



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 26, 2018 – 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:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member of the Commission.

B. APPROVAL OF MINUTES:

- 1) Minutes of March 12, 2018.

Two handwritten signatures in blue ink. The first signature is a stylized "B" with a horizontal line through it, positioned over the "REVIEWED ASST DIR" text. The second signature is a stylized "M" inside a circle, positioned over the "DIRECTOR" text.

C. 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.

D. 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) Fernando de Jesus Rodriguez, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1800 West Las Milpas Road. **CUP#180209**

2) Lady B. Segundo, d/b/a The Alley Cabana Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 4 and 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5808 South Cage Boulevard. **CUP#180210**

3) Jose E. Monroy, d/b/a Alicia's Su Cocina, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 5 and 6, Ferguson Paradise Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 805 East Ferguson Avenue. **CUP#180313**

E. PLATS:

1) Sam Engineering & Surveying Inc., representing Andres Zuniga Zuko, FLP (Family Limited Partnership), is requesting final plat approval of the proposed Evergreen Subdivision. The property is legally described as being a 20 acre tract of land, more or less out of Lot 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 W. Hi-Line Road. **SUB#141128**

2) Rio Delta Engineering, representing Eric J. Garza and Raymundo Ocaña, Owners of Blackbird Leasing Inc., are requesting preliminary and final plat approval of the proposed Blackbird Subdivision. The property is legally described as being a 4.411 acre tract of land, being a re-plat of Lots one (1), two (2) and three (3) of Sharm Commercial Park Phase III, Pharr, Hidalgo County, Texas. The property is located within the 1800 and 1900 Block of W. Sharm Dr. **SUB#180103**

3) MAS Engineering, L.L.C., representing Westsea Capital, LTD, is requesting preliminary plat approval of the proposed Ticketmaster II Addition Subdivision. The property is legally described as being a 5.67 acre tract of land, more or less, consisting of all of Lot 1-A, of the plat of Lot 1-A and 1-B, Time Development Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 700 and 800 Block of South Jackson Road. **SUB#170823**

F. ANNOUNCEMENTS/OTHER BUSINESS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to

discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 23rd day of March, 2018 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 12, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 12, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Tom Greuner
 Charlie Ramirez Romeo Robles
 Luis Madrigal Andy Castro

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 George Martinez, Building Official
 Eddie Martinez, Planner 1
 Rita Galvan, Administrative Assistant
 Angie Resio. Secretary

ITEM A. CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m.

Roll Call established a quorum

Luis Madrigal **moved** to excuse the absent members. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 26, 2018

Danny Wylie introduced the item.

Luis Madrigal **moved** to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote it carried by a majority of five (5) ayes and one (1) abstention. Andy Castro abstained from voting.

ITEM C. PUBLIC COMMENTS

Kenneth C Fletcher, residing at 504 South Diplomat stated he lived too close to

Costco to get any rest. He referred to a plan of the splash pad and stated there was dirt flying around and it was not healthy for neighboring communities. He further spoke about the City of Pharr duplicating the same problem in his neighborhood. He also stated on the far left of the map it showed an elementary school where children will be exposed to the dirt. He also commented on the City's sign ordinance and it should be enforced adequately.

ITEM D. PUBLIC HEARING

- 1) JESUS A. SANCHEZ, D/B/A CAR MART MOTORS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 3-9, BLOCK 185, CAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2308 NORTH CAGE BOULEVARD. CUP# 180106**

Cristina Garcia, Senior Planner, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal moved to untable the request for Conditional Use Permit to allow a paved parking facility in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Christina Garcia, Senior Planner advised the item had been withdrawn and no further action was required.

- 2) FERNANDO DE JESUS RODRIGUEZ, D/B/A TRES HERMANOS DROP YARD, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3B, RE-SUBDIVISION OF LOT 3 SPAMER BUSINESS PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1800 WEST LAS MILPAS ROAD. CUP#180209**

Cristina Garcia, Senior Planner, advised Development Services was requesting the item to be tabled.

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

- 3) **LADY B. SEGUNDO, D/B/A THE ALLEY CABANA BAR & GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PERMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 4 AND 5, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5808 SOUTH CAGE BOULEVARD. CUP#180210**

Cristina Garcia, Senior Planner, advised Development Services was requesting the item to be tabled.

There being no further discussion Andy Castro **moved** to table the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Tom Greuner seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) **R.E. GARCIA & ASSOCIATES, JOSE ANDRES VILLARREAL, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VILLANIN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.375 ACRE TRACT OF LAND BEING A PORTION OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB# 180104**

Cristina Garcia, Senior Planner, introduced the item. She stated property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. She further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Villanin Subdivision subject to the conditions.

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

There being no discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed Villanin Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION:

None.

ITEM H. RECONVENE:

None.

ITEM I. AJOURNMENT:

There being no further business, Andy Castro **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

APPROVED: _____



MEMORANDUM

DATE: MONDAY, MARCH 12, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#180209 (TRES HERMANOS DROP YARD, LLC)
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GENERAL INFORMATION:

APPLICANT: Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1800 West Las Milpas Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, east and west and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south. The area is generally designated for single family residential use in the Future Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Pending reinspection report.
CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

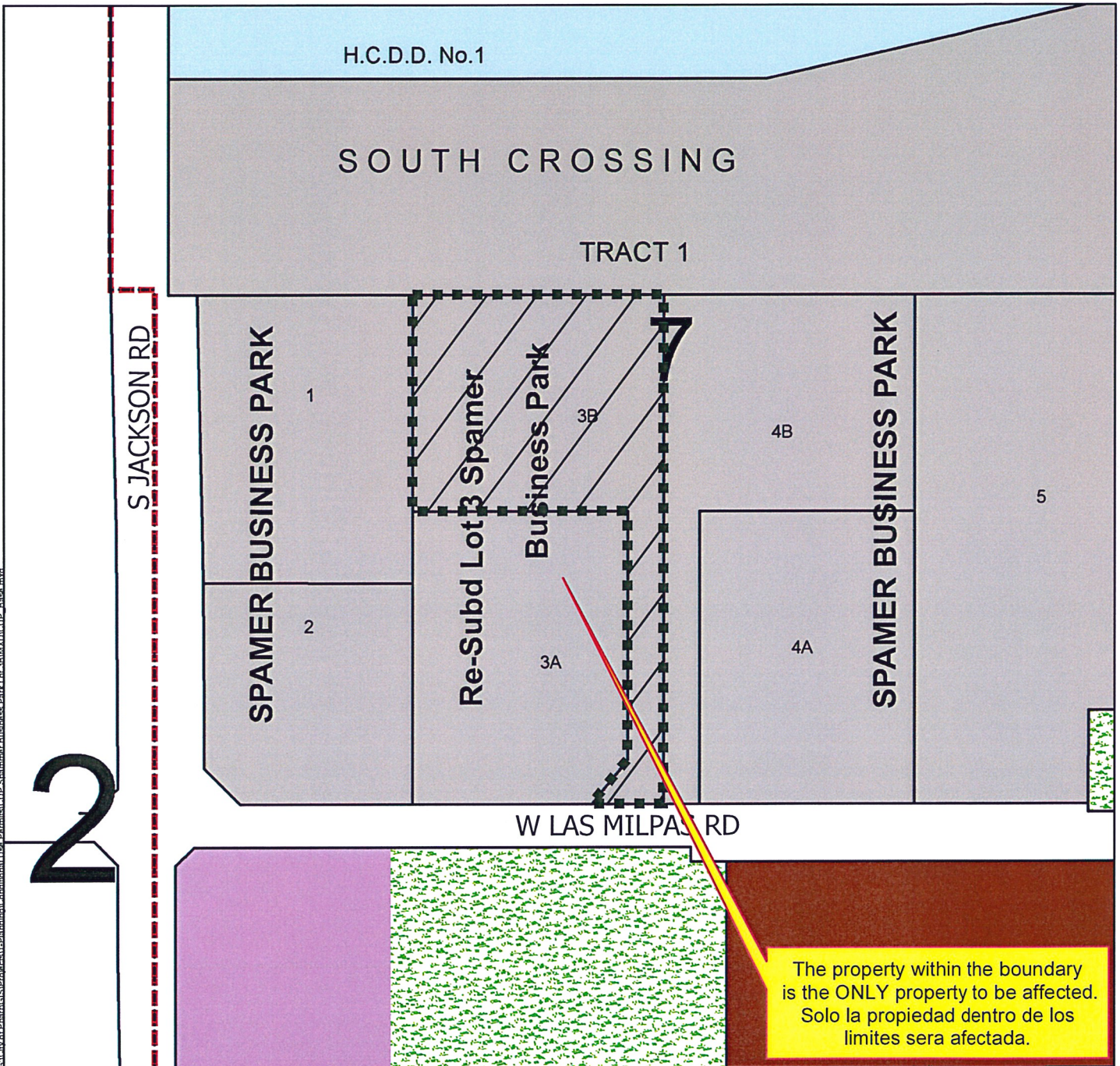
**NOTIFICATION
OF PUBLIC:**

Eight (8) 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:**

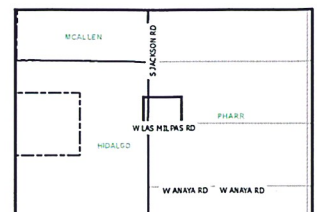
Development Services is recommending approval of the request for a Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I) subject to the following conditions:

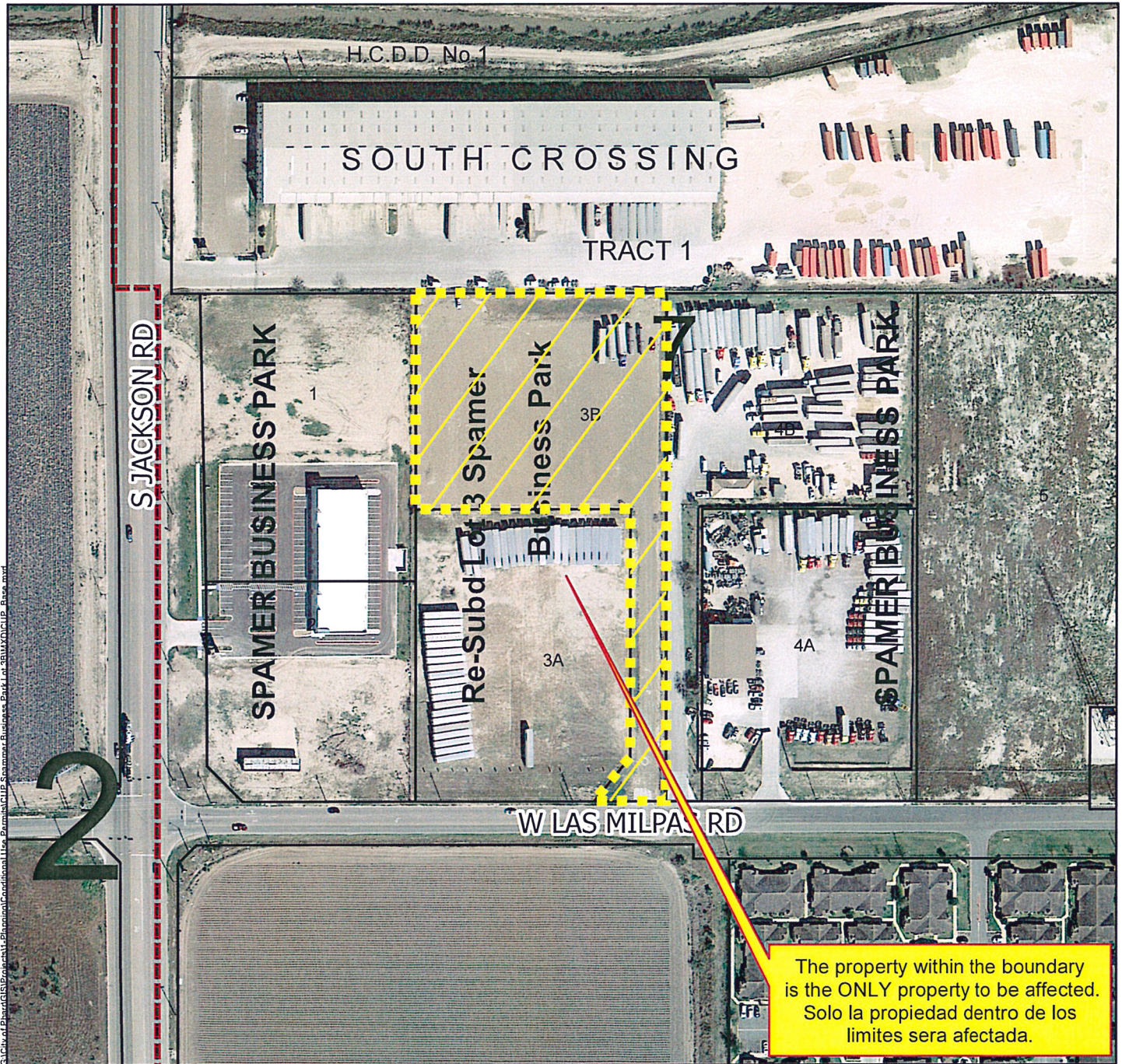
1. Applicant shall comply with all City of Pharr Landscaping, screening, buffer and paving requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use 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 a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date; and
5. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
 - 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.



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

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

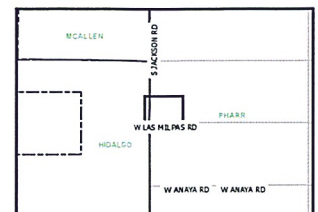


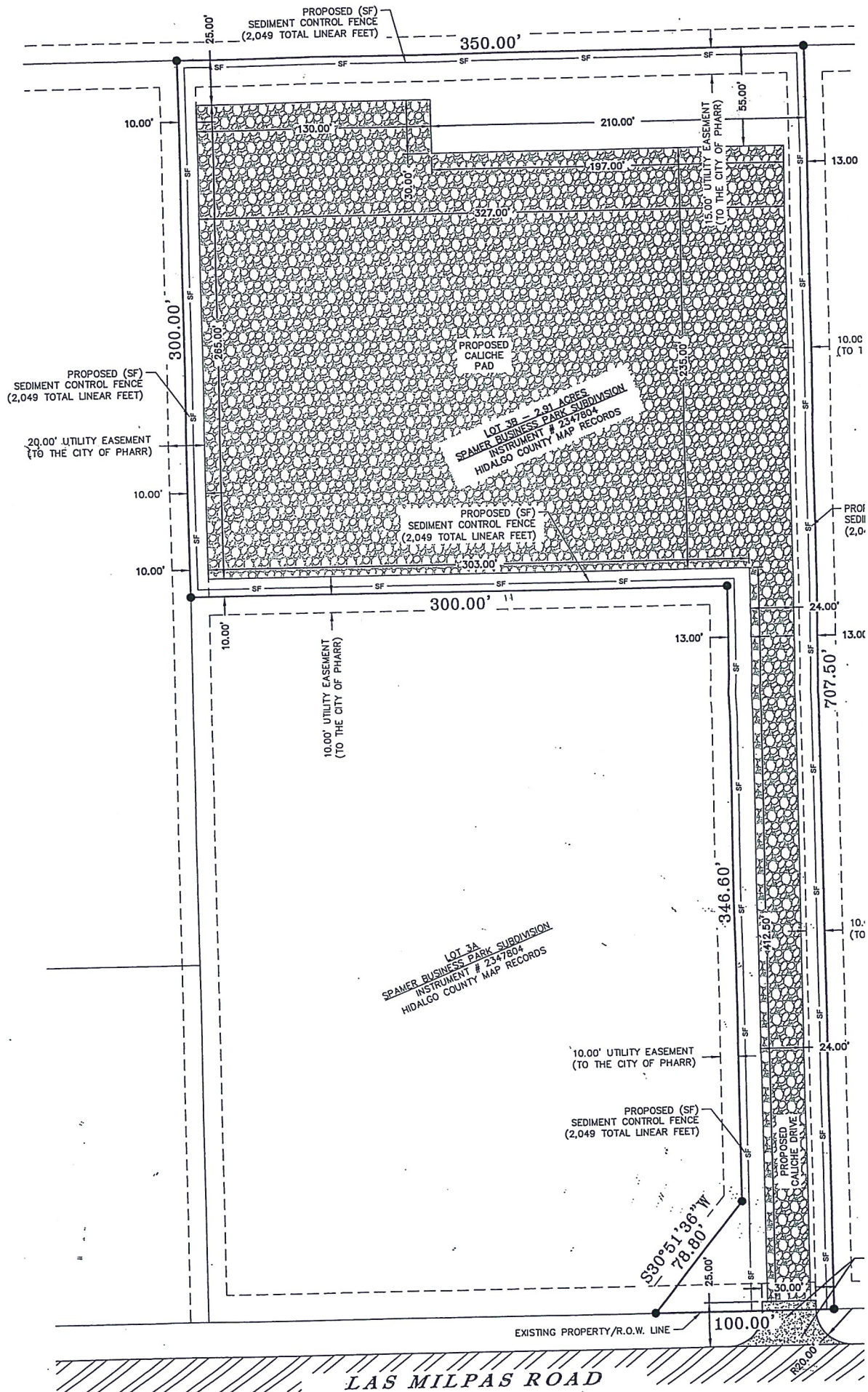


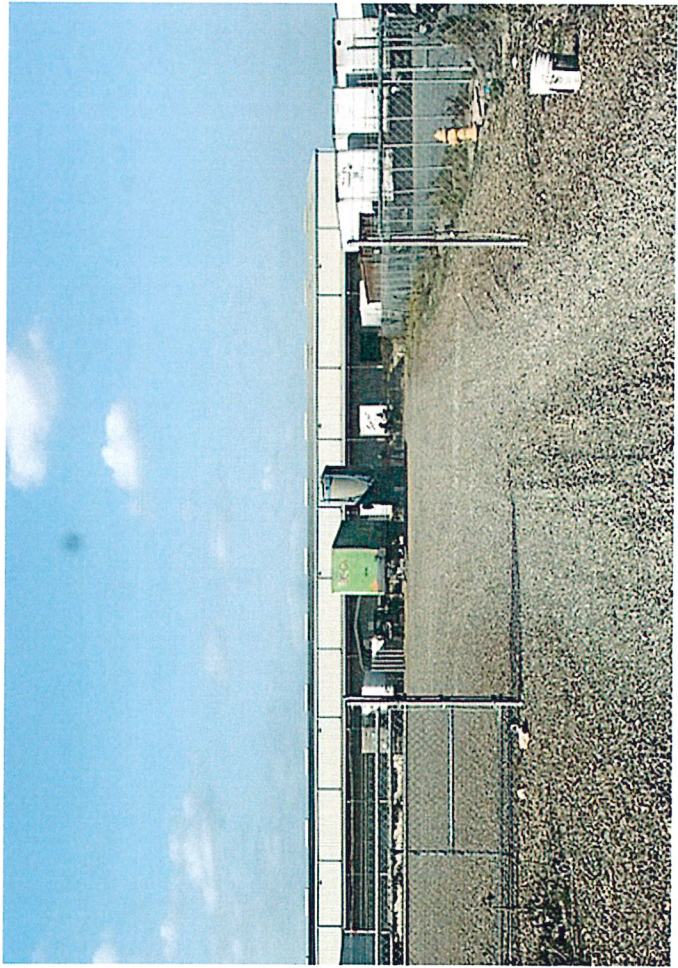
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|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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

- | |
|--------------------------|
| Valley View ISD |
| Planned Unit Development |

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MEMORANDUM

DATE: MONDAY, MARCH 12, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180210 (THE ALLEY CABANA BAR & GRILL)

GENERAL INFORMATION:

APPLICANT: Lady B. Segundo, d/b/a The Alley Cabana Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 4 & 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5808 South Cage Boulevard.

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

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Property vacant at this time. Will request inspections and require approval prior to issuance of Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Property vacant at this time.
Will request inspections and
require approval prior to
issuance of Conditional Use
Permit.

HEALTH DIVISION:

Property vacant at this time.
Will request inspections and
require approval prior to
issuance of Conditional Use
Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

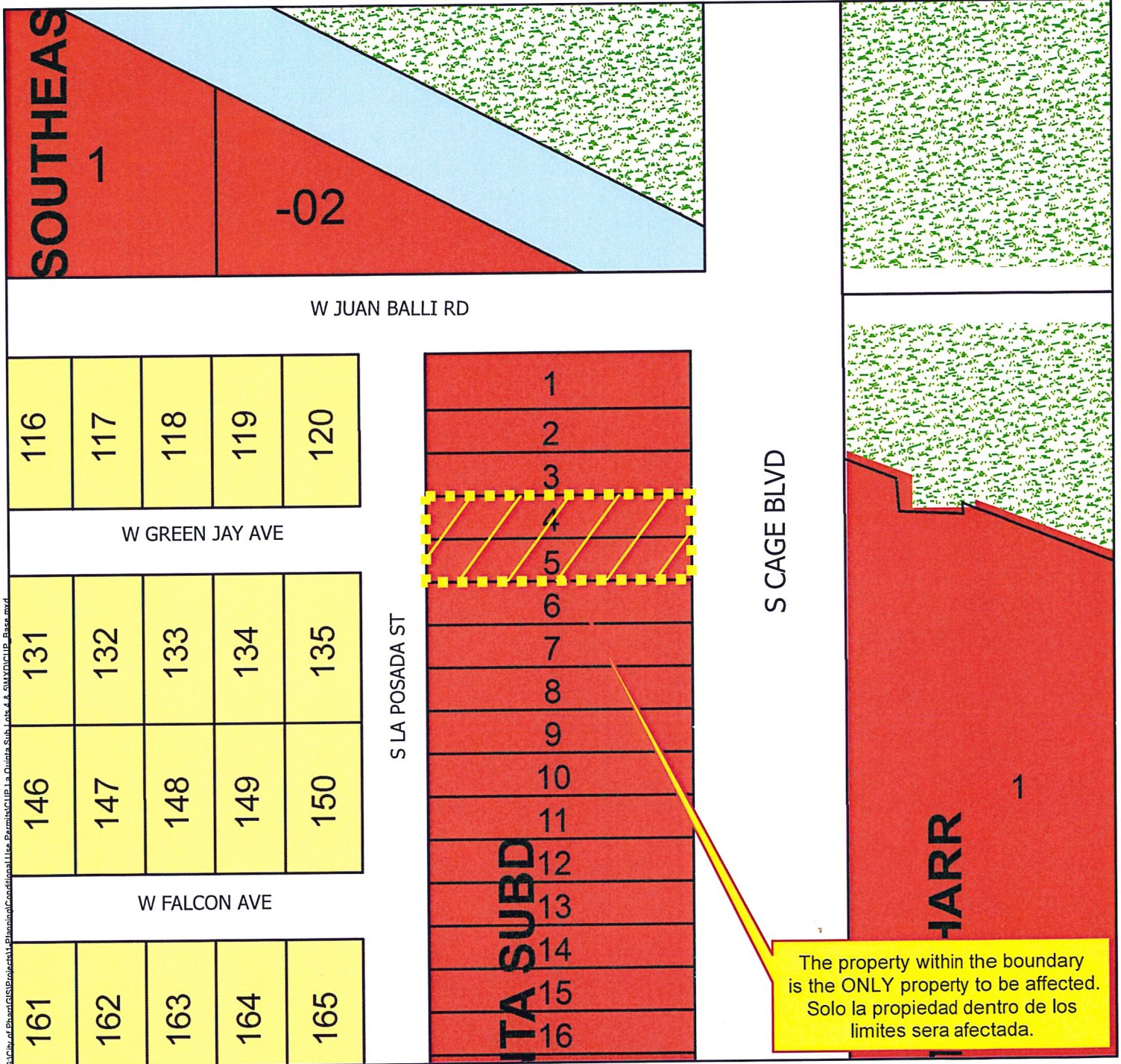
**NOTIFICATION
OF PUBLIC:**

Twenty-seven (27) 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:**

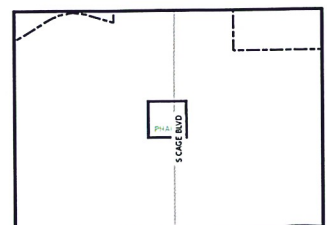
Development Services is recommending approval the
request for Conditional Use Permit to allow the sale of
alcoholic beverages for on-premise consumption in a General
Business District (C) subject to applicant and site being in
compliance with all City Ordinances and City Department
requirements.

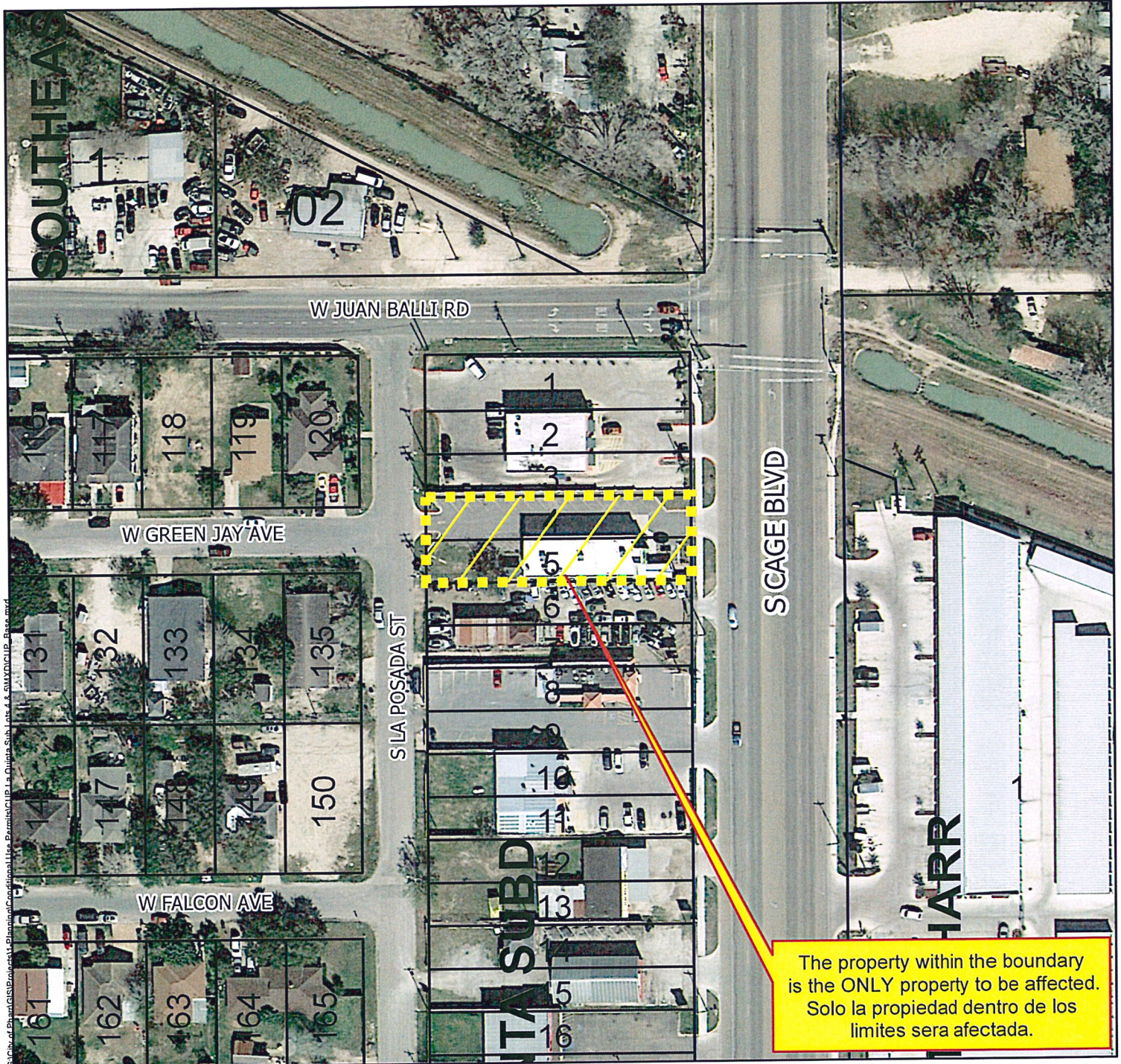
NOTE: This item will go before the City Commission Meeting of **April 02, 2018** at **4:00 p.m.**



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

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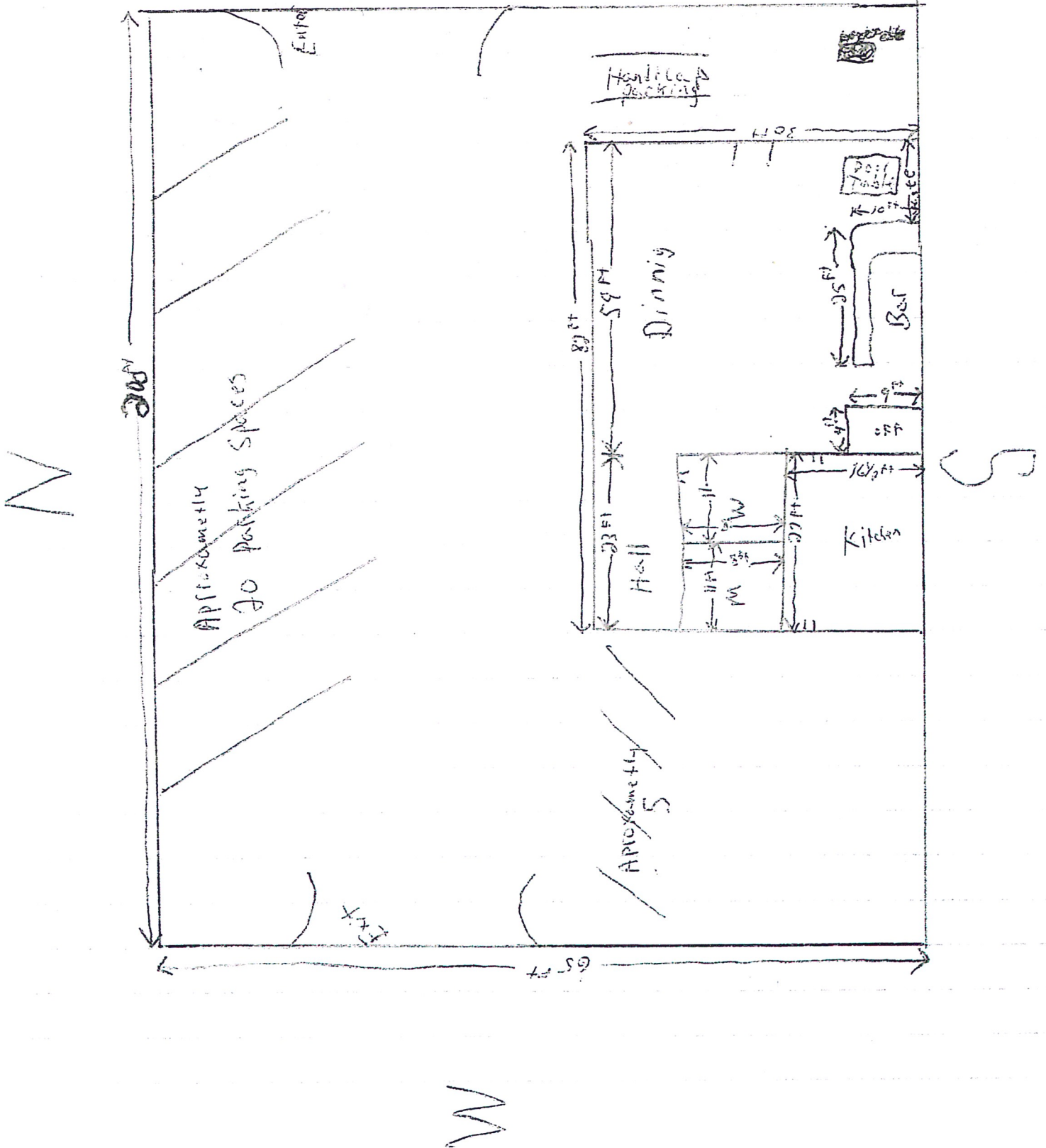
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

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CAGE BLVD



The alley cabana

menu

Drinks

Coke 2

Sprite 2

Dr. pepper 2

Bottled water 2

drafts

bud light 2

Budweiser 2

Modelo
tecate 3

domestic

bud light 3

Budweiser 3

2

imports

dos xx 3

corona 3

ultra light 3

Appetizers

○ Chicken Tostadas 2

○ Salsa and chip 2

○ Seasoned wings 2

Mini tacos 2

Entrees

(all entrees served with rice and beans)

○ ENCHILADAS 5

▪ CHICKEN OR BEEF

○ BURRITOS 4

BEEF

○ TAMALES 4

PORK OR CHICKEN

○ QUESADILLAS 5

CHESSE OR CHICKEN





MEMORANDUM

DATE: MONDAY, MARCH 26, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180313 (ALICIA'S SU COCINA)

GENERAL INFORMATION:

APPLICANT: Jose E. Monroy, d/b/a Alicia's Su Cocina, LLC, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 5 and 6, Ferguson Paradise Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 805 East Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the south east and west and High Density Multi-Family District (R-4) to the north. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Pending re-inspection of the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

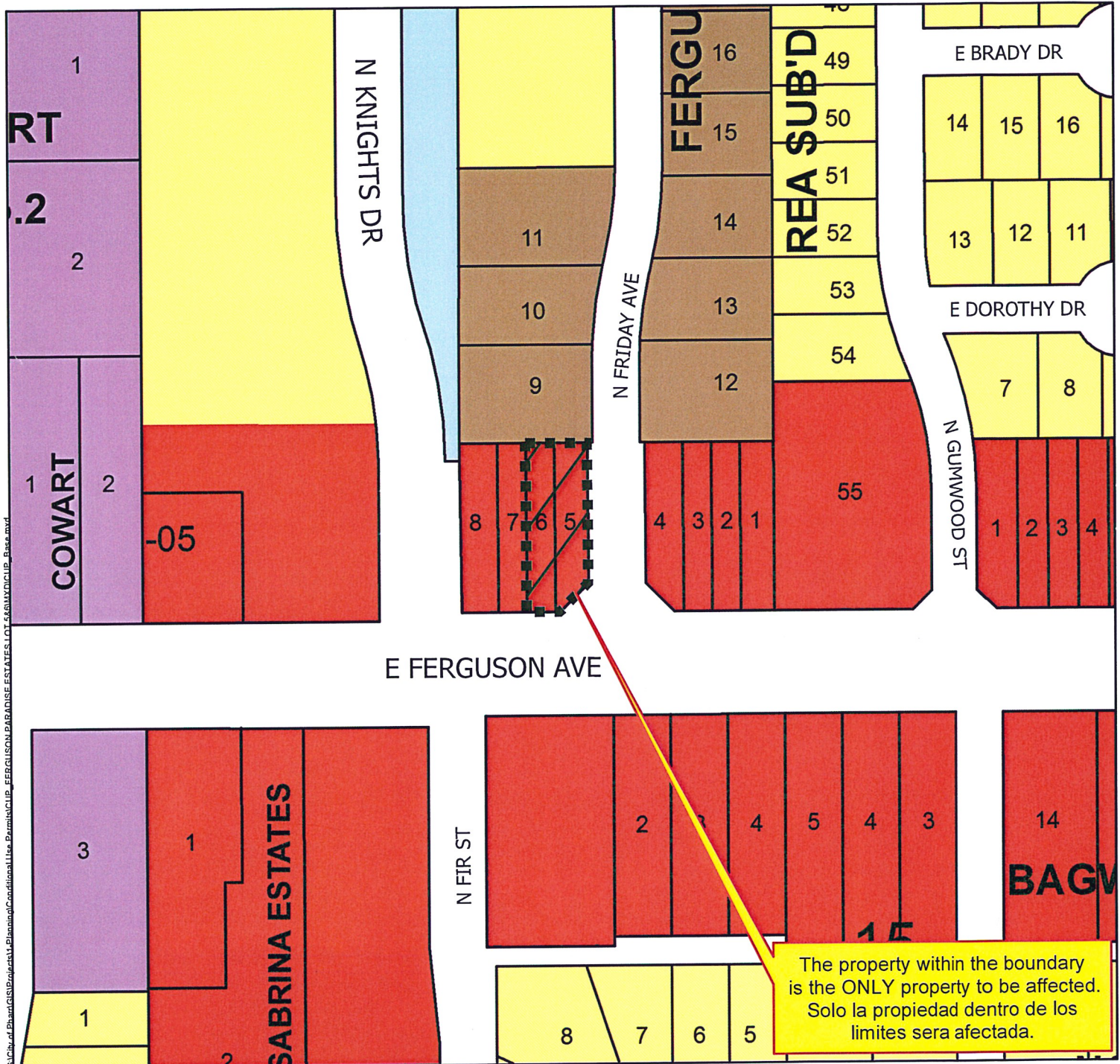
**NOTIFICATION
OF PUBLIC:**

Twenty-four (24) 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.

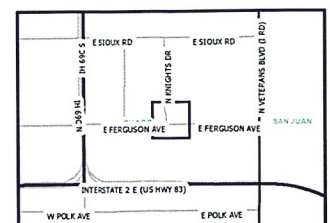
**DEVELOPMENT
SERVICES
RECOMMENDATION:**

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

NOTE: This item will go before the City Commission meeting of **April 02, 2018** at **4:00 p.m.**



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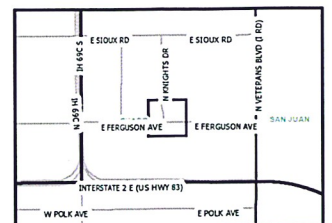




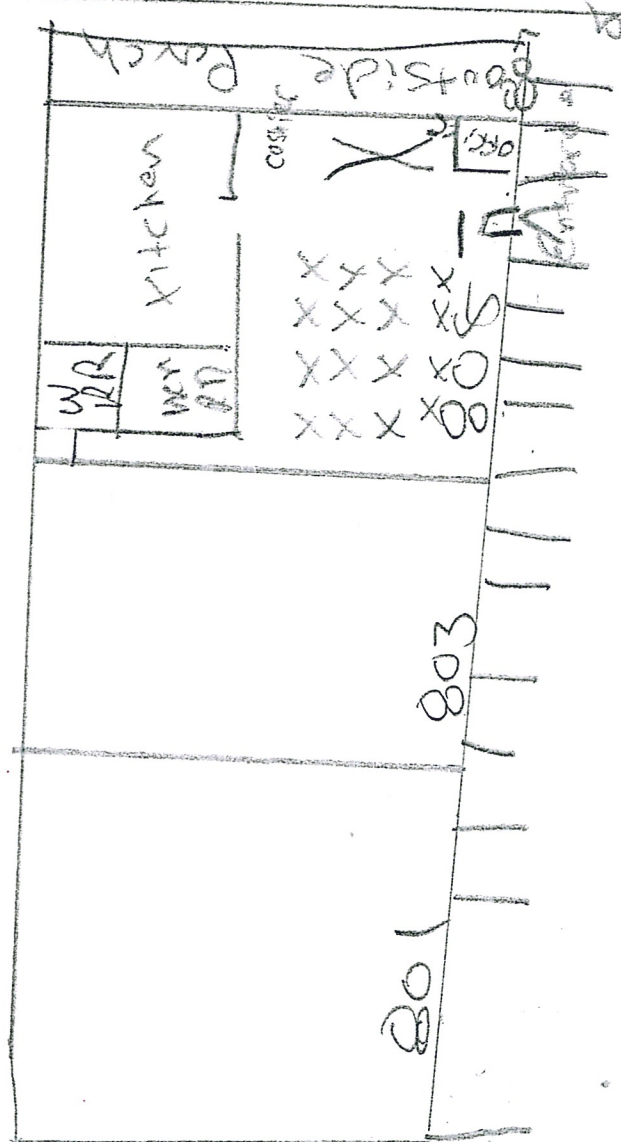
The property within the boundary
is the **ONLY** property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
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| Mobile Home | Drainage Easement | Hidalgo ISD | |

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N Friday



-Hillside School

Knights

Ferguson

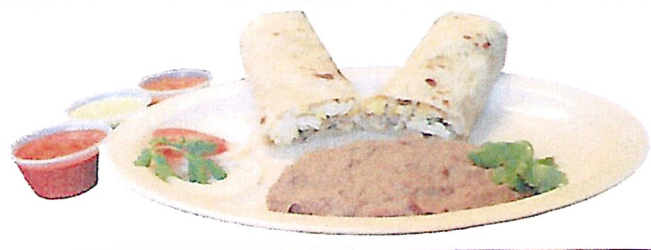
BREAKFAST TACOS

6" Tortilla \$1.49 / 10" Burrito \$2.49

Bacon and Egg - Potato and Egg - Ham and Egg -
Chorizo and Egg - Mexican Style Egg

6" Tortilla \$1.99 / 10" Burrito \$3.99

Egg machacado - Chicharrón in salsa



BREAKFAST

Special T-Bone Breakfast.....\$11.99

T-Bone, 2 Eggs and 2 entomatadas with a side of refried beans and hash browns.

Special Breakfast Steak\$8.99

Beef steak, 2 Eggs, and 2 entomatadas, with a side of Refried Beans or Hash Browns.

T-Bone'n Eggs.....\$10.99

T-Bone and 3 Eggs, with a side of Refried Beans or Hash Browns.

Steak'n Entomatadas.....\$8.99

Beef Steak and 2 Entomatadas, with a side of Refried Beans or Hash Browns.

Steak'n Chilaquiles.....\$8.99

Beef Steak and Fried Tortilla Chips Smothered in Our Specially Prepared Tomato Sauce, Topped with Melted Mozzarella Cheese, with a Side of Refried Beans.

Huarache Eggs.....\$8.99

Porkchop and 2 Sunny-Side Up Eggs on Tortilla Topped with Our Ranchero Sauce, with 2 Bacon Strips and a side of Refried Beans.

Chilaquiles.....\$5.99

Topped with Melted Mozzarella Cheese with a side of Refried Beans.

Special Chilaquiles\$6.99

Fried Tortilla Chips Smothered in Our Specially Prepared Tomato Sauce, Topped with Melted Mozzarella Cheese and Shredded Chicken Breast or Beef, with a Side of Refried beans.

Entomadas.....\$4.99

4 Corn Tortillas Stuffed and Topped with Mexican Panela Cheese.

Chicharrón in Salsa.....\$6.99

Chicharrón cooked in a Delicious Red Salsa, with a Side of Refried Beans.

Omelette.....\$5.99 Mexican style + \$0.99

3 Eggs Stuffed with Ham and Cheese, with side of Refried Beans.

Machacado Eggs.....\$7.99 Mexican Syle + \$0.99

Dried Beef and 3 Eggs, with a Side of Refried Beans.

Migas.....\$3.99 Mexican Syle + \$0.99

Fried Tortilla Chips with Egg and a side of Refried Beans.

Rancheros Eggs.....\$4.99

2 Eggs Sunny-Side up on Corn Tortillas Topped with Our Delicious Ranchero Sauce, with a Side of Refried Beans and Hash Brown

Eggs Your Way.....\$4.99 Mexican Syle + \$0.99

3 Eggs with Ham, Bacon, Chorizo, Potato, or Mexican Style with a side of Refried Beans.

Easy Eggs.....\$2.99

2 Scrambled or Over-Easy Eggs with Refried Beans.

Pancakes.....\$2.99

2 Fluffy pancakes.

Oatmeal.....Medium \$3.99 Large \$4.99



TACOS AND BURRITOS

Tacos Reynosa Fajita.....\$5.99

4 Flour or Corn Tortillas Stuffed with Fajita, Topped with Onion, Cilantro and Sauteed Onions, with a Side of Charro Beans.

Tacos Reynosa Steak.....\$5.99

Beef Steak, Topped with Onion, Cilantro, and Sauteed Onions, with a Side of Charro Beans.

Tacos Plancha.....\$7.99

4 Flour or Corn Tortillas Stuffed with Fajita, Shredded Chicken, or Shredded Beef and Melted Mozzarella cheese Crisped to Perfection, with a Side of Refried Beans and Salad.

Texan tacos.....\$5.99

4 Soft or Crispy Flour or Corn Tortillas Filled with Ground Beef, Shredded Beef, or Shredded Chicken, Topped with Lettuce and Tomato



Special Quesadillas.....\$5.99

4 Flour or Corn Tortillas Stuffed with Melted Mozzarella Cheese Crisped to Perfection, with a Side of Refried Beans and Salad.

Sincronizada.....\$9.99

14" Flour Tortilla Stuffed with Refried Beans, Melted Mozzarella Cheese, and Beef Steak or Fajita, Crisped to Perfection, with Salad.

Burrito Gigante.....\$11.99 Add Rice Free!

Add Cheese + \$1.49

16" Soft Flour Tortilla Filled with Refried Beans and Beef Steak, Fajita, Shredded Beef, or Shredded Chicken, with a Salad.



CLASSICS

Enchiladas.....\$7.99

4 Corn Tortillas Smothered in Our Specialty Enchilada Sauce, Stuffed with Ground Beef, Shredded Chicken, or Cheese, with a Side of Rice, Refried Beans, and Salad.

Flautas.....\$6.99

5 Corn Tortillas stuffed with Shredded Beef or Chicken, Rolled Up and Fried to Perfect, Topped with Lettuce, Tomato, Cheese, and Sour Cream.

Tostada or Sope(1).....\$2.69

A crispy Corn Tortilla or Sope Topped with Refried Beans, Lettuce, Tomato, Cheese, Sour Cream, and Ground Beef, or Shredded Chicken.



Gordita(1).....\$2.49

Gordita Stuffed with Ground Beef, Shredded Beef, or Chicken, Lightly Topped with Cheese.

Pozole.....Medium \$6.99 Large \$8.99

Guadalajara style.

Menudo.....Medium \$6.99 Large \$8.99

Beef Tripe Soup

Baked Potato.....Medium \$4.99 Large \$5.99

Baked Potato topped with Butter & Melted Cheese.

Special Baked Potato.....Medium \$5.99

Large \$7.99

Baked Potato Topped with Butter, Melted Cheese, and Beef Steak or Fajita. *Additional Cost for Fajita





MEMORANDUM

DATE: MONDAY, MARCH 26, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: EVERGREEN SUBDIVISION FILE NO. SUB#141128
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GENERAL INFORMATION:

APPLICANT: Sam Engineering & Surveying Inc., representing Andres Zuniga Zuko, FLP (Family Limited Partnership), is requesting final plat approval of the proposed Evergreen Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20 acre tract of land, more or less out of Lot 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property physical address is 1400 W. Hi-Line Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are High-Density Multi-Family Residential District (R-4) and Agricultural Open-Space District (A-O) to the north, Limited-Industrial District (L-I) to the east and Agricultural Open-Space District (A-O) to the west and south. The property is designated for industrial use in the land use plan.

PROPERTY PROPOSED USE: Cold storage.

VARIANCES: None requested.

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

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

1. Power poles wooden type will be relocated by MVEC, when new road expansion is built (letter in file).
2. Developer shall widen Hi-Line Road with sidewalks or shall escrow the amount to construct it. Escrow estimate and payment of escrow must be submitted prior of recordation of plat, reviewed and accepted by the City of Pharr.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

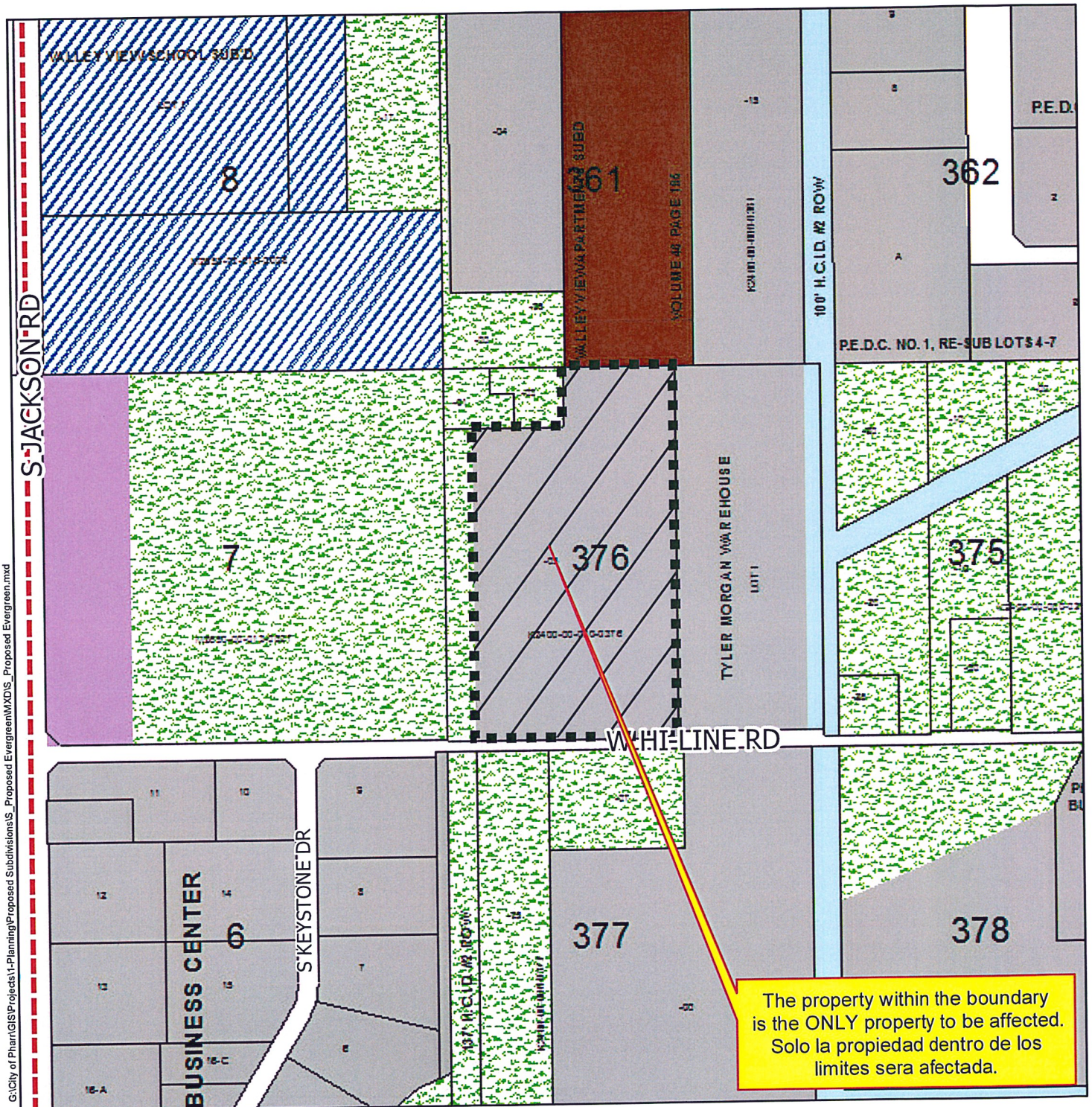
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission on April 2, 2018 at 4:00 p.m.

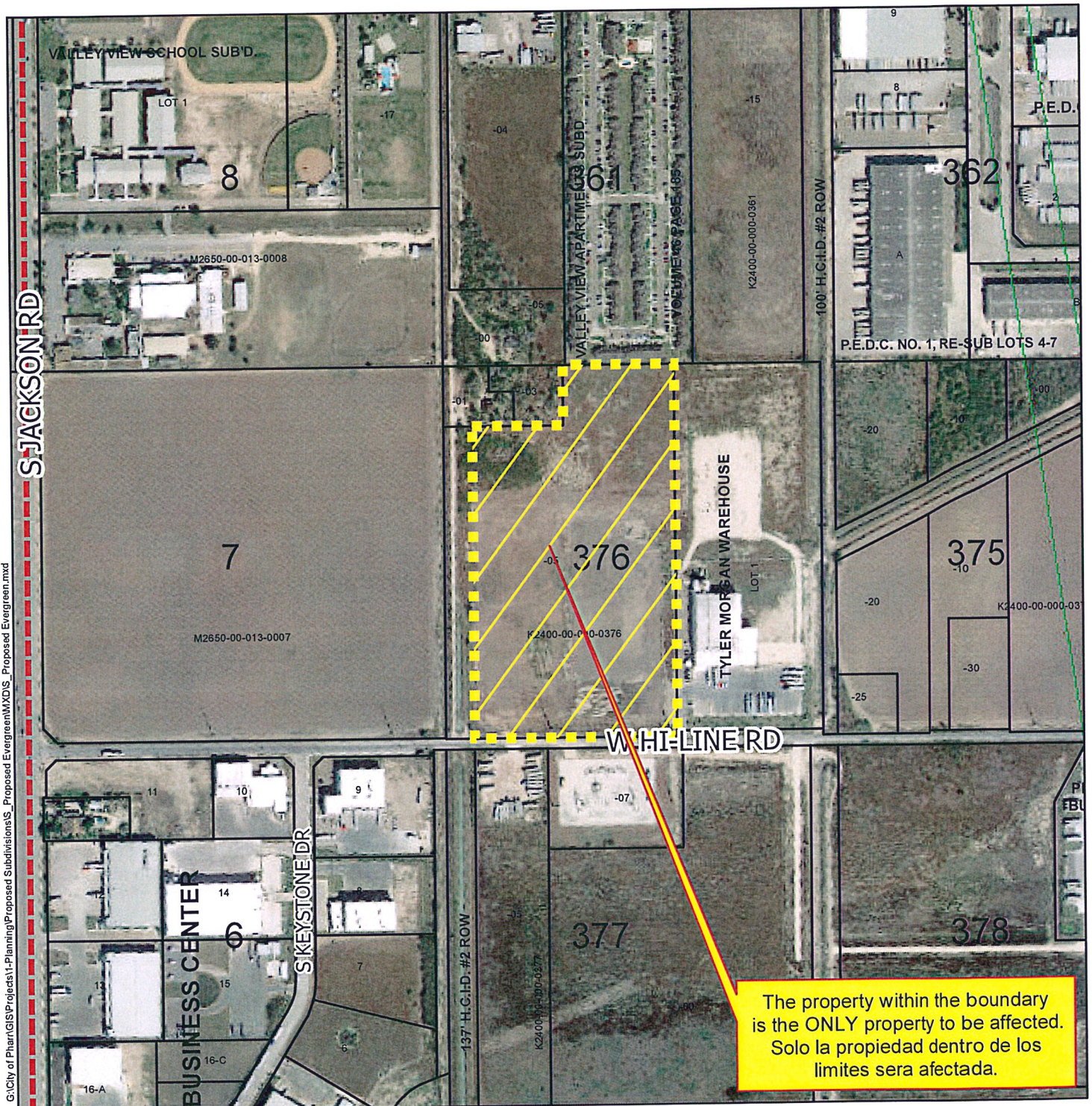


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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single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

Scale: 1 inch = 500 feet

0 250 500 1,000 1,500 2,000 Feet





- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 = 500 feet

City of Pharr, Texas
Engineering Department
956.702.5355

0 250 500 1,000 1,500 2,000 Feet



Date: 3/21/2018



MEMORANDUM

DATE: MONDAY, MARCH 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BLACKBIRD SUBDIVISION FILE NO. SUB#180103
--

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Eric J. Garza and Raymundo Ocaña, Owners of Blackbird Leasing Inc., are requesting preliminary and final plat approval of the proposed Blackbird Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.411 acre tract of land, being a re-plat of Lots one (1), two (2) and three (3) of Sharm Commercial Park Phase III, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1800 and 1900 Block of W. Sharm Dr.

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

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. Irrigation easement shall be 30-ft. in total Vol. 19, Pg. 297, verify with HCID # 2.
2. Need 15' exclusive easement to City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. No recommendations at this time although fire hydrants will need to be installed at time of building permit. Fire hydrant locations and line extension will need to be addressed at the time, as required by Fire Marshal.
2. Follow City of Pharr construction standards manual.

SEWER:

1. Will need to install 6" service for each lot.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. FEMA map is cut off, provide complete copy.

OTHER:

1. Remove the extra bearings and distances on plat layout.
2. Remove old lot lines from plat.
3. Label net or gross for acreage on metes and bounds.
4. Need to correct (F.M. 3362) to F.M. 2061.
5. Remove plat note # 3.
6. Add plat note, Owners to maintain R.O.W. and perimeter of subdivision.
7. Location map arrow must point true north.
8. Plat note # 9, include in drainage directive how much detention volume per lot.
9. Show existing improvements on property.
10. Show existing services.
11. Add plat number to benchmark note.

This item will go before the City Commission on April 2, 2018 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



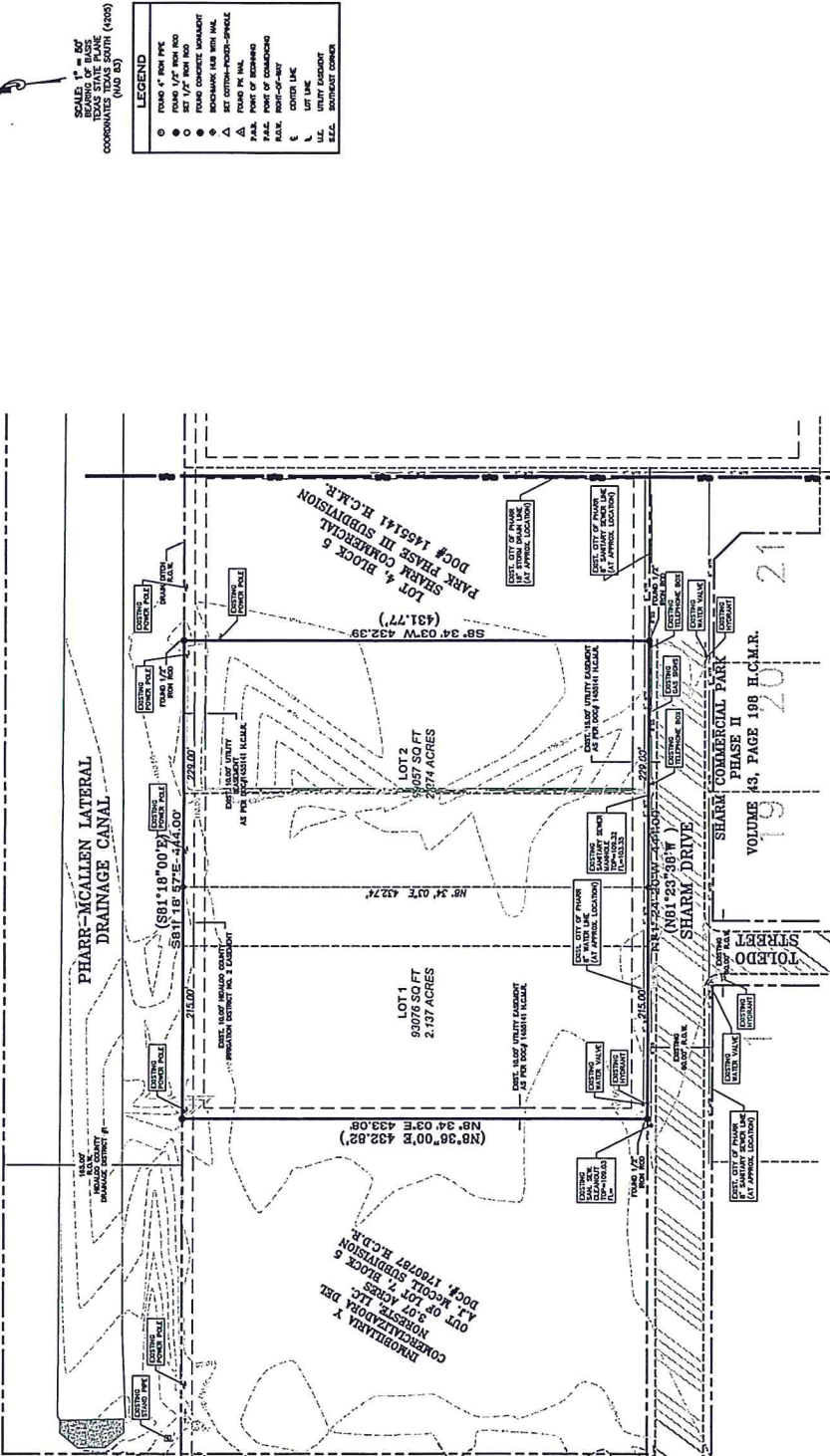
Subdivision: Blackbird Subdivision Plat Review

Reviewed By: Asst. Fire Marshal Dago Soto Date: March 22, 2018

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:

☒ At the time of the building permit , the required fire protection will be needed for approval. (Fire Hydrants and water lines.

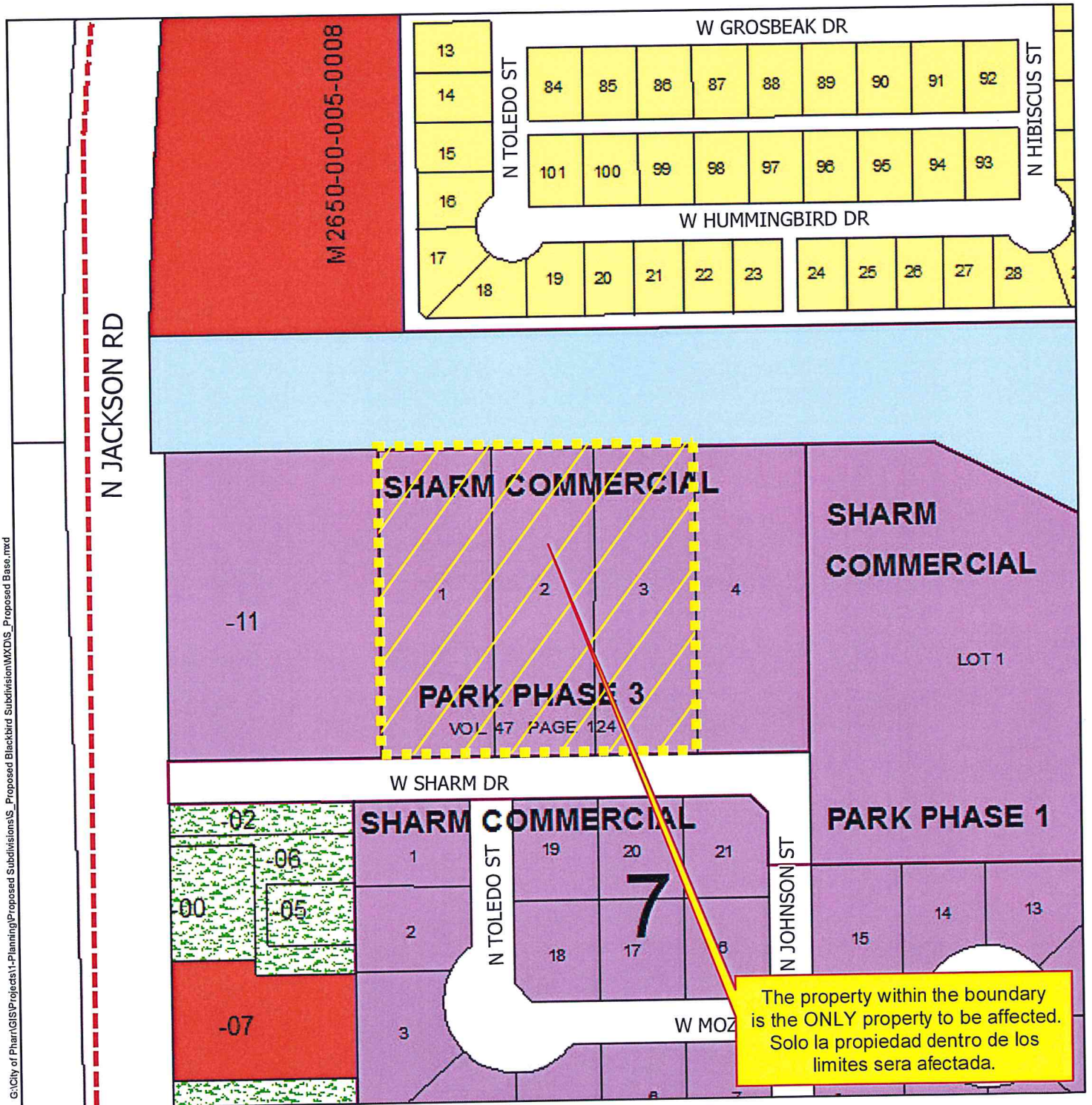


SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)

LEGEND	
○	FOUND 4" IRON PIPE
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
●	FOUND CONCRETE MOMENT
◆	BOUCHMARK IAB WITH NAIL
◆	SET COTTON-POKER-SPINNLE
△	FOUND PK NAIL
P.B.	POINT OF BEGINNING
P.A.C.	POINT OF COMMENCING
P.O.B.	RIGHT-OF-WAY
ε	CENTER LINE
L	LOT LINE
U.E.	UTILITY EASEMENT
S.E.C.	SOUTHEAST CORNER

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERNAL
REVIEW UNDER THE
AUTHORITY OF
NINA GARCIA,
P.E. 110602 ON
JANUARY 2018
IT IS NOT TO BE
USED FOR CONSTRUCTION
REDOING OR PERMIT

REVIEW
CLASS FOR



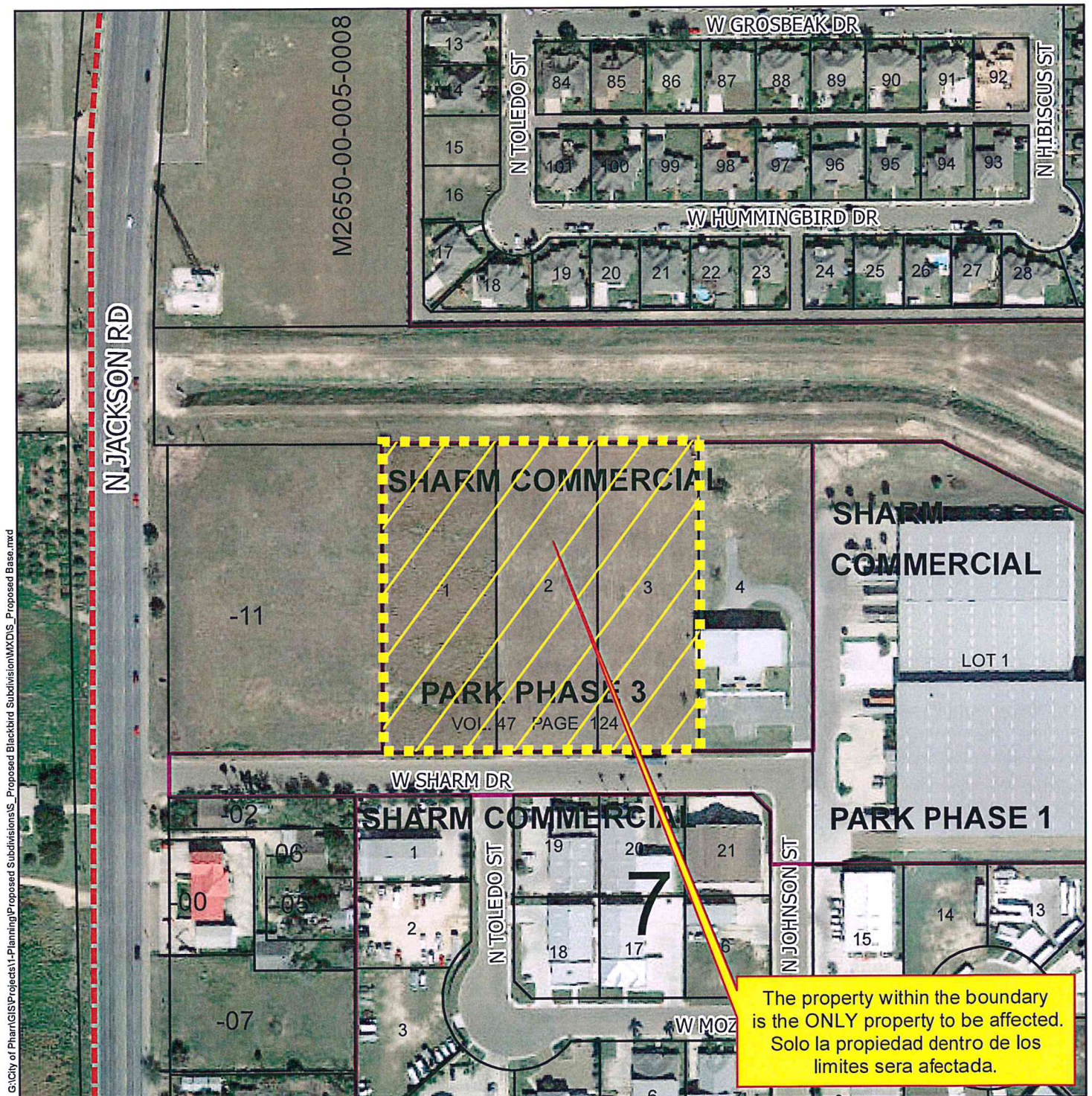
The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| 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 = 200 feet

0 100 200 400 600 800 Feet







MEMORANDUM

DATE: MONDAY, MARCH 26, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TICKETMASTER II ADDITION SUBDIVISION
FILE NO. SUB#170823

GENERAL INFORMATION:

APPLICANT: MAS Engineering, L.L.C., representing Westsea Capital, LTD, is requesting preliminary plat approval of the proposed Ticketmaster II Addition Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 5.67 acre tract of land, more or less, consisting of all of Lot 1-A, of the plat of Lot 1-A and 1-B, Time Development Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located between the 700 and 800 Block of South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and Office Professional District (O-P) to the north, Townhouse Residential District (R-TH) to the east, General Business District (C) to the South and General Business District (C) and City Limits to the West. The property is designated for commercial use in the Land Use Plan

PROPERTY PROPOSED USE: Existing buildings for retail and restaurants.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Ticketmaster II Addition

subdivision subject to the following conditions:

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

1. Dedicate 20-ft. additional R.O.W.

EASEMENTS:

1. Verify the easements behind lot 1.
2. Verify the alignment for the 56-ft. access easement and the easement on the south side.
3. Show existing easement.
4. Label easements dedicated by plat or existing.

**SIDEWALK:
ADA:**

1. Plat note # 6, Sidewalk to be constructed at building permit stage.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Show existing 8-inch water mains and existing water main valves in proper location.
2. Show existing water meters and backflow devices.
3. Show existing fire hydrants.
4. Follow City of Pharr construction standards manual.

SEWER:

1. Show existing wastewater mains and manhole structures.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need approved drainage report.
2. Plat note # 7, Include detention volume for Lot 1 and Lot 2 separately. Verify detention are (entire property). Verify detention volume. Volume must match what is in drainage report.
3. Runoff coefficient for proposed improvements appears low for the existing impervious cover, verify.
4. Verify calculations, volume at high point does not correspond with volume in note # 7. Also, show values before high point.
5. After changes to report are made, please submit to HCDD No. 1 for approval.

OTHER:

1. Label net or gross for acreage on metes and bounds.
2. Need to mention on description that it's a re-plat.

3. Remove A.K.A on metes and bounds.
4. Label the point of commencing on plat layout.
5. Need to reference City of Pharr benchmark system for plat note # 5.
6. Plat note # 4, verify flood zone.
7. Plat note #10, remove the word "drainage".
8. Remove plat note # 11.
9. Add plat note, Owners to maintain R.O.W. and perimeter of subdivision.
10. Update the year on signature blocks.
11. Verify distance and bearings on plat layout and on metes & bounds.
12. Remove the labels along the property line "east line of Lot 1-A" and the other ones.
13. Provide contour lines in plat layout.
14. Corner clip on the south east corner verify if needed.
15. Fix overlapping text.
16. Label or remove solid line within S. Jackson Rd.
17. Update your location map to show the new subdivision to the south you were the project engineer.
18. Need to add plat note for common parking access.
19. Need to clean up plat.

PROJECT NAME: CAPITAL SUBDIVISION		ADDRESS: SHARY RD. AND FOX RUN AVE. MISSION, TEXAS		CLIENT INFORMATION: _____	
PROJECT NAME: CAPITAL SUBDIVISION		ADDRESS: SHARY RD. AND FOX RUN AVE. MISSION, TEXAS		CLIENT INFORMATION: _____	

MAS ENGINEERING LLC.
 CONSULTING ENGINEERING
 FIRM NO. F-15499
 PH. (956) 537-1311
 E-MAIL: MSALINAS6973@ATT.NET

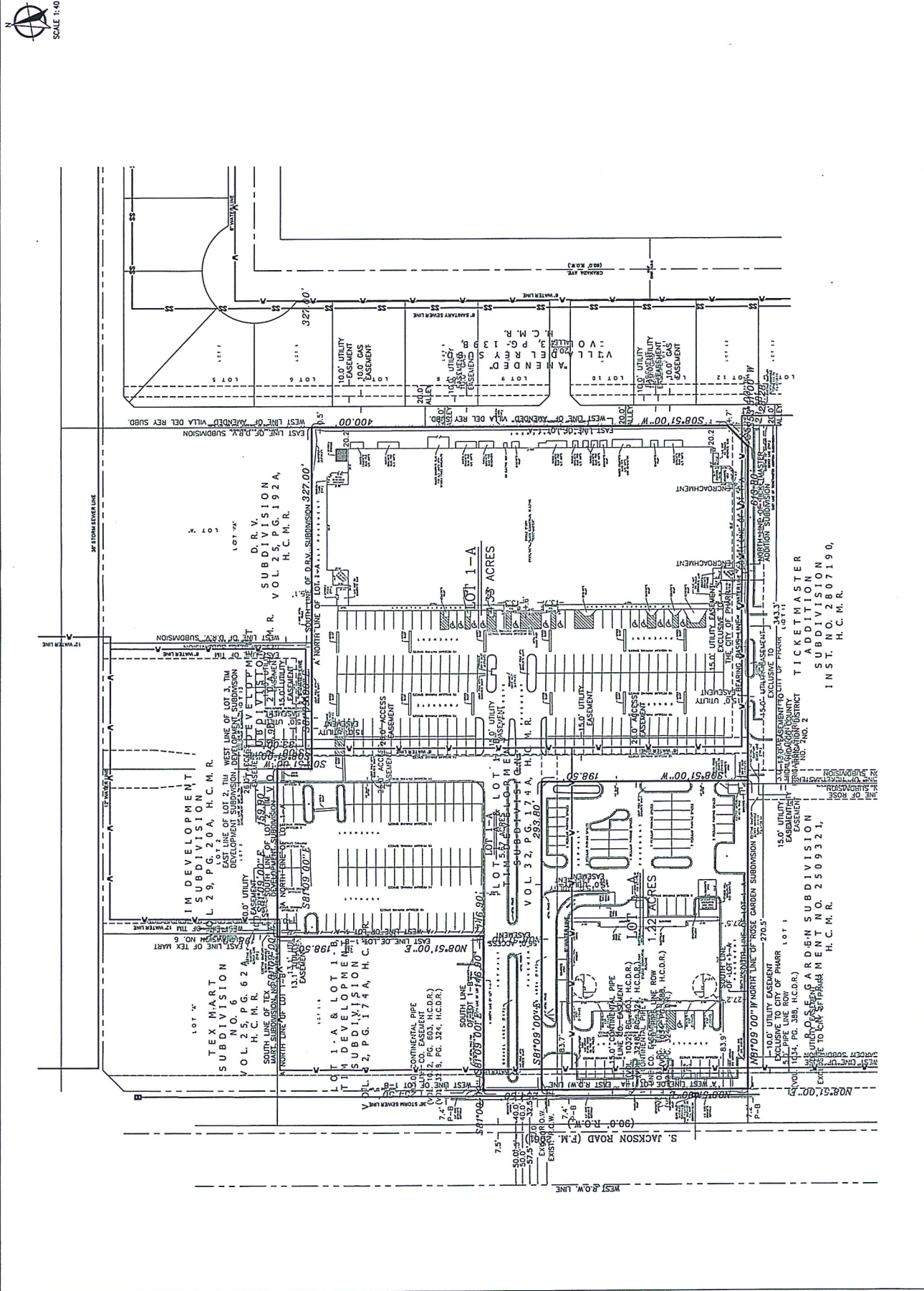
3911 N 10TH ST. STE H
 MCALLEN, TEXAS, 78501

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 REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY REPRODUCE ANY OR ALL
 PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME:
UTILITY PLAN

REVISION: 1
 BY: NS
 DATE PREPARED: 09-28-17

SHEET NO.:
C-2





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



Subdivision: Ticket Master Addition II Subdivision (Staff Review)
Reviewed By: Dago Soto, Asst. Fire Marshal Date: March 13, 2018

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the 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:

☒ Need to follow all the steps listed above.

☒ Need to provide a loop water line with hydrant spacing of 300 for commercial.

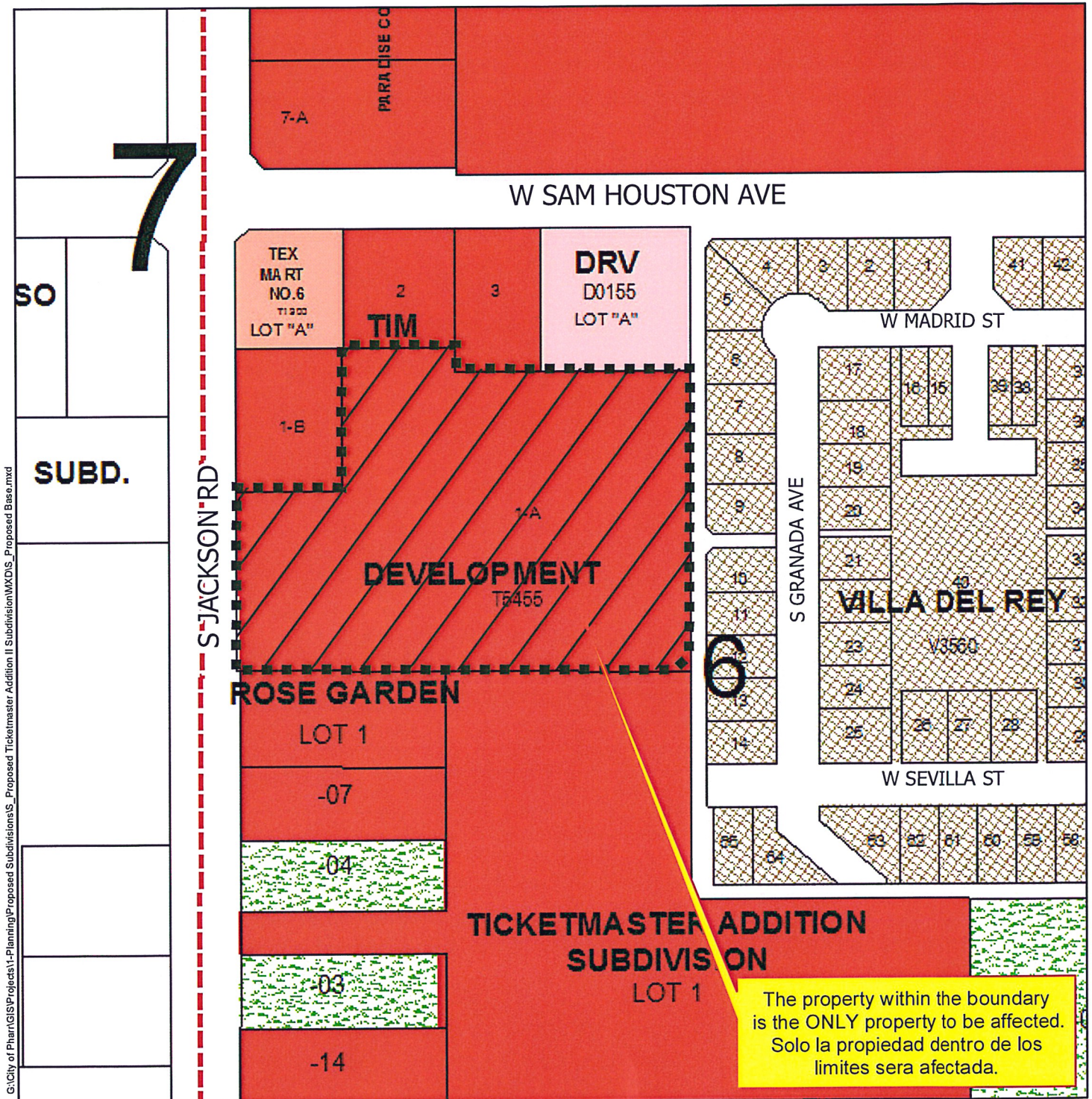
Page 2

Subdivision: Ticket Master Addition II Subdivision (Staff Review)
Reviewed By: Dago Soto, Asst. Fire Marshal Date: March 13, 2018

☒ 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.

☒ Show all existent Fire Hydrants

☒ 2016 comments by Asst. Fire Marshal Pedraza and Fire Marshal Salinas are added to these current comments

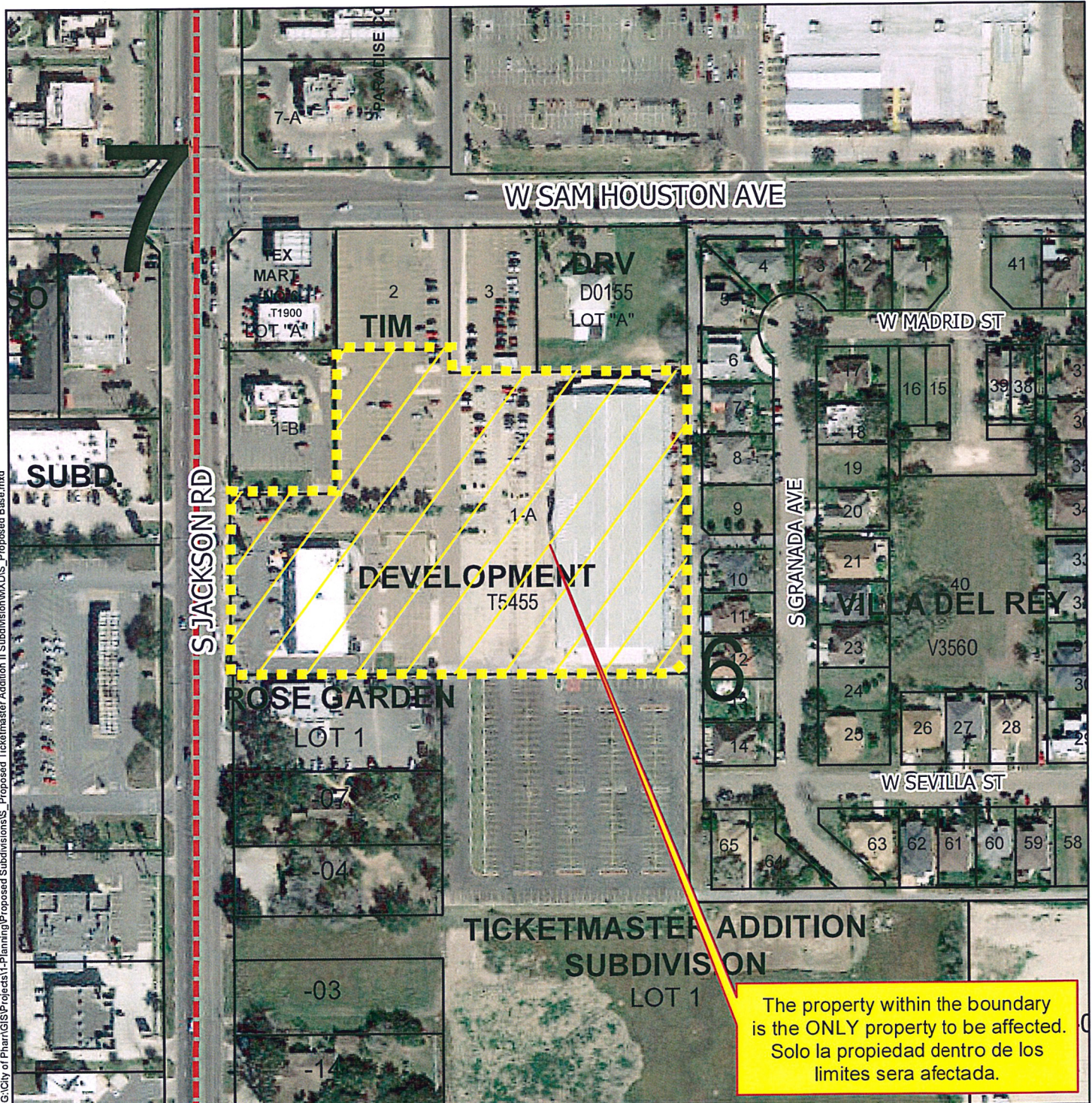


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|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single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

Scale: 1 inch = 200 feet

0 100 200 400 600 800 Feet





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Ticketmaster Addition II Subdivision\WXS\Proposed 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 | |

City of Pharr, Texas
Engineering Department
956.702.5355

