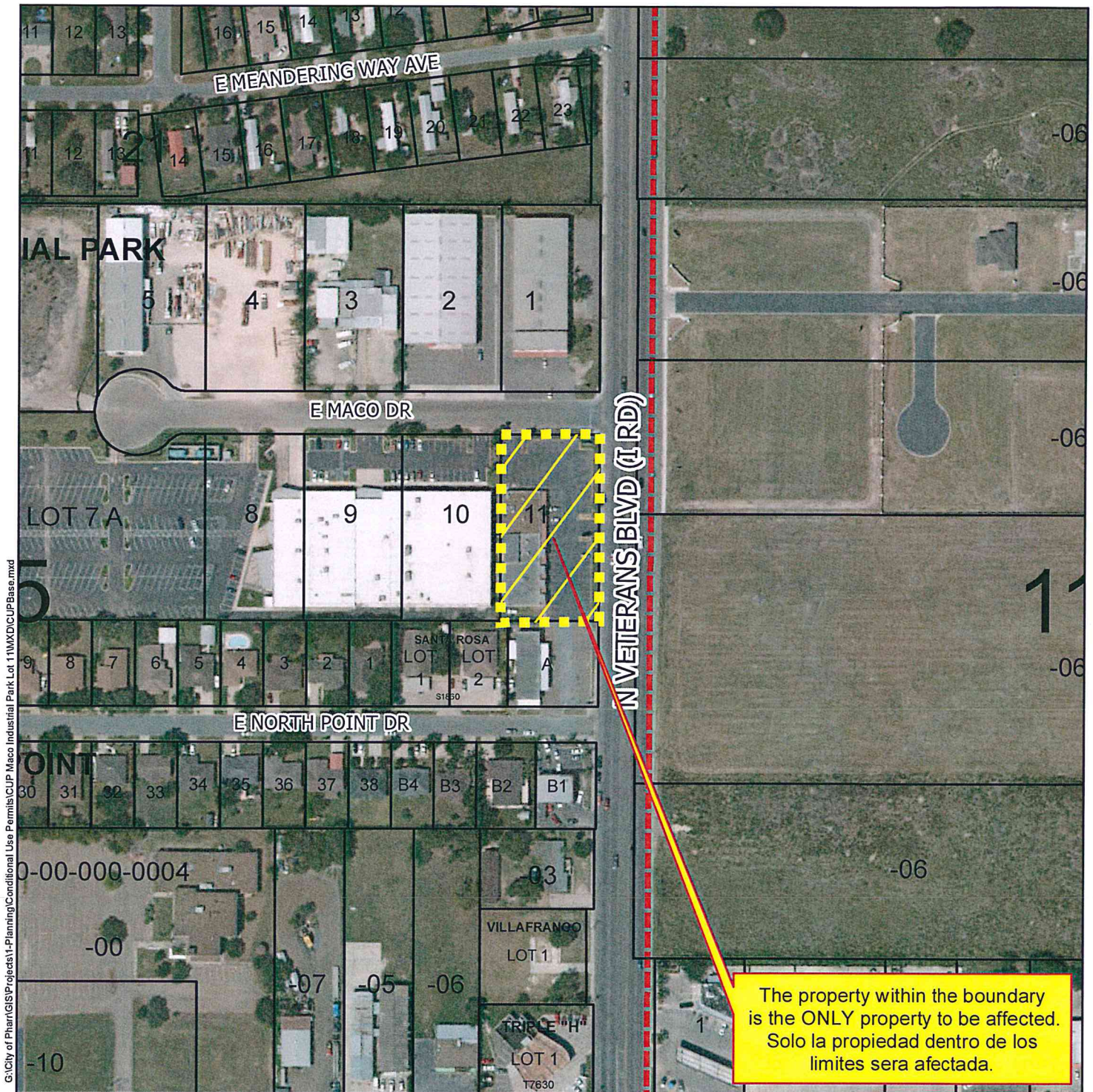
Development Services is recommending approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 06, 2017 at 5:00 pm.**



G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP Maco Industrial Park Lot 11\WXDCUPBase.mxd







Pharr Police Department
1900 S. CAGE • PHARR, TX 78577-6751
PH: (956) 784-7700 • FAX: (956) 781-9163



To: Roland Gomez, Interim Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 01/05/2017
Re: Conditional use Permit Renewal for ABC – File No. CUP#161261 (Tejas Restaurant)

Cadena and Son's L.L.C., / , 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 more fully described as follows:

- **Legal Description:** Lot 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 1308 Maco Dr.
- **Contact Number:** 956-787-1916

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Mr. Gomez, I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify them as employees.
2. The owners, managers and or operators must agree not to use any advertisement on the property that is offensive, distasteful and or creates a visual impairment to traffic.
3. In the event that the manner the applicant conducts its business, endangers the general welfare, health, peace, morals, or safety of the community, the Chief of Police will exercise his authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and or safety of the community.

Asst. Chief of Police

A blue ink signature of Joel Robles, written over a horizontal line.

Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT

JAN 06 2017

BY: A blue ink signature, likely of the recipient, written over a horizontal line.

MEMORANDUM

DATE: MONDAY, JANUARY 23, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#161261 (TEJAS RESTAURANT AND SPORTS BAR)
--

Cadena and Sons, L.L.C. 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 more fully described as follows:

Legal description: Being Lot 11, Maco Industrial Park Subdivision, Pharr, Hidalgo County, Texas.

Physical Address: 1308 Maco Drive.

Development Services is recommending **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) provided the applicant and site being in compliance with all City Ordinances and City Department requirements.

EXIT

N
E
S
W



TEXAS RESTAURANT & SPORTS BAR
1308 MACO DRIVE
PHARR, TEXAS

VETERANS BLVD







MEMORANDUM

DATE: MONDAY, JANUARY 23, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PRUNEDA SUBDIVISION
FILE NO. **SUB#160618**

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Rogelio A. Pruneda, is requesting preliminary plat approval of the proposed Pruneda Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 0.454 acre tract of land forming a part or portion of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of West Dicker Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the south and west, General Business District (C) and Single-Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the north. The property is designated for commercial use in the land use plan.

PROPERTY PROPOSED USE: Mechanic shop.

VARIANCES: None requested.

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

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

1. W. Dicker Road R.O.W. is 120'. Provide a total of 20' of additional R.O.W.
2. Need TxDot driveway permit (copy of approval).
3. Need street light detail plan (at building permit).
4. No street cuts allowed.

EASEMENTS:

1. Shall provide a 15' Exclusive utility easement to the City of Pharr on the north side and east side of property.
2. Show all existing easements adjacent to property.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. 1-1" water service.
2. Eliminate existing water service.
3. Corporation stop and curb cock need to be brass.
4. Provide casing underneath driveway.
5. Concrete collar around the valve 30"x30"x6" with wire mesh.
6. Follow City of Pharr construction standards manual.

SEWER:

1. Provide a 6" sewer stub out not a 10".
2. If sewer service exists already need to either eliminate or upgrade to a 6".
3. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Area of detention is entire lot, please verify.
2. Need TxDot UIR discharge permit.

OTHER:

1. Plat note# 5, remove "or lot line".
2. Verify if stand pipe is active and does it have any easements.
3. Signature block for HCID #2 is repeated, delete one of the copies.
4. Provide erosion and sediment control plan with details.
5. Provide cost estimate for public improvements.
6. Need erosion and sedimentation plan.
7. Add note: Detention areas 3 feet or deeper will require perimeter fence.
8. Project engineer shall apply for a change of zone.



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

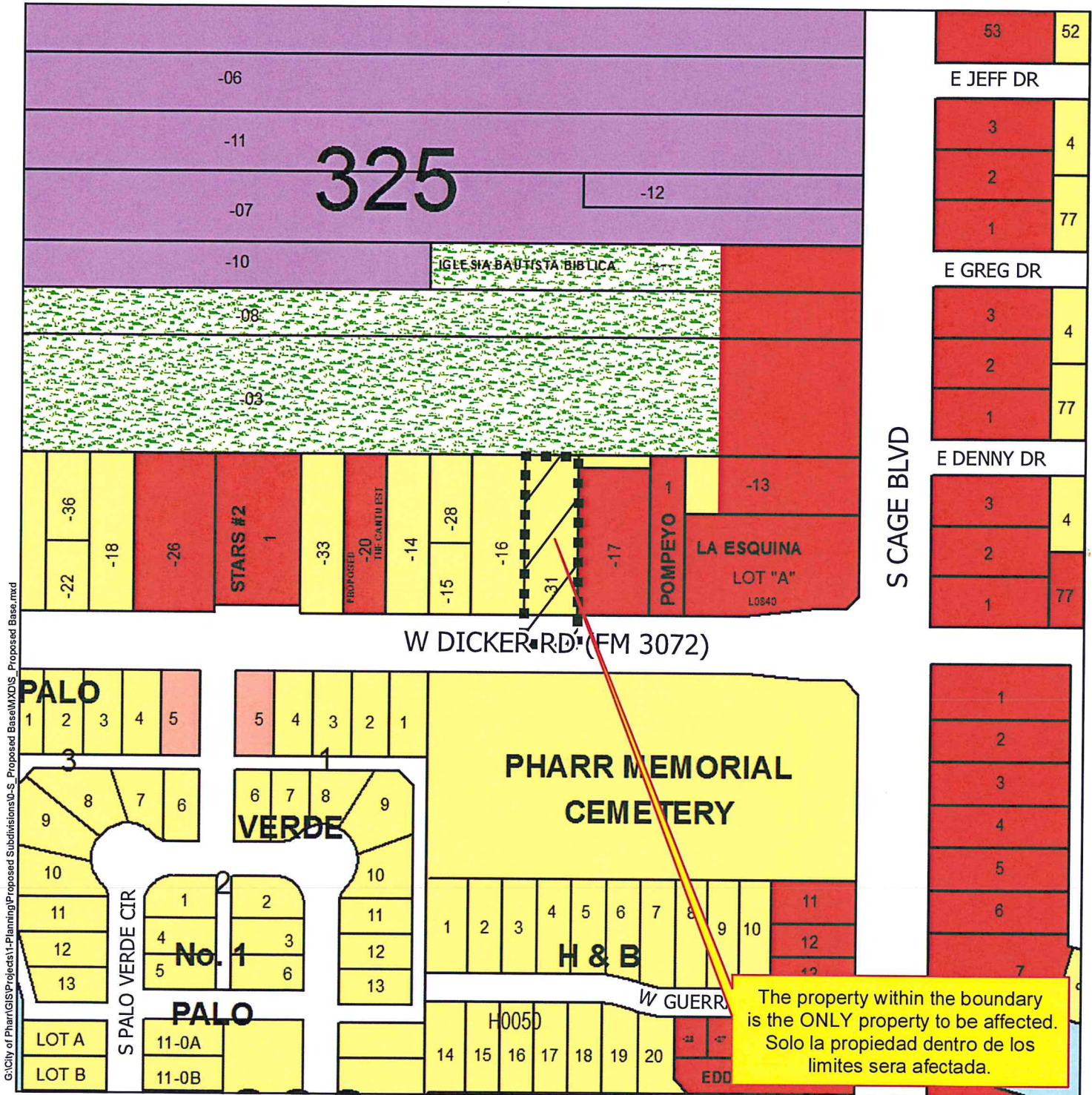


Subdivision: Pruneda Subdivision (Staff Review Re-submittal)
Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: December 13, 2016

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 SHALL BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes shall 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 and 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:

- ☒ No construction beyond slab until fire protection is in place and operational.
- ☒ Proposed waterline shall run through and through property and shall be upgraded to a 12 inch water line not an 8 inch.
- ☒ Fire hydrant shall have a 3 foot clearance radius, and a 15 foot clearance to each side of fire hydrant from trees and high growing decoration plants or shrubs that may cover fire hydrants.



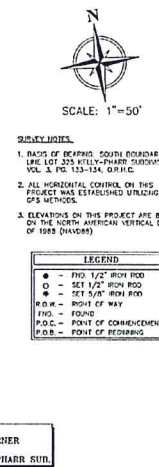
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single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





- Date: 1/17/2017



DATE OF PREPARATION: JULY 2016

 **TREVIÑO ENGINEERING**
FIRM No. F-7906

TEL No. (956) 283-8847 5410 N. Athol St.
FAX No. (956) 787-3855 Pharr, Texas 78577
ident@trevinoengineering.com



MEMORANDUM

DATE: MONDAY, JANUARY 23, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: FRITO LAY PHARR SUBDIVISION
FILE NO. **SUB#160406**

GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates, representing Keith Massa, Manager, Frito-Lay Inc., is requesting final plat approval of the proposed Frito Lay Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 6.63 acres, also being all of Lots 6 through 10, Mid-Cities Business Park Subdivision and a part or portion of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of North Mid Cities Drive.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are General Business District (C) and Heavy Commercial District (H-C) to the north, General Business District (C) to the south, Heavy Commercial District (H-C) to the east and General Business District (C) and Agricultural and/or Open Space District (A-O) to the west. The property is designated for public/semi-public use in the Land Use Plan.

PROPERTY PROPOSED USE: Distribution and storage warehouse.

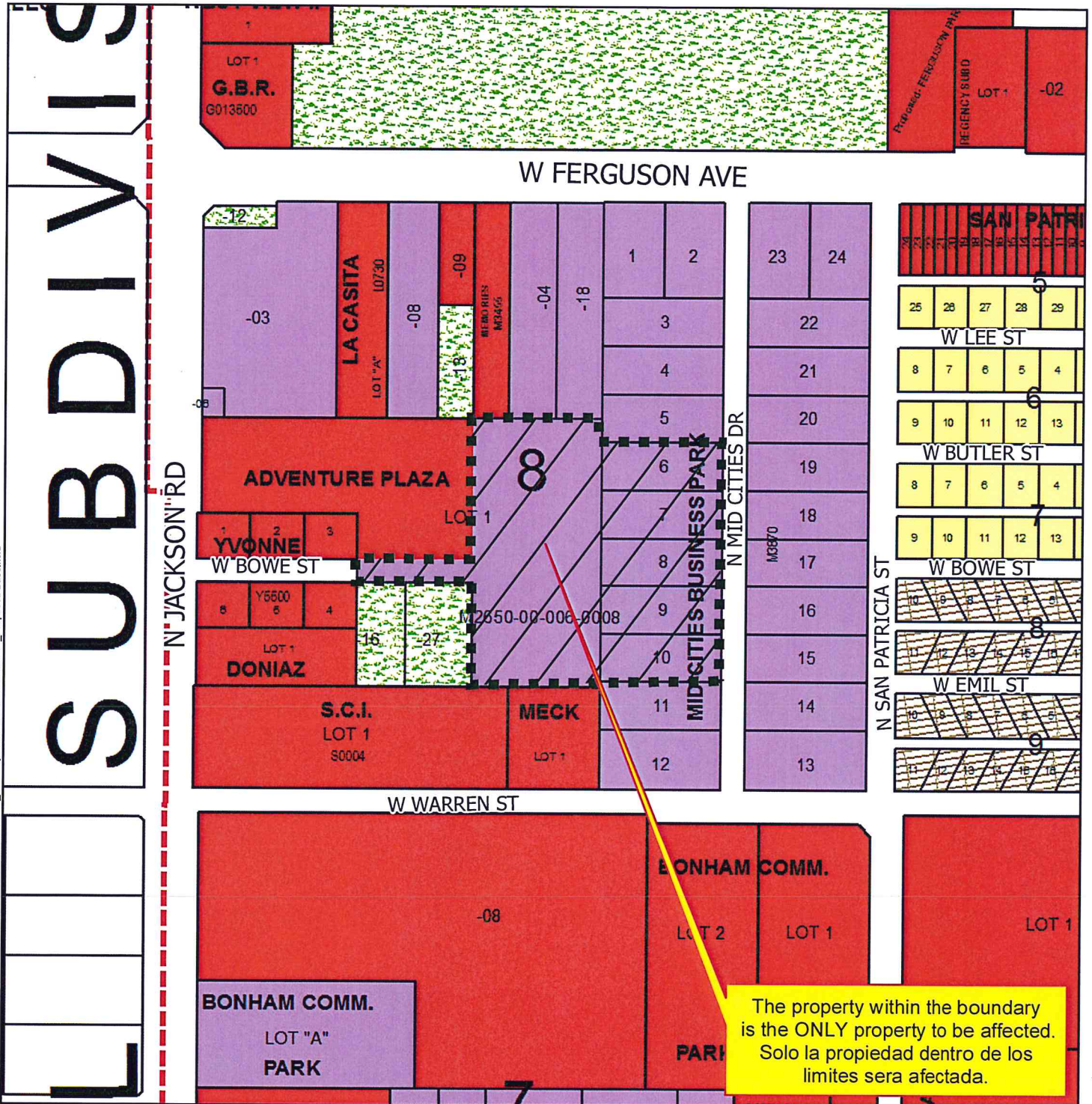
VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Frito Lay Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. No heavy truck traffic through Bowe Street.
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.

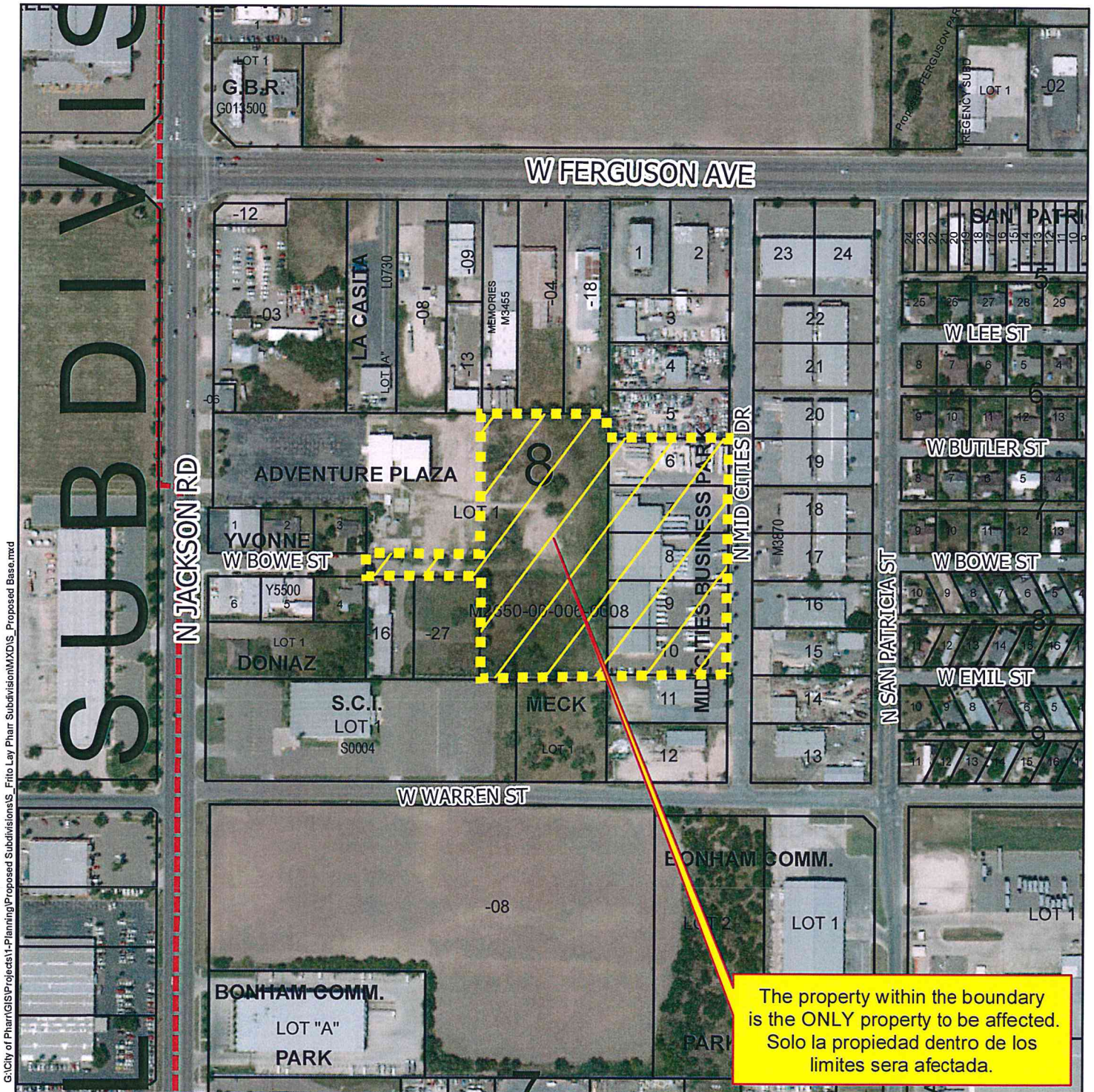
This item will go before City Commission on February 06, 2017 at 5:00 p.m.

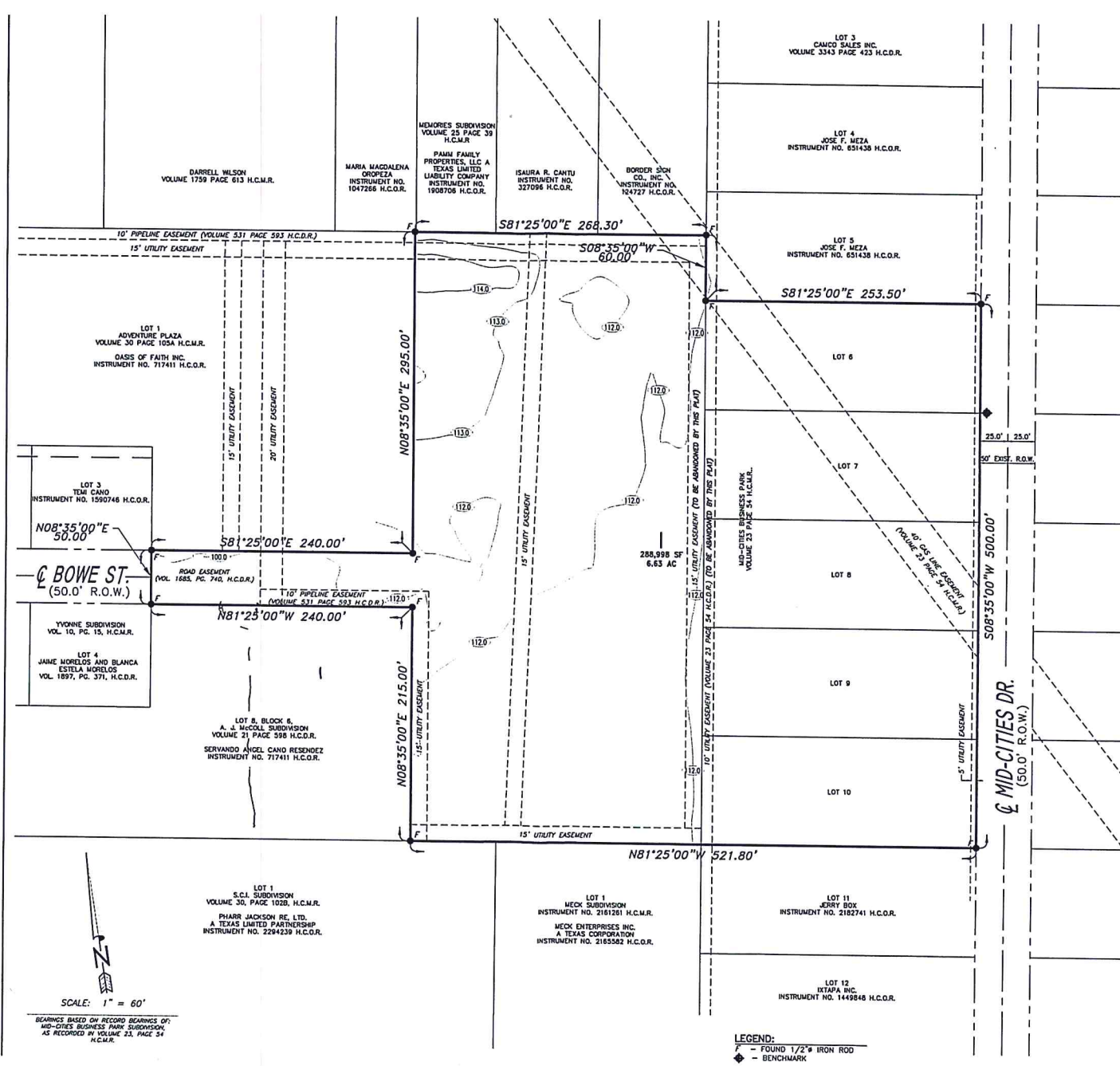
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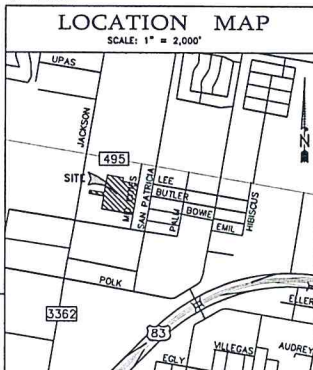
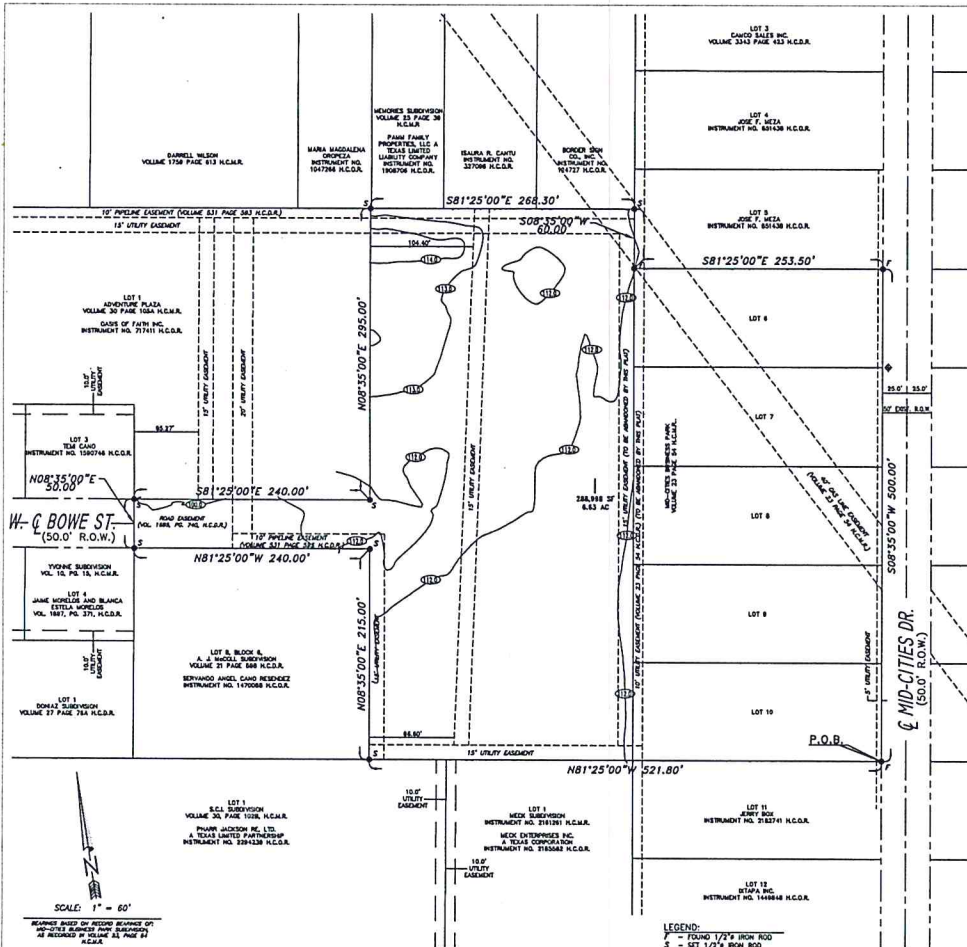


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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single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









LEGEND:
 — FOUND 1/2" IRON ROD
 — BENCHMARK

PRINCIPAL CONTACTS:
 OWNER: FRITO LAY
 ENGINEER: RAUL F. GARCIA
 SURVEYOR: CARLOS VASQUEZ
 ADDRESS: 7701 LEGACY DRIVE, 118 N. 17TH, 517 REYNOLDS AVE.
 CITY, STATE & ZIP: EDINBURG, TX 78539
 PHONE: (956) 381-1081 / (956) 381-1280 / (956) 618-1551 / (956) 618-1547

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 6.63 ACRES, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL OF LOTS 1 THROUGH 10, MID-CITIES SUBDIVISION, MAP REFERENCE: VOLUME 23, PAGE 54, H.C.M.R. AND A PART OR PORTION (3.72 ACRES) OF LOT 1, ADVENTURE PLAZA SUBDIVISION, MAP REFERENCE: VOLUME 30, PAGE 105-A, H.C.M.R., AND SAID 6.63 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING ON AN IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 10, FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING:

THENCE N 81° 25' 00" W ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 253.50 FEET PASS AN IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF SAID LOT 1, AT A EAST LINE OF SAID DAVIS OF FAITH INC. TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THIS TRACT; ALONG THE NORTH LINE OF SAID LOT 1, MECK SUBDIVISION, AT A DISTANCE OF 190.17 FEET TO AN IRON ROD FOUND STAMPED "M" ON THE NORTHWEST CORNER OF SAID LOT 1, MECK SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF LOT 1, S.C.I. SUBDIVISION, MAP REFERENCE: VOLUME 30, PAGE 102-B, H.C.M.R. AND CONTINUING ALONG THE NORTH LINE OF LOT 1, S.C.I. SUBDIVISION A TOTAL DISTANCE OF 521.80 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 35' 00" E, A DISTANCE OF 215.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 81° 25' 00" W, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET ON THE EAST LINE OF YOUNG SUBDIVISION, MAP REFERENCE: VOLUME 10, PAGE 15, H.C.M.R., FOR THE SOUTHERNMOST OUTSIDE CORNER OF THIS TRACT;

THENCE N 08° 35' 00" E, ALONG THE EAST LINE OF SAID YOUNG SUBDIVISION, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET FOR THE NORTHERNMOST OUTSIDE CORNER OF THIS TRACT;

THENCE S 81° 25' 00" E, A DISTANCE OF 240.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 08° 35' 00" E, A DISTANCE OF 295.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET ON THE SOUTH LINE OF A TRACT DEEDED TO MARIA MADALENA DROPEZA, DEED REFERENCE: DOCUMENT NO. 1047266, H.C.D.R., FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 25' 00" E, ALONG THE SOUTH LINE OF SAID DROPEZA TRACT, AT A DISTANCE OF 1.00 FEET PASS THE SOUTH CORNER OF SAID DROPEZA TRACT AND MEMORIES SUBDIVISION, MAP REFERENCE: VOLUME 25, PAGE 39, H.C.M.R., AT A DISTANCE OF 74.12 FEET PASS THE SOUTH CORNER OF SAID MEMORIES SUBDIVISION AND A TRACT DEEDED TO SAUL R. CANTU, OFFICIAL REFERENCE: DOCUMENT NO. 32709, H.C.D.R., CONTINUING ALONG THE SOUTH LINE OF SAID CANTU TRACT, AT A DISTANCE 168.42 FEET PASS THE SOUTH CORNER OF SAID CANTU TRACT AND A TRACT DEEDED TO BORDER SIGN CO., INC., OFFICIAL REFERENCE: DOCUMENT NO. 124727, H.C.D.R., AND CONTINUING ALONG THE SOUTH LINE OF SAID BORDER SIGN TRACT A TOTAL DISTANCE OF 218.30 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO L5" SET ON THE SOUTHEAST CORNER OF SAID BORDER SIGN CO. AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 35' 00" W, ALONG THE WEST LINE OF SAID MID-CITIES BUSINESS PARK, A DISTANCE OF 60.00 FEET TO AN IRON ROD FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 81° 25' 00" E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 253.50 FEET TO AN IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 6 AND THE WEST RIGHT-OF-WAY LINE OF MID-CITIES DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 35' 00" W, ALONG THE EAST LINE OF SAID LOTS 6-10 AND THE WEST RIGHT-OF-WAY LINE OF SAID MID-CITIES DRIVE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.63 ACRES, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

- FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB OF MID-CITIES DRIVE AS MEASURED FROM THE CENTER OF THE LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVERS FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 (0405 C, REVED DATE OCTOBER 18, 1982).
- NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS OR LOT LINES.
- CITY OF PHARR BENCHMARK NO. 28: HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATES SOUTH ZONE, VERTICAL DATUM IS NAVD83, ELEVATION IS 115.13, GRID COORDINATES N: 1255087.20, E: 104147.15.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE TOTAL VOLUME OF 20,010 CFT OR APPROXIMATELY 459 ACRES FEET WILL BE REQUIRED TO BE DETAINED ON SITE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. A SITE DRAINAGE AND DETENTION PLAN WILL BE REQUIRED BY THE CITY OF PHARR AT THE TIME OF BUILDING PERMIT REQUEST. LOT OWNER TO MAINTAIN DETENTION AREAS.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENT OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (PDES).
- ALL WATER AND SANITARY SEWER FEES HAVE BEEN PAID BY THE DEVELOPER.
- ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS SHALL BE MAINTAINED BY THE LOT OWNERS.

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 I, CARLOS VASQUEZ, 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 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 CITY OF PHARR, TEXAS.



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



PLAT OF FRITO LAY PHARR SUBDIVISION

A TRACT OF LAND CONTAINING 6.63 ACRES, SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL OF LOTS 1 THROUGH 10, MID-CITIES SUBDIVISION, MAP REFERENCE: VOLUME 23, PAGE 54, H.C.M.R. AND A PART OR PORTION (3.72 ACRES) OF LOT 1, ADVENTURE PLAZA SUBDIVISION, MAP REFERENCE: VOLUME 30, PAGE 105-A, H.C.M.R.
 DATE: MARCH 10, 2016
 SCALE: 1" = 60'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS

JOB NO.: 2016-016
 DRAWN BY: D.E.S.
 118 N. 17TH AVE.
 EDINBURG, TEXAS 78541 (956) 381-1081
 EMAIL: REGAS@GARCIA.COM



THE STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FRITO LAY SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT IT IS THE SAME FOR THE PURPOSES AND PUBLIC POLICIES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

REMY HANCOCK, WITNESS THIS DAY, 2016, AT
 7701 LEGACY DRIVE
 PLANO, TX 75024-4089

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED REEM HANCOCK, HE TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT IT IS THE SAME FOR THE PURPOSES AND PUBLIC POLICIES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

BY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLANS FOR THIS SUBDIVISION CONFORM WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE (H-211) (2). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____
 PAUL E. SEZN, P.E., R.P.L.S.

STATE OF TEXAS
 COUNTY OF HIDALGO
 THIS PLAT APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 2, THIS _____ DAY OF _____, 2016. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY DRAINAGE DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST: _____ SECRETARY

THE STATE OF TEXAS
 COUNTY OF HIDALGO

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

APPROVED THIS _____ DAY OF _____, 2016.

DEVELOPER, PLANNING & ZONING COMMISSION

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

ANDROSIO HERNANDEZ
 MAYOR, CITY OF PHARR

CITY CLERK



ON: _____ AT: _____ AM/PM
 INSTRUMENT NUMBER: _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY