



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 25, 2017 – 6:00 PM

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:

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

A) Minutes of September 11, 2017

Two handwritten signatures in blue ink are written over the signature lines. The first signature is on the left, over the "REVIEWED ASST DIR" line, and the second is on the right, over the "DIRECTOR" line.

4. 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 (5) 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.

5. 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.

A) Topgolf USA Pharr, LLC has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 a 1.27 acre tract of land, more or less out of Lot 3, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas.The subject property is located within the 1900 Block of West Interstate Highway 2.

B) Rio Grande Valley College has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Limited Industrial District (L-I).The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.The property is located within the 5400 Block of North IH 69C.

PLATS:

1. R.E. Garcia & Associates, representing Saul Ayala, owner, is requesting preliminary plat approval of the proposed Palmview South Subdivision. The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.The property is located within the 1500 Block of West Dicker Road.

2. Quintanilla Headley & Associates Inc., representing Esponjas Development, LTD., Cruz Cantu III, President, is requesting preliminary and final plat approval of the proposed Amended Tropic Star Estates Subdivision. The property is legally described as being a 1.748 acre tract of land out of the South 574.00 feet of Lot 1, Tropic Star Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Tropic Star Road.

3. Melden & Hunt, Inc., representing Victor Perez, Executive Director for Pharr Economic Development Corp. II, is requesting final plat approval of the proposed TopGolf Pharr Subdivision. The property is legally described as being 15.420 acres out of Lots 2 and 3, Pharr Citrus Orchard Co., all of Lots 2-6 McAllen-Pharr Storage Rentals Subdivision, all of Lot 1, Pharr Nursing Home Subdivision, all of Lots 4-5, Pharr Commercial Park Subdivision Phase II, and all of Lot 3A, Re-plat of Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of West Interstate 2.

6. ANNOUNCEMENTS/OTHER BUSINESS:

7. ABSENTEE REPORT:

8. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 22nd day of September, 2017, at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. September 11, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 11, 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
Luis Madrigal
Porfirio Rodriguez

ABSENT: Ray Sanchez
Rafael Munguia
Charlie Ramirez

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Deputy City Manager
Melanie Cano, Director of Development Services
Roland Gomez, Assistant Director of Development Services
Heriberto Martinez, Planner II
Janie Benedict, Administrative Assistant
Rita Galvan, Secretary
Felipe Pedraza, Assistant Fire Marshal
John Rigney, City Attorney

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.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of August 28, 2017.

Luis Madrigal moved to approve the minutes of August 28, 2017 as submitted. Tom Gruener second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve	C. Ramirez: Absent
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Absent	L. Madrigal: Approve
R. Sanchez: Absent	P. Rodriguez: Approve

The motion carried unanimously to approve the minutes of August 28, 2017 as submitted.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Janie Benedict stated K.C. Fletcher had signed up to speak.

Danny Wylie called forth the individual to approach the podium. A gentleman approached the podium and introduced himself as Kenneth C. Fletcher who still resides at 504 S. Diplomat and stated:

- The Residents of Skyview Village have renamed our neighborhood to the Semi Colonia de Costco because of all the trailers that are coming in and out of Costco causing noise.
- The Residents of Skyview Village need a buffer that is required according to Sec 134.31 that is 14 feet tall to serve as a barrier for the noise, light, and vibration caused by the semis delivering products to Costco.
- Check transcript from last meeting that refers to trees in the right of way on the base map of the County of Hidalgo, page 125, item 39.
- Although I appreciate everyone's concern these trees are already cut down. They are lying in the ditch and we have been calling the city to clean up the ditch and grass because it has caught on fire but it still hasn't been cleaned.
- Two City of Pharr Public Works machines are in the area where the trees were located so I'm assuming the City cut them down.
- City Ordinance states there is a fine of \$500 for cutting them down and leaving them there so the city is working for free or a sub-contractor should be fined. With the trees being cut there is no opportunity for nature walk for citizens of the city to use.
- Thanked the Planning and Zoning Commission for allowing him to speak.

There being no one else who signed up, Danny Wylie closed the Public Comments and proceeded with the next item.

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised two (2) plats to be presented to the commission and proceeded to introduce the first item as follows:

B.I.G. ENGINEERING
Rep. E. DOUGLAS GRINDSTAFF

THE CASCADES SUBDIVISION PHASE I
SUB#160410

B.I.G. Engineering, representing E. Douglas Grindstaff, owner, is requesting final plat approval of the proposed The Cascades Subdivision Phase I. The property is legally described as being a 7.06 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. The property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Agricultural and/or Open Space District (A-O) to the west and south, Townhouse

Residential District (R-TH) to the north and Single-Family Residential District (R-1) to the east. The property is designated for multi-family residential and commercial use in the Land Use Plan. The property proposed use is for Townhouses. No variances are being requested. Development Services recommends final plat approval of the proposed The Cascades Subdivision Phase I 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 September 18, 2017 at 4:00 p.m.

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

There being no discussion, Luis Madrigal moved to approve the request for final plat approval of the proposed The Cascades Subdivision Phase I. Romeo Robles second the motion and when put to a vote it polled as follows:

D. Wylie: Approve	C. Ramirez: Absent
T. Greuner: Approve	R. Robles: Approve
R. Munguia: Absent	L. Madrigal: Approve
R. Sanchez: Absent	P. Rodriguez: Approve

Motion carried by unanimous vote to approve the request for final plat approval of the proposed The Cascades Subdivision Phase I.

HALFF ASSOCIATES, INC.
Rep. PHIL DYER , PRESIDENT

CAPOTE INTERNATIONAL
BUSINESS PARK PH IV LOT 1
SUBDIVISION SUB#160719

Heriberto Martinez, Planner II, introduced the second plat as follows:

HALFF Associates, Inc., representing Capote Farms, LTD., Phil Dyer, President, is requesting final plat approval of the proposed Capote International Business Park Phase IV Lot 1 Subdivision. The property is legally described as being 9.1097 acres out of Lot 396 and Porciones 66, 67, 69, and 70 of Kelly-Pharr, Hidalgo County, Texas. The property is located within the 500 and 600 Block of East Military Highway. The property is currently zones Limited Industrial District (L-I). The adjacent zones are Agricultural and or Open Space District (A-O) to the north, Limited Industrial District (L-I) to the east, west, and south. The property is designated for industrial use in the Land Use Plan. Property proposed use is for Warehouses. No variances are being requested. Development Services recommends final plat approval of the proposed Capote International Business Park Phase IV Lot 1 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: 2. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting of September 18, 2017 at 4:00 p.m.

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

There being no discussion, Tom Greuner **moved** to approve the final plat of the proposed Capote International Business Park Phase IV Lot 1 Subdivision. Luis Madrigal second the motion and when put to a vote it polled as followed:

D. Wylie: Approve
T. Greuner: Approve
R. Munguia: Absent
R. Sanchez: Absent

C. Ramirez: Absent
R. Robles: Approve
L. Madrigal: Approve
P. Rodriguez: Approve

Motion carried unanimously to approve the final plat of the proposed Capote International Business Park Phase IV Lot 1 Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS: Melanie Cano, Director of Development Services introduced Rita Galvan as the new Secretary for Planning and Zoning.

ABSENTEE REPORT: Janie Benedict announced that Rafael Munguia, Ray Sanchez, and Charlie Ramirez were the absent members. Romeo Robles **moved** the absent members be excused. Porfirio Rodriguez second the motion and when put to a vote it polled as follows:

D. Wylie: Excuse	C. Ramirez: Absent
T. Greuner: Excuse	R. Robles: Excuse
R. Munguia: Absent	L. Madrigal: Excuse
R. Sanchez: Absent	P. Rodriguez: Excuse

Motion carried by unanimous vote to excuse the absent members.

ADJOURNMENT: There being no further business by unanimous consent Planning and Zoning meeting adjourned at 6:12 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

Pharr
Development Services

MEETING: P&Z MEETING

[illegible]

CC _____ CITY OF PHARR REGISTRATION FORM

PUBLIC COMMENTS

CITY OF PHARR
ADMINISTRATION
e: PHARRAY@AS

Notice: Members may speak on any subject that pertains to the governmental interest other than topics prohibited by law or local ordinance. A time limit of three (3) minutes per speaker is allowed. No action or discussion may take place with any member of the governing body or personnel on any matter until such matter has been placed on a legal notice allowing such discussion. It is possible that your comments may not be heard on the day you submit this form due to time and registration allowances. Should this occur, you may attempt to register to speak at any subsequent meeting. All speakers will be heard in the order of registration.

BOARD/COMMITTEE: PAID 2 MEETING DATE: 9/11/2017

ACKNOWLEDGMENT

By signing below, I hereby acknowledge that I have been provided a copy of Ordinance O-2015-28 that governs this matter, or was given the opportunity to review the ordinance, that contains the rules and procedures applicable to city meetings. I further acknowledge that I agree to comply with the provisions contained in the ordinance including but not limited to time limits, and I do not need further warning from the presiding officer or other officials. Any violation on my part shall subject me to any and all applicable punishment as contained therein, including but not limited to, removal from the premises.

9/11/2017
DATE

SIGNATURE

Please fill out this form, and file with the City Clerk prior to the scheduled meeting. Once the meeting has started, the City Clerk will no longer accept registrations.

MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: PLANNING STAFF

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC –
FILE NO. CUP#170846 (TOPGOLF USA PHARR, LLC)

GENERAL INFORMATION:

APPLICANT: Topgolf USA Pharr, LLC has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours 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 a 1.27 acre tract of land, more or less out of Lot 3, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The subject property is located within the 1900 Block of West Interstate Highway 2.

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

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit. (See attached memo)

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

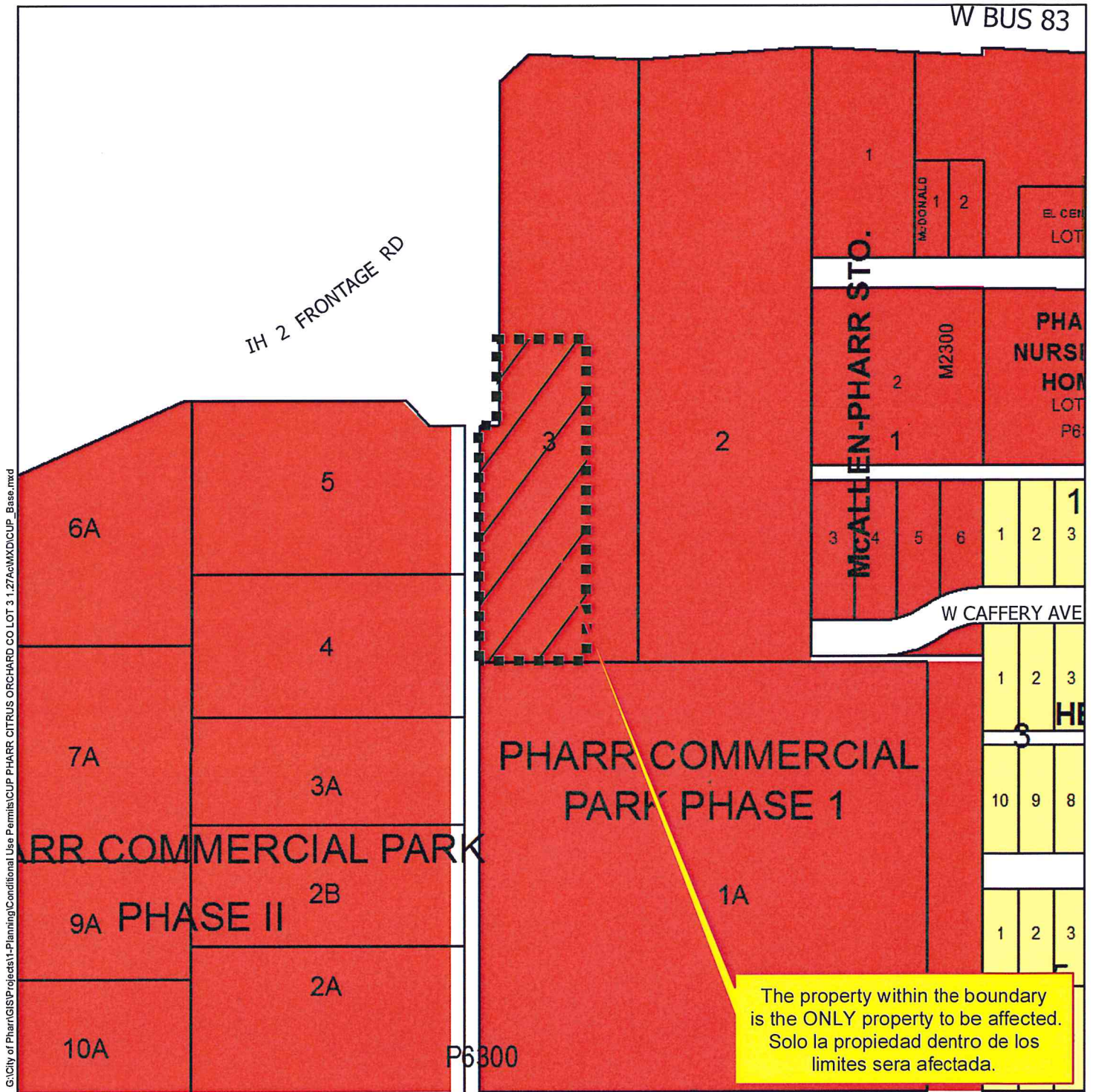
**NOTIFICATION
OF PUBLIC:**

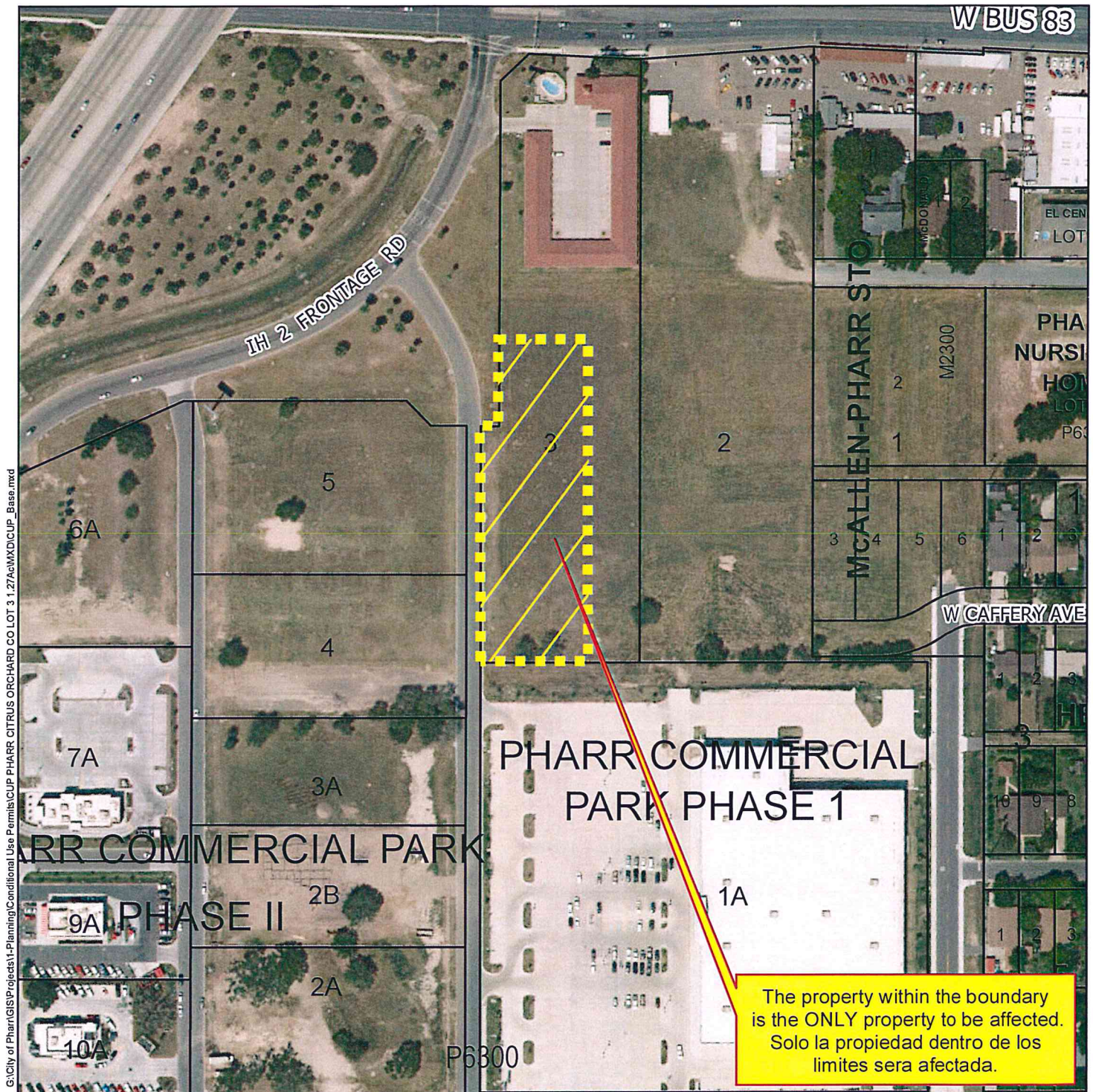
Five (5) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending **approval** of the request for a Conditional Use Permit and Late Hour 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 **October 02, 2017** at **4:00 p.m.**







Pharr Police Department

1900 S. CAGE • PHARR, TX 78577-6751
PH: (956) 402-4700 • FAX: (956) 781-9163



To: Melanie Cano, Director City Planning
From: Joel Robles, Asst. Chief of Police
Date: 09/07/2017
Re: Conditional use Permit for ABC – File No. CUP#170846 (TopGolf USA Pharr LLC)

Eldridge Allen Burns Jr., [redacted] and William Barry Davenport [redacted] TopGolf USA Pharr LLC, have filed with the Planning and Zoning Commission requesting 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 a 1.27acre tract of land, more or less, out of Lot 3, Pharr Citrus Orchard Co. Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** Within the 1900 Block of W. IH2
- **Contact Number:** 214-501-5052

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

REPLY

Ms. Cano, 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.

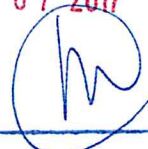
1. All state and local ordinances that currently exist or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as, name tags and or uniforms that clearly identify 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

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

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

SEP 07 2017

BY: 

UTILITY LAYOUT

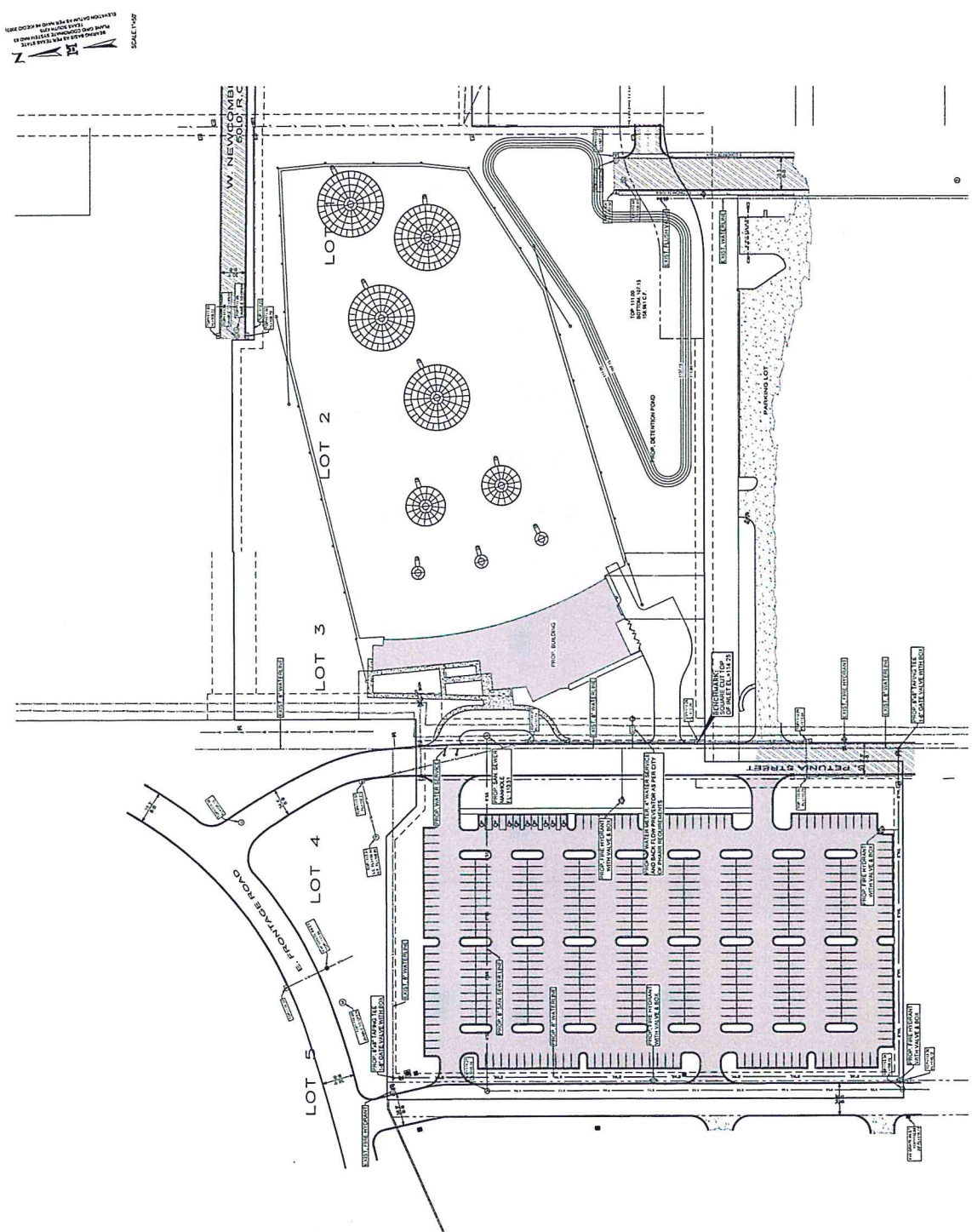
TOPGOLF SUBDIVISION
 CITY OF PHARR,
 HIDALGO COUNTY, TEXAS



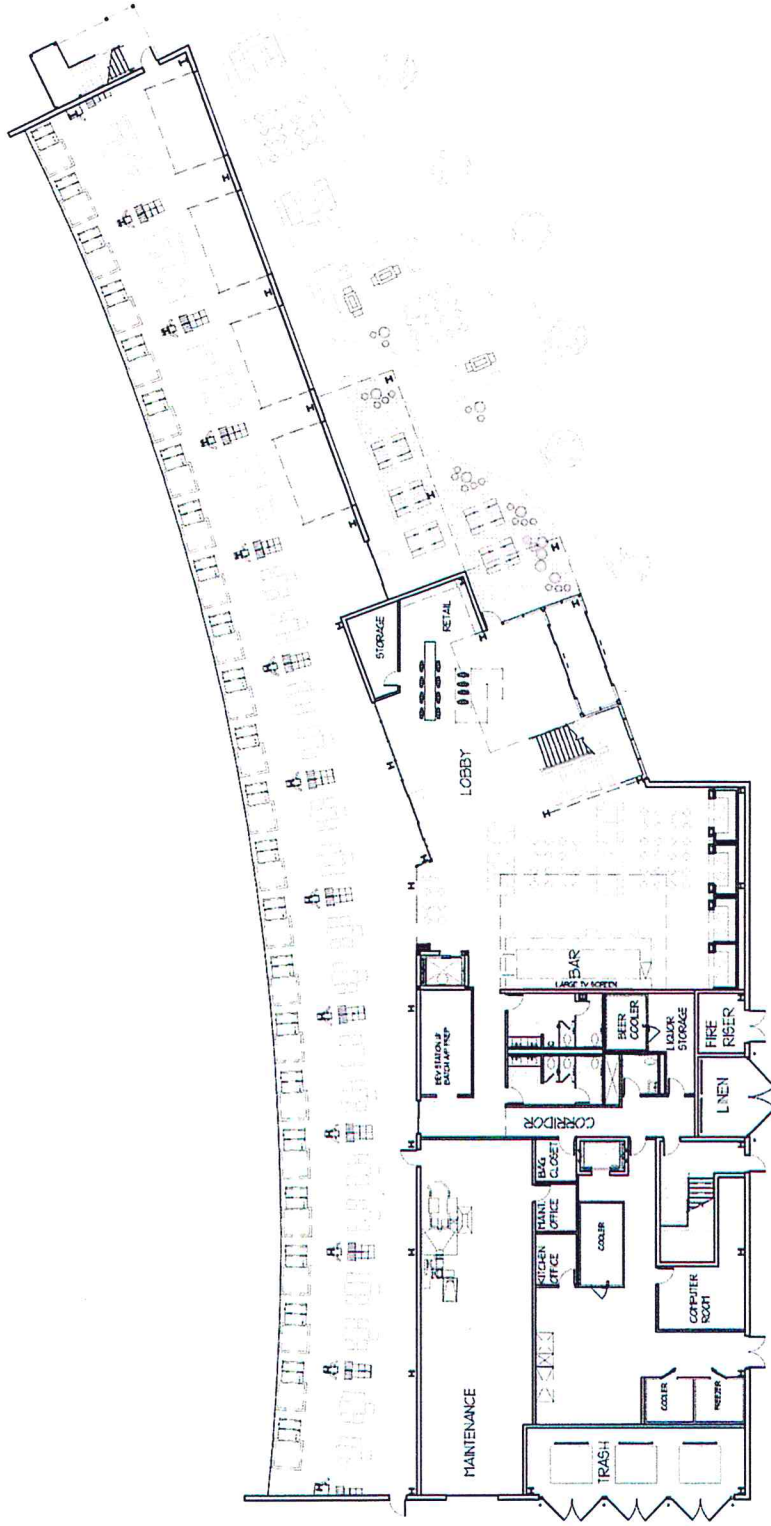
REVISION	DATE	BY
AS NOTED		
SCALE		
1" = 40' HORIZONTAL		
1" = 10' VERTICAL		



Menden & Hunt Inc.
 1100 W. UNIVERSITY
 PHARR, TX 77566
 TEL: 361-444-4444
 FAX: 361-444-4444
 17103.09



SCALE 1" = 40'
 NORTH
 ELEVATION DATA AS SHOWN ON RECORD MAPS



LOWER LEVEL SCHEMATIC FLOOR PLAN

TOPGOLF

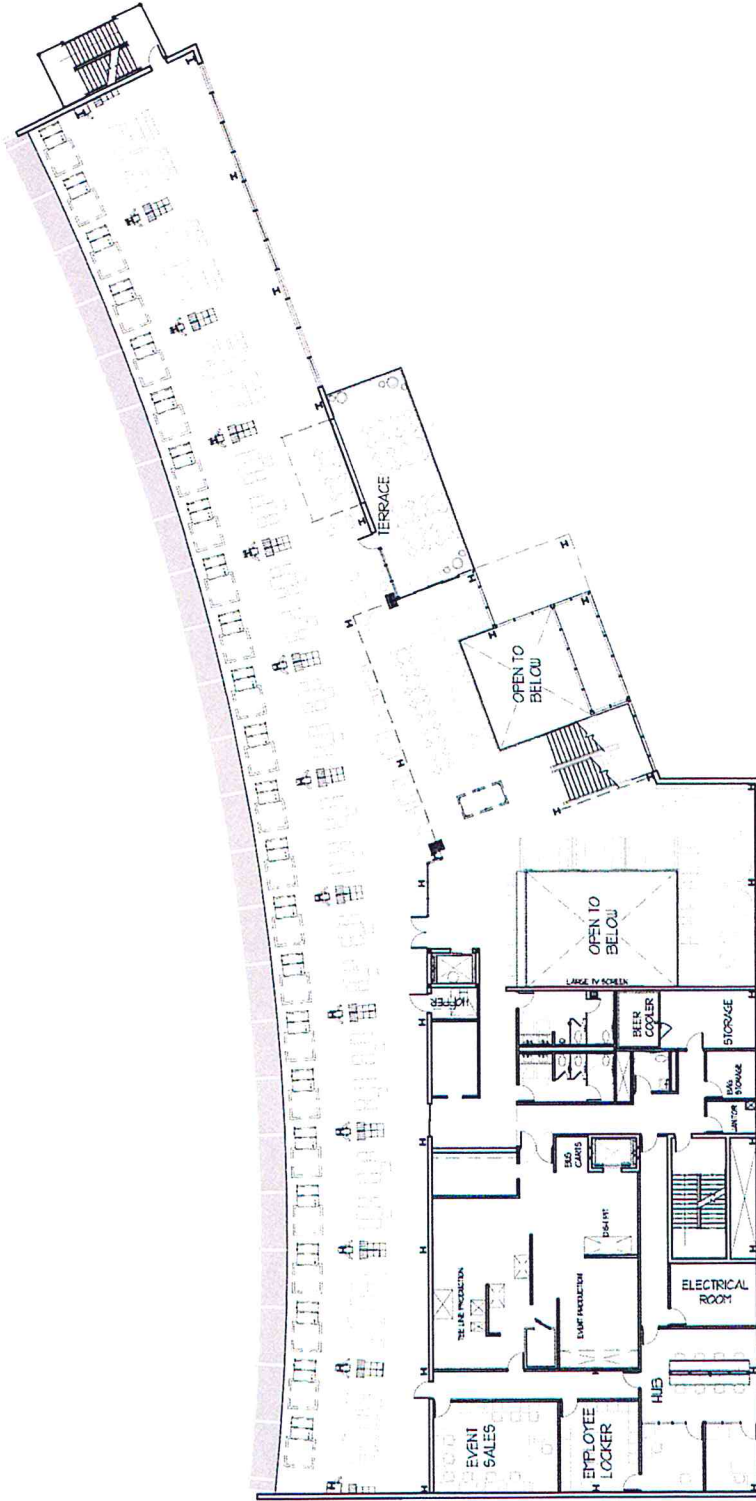
08.22.16

MINI **EZ** STOCK STRONG FLEX

Aria Group
Architects, Inc.

ARCHITECTURE • PLANNING • INTERIOR DESIGN





MIDDLE LEVEL SCHEMATIC FLOOR PLAN

TORGOLF

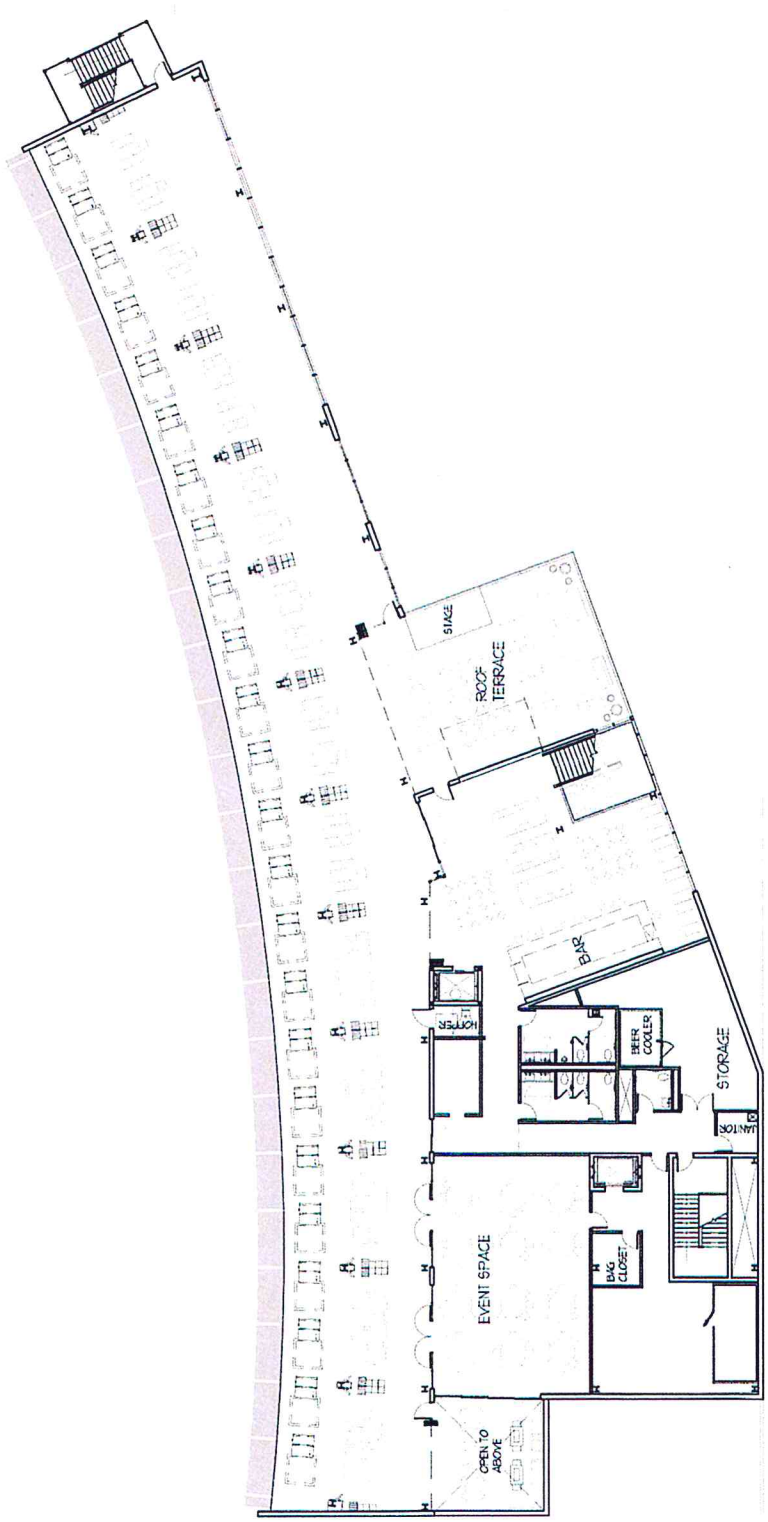
08.22.16

MINI **EZ** STOCK STRONG FLEX

Aria Group
Architects, Inc.

ARCHITECTURE • PLANNING • INTERIOR DESIGN





UPPER LEVEL SCHEMATIC FLOOR PLAN

TOPGOLF

08.22.16

MINI **EZ** STOCK STRONG FLEX

Aria Group Architects, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN





MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: PLANNING STAFF

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR INSTITUTIONAL USE – FILE NO. CUP#170843 (RIO GRANDE VALLEY COLLEGE)

GENERAL INFORMATION:

APPLICANT: Rio Grande Valley College has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being a 12.474 acre tract of land out of Lot 85, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5400 Block of North IH 69C.

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

NOTIFICATION OF PUBLIC: Sixty (60) 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**

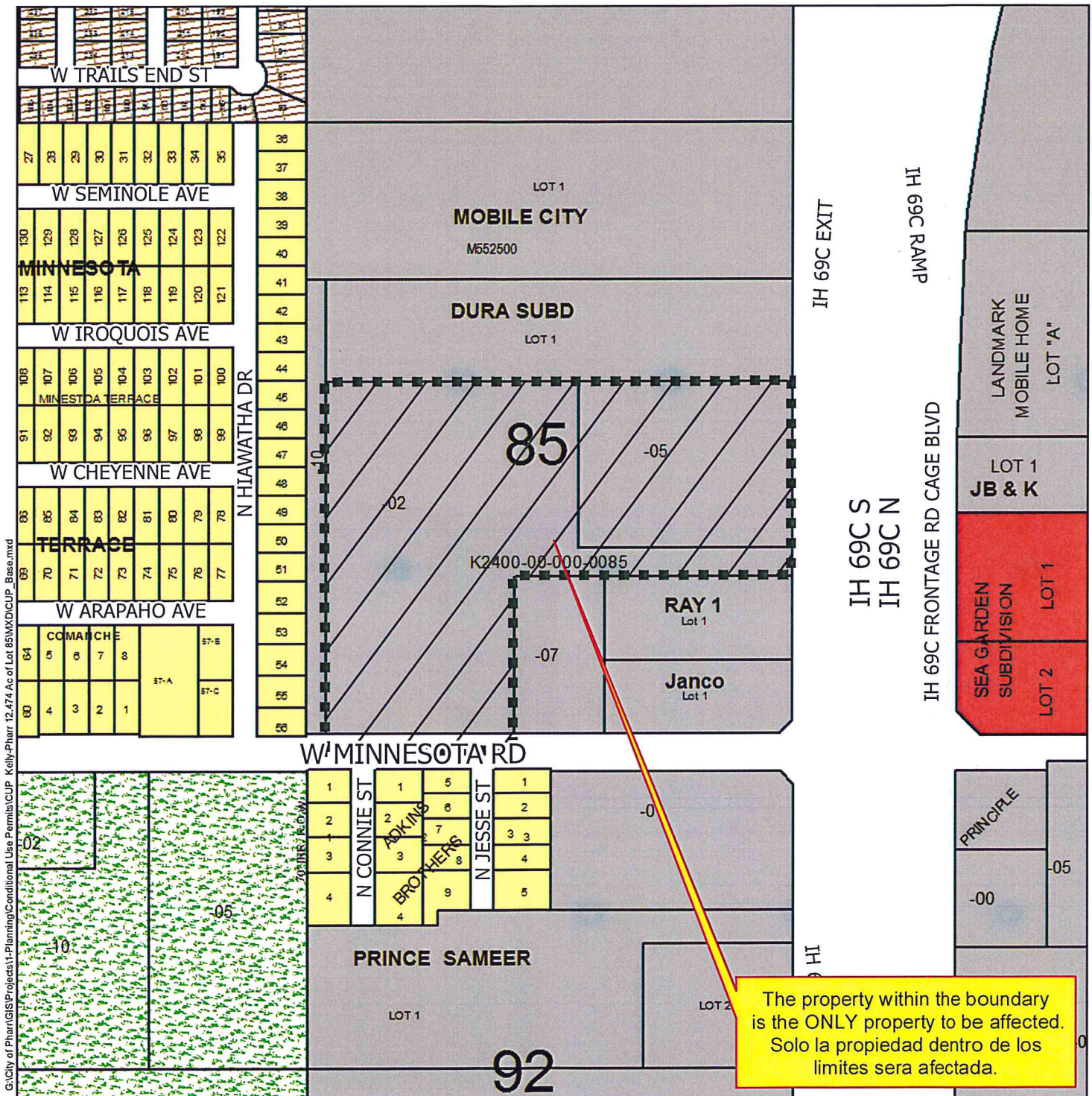
RECOMMENDATION:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Limited Industrial District (L-I) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
3. The property will need to be subdivided before use;
4. The following shall be considered as grounds for revocation of the Conditional Use Permit; and
 - 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 (1) year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **October 02, 2017** at **4:00 p.m.**

Proposed Conditional Use Permit
A 12.47 Ac tract of Lot 85, Kelly-Pharr Subdivision
Rio Grande Valley College
APRL Investments LLC

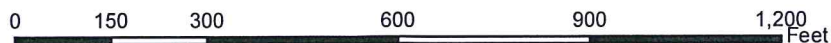


G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP - Kelly-Pharr 12.474 Ac of Lot 85\WDCUP_Base.mxd

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

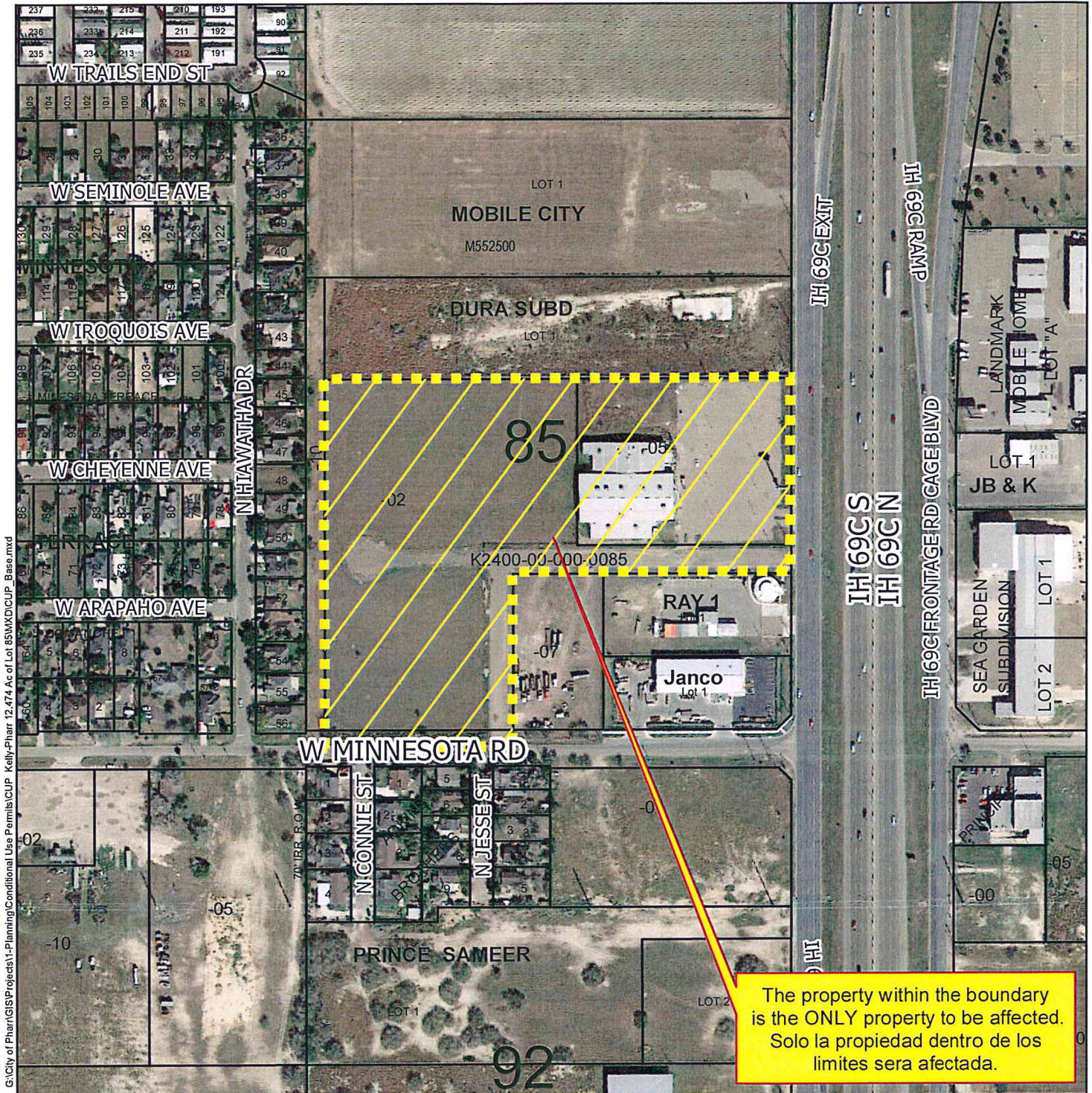
Scale: 1 inch = 300 feet

City of Pharr, Texas
Engineering Department
956.702.5355



Date: 9/1/2017

Proposed Conditional Use Permit
 A 12.47 Ac tract of Lot 85, Kelly-Pharr Subdivision
 Rio Grande Valley College
 APRL Investments LLC



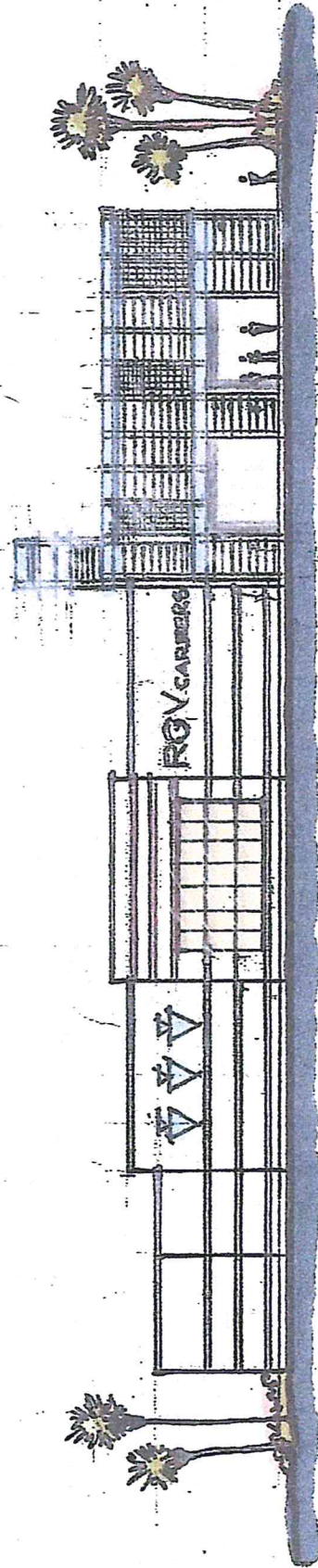
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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single 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 | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 300 feet



Date: 9/1/2017



FRONT ELEVATION

SC: 1" = 30'-0"

RGV CAREERS

PHARR TEXAS





PROPOSED FLOOR PLAN
RGV CAREERS INSTITUTE
BUILDING RENOVATION

6419 U.S. EXPRESSWAY 2851, PHARR, TX 77517

PROJECT NO.
DATE
FILE NAME
PROJECT LOCATION
CLIENT
CHECK BY
DRAWN BY

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/2014
2	ISSUED FOR PERMIT	10/1/2014
3	ISSUED FOR PERMIT	10/1/2014
4	ISSUED FOR PERMIT	10/1/2014
5	ISSUED FOR PERMIT	10/1/2014
6	ISSUED FOR PERMIT	10/1/2014
7	ISSUED FOR PERMIT	10/1/2014
8	ISSUED FOR PERMIT	10/1/2014
9	ISSUED FOR PERMIT	10/1/2014
10	ISSUED FOR PERMIT	10/1/2014

SHEET
4.00



FLOOR PLAN PROPOSED
1 SCALE 3/32" = 1'-0"







MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: PALMVIEW SOUTH SUBDIVISION FILE NO. SUB#170922

GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates, representing Saul Ayala, owner, is requesting preliminary plat approval of the proposed Palmview South Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of West Dicker Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the east and south, Single-Family Residential District (R-1) and General Business District (C) to the north and city limits lie to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail store.

VARIANCES: None requested.

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

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

1. On plat layout label existing R.O.W. or proposed.
2. Thoroughfare map show 120'- 150' R.O.W. need to verify. (TEDSI is working on project from S. Jackson to 23rd street project engineer to verify with TEDSI for R.O.W. as well)
3. Provide street light layout.
4. Provide 60' R.O.W from centerline required for S. Jackson Rd. and W. Dicker Rd.
5. Shall provide 30' x 30' corner clips on street corners.
6. New subdivision/developments will pave 1/3 street R.O.W.
7. Project engineer to provide letter from county for work on the intersection of S. Jackson RD. and W. Dicker Rd.

EASEMENTS:

1. Project engineer needs to provide abandonment letters for easements on property.
2. Project engineer to apply for a release of the easement/R.O.W.
3. Utility easement on west side of the property shall not be overlapping the HCID No. 2 ROW easement, City of Pharr easements need to be Exclusive.

**SIDEWALK:
ADA:**

1. The 5' sidewalk shall be built at building permit phase.

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. Submit approved drainage report.
2. Private drainage plan will be approved at building permit stage, only public drainage requirements to be approved at this stage.
3. Manhole cover should be the "No dumping" logo.
4. Provide three (3) copies of Storm Water Pollution Prevention Plan (S.W.P.P.P.).
5. Discharge permit from Texas Department of Transportation via UIR system is required if connecting to TxDot system.

OTHER:

1. Text height to be consistent.
2. Project engineer shall submit a tree survey plan & tree protection plan (a copy was provided to project engineer at the meeting).
3. Plat note #4, use full numbers for the benchmark.
4. Remove note #10.
5. Plat note #16, re-do the street order and add S. Loretta Dr.
6. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
7. An S.W.P.P.P. will be required before Notice to Proceed (N.T.P.) is issued; S.W.P.P.P. will be submitted at pre-construction meeting.
8. Plat note #8, estimate area to be used for detention is shown as whole lot; provide a proper estimated number.
9. Plat note #9, eliminate, this information should be part of note #8 as the standard drainage directive.
10. Plat note #13, add R.O.W., as well.



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



Subdivision: Palmview South Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: September 12, 2017

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. Educational Facility 12" diameter minimum.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
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:

- ☒ Water line along the south side shall be upgraded to a 12 inch and a stub out with a valve shall be installed at the south east corner of the property.
- ☒ The fire hydrant located on the south west corner of the property shall be relocated to the north side of the northwest corner entrance along S. Jackson Rd.
- ☒ The fire hydrant located on the south east corner shall be relocated to the north, about 130 feet to the north on an 8 inch line inside a utility easement. A stub out with a valve and cap shall be installed on the end of the water line.

Subdivision: Palmview South Subdivision (Staff Review)

Reviewed By: Felipe Pedraza, Asst. Fire Marshal Date: September 12, 2017

CONTINUE

☒ Fire hydrant shall have a 3-foot clearance radius, with a 15-foot clearance to each side of the fire hydrant from any trees, high growing decoration plants, or shrubs that may obstruct the fire hydrants from view.

☒ Need to verify the width of the utility easement along the south side; it does not match from the plate and the utility page.

☒ Need to extend the utility easement along the south west corner of the property.

STAFF REVIEW FOR: *PALMVIEW SOUTH SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B September 12, 2017

WATER:

- Will Need (2) UIR's
- Will need cross section profile
- 15' Utility Easement Exclusive to the City of Pharr
- All water line improvements must be installed within the Utility Easement
- Need to re-modify South West Corner
- Water line on west will need to align with corner clip
- Water lines must be C900 DR18
- Steel casing will be 24"
- Steel casing will be required for all entrances under drive ways (will allow PVC Casing for N.E. corner entrance)
- Steel casing will be required for crossing (FM 3072)
- Will need to connect proposed W.L. to existing 12" W.L. on S.W. corner with a 12" x 12" Tee. (Will need 2 - 12" valves on the E. and S.)
- Will need to install 2 - 12" 45 degree elbows for S.W. corner modification
- Will need to install 12" G.V. on N. side of Fire Hydrant
- Fire Hydrant connection will be 12" x 6" tee with 6" G.V.
- Will need to relocate Fire Hydrant from S.E. corner "to and through the property" to N.E. corner of the property
- Will need 8" x 6" Tee with 8" G.V. on the N. side of Tee with 8" Cap for future
- Will need to extend 8" W.L. to the N. "to and through the property" on the E. side of property
- Will need to place a 12" x 12" x 12" Tee on the S.E. corner for future with 12" Cap
- Will need 12" G.V. on S. side of the Tee for S.E. corner
- Will need 12" x 8" Tee with 12" G.V. on W. side and 8" G.V. on the N. side of Tee
- Will need 12" x 8" 90 degree reducer for connection on S. side of (F.M. 3072) with G.V. on N. side of elbow
- Water service connections to be on N.E. side of property
- 1 - 2" water service connection will be allowed
- See attached Appendix for drawings
- Follow City of Pharr Construction Standards Manual



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

Jose A. Villescas
Public Utilities Director



SEWER:

- Will need UIR
- Will need cross section profile
- Sewer service to property line only
- Need to show current utilities in the area
- Follow City of Pharr Construction Standards Manual

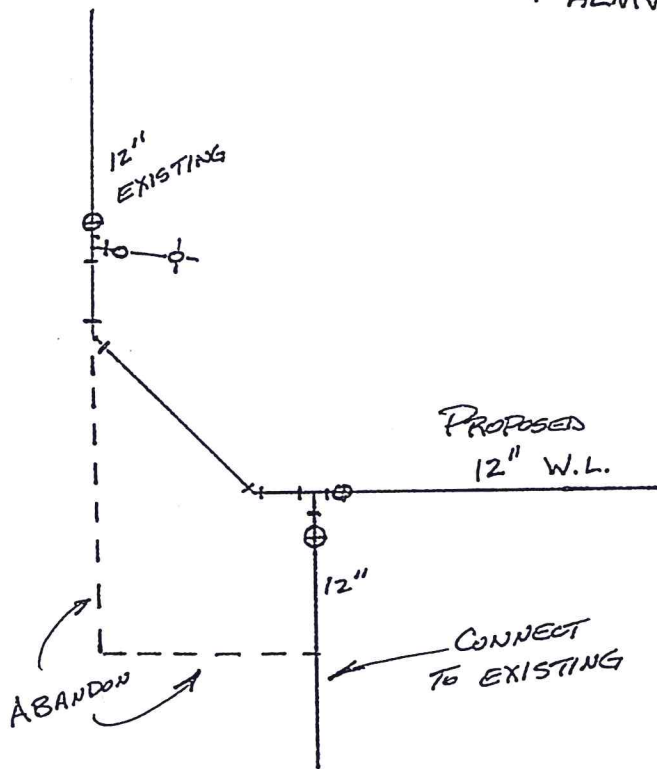
Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply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

Print Name: JOSE A. VILLESICAS

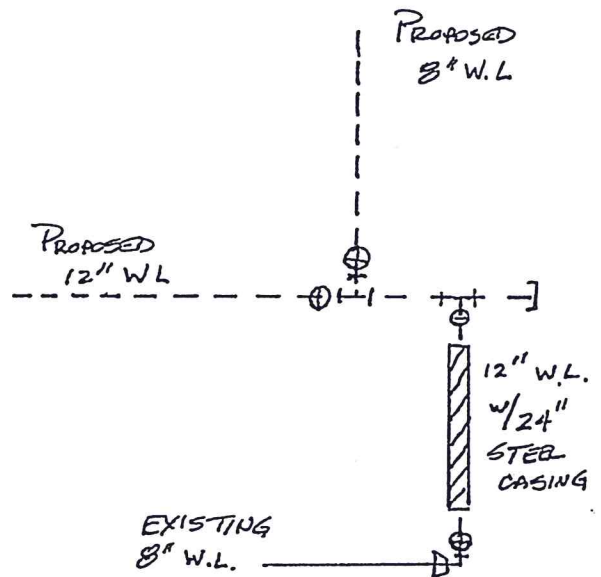
Signature: [Handwritten Signature]

Date: 9-12-2017

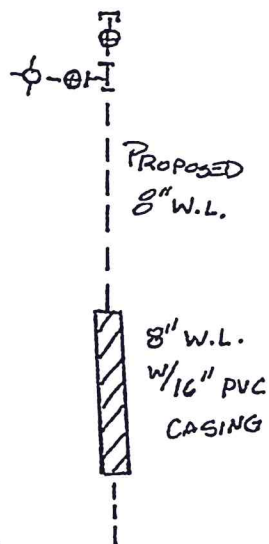
PALMVIEW SOUTH SUB.



DETAIL "A"

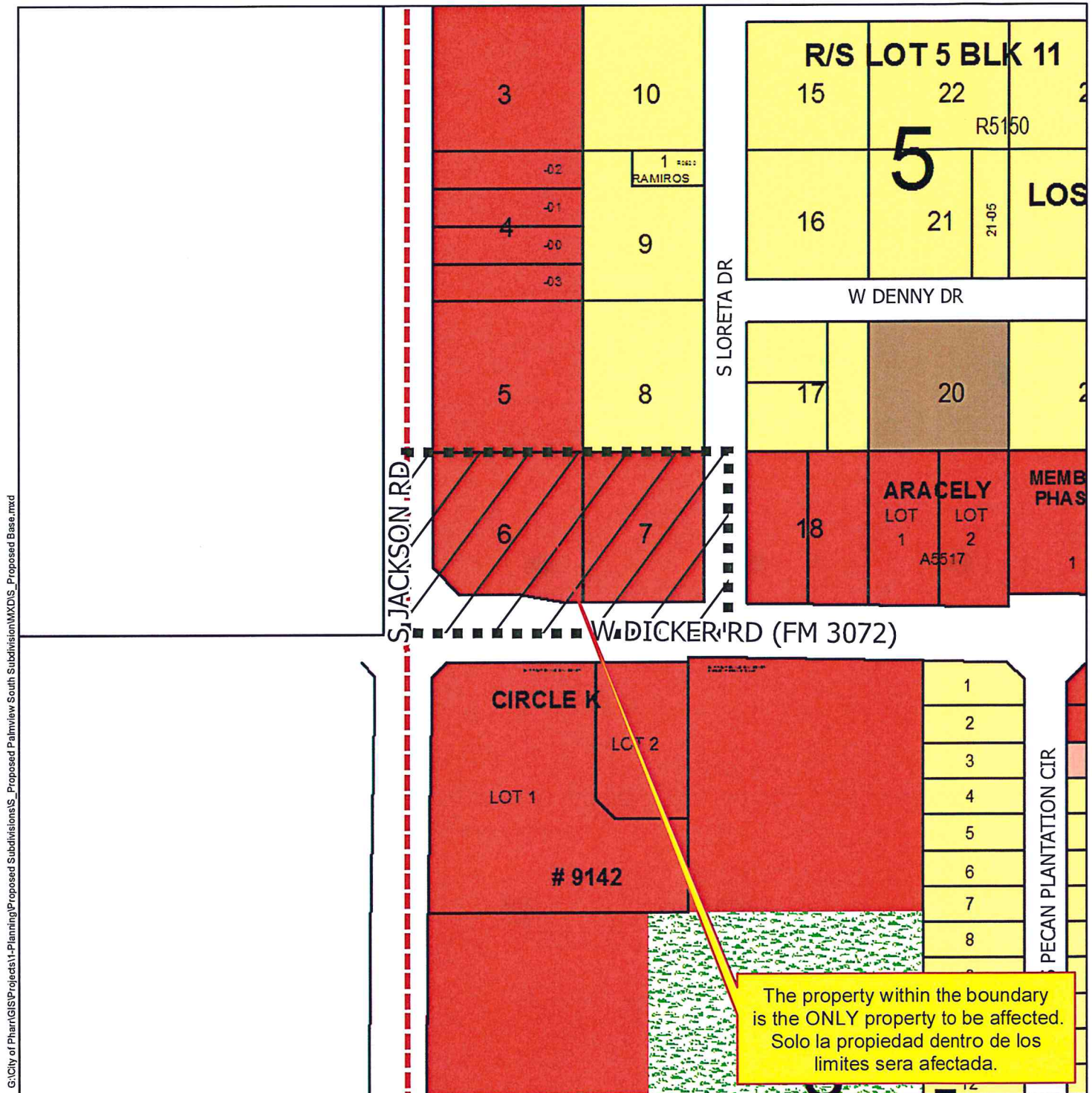


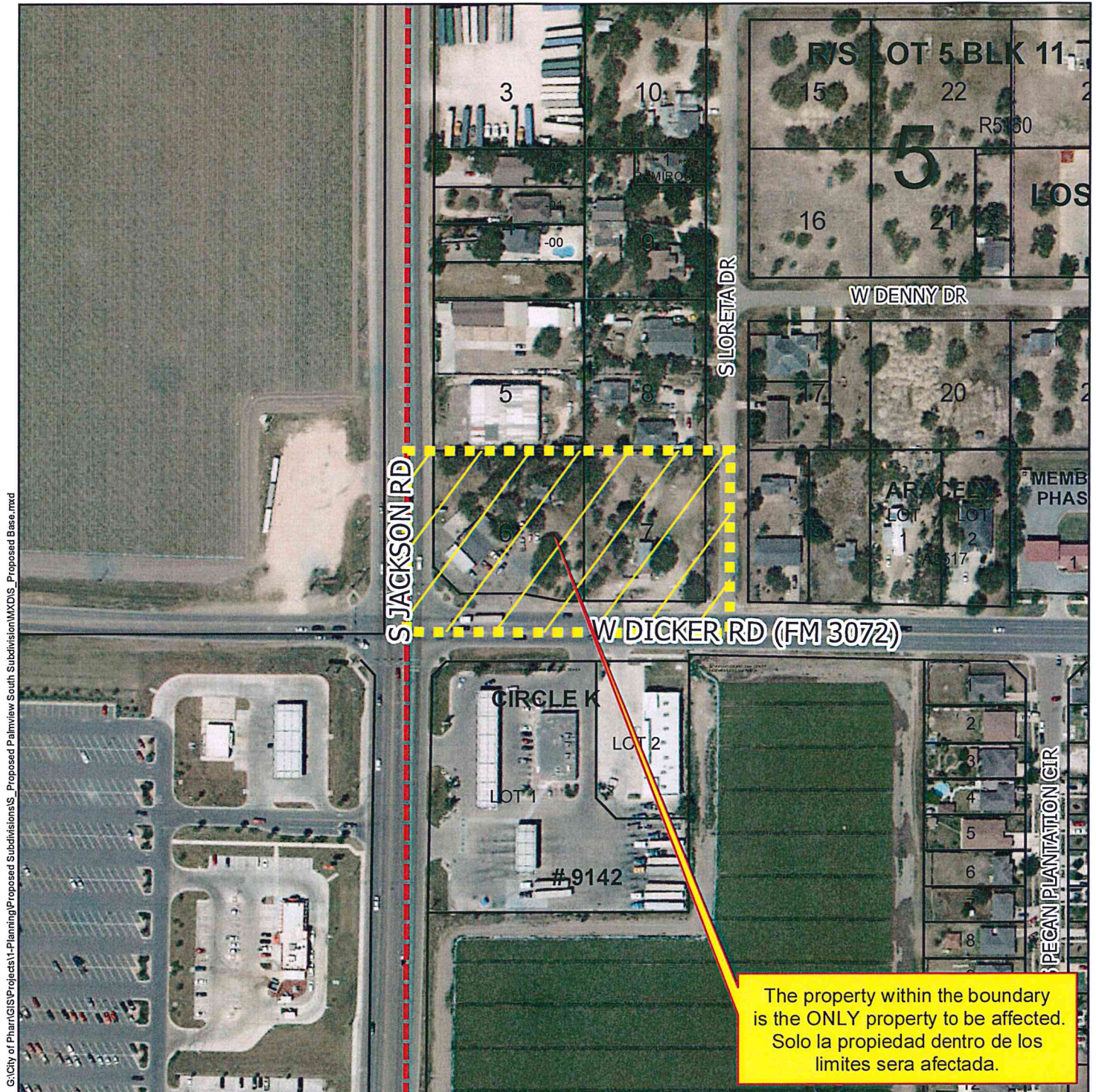
DETAIL "B"



DETAIL "C"

NOTE: ALL IMPROVEMENTS
TO BE INSTALLED WITHIN
A 15' UTILITY EASEMENT.





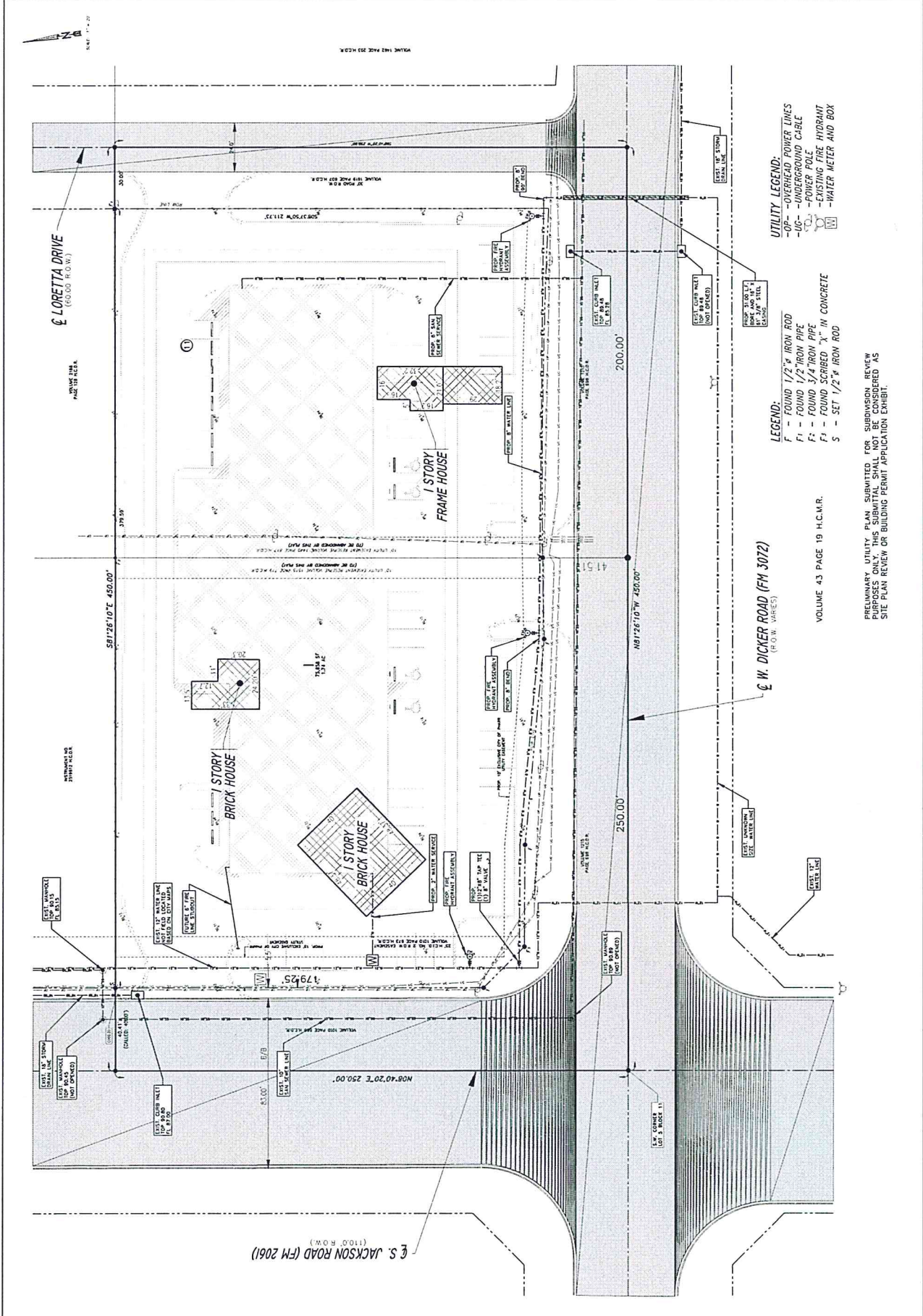
R. E. GARCIA & ASSOCIATES
 ENGINEERS, SURVEYORS, PLANNERS
 115 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGA550C@AOL.COM



PRELIMINARY
 THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

UTILITY SOUTH SUBDIVISION PHARR, TEXAS

PROJECT :
 JOB # 2017-059
 DATE AUGUST 3, 2017
 REVISIONS:
 DRAWN BY: D.E.S.
 SHEET NO. 3



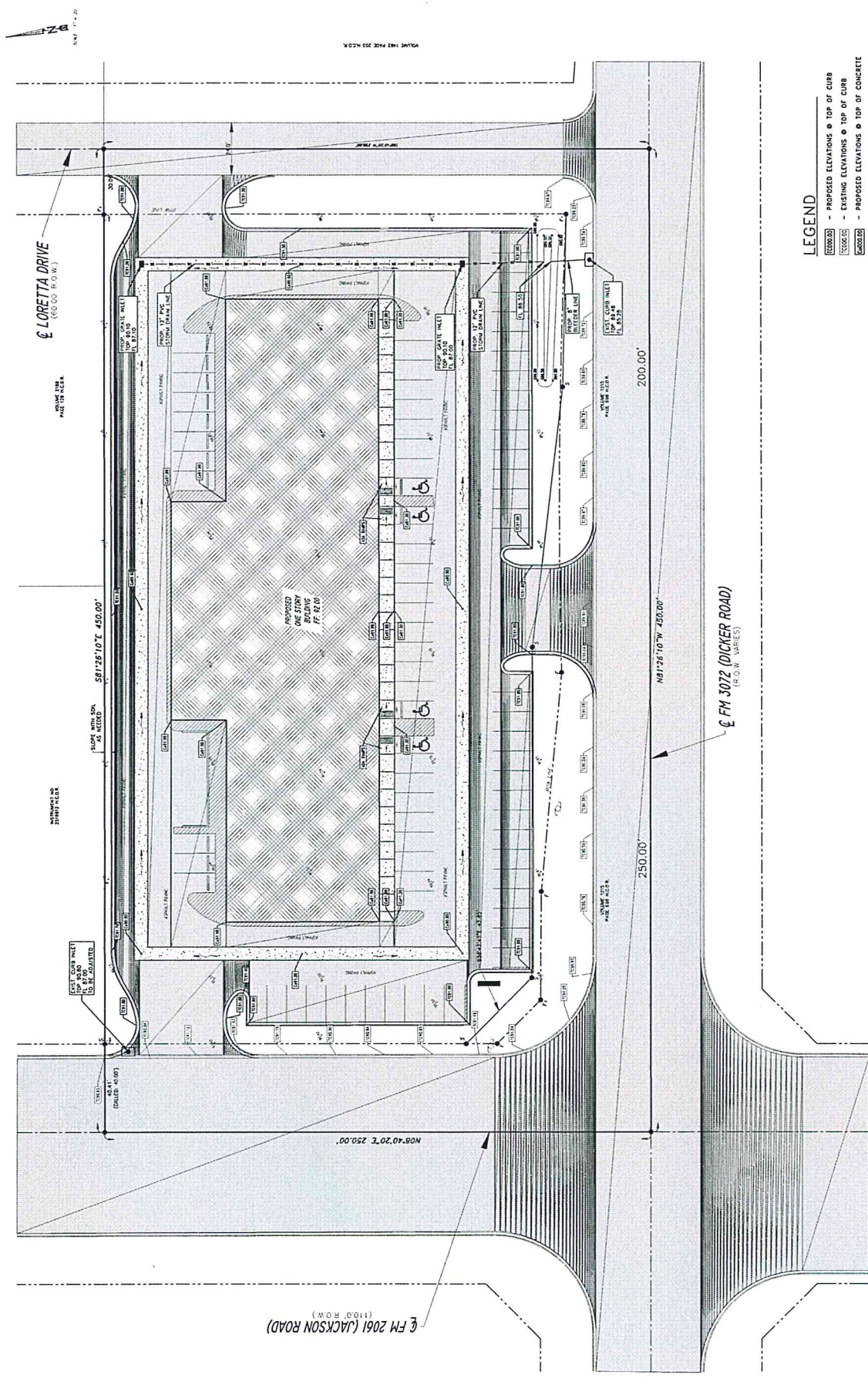
R. E. GARCIA & ASSOCIATES
 ENGINEERS, SUPERVISORS, PLANNERS
 ARCHITECTS (P-500) & SURVEYORS (1001500)
 116 NORTH 12TH AVE.
 DOWNSBURG, TEXAS 75841 (936)
 EMAIL: REGAASSOC@AOL.COM
 TEL: 936-281-1061



PRELIMINARY
 THIS PLAN IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL DATA AND CONDITIONS PRIOR TO ANY CONSTRUCTION.

GRADING PLAN
PALMVIEW SOUTH SUBDIVISION
 PHARR, TEXAS

PROJECT :
 JOB # 2017-029
 DATE AUGUST 1, 2017
 REVISIONS
 DRAWN BY: D.E.S.
 SHEET NO. 4 / 7



- LEGEND**
- PROPOSED ELEVATIONS @ TOP OF CURB
 - EXISTING ELEVATIONS @ TOP OF CURB
 - PROPOSED ELEVATIONS @ TOP OF CONCRETE
 - EXISTING ELEVATIONS @ TOP OF CONCRETE
 - EXISTING GROUND ELEVATION
 - PROPOSED GROUND ELEVATION
 - DIRECTION OF SLOPE

PRELIMINARY GRADING PLAN SUBMITTED FOR SUPERVISOR REVIEW
 PURPOSES ONLY. THIS SUBMITTAL SHALL NOT BE CONSIDERED AS
 SITE PLAN REVIEW OR BUILDING PERMIT APPLICATION EXHIBIT.



MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AMENDED TROPIC STAR ESTATES SUBDIVISION FILE NO. SUB#170926

GENERAL INFORMATION:

APPLICANT: Quintanilla Headley & Associates Inc., representing Esponjas Development, LTD., Cruz Cantu III, President, is requesting preliminary and final plat approval of the proposed Amended Tropic Star Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.748 acre tract of land out of the South 574.00 feet of Lot 1, Tropic Star Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 100 Block of East Tropic Star Road.

ZONING: The property is currently zoned High-Density Multi-Family Residential District (R-4). The adjacent zones are Mobile Home District (R-MH) to the east and General Business District (C) to the north, south and west. The property is designated commercial and manufactured homes use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

RECOMMENDATIONS: Planning staff recommends preliminary and final plat approval of the proposed Amended Tropic Star Estates Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. Show easement existing not proposed.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

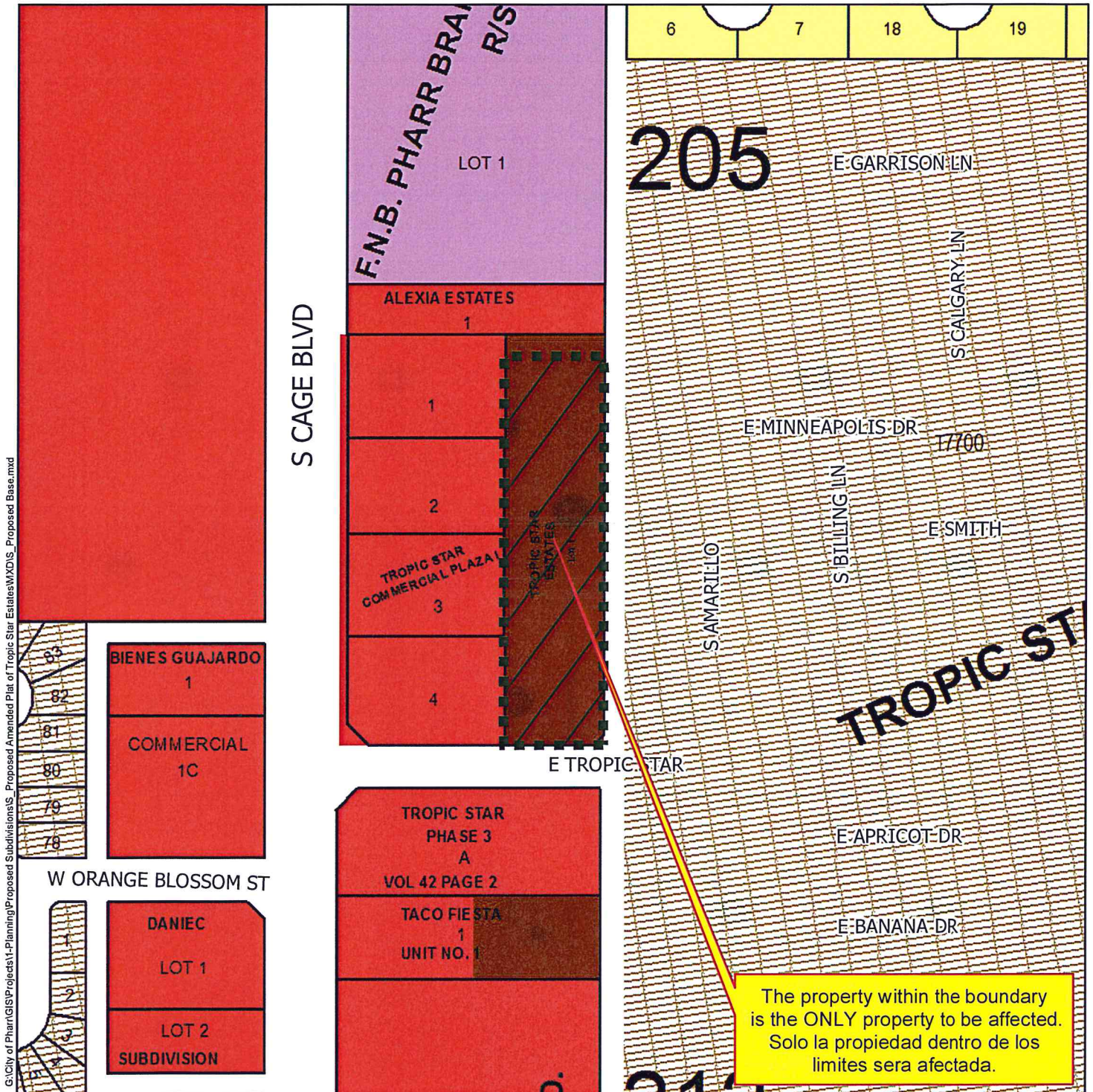
DRAINAGE:

1. In compliance.

OTHER:

1. Plat note #4 add: Distance between buildings 10' (or as per 2012 IBC).
2. Verify plat layout with metes & bounds.

This item will go before the City Commission on October 02, 2017 at 4:00 p.m.





AMENDED PLAT OF TROPIC STAR ESTATES

STATE OF TEXAS

COUNTY OF HIDALGO

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE AMENDED PLAT OF TROPIC STAR ESTATES, SUBORDINATE TO THE CITY OF PHARR, AND THE CITY OF PHARR, TEXAS, HAVE CAUSED THIS PLAT TO BE MADE FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED.

CORPUS DEVELOPMENTS, LTD.
2812 S. JACOBSON ROAD
PHARR, TEXAS 77560

NOTING ME, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, I HEREBY CERTIFY THAT THE AMENDED PLAT OF TROPIC STAR ESTATES, SUBORDINATE TO THE CITY OF PHARR, AND THE CITY OF PHARR, TEXAS, WAS MADE FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED, AND THAT I HAVE CAUSED THIS PLAT TO BE MADE FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____.



CERTIFICATE OF APPROVAL
LARRY G. & JONATHAN COMMISSION
PLANNING AND ZONING COMMISSION
CITY OF PHARR, TEXAS, THIS _____ DAY OF _____, 20____, AT THE PHARR PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY OF PHARR
MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS AMENDED PLAT OF TROPIC STAR ESTATES, SUBORDINATE TO THE CITY OF PHARR, TEXAS, WAS MADE FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED, AND THAT I HAVE CAUSED THIS PLAT TO BE MADE FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED.

MAYOR AMBROSIO KERNANZ

CITY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



ARTURO J. HERNANDEZ
P.E. No. 45221
9-21-17
DATE



FILED FOR RECORD IN
COUNTY OF HIDALGO
ARTURO J. HERNANDEZ
HIDALGO COUNTY CLERK

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

PLAT	AMENDED PLAT OF TROPIC STAR ESTATES
BOOK	_____
PAGE	_____
FILED IN	_____
FILED BY	_____
FILED AT	_____

A 1.746 ACRE TRACT OF LAND OUT OF THE SOUTH 57.00 FEET OF LOT 1, TROPIC STAR SUBDIVISION, BEING A 0.08 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING PART OF THE AMENDED PLAT OF TROPIC STAR ESTATES, SUBORDINATE TO THE CITY OF PHARR, AND THE CITY OF PHARR, TEXAS, AND BEING ACCORDING TO VOLUME 20, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 218161, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 1.746 ACRE TRACT OF LAND OUT OF THE NORTH 1/2 OF LOT 1, TROPIC STAR SUBDIVISION, BEING A 0.08 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING PART OF THE AMENDED PLAT OF TROPIC STAR ESTATES, SUBORDINATE TO THE CITY OF PHARR, AND THE CITY OF PHARR, TEXAS, AND BEING ACCORDING TO VOLUME 20, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 218161, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 218161, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 218161, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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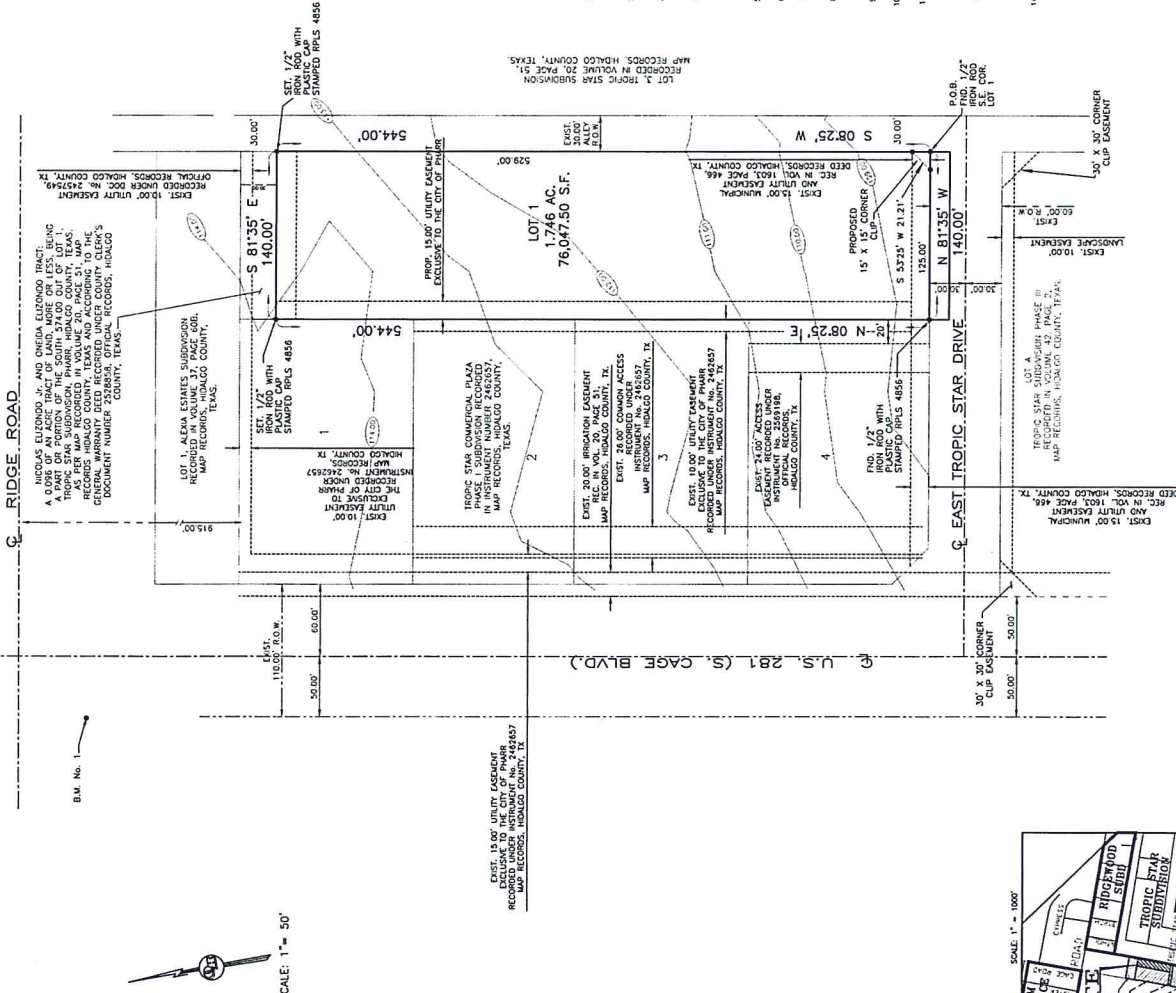
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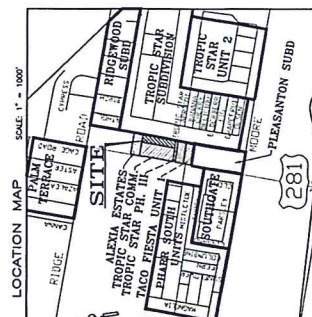
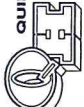
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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYOR REGISTRATION NUMBER 000411-00
PHONE 568-381-4480
FAX 568-381-0527
Office@qhengineering.com



SCALE: 1" = 50'



MEMORANDUM

DATE: MONDAY, SEPTEMBER 25, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TOPGOLF PHARR SUBDIVISION FILE NO. SUB#170720

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Victor Perez, Executive Director for Pharr Economic Development Corp. II, is requesting final plat approval of the proposed TopGolf Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 15.420 acres out of Lots 2 and 3, Pharr Citrus Orchard Co., all of Lots 2-6 McAllen-Pharr Storage Rentals Subdivision, all of Lot 1, Pharr Nursing Home Subdivision, all of Lots 4-5, Pharr Commercial Park Subdivision Phase II, and all of Lot 3A, Replat of Pharr Commercial Park Subdivision Phase II, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1900 Block of West Interstate 2.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west, Single-Family Residential District (R-1) to the east and south and High-Density Multifamily Residential District (R-4) to the north. The property is designated for commercial and multi-family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Commercial use.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. R.O.W. should be dedicated to connect streets on the southeast corner of the property: W. Caffery Ave. (50') to S. Citrus St. (80').
2. A type three (3) barricade is required at the end of S. Citrus Dr. where it intersects with W. Caffery Ave.
3. Remove S. Petunia St. from plans no longer a street.

EASEMENTS:

1. Need 15' easement exclusive to the City of Pharr.

SIDEWALK: ADA:

1. A 5' ADA compliant sidewalk will be required along S. Casa Rd. and W. Newcombe Ave.

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. Note No. 4, paragraph 1 not required, if the engineer decides to keep it in the plat it should be after the standard drainage directive.
2. Drainage figures to be included in the standard drainage directive on the plat notes.
3. Storm water detention standard note should match drainage report figures.
4. Location of outfall in pond 8" PVC bleeder show on plans.

OTHER:

1. Verify property gap between At Home store and proposed subdivision.
2. Subdivision will be recorded with a letter of credit.
3. No plat was provided with construction plans, provide revised plat.
4. Missing sheets: site plan and erosion control.
5. Location map needs correct label US 83 and Interstate 2 (update).
6. Plat note No. 5, reference closest benchmark.

7. "L1" missing provide line table.
8. Note No. 13, All R.O.W. surrounding the property should be maintained by the owner.
9. Provide an updated cost estimate reflecting all changes required by other city departments.
10. On metes and bounds, number 14 and 15 are switched according to plat and line table, please check and revise.
11. Provide casing for utility crossing below proposed driveways and where it crosses several other utility lines (gas, fiber optic, etc.) to avoid conflicts if repairs are needed.
12. Notice of intent (NOI/CNOI) will be needed before N.T.P. is issued.
13. Setbacks shall be proposed by project engineer and to be stated on plat notes.
14. Label all monuments on plat layout.
15. Small portion on S. Citrus Street and W. Caffery Ave. to be left out from metes & bounds.
16. Provide three hard copies of S.W.P.P.P. proof that CNOI was filed with TCEQ, and large construction site notice. All document must have accurate information and be complete. Comments made by storm water inspectors shall be addressed before subdivision is approved.
17. Project engineer shall submit a tree survey plan & tree protection plan.

This item will go before City Commission on October 02, 2017 at 4:00 p.m.



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



Subdivision: Top Golf Subdivision *Shelob* Pre-construction Review

Reviewed By: Felipe Pedraza, Fire Marshal Date: September 20, 2017

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:

☒ No parallel water lines are allowed; there is an existing 12 inch water line on the west side of the proposed parking lot.

☒ Add note to read as follow: (Additional fire protection may be required during the building permit phase in order to meet any additional fire protection requirements)

☒ Need to add note to read as follow: (All fire protection underground lines to be installed by a license fire protection company.

☒ Recommend that 12 inch water from the north-west corner of the At Home Decor be extended toward the west and connect to the existing A/C water line running north and south along South Petunia and then connect to the proposed 12 inch water line running north on the east side of the parking lot.

Subdivision: Top Golf Subdivision Pre-construction Review

Reviewed By: Felipe Pedraza, Fire Marshal Date: September 20, 2017

CONTINUE

- ☒ Plug and abandon in place the existing A/C water line running north along South Petunia.
- ☒ Proposed 8 inch water line on south side and west side of the parking lot not required due to an existing 12 inch water line on the west side of the private drive.
- ☒ Proposed backflow preventer is to be size by a license fire sprinkler company once water flows have been obtained.
- ☒ Missing the width of the all of entrances and the width of the parking lanes within the proposed parking lot.
- ☒ All waterlines shall be looped at two approved water sources.
- ☒ If assembly 4-5 combination facility requires a fire sprinkler system, all work for the underground sprinkler system lines shall be done by licensed Fire Protection Company.
- ☒ Access roads with fire hydrants, are required to have a minimum road width of 26ft, exclusive of shoulders. Fire Lanes to be determined at a later date. Any Dead-end fire apparatus access roads in excess of 150 ft, shall comply with the 2012 International Fire Code Appendix D Section D103.4 Dead Ends Table Requirements For Dead-End Fire Apparatus Access Roads, on width and turnaround provisions.

PRE-CONSTRUCTION FOR: *TOP GOLF SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B SEPTEMBER 20, 2017

WATER:

➤ COMMENTS 9-20-17

- Will need 15' Utility easement Exclusive to the City of Pharr
- Field Verify if W.L. is extended to Private Dr. on S.W. corner. If not, W.L. will need to be extended from Fire Hydrant on S.W. corner of property to ne Proposed 12" W.L. on the W. side of Private Dr. Also including the connecting of the 6" W.L. on Private Dr.
- Will need to install 2 -45 degree elbows to connect to 12" W.L. on the W. side of Private Dr.
- Will need to install Valve on N. side of 12" 45 degree elbow
- Existing water line on Private Dr. will need to be capped and abandoned in place
- Will need to place casing under existing fiber optics and gas line for W.L crossing on S.W. corner of property
- Casing will also be needed under driveway
- Need to install Water Valve on main line for Fire Hydrants
- Need to show existing 12" W.L. on the W. side of property
- Water services to be relocated to the S.W. of Private Dr. and connected to 12" W.L. on the S. side.
- Water meter boxes to be installed prior to meter installation
- Water services must be polyethylene tubing and all parts must be brass
- Will not need to install W.L. on S.W. corner of Property
- Follow City of Pharr Construction Standards Manual



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PHARR, TEXAS 78577
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FAX: 956-783-4688

Jose A. Villescas
Public Utilities Director



SEWER:

- M/H covers need to have city emblem
- Sewer service line to property line only
- Need to show sewer service details to all connections
- M/H concrete collars must be 6' x 6' x 12" with wire mesh
- All concrete collars must have smooth finish
- Follow City of Pharr Construction Standards Manual

➤ COMMENTS 9-20-17

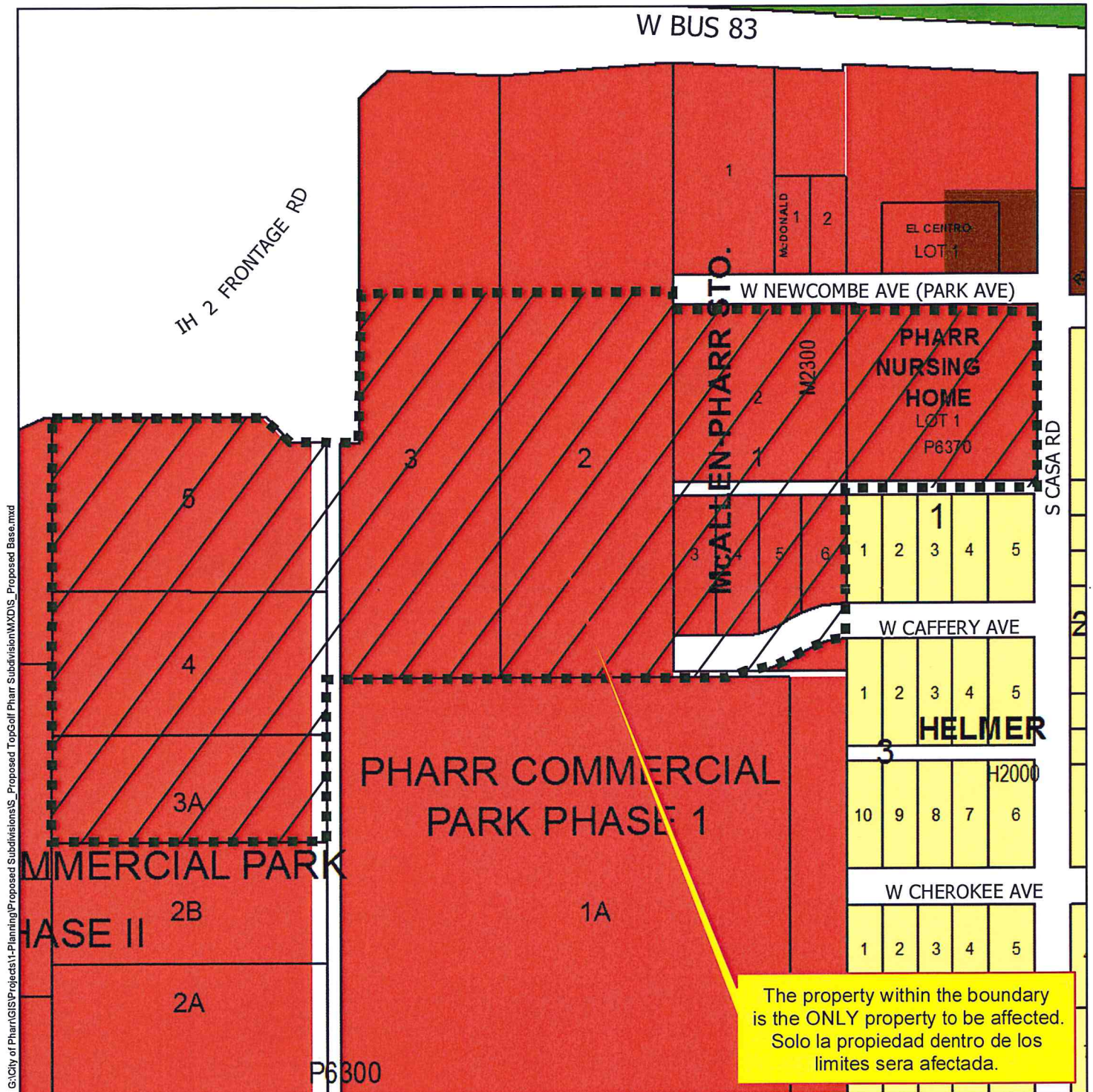
- Will need crossing details for sewer
- Proposed sewer service will remain private

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: Jose A. Villescas / Oscar De Leon / Rudy Bernal

Signature: _____

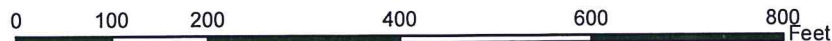
Date: 9-20-2017



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Scale: 1 inch = 200 feet





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2025 RELEASE UNDER E.O. 14176

134C 1120 6.1425

PPA 1958: 1958-2005
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ON _____ AT _____
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HEDALCO COUNTY, TEXAS