



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 10, 2017 – 6:00 p.m.

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

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

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

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

PRESIDING: Danny Wylie, Chairman

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. APPROVAL OF MINUTES: June 26, 2017
- D. PUBLIC COMMENTS: (Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.

Page 1 of 4

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

1. William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Las Milpas Road. **CUP#170210 (TABLED)**
2. John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O). The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2400 Block of North Jackson Road. **SUP#170318 (TABLED)**
3. Halff & Associates, Inc., representing South Texas College, a Political Subdivision / Shirley A. Reed, M.B.A., Ed. D. President, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to a General Business District (C). The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Blvd., **COZ#170634 (TABLED)**
4. Oralia Porra, d/b/a Lalas Bridal & Quinseañera, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1). The property is legally described as Lot 83, Nolana Vista Subdivision Phase II,



Pharr, Hidalgo County, Texas. The property's physical address is 4200 North Chula Vista Street.

5. Scalisi's Chicago Pizza & More 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 0.073 of an acre, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 912 East Nolana Loop, Suites R, S and T.

PLAT APPROVAL:

1. R.E. Garcia & Associates Engineering, representing Felix Chavez, Jr., is requesting preliminary plat approval of the proposed FEMA Subdivision. The property is legally described as being a 4.07 acre tract of land out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Ridge Rd.

F. ANNOUNCEMENTS/OTHER BUSINESS:

1. Proposed Budget Presentation for FY 2017-2018

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 7th day of July 2017, at 4:00 p.m. and in 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. June 26, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, June 26, 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
Rafael Munguia
Charlie Ramirez
Tom Greuner
Romeo Robles
Andy Castro
Porfirio Rodriguez

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Melanie Cano, Director of Development Services
Roland Gomez, Assistant Director of Development Services
Cristina Garcia, Senior Planner
Heriberto Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Janie Benedict, Administrative Assistant
Officer Mata

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 June 12, 2017.

There being no discussion, Romeo Robles moved the minutes of June 12, 2017, be approved as submitted. Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved as submitted
T. Greuner: Absent (*Late Arrival*)
R. Munguia: Absent (*Late Arrival*)
A. Castro: Approved as submitted

C. Ramirez: Approved as submitted
R. Robles: Approved as submitted
L. Madrigal: Absent
P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of June 12, 2017, as submitted.

(Commissioner Rafael Munguia arrived at 6:02 p.m. and Commissioner Tom Greuner arrived at 6:04 p.m.)

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Janie Benedict stated no one signed up to speak.

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

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and advised there were four (4) items for recommendation.

WILLIAM BEBB FRANCIS, III
Rep. AMERICAN TOWER ASSET SUB, LLC

LIFE-OF-THE-USE EXISTING
TELECOMMUNICATION TOWER
CUP#170210

Della Robles, Planner I, introduced the first item and advised the item would remain tabled and no action was needed.

Della Robles announced that the applicant was present.

A gentlemen approached the podium and introduced himself as Bebb Francis, of 120 E. Pecan in San Antonio, Texas. He stated he is the attorney for American Tower Asset and presented to the Commission:

- Agrees the tower is in a non-conforming status;
- Planning staff has advised him of the need for a Conditional Use Permit and he has worked towards obtaining this;
- Conditions imposed have caused issues he feels need to be addressed;
- Case has morphed into a situation requiring meetings with Assistant City Manager and city staff;
- An ordinance is being required and worked on;
- Has not heard back from staff and there are still questions he would like addressed;
- Supports the tabling of the item but is requesting help in getting a meeting with the

City Manager and his team to meet with staff of American Tower Corporation who would be willing to fly in and work out the case issues.

Danny Wylie thanked Mr. Francis for his submittal but advised the Commission could not have any dialogue with him.

JOHN M. GARCIA
REP. AEP TEXAS

SPECIAL USE PERMIT
ELECTRICAL SUBSTATION
SUP#170318

Della Robles, Planner I, introduced the second item and advised the item would remain tabled and no action was needed.

EMMA E. GUERRA

CUP: OVERSIZE STORAGE UNIT
CUP#170529

Della Robles, Planner I, introduced the third item and advised the item was a tabled item and would need to be un-tabled. Tom Greuner moved that Emma E. Guerra's request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1) be un-tabled. Rafael Munguia second the motion and when put to a vote it polled as follows:

D. Wylie: Approve to Un-table
T. Greuner: Approve to Un-table
R. Munguia: Approve to Un-table
A. Castro: Approve to Un-table

C. Ramirez: Approve to Un-table
R. Robles: Approve to Un-table
L. Madrigal: Absent
P. Rodriguez: Approve to Un-table

Motion carried by unanimous vote to un-table the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1).

Della Robles, Planner I, read as follows:

Emma E. Guerra has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1). The property is legally described as being Lot 83, Pecan Plantation Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7711 South Pecan Plantation Circle. The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan. Fifty (50) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls and one (1) walk in for information only. Development Services is recommending approval of the request for the Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1) subject to the following conditions:

1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The storage unit shall not have a separate electrical service;
3. No living amenities shall be installed in the unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant shall obtain a building permit;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

This item will go before the City Commission meeting of July 03, 2017, at 4:00 p.m.

ADDITIONAL COMMENTS:

On May 09, 2017, Ms. Guerra submitted plans to the city for an after the fact outside storage unit. Application was placed on pending by the Building Official until a Life-of-the-Use Conditional Use Permit for an Oversized Storage Unit was applied for and a windstorm report was obtained for the project since the building was taller than 10 feet. On, June 16, 2017, staff contacted Ms. Guerra who stated that she would modify the building down to the approved 10 feet to comply with the building code standards. Ms. Guerra submitted the revised plans on June 22, 2017, to the Permits Division which were approved by the Building Official with the condition that Ms. Guerra apply for and obtain a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit.

Della Robles announced that the applicant was present.

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

Danny Wylie asked staff if the permit being requested is for a Life-of-the-Use Conditional Use Permit for an over-sized storage unit and if it was going to be renovated to come into compliance with code. Melanie Cano, Development Services Director, affirmed this to be

the case and added that the applicant has one month to comply. If such does not occur, the case would be forwarded to the court.

There being no further discussion, Charlie Ramirez moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1) subject to staff's recommendations. Tom Greuner second the motion and when put to a vote it polled as follows:

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

Motion carried by unanimous vote to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (14' x 19') in a Single-Family Residential District (R-1) subject to staff's recommendations.

MGE
Rep. SOUTH TEXAS COLLEGE

COZ: A-O TO C
COZ#170634

Della Robles, Planner I, introduced the fourth item and read as follows:

Halff & Associates, Inc., representing South Texas College, a Political Subdivision / Shirley A. Reed, M.B.A., Ed. D. President, has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Boulevard.

Della Robles, Planner I, stated Planning staff is requesting the item be tabled with no action to be taken at this time.

There being no discussion, Andy Castro moved to table the request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Tom Greuner second the motion and when put to a vote it polled as follows

D. Wylie: Approve to table	C. Ramirez: Approve to table
T. Greuner: Approve to table	R. Robles: Approve to table
R. Munguia: Approve to table	L. Madrigal: Absent
A. Castro: Approve to table	P. Rodriguez: Approve to table

Motion carried by unanimous vote to table the request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C).

PLAT APPROVAL:

Heriberto Martinez introduced himself as Planner II for the City of Pharr and advised one plat submitted for recommendation.

MGE
Rep. CITY OF PHARR

PHARR DEVELOPMENT AND RESEARCH
CENTER SUBDIVISION
SUB#151127

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

MGE, representing City of Pharr, is requesting final plat approval of the proposed Pharr Development and Research Center Subdivision. The property is legally described as being a tract of land containing 5.00 acres, also being a part or portion of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Dicker Road. The property is currently zoned Agricultural and/or Open-Space District (A-O). The adjacent zones are Agricultural and/or Open-Space District (A-O) to the north and west, Single-Family Residential District (R-1) to the south, and Limited Industrial District (L-I) to the east. The property is designated for commercial and public/semi public use in the Land Use Plan. Property's proposed use – Development and Research Center. Variances requested – none. Development Services recommends final plat approval of the proposed Pharr Development and Research Center Subdivision subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

**FIRE
PROTECTION:**

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission meeting of July 03, 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, Charlie Ramirez moved to approve the final plat approval of the proposed Pharr Development and Research Center Subdivision. Rafael Munguia second the motion and when put to a vote it polled as followed:

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

Motion carried unanimously to approve the request for final plat approval of the proposed Pharr Development and Research Center Subdivision subject to staff's recommendations.

ANNOUNCEMENTS/OTHER BUSINESS:

1. Melanie Cano, Development Services Director, advised the Commission of an upcoming workshop to be held in August from 9:00 a.m. to 4:00 p.m. The information was provided to the members and they were asked to consider attending and to get with Janie Benedict, Administrative Assistant, for her to address enrollment procedures.
2. Melanie Cano, Development Services Director, announced to the Commission that the City of Pharr would be holding the 4th of July festivities this coming Saturday (July 1, 2017) at the Dr. Long Park. Live music, food booths, family fun, and fireworks would be provided for family enjoyment from 6:00 p.m. to 10:00 p.m. and invited all members and their families to attend and enjoy the festivities.
3. Melanie Cano, Development Services Director, announced that with Budget Year 2017-2018 needing to be addressed, the Planning and Zoning Commission would participate in a small presentation at the next regular meeting.

ABSENTEE REPORT: Janie Benedict announced that Luis Madrigal was the absent member. With no one making any motion the Commission polling took place and votes were as follows:

D. Wylie: Approve the absence	C. Ramirez: Approve the absence
T. Greuner: Approve the absence	R. Robles: Approve the absence
R. Munguia: Approve the absence	L. Madrigal: Absent
A. Castro: Approve the absence	P. Rodriguez: Approve the absence

R. Munguia: Approve the absence
A. Castro: Approve the absence

L. Madrigal: Absent
P. Rodriguez: Approve the absence

By unanimous consent the commission excused the absent member.

ADJOURNMENT:

There being no further business, Charlie Ramirez moved the meeting be adjourned. Porfirio Rodriguez second the motion and by unanimous consent, the Planning and Zoning Commission adjourned the meeting at 6:13 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

Pharr
Development Services

MEETING: P&Z MEETING

[illegible]

MEMORANDUM

DATE: MONDAY, JULY 10, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR TELECOMMUNICATION EQUIPMENT FILE NO. CUP#170210 (AMERICAN TOWER ASSET SUB, LLC)
--

GENERAL INFORMATION:

APPLICANT: William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 1600 Block of West Las Milpas Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and west is zoned Limited Industrial District (L-I), Single-Family Residential District (R-1) to the east and High Density Multi-Family Residential District (R-4) to the south. This area is generally designated for single-family residential use in the Land Use Plan.

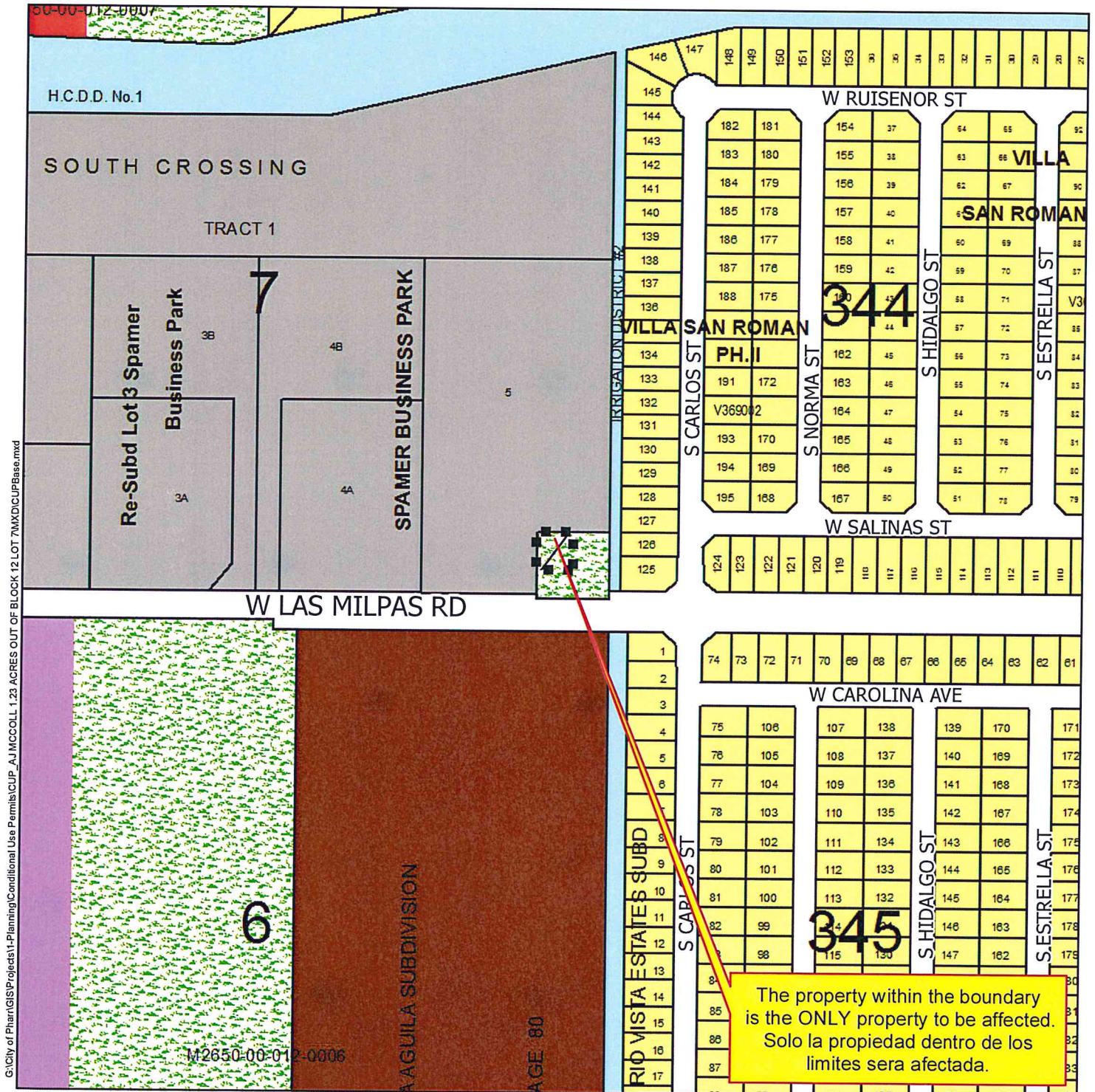
NOTIFICATION OF PUBLIC: Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending to un-table the request and take no action for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O). Applicant has claimed that the item presented is a qualified eligible request under federal guidelines and staff has since then made amendments to the Zoning Ordinance, Sec.1.49 and have also included sections to the ordinance that address eligible facilities requests (Section 6409). However, the applicant has not provided the information to City Staff, to make that determination. Furthermore, Development Services staff recommends to instruct the applicant to submit the proper documentation to staff in order to proceed with the request.

Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC



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 | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 300 feet

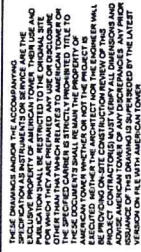


Date: 2/17/2017

Proposed Conditional Use Permit
A.J. McColl 1.23Ac out of Block 12, Lot 7
William Bebb Francis, III/ American Tower Asset Sub, LLC



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

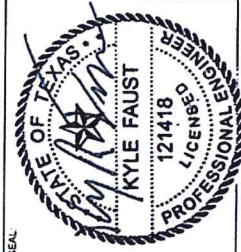


REV	DESCRIPTION	BY	DATE
0	FOR PERMITTING	JN	01/27/17

ATC SITE NUMBER:
310046

ATC SITE NAME:
HIDALGO TX

SITE ADDRESS:
1000 W. LAS MILPAS ROAD
PHARR, TX 78577

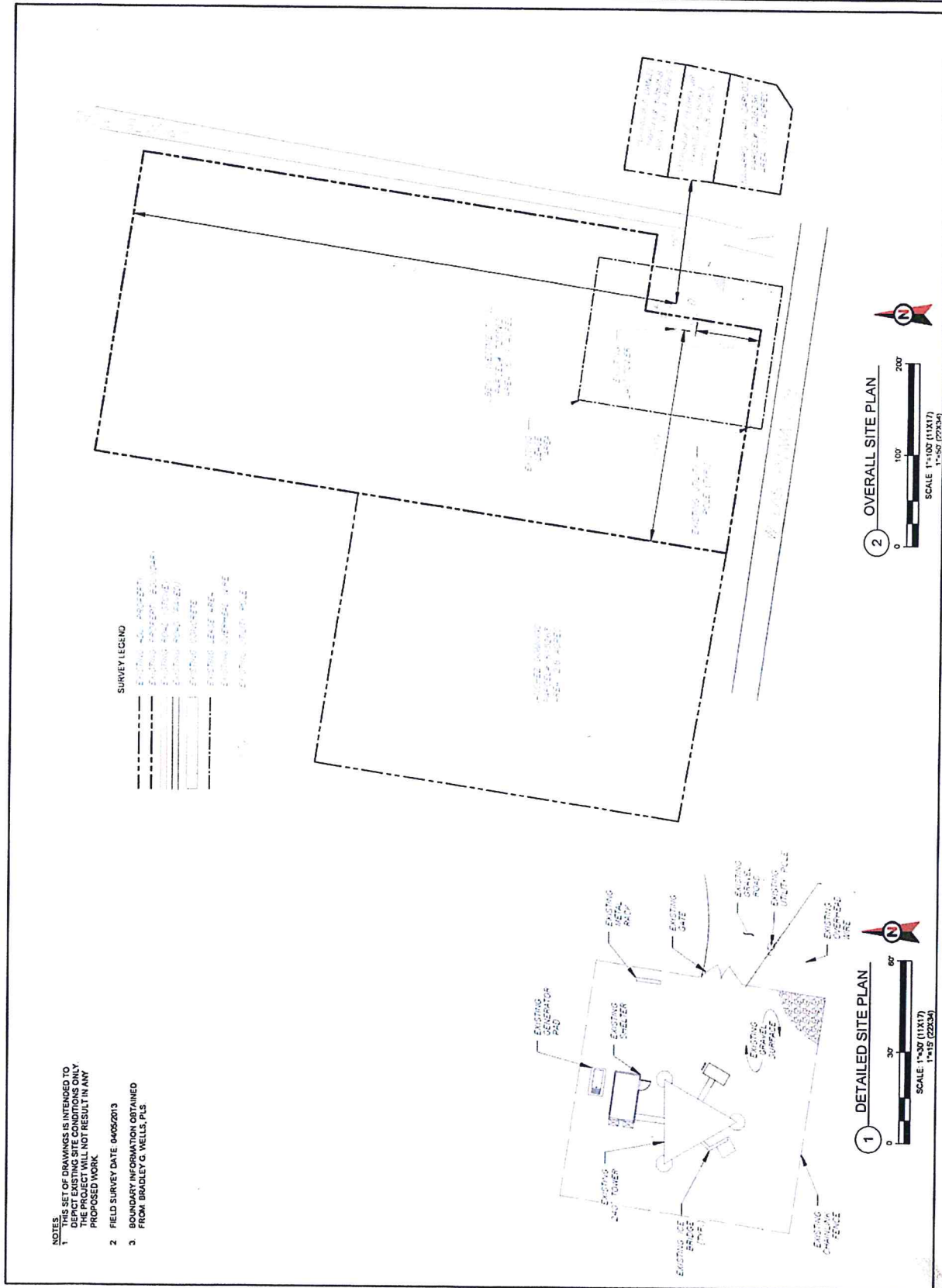


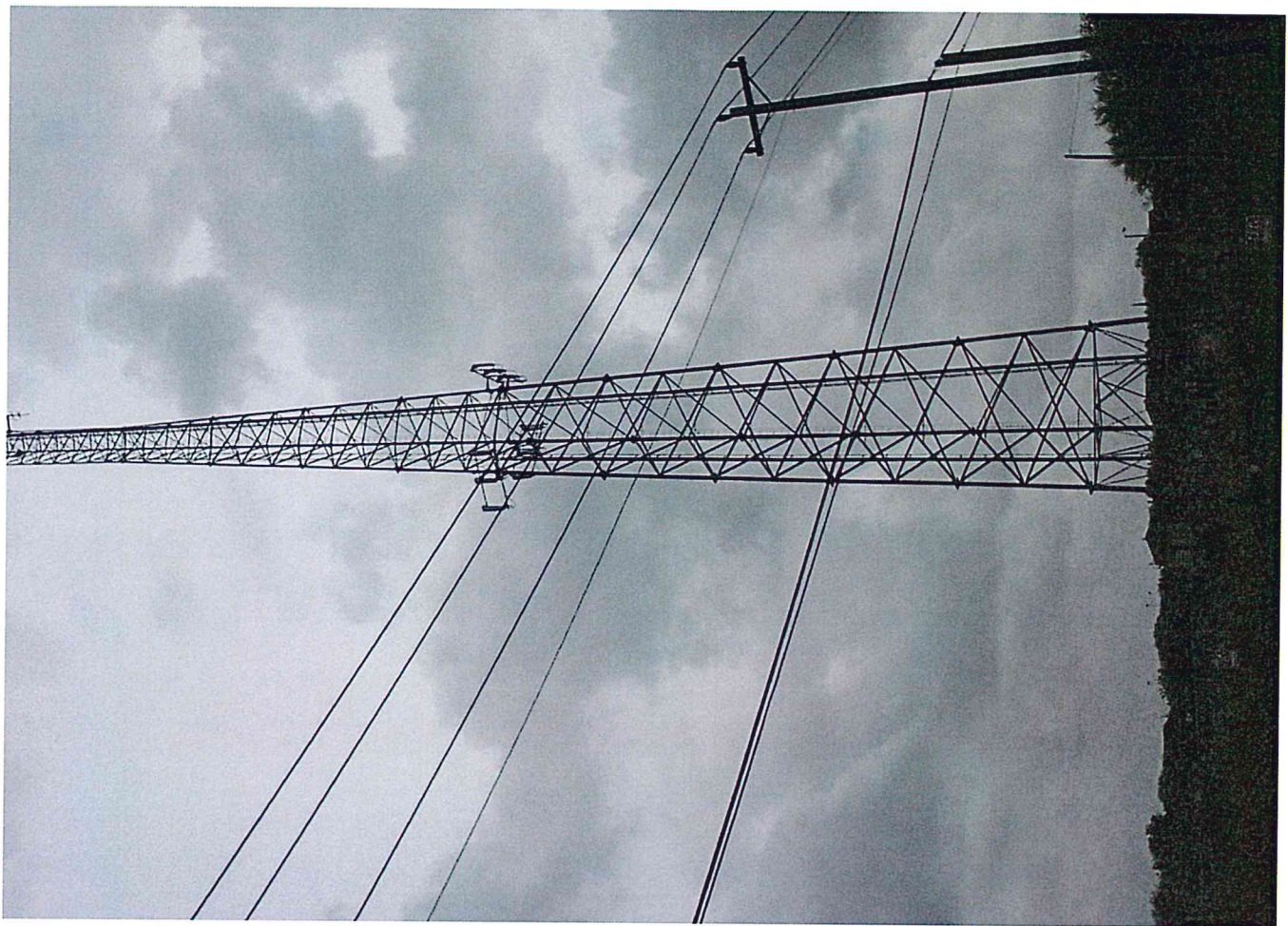
Jan 30 2017 10:47 AM

DRAWN BY:	JN
APPROVED BY	KRF
DATE DRAWN:	01/27/17
ATC JOB NO:	12032902

SITE PLAN

SHEET NUMBER: C-101	REVISION: 0
-------------------------------	-----------------------





MEMORANDUM

DATE: MONDAY, JULY 10, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE SPECIAL USE PERMIT TO ALLOW AN ELECTRICAL
SUBSTATION
FILE NO. SUP#170318

GENERAL INFORMATION:

APPLICANT: John M. Garcia, representing AEP Texas, Inc., has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Special Use Permit to allow an Electrical Substation in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being the South one-half (1/2) of the South one-half (1/2) of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located within the 2400 Block of North Jackson Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned General Business District (C), Limited Industrial District (L-I) and High Density Multi-Family Residential District (R-4), to the south the property is zoned Agricultural and/or Open Space District (A-O), the property to the east is zoned Residential Mobile Home District (R-MH) and city limits lie to the west. This area is generally designated for single-family and multi-family residential use and commercial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls in opposition of the item, two (2) individuals signed up to speak at the public hearing in opposition of the item and the Pharr Housing Finance Corporation which owns one of the affected properties also opposes the item.

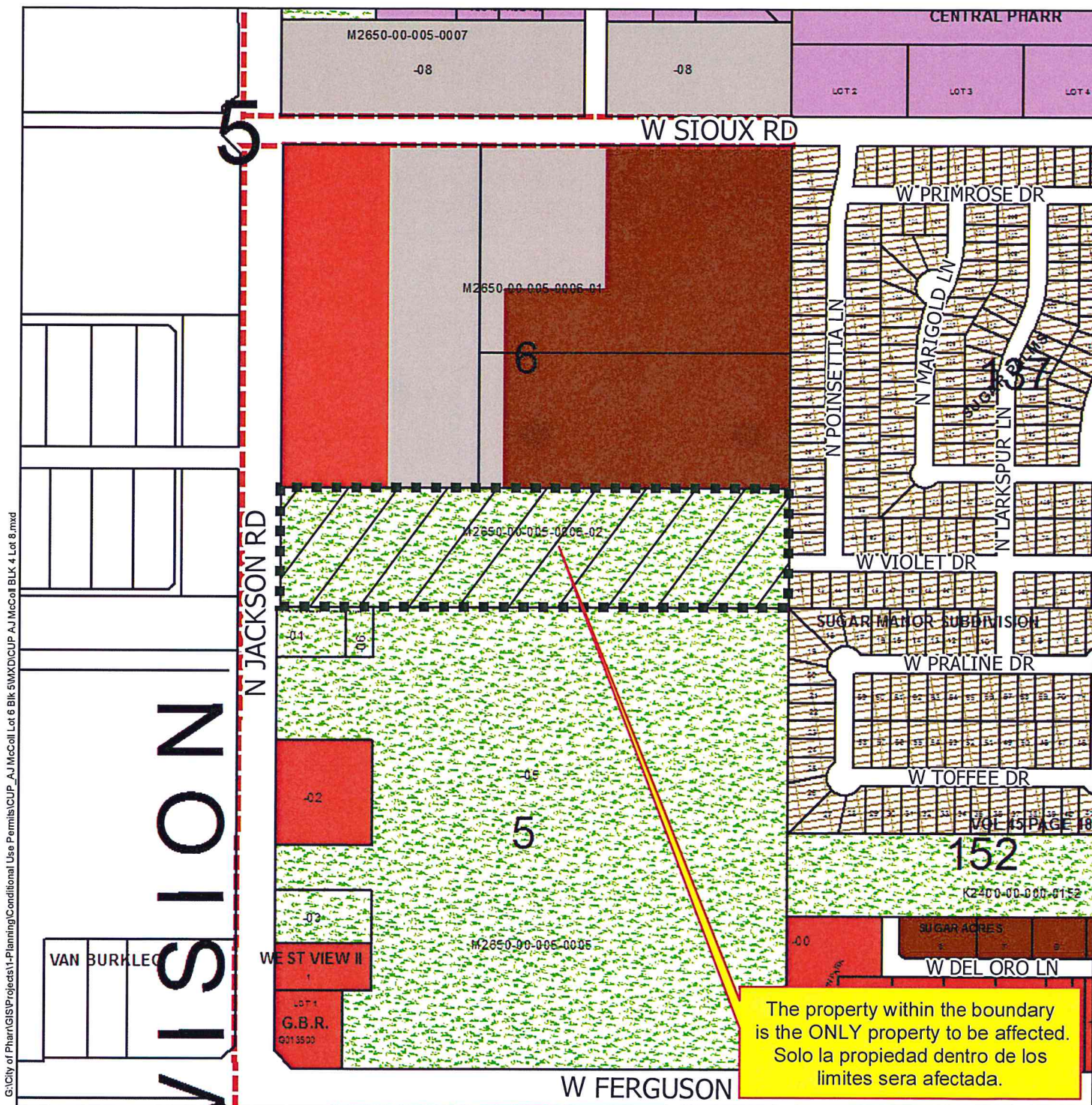
**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending **denial** of the request for the Life-of-the-Use Special Use Permit to allow an Electrical Substation in a General Business District (C); however, should the Planning and Zoning Commission approve the request the applicant and site shall be subject to the following conditions:

1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Special 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 Special Use Permit;
4. The property will need to be subdivided before use;
5. The Electrical Station must comply with all setback and height requirements.
6. All sites shall be surrounded by a 100% solid buffer fence and shall be landscaped along the perimeter by drought tolerant plants or shrubbery or plants native to South Texas.
7. The following shall be considered as grounds for revocation of the Special 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; and
 - Special 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.

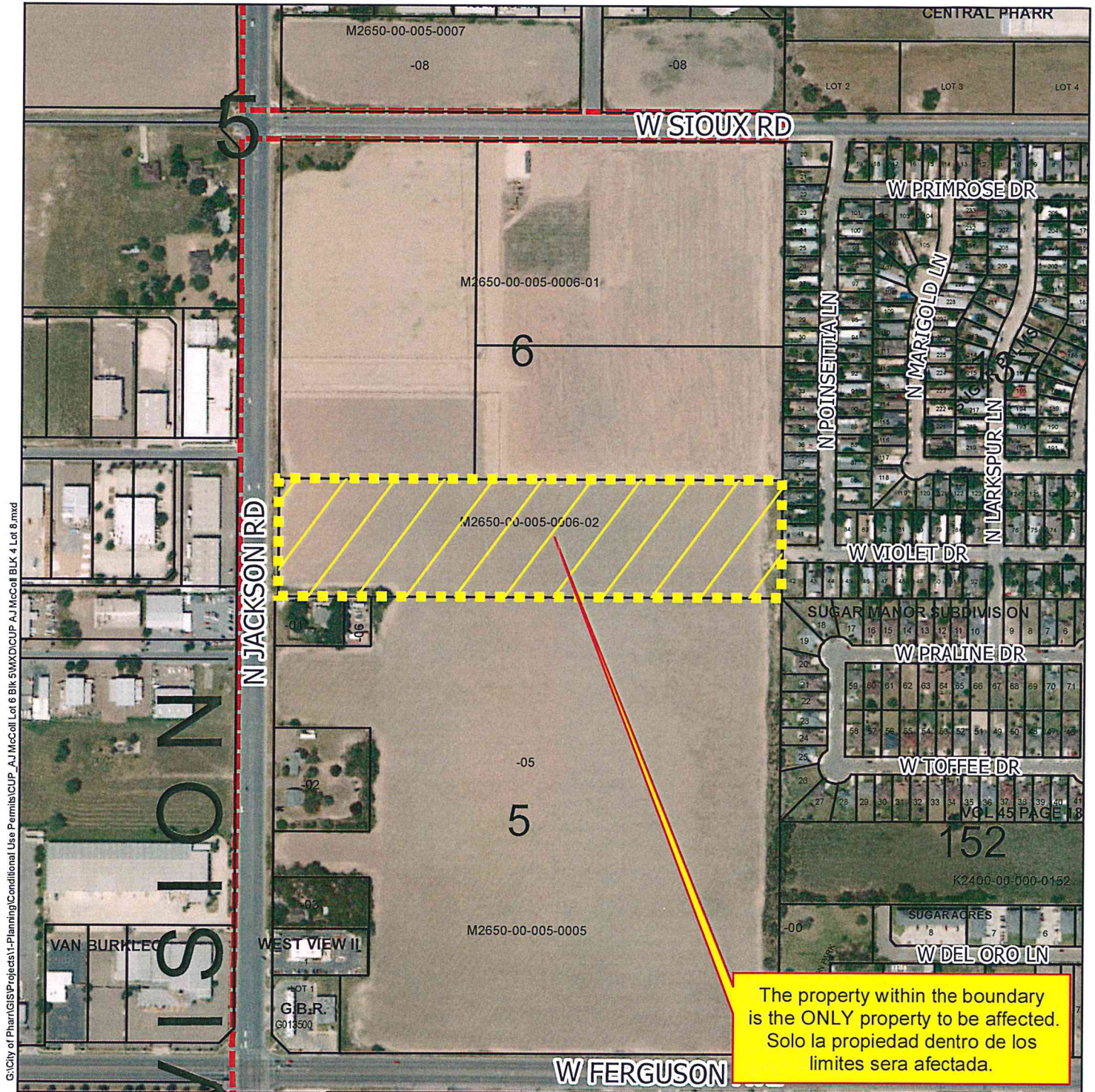
NOTE: This item will go before the City Commission meeting of **July 17, 2017 at 4:00 p.m.**



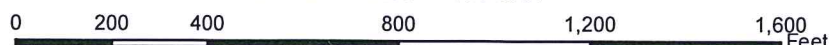
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP_AJ McColl Lot 6 Blk 5\MXD\CUP_AJ McColl BLK 4 Lot 8.mxd

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





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	





cert #
648-6122

REC'D 3:54 pm
CC

CITY OF PHARR REGISTRATION FORM

APR 06 2017

PUBLIC HEARING

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

Notice: You may speak on a subject that pertains to a legal notice requiring a public hearing in accordance with applicable federal, state, or local laws. A time limit of three (3) minutes per speaker is allowed. If you have been affected physically, by use or damage to property, or to any other legally recognizable interest, or received a written notice, please execute and submit this form to the office of the city clerk within the prescribed deadlines.

PRINTED NAME: JOE E. DeGOLLADO
ADDRESS: 2314 NORTH JACKSON RD. CITY: PHARR STATE: TEXAS
ZIP CODE: 78577 PHONE NO: (A/C) 956-682-8602
EMAIL: _____ ORGANIZATION (IF ANY): NONE

Public Hearing Agenda Item #: sup 1703 For: _____ Against ✓
Board/Committee: P. AND Z. COMMISSION Meeting Date: APRIL 4-10TH 2017

How will or has the proposed action affect you?

IMPAIRED VALUE OF PROPERTY AND QUALITY OF
LIFE, LOOKING AT ELECTRICAL TOWER HIGH LINES
AND SAFETY ISSUES.

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.

Joe E. DeGollado
SIGNATURE

APRIL
4-6-2017
DATE

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

✓
Confirmed
SPD

**JCJJI, Ltd
P. O Box 1986
McAllen, Texas 78505**

April 5, 2017

City of Pharr
Planning and Zoning Department
118 South Cage
Pharr, Texas 78577

Hand Delivered to City Clerk's office

Re: **Opposition to the Special Use permit SUP#170318**

Dear City Commissioners,

Since we are unable to attend the hearing in person scheduled for April 10, 2017 at 6:00 p.m., at the City Commissioners Room to voice our objections, please let this letter serve and to be made of record as our *formal opposition* and *request for denial* of the request made by AEP Texas, Inc., to the City of Pharr for a Life-of-the-Use Special Use Permit to allow an Electrical Substation on the South one-half (1/2) of the South one-half (1/2) Of Lot 6, Block 5 A.J. McColl Subdivision, Pharr, Hidalgo County, Texas, which immediately adjoins our property to the South.

Please refer to SUP#170318 (see enclosed map and Legal Notice).

Should you have any questions or need additional information do not hesitate to contact me regarding this matter.

Sincerely,



Isabel C. Igoa

C: file

REC'D _____
CC _____

APR 06 2017

CITY OF PHARR
ADMINISTRATION
PHARR, TEXAS

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

MAY 08 2017

JCJJItrCityofPharrAEP

BY: _____



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 10, 2017

ROUTE TO BOARD:

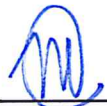
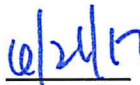
☐ CITY COMMISSION ☒ PLANNING & ZONING COMMISSION	AGENDA ITEM: <u>COZ:#170634</u> DATE SUBMITTED: <u>June 05, 2017</u>
--	---

1. **Applicant:** Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. President.

2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).

3. **Nature / Intent of Request:** In order to subdivide the property and use for intuitional use.

4. **Routing to Staff:**

A. Melanie Cano, Director	 _____ Initials	 _____ Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	_____ Initials	_____ Date	☒ Approval ☐ Denial
C. Planning and Zoning Commission	_____ Initials	_____ Date	☐ Approval ☐ Denial
D. City Attorney	_____ Initials	_____ Date	☐ Approval ☐ Denial
E. City Manager	_____ Initials	_____ Date	☐ Approval ☐ Denial

MEMORANDUM

DATE: MONDAY, JULY 10, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C): Being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 3900 Block of South Cage Boulevard.

REZONING CHECKLIST / GOALS:

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D. President, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The subject site is located on the East side of South Cage Boulevard and is physically located within the 3900 Block of South Cage Boulevard. The property is legally described as being the West 330' of Lot 255, and a tract of land containing 54.06 acres, more or less, out of Lots 258, 259 and 260, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The subject site currently consists of four (4) tracts of land with the frontage of approximately 1,050 feet along South Cage Boulevard and has a depth of approximately 3,910 feet. South Cage Boulevard is a 120'-150' principal arterial, which runs north and south with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property currently is zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and west, General Business District (C) to the west, Planned Unit Development to the north and City of Pharr limits lie to the south and east of the property. The property is generally designated for single-family residential use, commercial use and public/semi-public use in the Land Use Plan.

The property to the north was annexed in the city September 14, 1982 and was rezoned to Planned Unit Development (PUD) on December 21, 1982. The properties to the west were rezoned to General Business District (C) on November 01, 2007 and November 19, 2002. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to General Business District (C) in order to subdivide the property and to use for intuitional use.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors.

Twenty-four (24) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **July 17, 2017** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

I. Halff & Associates, Inc., representing South Texas College, a Political Subdivision/Shirley A. Reed, M.B.A., Ed. D.

APPLICANT

Being the 3900 Block of South Cage Boulevard

ADDRESS

Agricultural and/or Open Space District (A-O)

CURRENT ZONE

General Business District (C)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

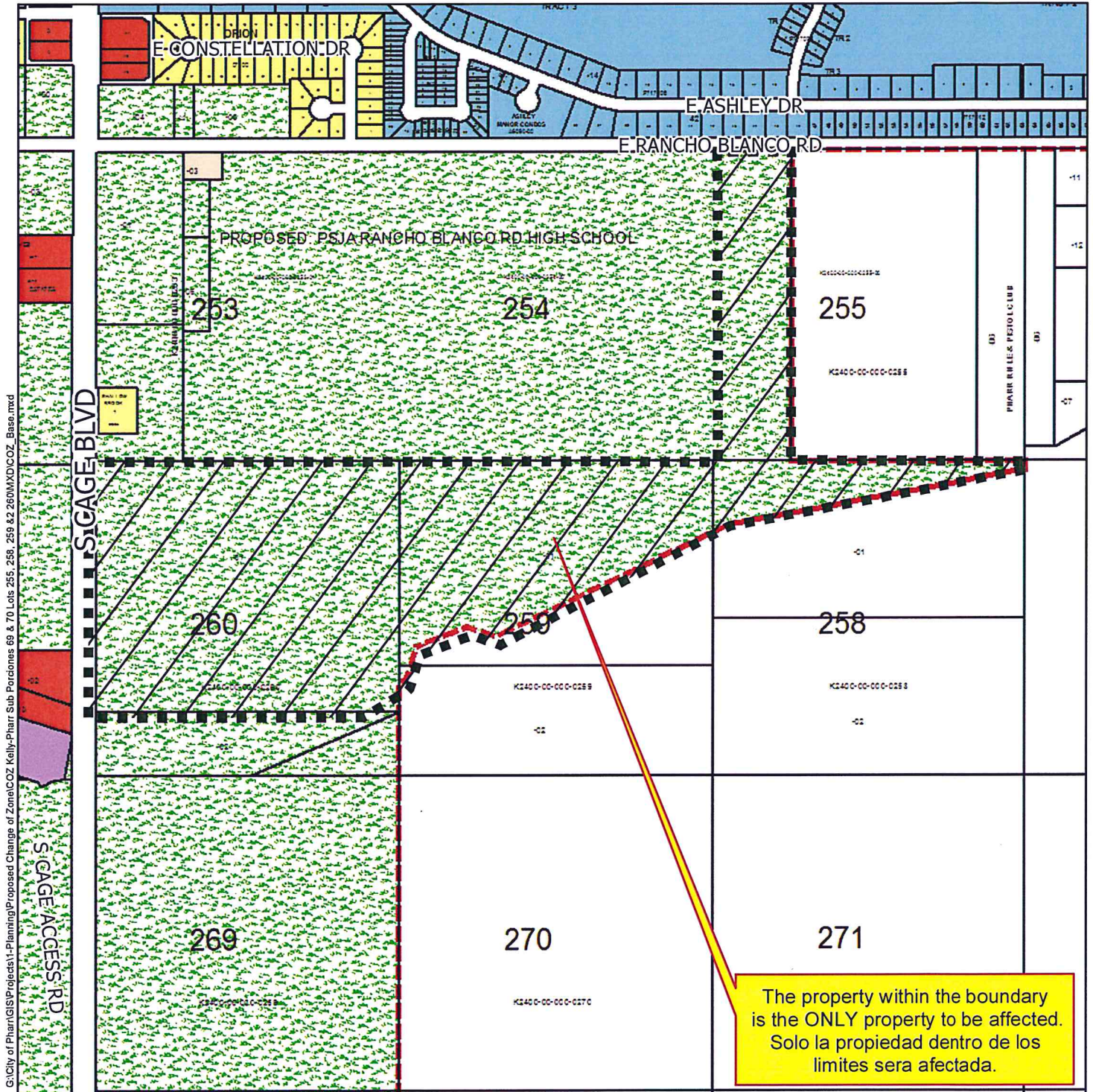
Della Robles

PREPARED BY

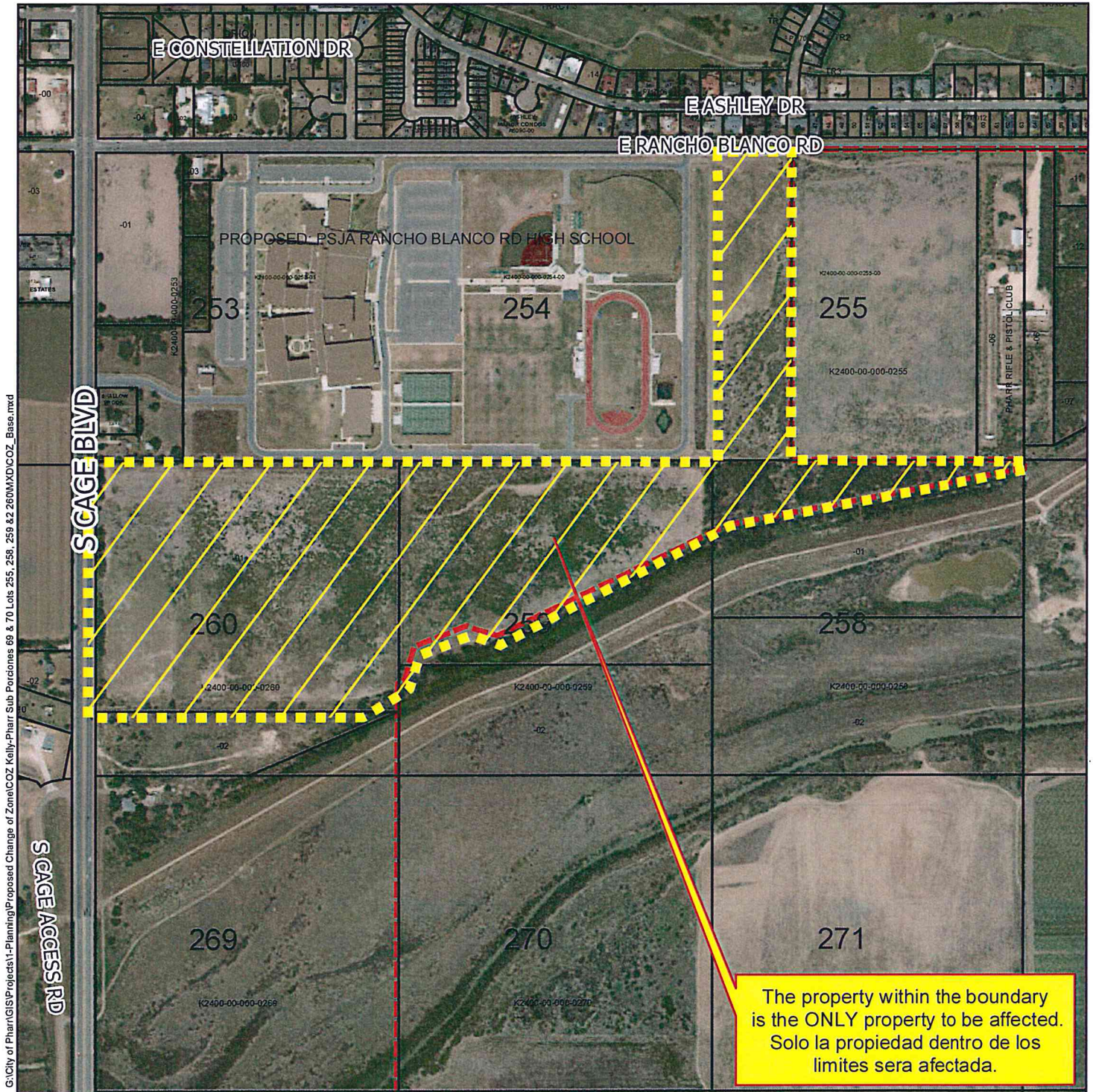
06.20.2017

DATE

Proposed Change of Zone
 Kelly-Pharr Subdivision of Porciones 69 & 70 Lots
 255, 258, 259 & 260
 Miles Bullion/South Texas College



Proposed Change of Zone
Kelly-Pharr Subdivision of Porciones 69 & 70 Lots
255, 258, 259 & 260
Miles Bullion/South Texas College



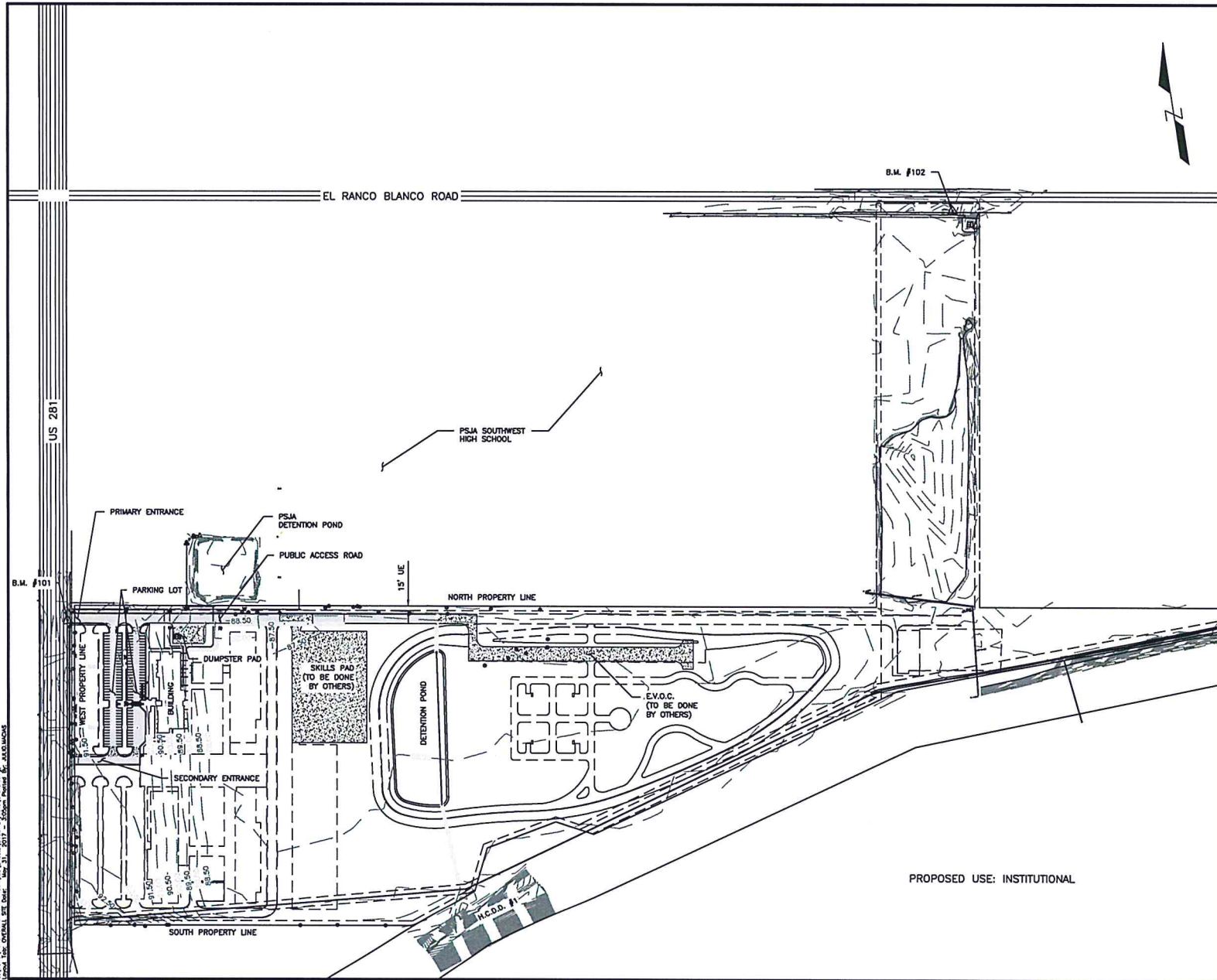
Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage 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 = 600 feet



Date: 6/8/2017



LEGEND

- XX.XX -- EXISTING CONTOURS
- - - - - FUTURE WORK
[Hatched Box] PROPOSED ASPHALT
[Dotted Box] PROPOSED CONCRETE
[Triangle with X] BENCHMARK

NOTES

1. ALL COORDINATES SHOWN ARE BASED ON NAVD83 GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING A CONVERSION FACTOR OF 1.00004
2. B.M.#101: (N) 16581953.9948
(E) 1083783.4357
ELEV = 91.491
3. B.M.#102: (N) 16582840.6301
(E) 1088790.1134
ELEV = 88.592



DANNENBAUM
ENGINEERING COMPANY-McALLEN, LLC
1109 Nolana Loop, Suite 208 McAllen, TX 78504 (956) 682-3677

SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
PHASE I

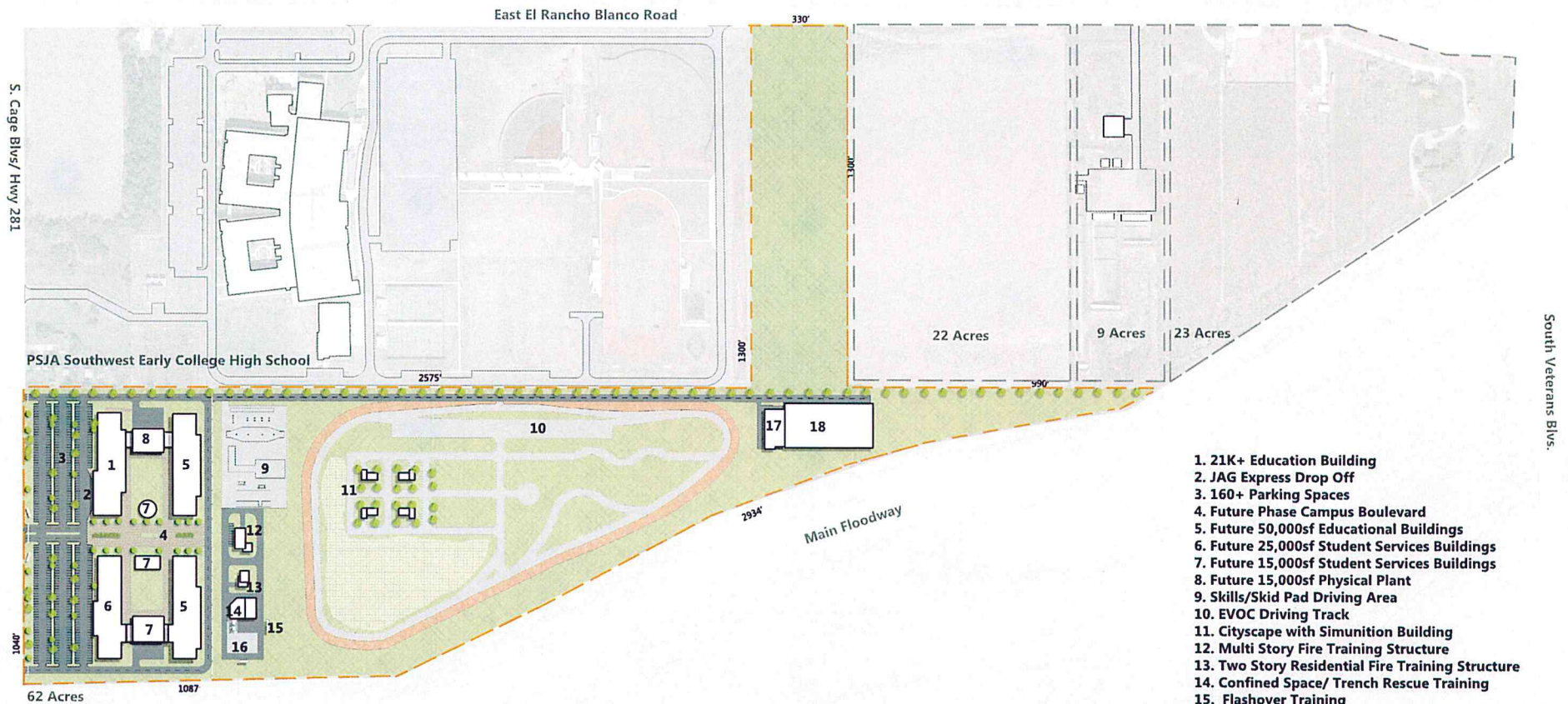
PROJECT LAYOUT
& BENCHMARK LOCATION

SCALE 1"=150'

SHEET (1 OF 1)

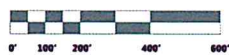
DESIGN REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR
DESIGN REVIEW
BY NATHANIEL OLIVAREZ, P.E. No. 111815
AND IS NOT INTENDED
FOR PLANNING OR
CONSTRUCTION PURPOSES.

Project No.:	4945-01
Designed By:	J.M.
Drawn By:	J.M.
Checked By:	N.O.
Sheet No.:	3



1. 21K+ Education Building
2. JAG Express Drop Off
3. 160+ Parking Spaces
4. Future Phase Campus Boulevard
5. Future 50,000sf Educational Buildings
6. Future 25,000sf Student Services Buildings
7. Future 15,000sf Student Services Buildings
8. Future 15,000sf Physical Plant
9. Skills/Skid Pad Driving Area
10. EVOC Driving Track
11. Cityscape with Simunition Building
12. Multi Story Fire Training Structure
13. Two Story Residential Fire Training Structure
14. Confined Space/ Trench Rescue Training
15. Flashover Training
16. Flammable Liquid and Gas (F.L.A.G) Training Pad
17. Firearm Training Classroom
18. Covered Shooting Range

20 Year Master Plan



South Texas College
Regional Center for Public Safety Excellence
01/31/2017



MEMORANDUM

DATE: MONDAY, JULY 10, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: PLANNING STAFF

SUBJECT: CONDITIONAL USE PERMIT FOR HOME OCCUPATION (SEAMSTRESS SHOP) – FILE NO. CUP#170635 (LALAS BRIDAL & QUINSEÑERA)
--

GENERAL INFORMATION:

APPLICANT: Oralia Porras, dba Lalas Bridal & Quinseñera, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as Lot 83, Nolana Vista Subdivision Phase II, Pharr, Hidalgo County, Texas.

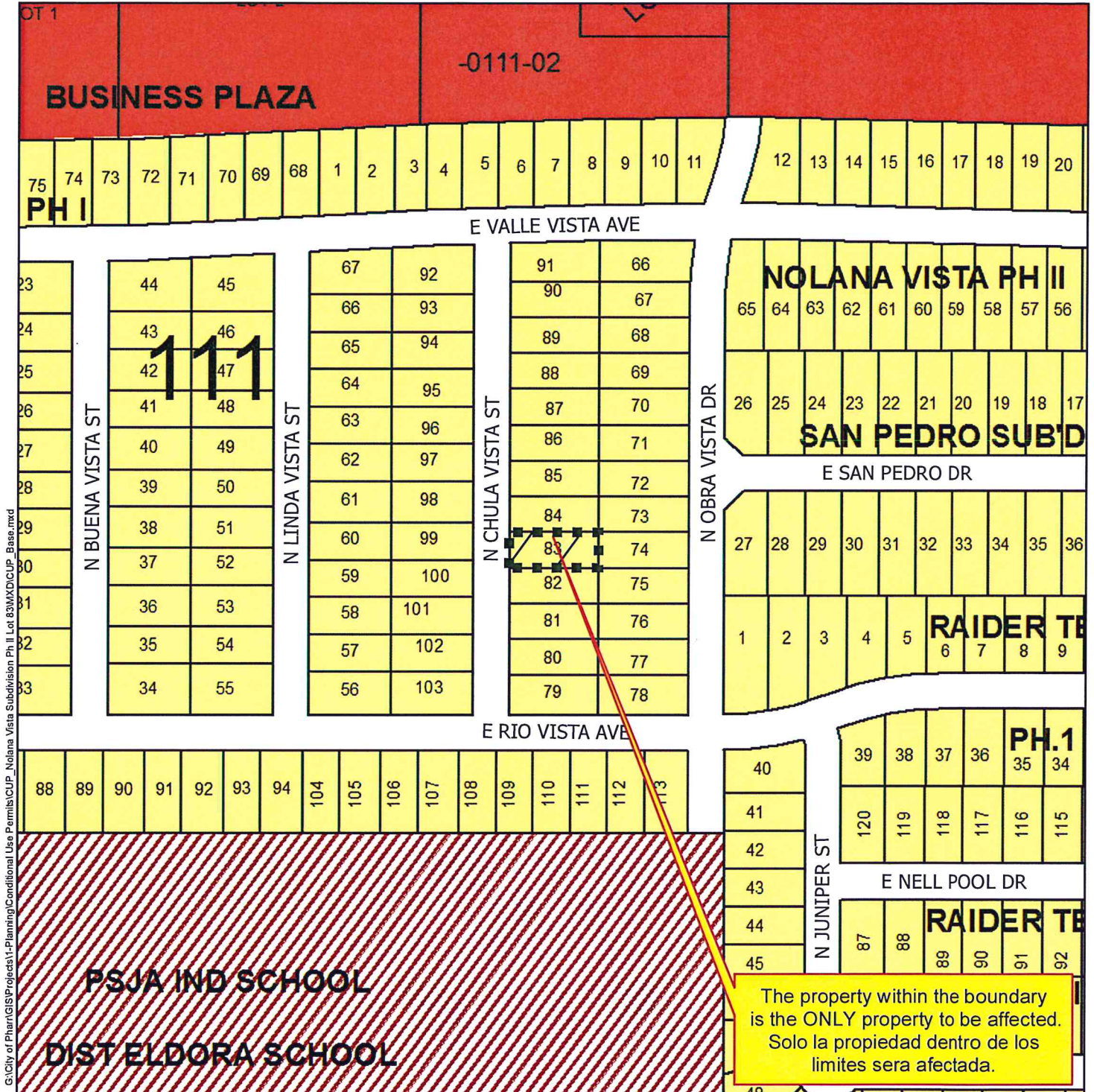
LOCATION: The property's physical address is 4200 North Chula Vista Street.

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

NOTIFICATION OF PUBLIC: Fifty-eight (58) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls for information only.

PLANNING STAFF RECOMMENDATIONS: Planning Staff is recommending **approval** of the Conditional Use Permit to allow a home occupation (Seamstress shop) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time for fittings, alterations, tailoring, or any other services provide by a seamstress/tailor;
3. Only one (1) non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. 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;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Failure to pay the annual renewal fee of \$50.00 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 for **home occupations** that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.



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





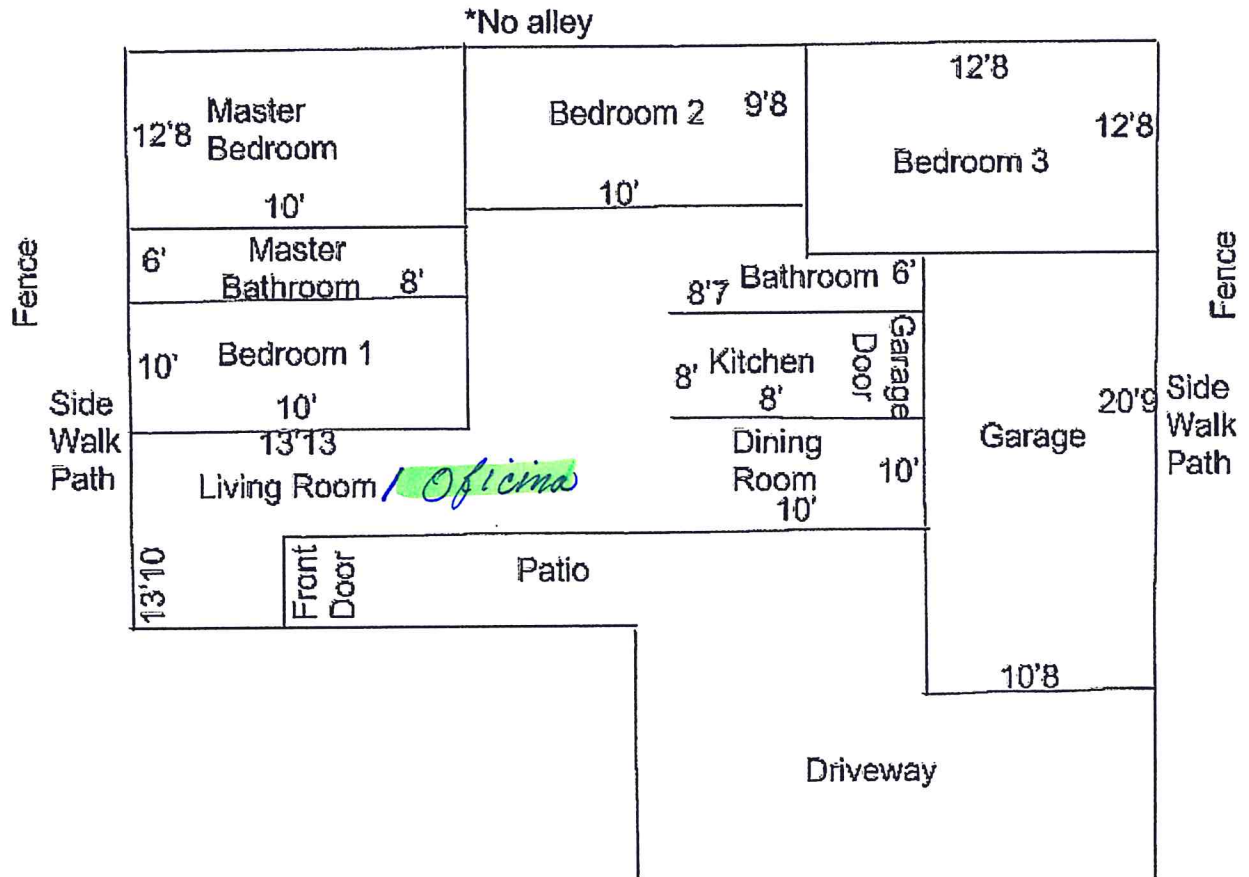
G:\City of Pharr\GIS\Projects\1-Planning\Conditional Use Permits\CUP - Nolana Vista Subdivision Ph II Lot 83\MXD\CUP - Base.mxd

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	



Largo

120.10



Chula Vista



MEMORANDUM

DATE: MONDAY, JULY 10, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#170637 (SCALISI'S CHICAGO PIZZA & MORE)

GENERAL INFORMATION:

APPLICANT: Scalisi's Chicago Pizza & More 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 0.073 of an acre, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 912 East Nolana Loop, Suites R, S and T.

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

COMMENTS:	CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit. (See attached memo)
------------------	-------------------------	---

FIRE MARSHAL:	Recommends approval of the Conditional Use Permit. (See attached memo)
----------------------	---

POLICE CHIEF:

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

PLANNING DEPARTMENT:

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

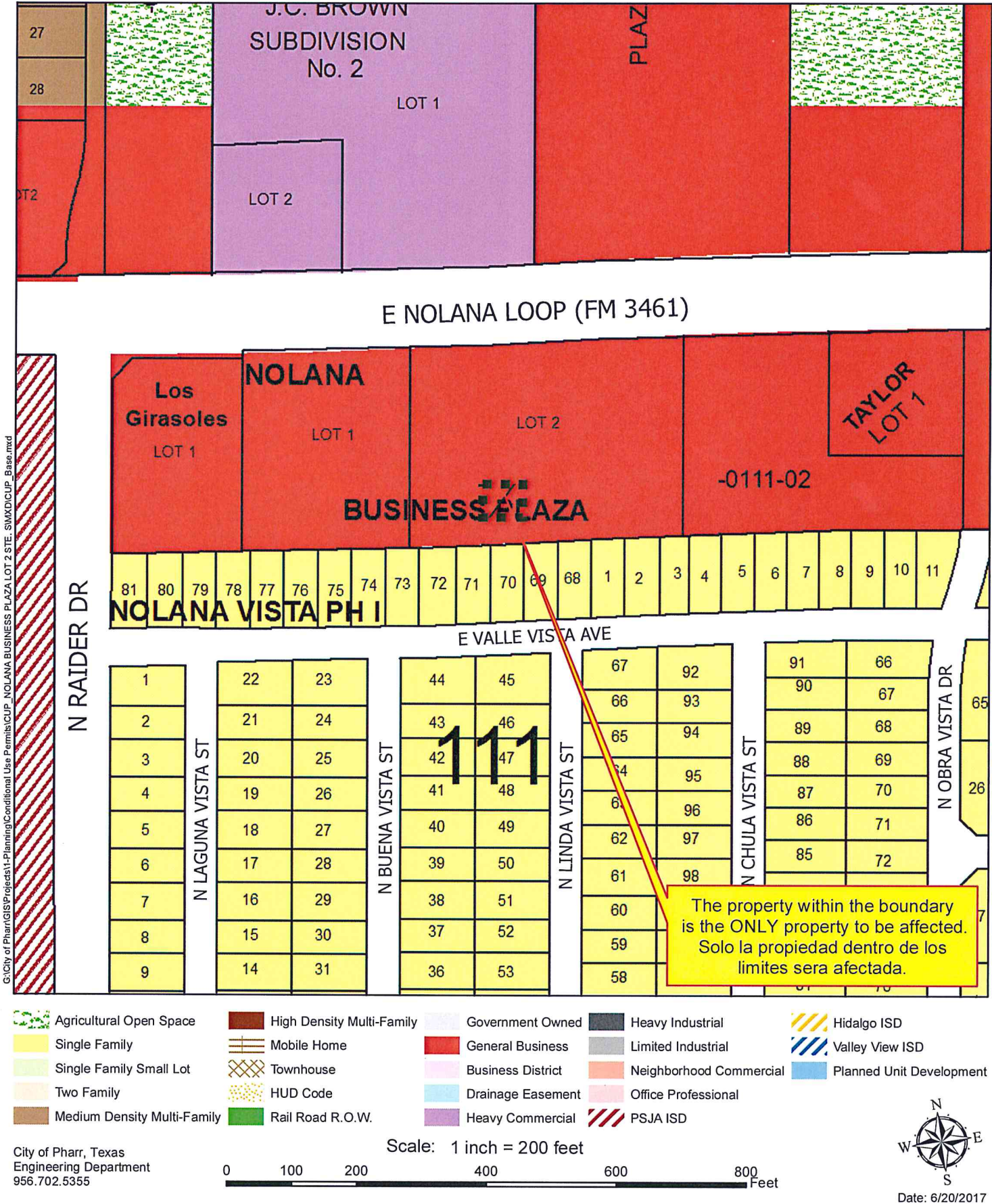
NOTIFICATION OF PUBLIC:

Twenty-three (23) 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 **July 17, 2017** at **4:00 p.m.**





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 | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet



Date: 6/20/2017

Certificate of Occupancy Conditional Use Permit Inspection Form

Company Name or Business Entity: Scalisi's Chicago Pizzeria Type of Business: Restaurant
 Applicant: Patty Scalise Phone No. (956) 961-4877
 (First) (Middle) (Last)
 Mailing Address: 912 E Nolana Loop Pharr TX 78577
 (Address) (City) (State) (Zip)

EXISTING BUILDING	☒ YES	☐ NO	
MIXED OCCUPANCY	☐ YES	☒ NO	IF YES, TYPE OF ADJACENT OCCUPANCY(S):
CHANGE OF OCCUPANCY FROM PREVIOUS?	☐ YES	☒ NO	IF YES, PREVIOUS TYPE OF OCCUPANCY(S):
IS FIRE PROTECTION REQUIRED?	☒ YES	☐ NO	IF SO, WHAT TYPE? <u>Fire Dept</u>
IS CHANGE OF WALL ASSEMBLY REQUIRED?	☐ YES	☐ NO	IF SO, WHAT TYPE?

PASSED WITH CONDITIONS ☐	PASSED ☐	FAILED ☐	RE-INSPECTION DATE:
---	---------------------------------	---------------------------------	---------------------

BUILDING STATUS/ STRUCTURAL	PASS	FAIL	N/A	COMMENTS
1. FLOOR	☒	☐	☐	
2. EXTERIOR WALLS	☒	☐	☐	
3. INTERIOR WALLS	☒	☐	☐	
4. CEILING	☒	☐	☐	
5. ROOF	☒	☐	☐	
6. PREMISE (LANDSCAPING, CLEAN, EXT...)	☒	☐	☐	
7. GARBAGE CONTAINER	☒	☐	☐	
8. IS ADDRESS POSTED AND CORRECT?	☒	☐	☐	
9. IS LANDSCAPING IN COMPLIANCE?	☒	☐	☐	
MEANS OF EGRESS	PASS	FAIL	N/A	COMMENTS
1. OCCUPANT LOAD (IF APPLICABLE)	☒	☐	☐	
3. NUMBER OF EXITS <u>3</u>	☒	☐	☐	
4. MEANS OF EGRESS LIGHTING	☒	☐	☐	
5. EXIT SIGNS	☒	☐	☐	
6. DOOR HARDWARE	☒	☐	☐	
ACCESSIBILITY	PASS	FAIL	N/A	COMMENTS
1. RESTROOMS	☒	☐	☐	
2. PATH OF EGRESS	☒	☐	☐	
3. RAMPS (HANDRAIL / GUARDS)	☒	☐	☐	
4. DOORS	☒	☐	☐	
5. IS OCCUPANCY CHANGED (ADA COMPLIANT)	☒	☐	☐	
ELECTRICAL	PASS	FAIL	N/A	COMMENTS
1. SERVICE ENTRANCE	☒	☐	☐	
2. SERVICE EQUIPMENT	☒	☐	☐	
3. WIRING SYSTEM	☒	☐	☐	
4. LIGHT FIXTURE	☒	☐	☐	
5. RECEPTACLE OUTLETS (G.F.C.I. WHERE REQUIRED)	☒	☒	☐	<u>Outlet Needs cover</u>
MECHANICAL	PASS	FAIL	N/A	COMMENTS
1. REGISTERS	☒	☐	☐	
2. GRILLS	☒	☐	☐	
3. DRAINS	☒	☐	☐	
4. EQUIPMENT	☒	☐	☐	
PLUMBING	PASS	FAIL	N/A	COMMENTS
1. P. TRAPS	☒	☐	☐	
2. VENTS	☒	☐	☐	
3. DRAINS	☒	☐	☐	
4. PLUMBING FIXTURES	☒	☐	☐	
5. WATER SERVICE LINE	☒	☐	☐	
6. DISTRIBUTION LINES	☒	☐	☐	
8. BACKFLOW PREVENTION	☒	☐	☐	
9. GAS SYSTEM	☒	☐	☐	
10. GREASE TRAP	☒	☐	☐	
WATER HEATER	PASS	FAIL	N/A	COMMENTS
1. LOCATION	☒	☐	☐	<u>Kitchen</u>
2. T.P. VALVE & DRAIN	☒	☐	☐	
3. SHUT-OFF VALVE	☒	☐	☐	
4. VENT (IF APPLICABLE)	☒	☐	☐	

BUILDING / SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:

E. Ah
(INSPECTOR / OFFICER)

06-22-2017
(Date)

Patty Scalise
(RECEIVED BY)

6/22/17
(Date)

Please note: Owner / Applicant is responsible to contact the City of Pharr Department of Development Services at (956) 402-4242 when Improvements have been completed.
Any permits with regard to this location will remain on hold until full compliance is met.



Prevention Division
118 S. Cage Blvd., 3rd Fl
Pharr, Texas 78577
Ph: 956-402-4400
Fax: 956-475-3433
fireprevention@pharrfd.net

June 28, 2017

SCALISI'S CHICAGO PIZZA & MORE
912 E NOLANA, SUITE R-S-T
PHARR, TX 78577

INSPECTION STATUS - PASSED

An inspection of your facility on Jun 28, 2017 revealed no violations.

Inspection Note This inspection record was automatically created by the system in response to a reinspection request from ManageMyInspections.com.

1525 DAGOBERTO SOTO
Inspector

Patty Scalise

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 28 2017

BY: _____



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: 06/22/2017

Re: Conditional use Permit for ABC – File No. CUP#170637 (Scalisi's Chicago Pizza & More)

Scalisi's Chicago Pizza & More has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The Property is more fully described as follows.

- **Legal Description:** Being 0.073 of an acre, more or less, out of Lot 2, Nolana Business Plaza Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 923 E. Nolana, Suites R, S, and T
- **Contact Number:** 956-961-4877

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

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

Joel Robles

Office: 956-402-4739

Mobile: 956-878-3233

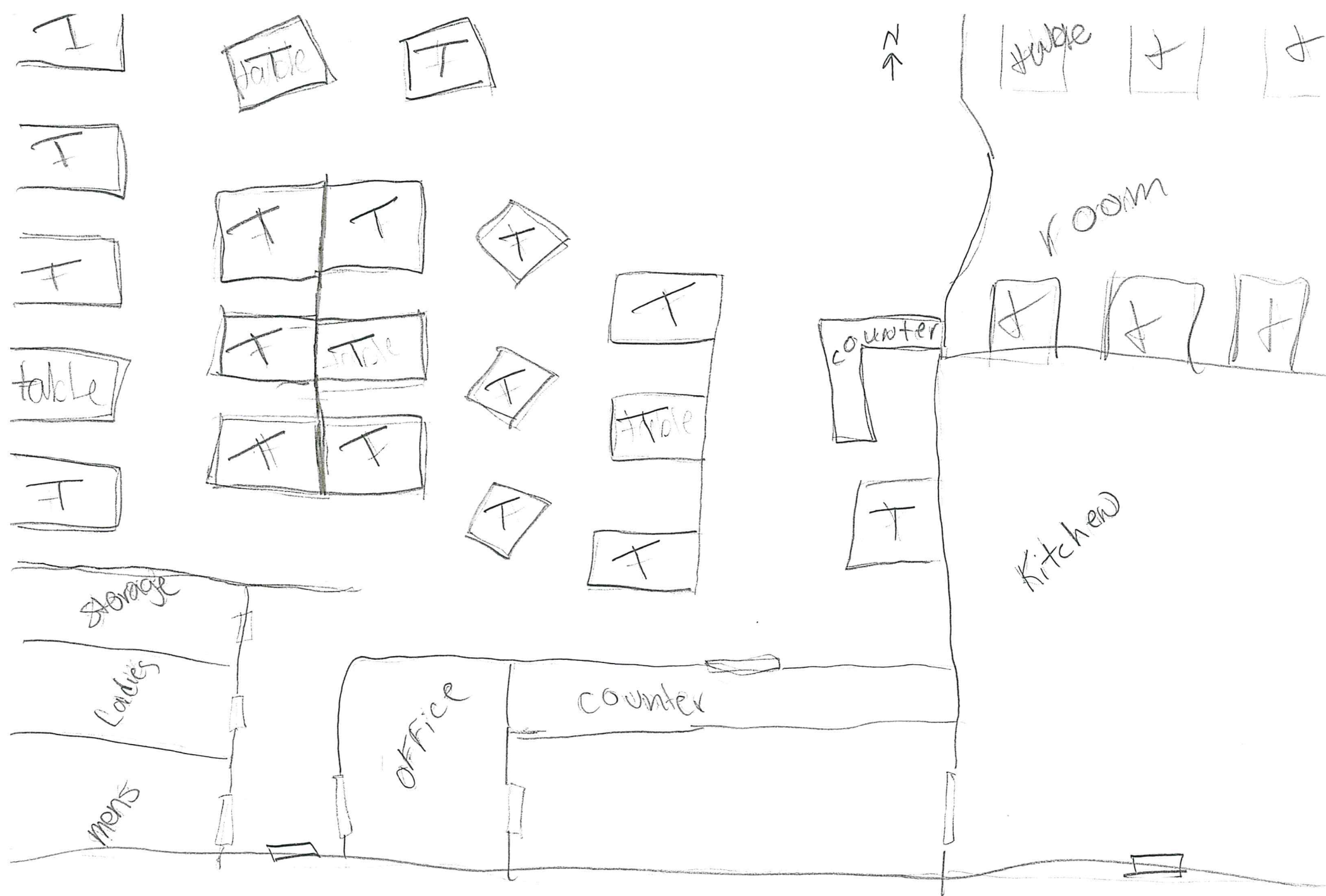
joel.robles@pd.pharr-tx.gov

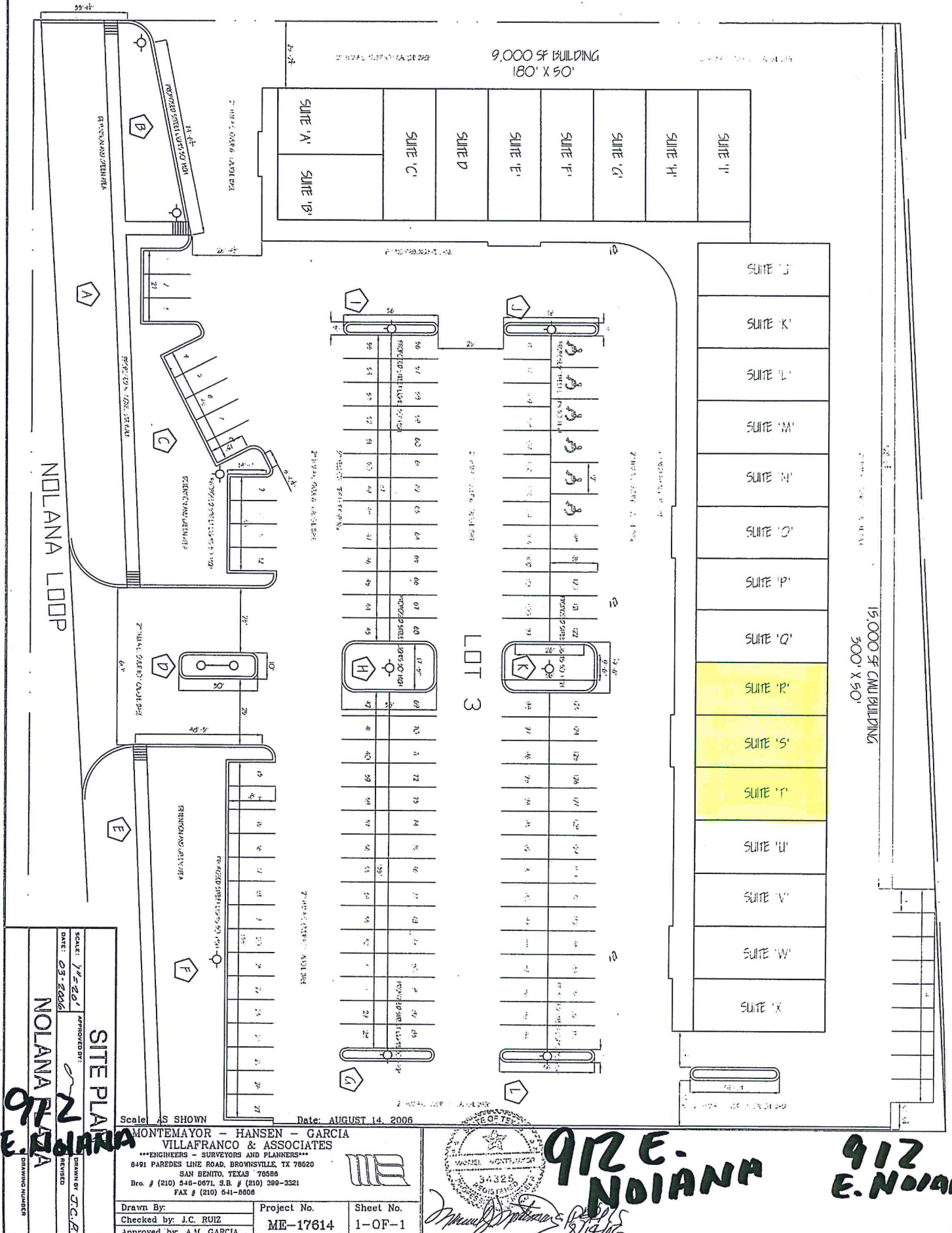
RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

JUN 22 2017

A blue ink signature, likely of a representative from the Pharr Development Services Dept., written over a horizontal line.

BY: _____





Scale: 1/4"=20'

DATE: 05-2006

REVISION

SITE PLAN

APPROVED BY: [Signature]

DRAWN BY: J.C.B.

NOLANA PLAZA

DRAWING NUMBER

Scale: AS SHOWN

Date: AUGUST 14, 2006

MONTMAYOR - HANSEN - GARCIA

VILLAFRANCO & ASSOCIATES

ENGINEERS - SURVEYORS AND PLANNERS

6491 PAREDES LINE ROAD, BROWNSVILLE, TX 78020

SAN BENITO, TEXAS 78586

Bro. # (210) 548-0071, S.E. # (210) 399-3321

FAX # (210) 541-8808

Drawn By:

Checked by: J.C. RUIZ

Approved by: A.M. GARCIA

Project No.

ME-17614

Sheet No.

1-OF-1

912 E. NOLANA

912 E. NOLANA

912 E. NOLANA

912 E. NOLANA





Chicago Dogs

(All served with fries)

Vienna or Polish Dog	\$5.50
Poppy seed bun, mustard, relish, onions, tomatoes, sport peppers, pickle spear and sprinkled w/ celery salt	
Maxwell Street Dog	\$5.75
Poppy seed bun, mustard, grilled onions, sport peppers, pickle spear & celery salt	
Chili Dog	\$5.25
Poppy seed bun, no bean Chili, cheese and onions	

Burgers

(All served with fries)

The Original Burger	
1/2 lb Beef patty, mayo, mustard, lettuce, tomatoes, onions, pickle on a toasted bun	
Add: Cheese	\$1.00
Jalapenos	\$0.50
Bacon	\$1.25
Mushroom Burger	\$8.25
1/2 lb Beef patty, Mayo, Swiss cheese, lettuce, mushrooms, tomatoes, onions on a toasted bun	
Pizza Burger	\$8.25
1/2 lb Beef patty, Pepperoni, cheese and pizza sauce on a toasted bun	



Pasta

(Served with Garlic toast)



SPAGHETTI & MEATBALLS	\$ 7.75	Rainbow Cheese Tortellini	\$ 9.75
GRILLED CHICKEN SPAGHETTI		Tortellini served in a creamy Alfredo sauce	
PENNE & MEATBALLS	\$ 7.75	Spicy Chicken Penne	\$ 9.75
PENNE W/ITALIAN SAUSAGE & PEPPERS		Penne in creamy chipotle sauce, chicken, bell peppers, spinach and mushrooms	
Sausage, bell peppers, onion, garlic, and cheese served in Marinara sauce		Spaghetti Parmigiana	\$ 7.75
LASAGNA	\$ 8.00	Spaghetti served w/ Breaded Chicken breast covered in meat sauce and cheese	
Ground beef, black olives, mushrooms and Mozzarella cheese		Stuffed Shells	\$ 7.75
VEGETARIAN LASAGNA	\$ 8.00	Shells filled with Ricotta cheese covered in meat sauce	
Zucchini, Spinach, Mushrooms, Mozzarella Cheese and Black Olives			
CHEESE RAVIOLI	\$ 9.25		
Ravioli filled w/ ricotta cheese covered in meat sauce			
MEAT RAVIOLI	\$ 9.50		
Ravioli filled with meat covered in meat sauce			
FETTUCINE ALFREDO	\$ 7.50		
Spinach Fettucine noodles in Alfredo sauce			
Add: Chicken	\$ 8.50		
Shrimp	\$10.50		
Chicken and Shrimp	\$12.50		
FLORENTINE CHICKEN ALFREDO	\$ 9.75		
Spinach Fettucine noodles in Alfredo Sauce with fresh spinach and chicken			
With Shrimp	\$11.25		
Chicken and Shrimp	\$13.25		

Desserts

Cheesecake	\$3.75
Add: Strawberry or Chocolate	\$0.50
Brownie A La Mode	\$5.75
Cannoli	\$3.25
Vanilla Ice Cream Scoop	\$1.25

Beverages

Soda Iced Tea Lemonade	\$2.25
Coffee	\$1.75

BEER AND WINE	
Budweiser Michelob Ultra Bud Light	
Heineken Coors Light	
Corona Miller Light Sangria	
(Ask your Server)	

PACER PRINTING • 781-6600



Scalisi's

Chicago Style

Pizza & More!

956.961.4877

912 E. Nolana Loop
Pharr, Texas 78577

Monday - Sunday
11:00 a.m. - 10:00 p.m.



Appetizers

Garlic Bread	\$3.50
with Cheese	\$4.50
Cheese Sticks (6)	\$6.50
Fried Mushrooms	\$6.50
Fried Cauliflower	\$6.50
Buffalo Wings (10) (Honey Mustard, Hot)	\$8.00
Spinach Artichoke Dip (served with flatbread)	\$6.75
Pizza Sticks	
Cheese	\$7.75
Pepperoni	\$8.75

Salads

Side Salad	\$3.00
Caesar Salad with Chicken	\$5.25 \$7.50
Greek Salad	\$7.50
Grilled Chicken Salad	\$7.25
Caprese Salad	\$7.25

Soups

Minestrone or Pasta Fagioli	
Cup	\$3.00
Bowl	\$6.00

Sandwiches

(All served with fries)

ITALIAN BEEF	\$8.75	PATTY MELT	\$7.75
Thinly sliced Beef served on Gonnella bread w/ Giardiniera Dipped in Au Jus or served on the side		1/2 lb Beef patty, topped with grilled onions and Swiss cheese served on toasted Marble Rye bread	
Add: Cheese	\$1.00		
Sweet Peppers & Onions	\$0.75	PHILLY CHEESE STEAK	\$7.75
COMBO	\$9.75	Beef steak, mayo, grilled onions, bell peppers, Swiss cheese, served on toasted French roll	
Thinly sliced Beef and Spicy sausage link served on Gonnella bread w/ Giardiniera Dipped in Au Jus or served on the side		SAUSAGE AND PEPPERS	\$8.50
Add: Cheese	\$1.00	Spicy Italian sausage, grilled bell peppers and onions, covered in meat sauce and Mozzarella cheese, served on toasted Gonnella bread	
Sweet Peppers & Onions	\$0.75		
GYRO	\$7.75	Chicken Parmigiana	\$7.75
Sliced Lamb, tomatoes, onions, served on Pita bread with Cucumber sauce		Breaded Chicken topped with meat sauce and Mozzarella cheese, served on toasted Gonnella bread	
REUBEN	\$7.75		
Grilled Corn Beef, Swiss cheese, Sauerkraut, Thousand Island dressing, served on toasted Marble Rye bread			
MEATBALL	\$7.75		
Meatballs topped with cheese and meat sauce served on toasted Gonnella bread			

Kids Menu

Vienna Hotdog * Cheese Pizza
Chicken Nuggets * Spaghetti
With Juice Box \$5.25

Chicago Style Pizza

Deep Dish Pizza
2 inch deep pizza, made to order

Serves	Personal 8" 1 - 2	Medium 12" 2 - 4	Large 14" 5 - 6
Cheese	\$7.50	\$12.00	\$15.00
Regular Toppings	\$1.00	\$ 2.00	\$ 2.50
Premium Toppings	\$2.00	\$ 3.00	\$ 3.50

Family Pizza Pies

Serves	Small 10" 1 - 2	Medium 12" 2 - 3	Large 14" 4 - 5	Family 16" 6 max
Cheese	\$7.75	\$9.75	\$11.75	\$13.75
Regular Toppings	\$1.50	\$2.00	\$ 2.50	\$ 3.00
Premium Toppings	\$2.00	\$3.00	\$ 3.50	\$ 4.00

Specialty Pizza Pies

(Thin and crispy upon request)

SCALISI'S DELUXE	\$13.00	\$15.00	\$18.00	\$21.00
Choice of 1 meat (Italian Sausage, Pepperoni, Beef, Canadian Bacon) with Black Olives, Mushrooms, Bell peppers and Onion				
SUPER DELUXE	\$14.00	\$18.00	\$22.00	\$24.00
Italian Sausage, Pepperoni, Beef, Canadian Bacon, Black Olives, Mushrooms, Bell peppers and Onion				
MEAT LOVERS	\$13.00	\$16.00	\$19.00	\$23.00
Italian Sausage, Pepperoni, Beef and Canadian Bacon				
THE NEPTUNE	\$14.00	\$18.00	\$22.00	\$24.00
Creamy Garlic sauce with Shrimp, Scallops, Crabmeat and Mushrooms				
GREAT WHITE	\$14.00	\$18.00	\$22.00	\$24.00
Alfredo sauce, Chicken breast and Mushrooms				
HAWAIIAN	\$10.00	\$12.00	\$15.00	\$18.00
Canadian Bacon and Pineapple				
VEGETARIAN	\$14.00	\$18.00	\$22.00	\$24.00
Broccoli, Cauliflower, Black Olives, Artichoke Hearts, Mushrooms, Garlic, Bell Peppers, Tomatoes and Onions				
SPINACH DELIGHT	\$14.00	\$18.00	\$22.00	\$24.00
Alfredo sauce, Spinach, Garlic, Tomatoes, Red Onion and Ricotta Cheese				
THE MARGHERITA	\$14.00	\$18.00	\$22.00	\$24.00
Marinara sauce, Fresh Mozzarella Cheese, Basil and Tomatoes				

REGULAR TOPPINGS

Italian Sausage, Pepperoni, Beef, Canadian Bacon, Mushrooms, Black Olives, Extra Cheese, Bell Pepper, Onions, Tomatoes, Garlic, Spinach, Green Olives, Pineapple, Broccoli, Cauliflower, Red Onions, Sun Dried Tomatoes, Giardiniera

PREMIUM TOPPINGS

Anchovies, Shrimp, Tuna, Scallops, Feta Cheese, Crispy Bacon, Spicy Italian Sausage, Salami, Meatballs, Ricotta Cheese

Build your Own

Personal 7" Pizza

Cheese	\$5.75
Pepperoni	\$6.25
Additional Toppings	\$0.50

Calzones

Fresh Dough pocket stuffed with your choice of toppings and Ricotta cheese with side of Marinara sauce

Create your own:

Choose from Regular Toppings	
1 Meat and 1 Veggie	\$8.50
Additional Regular Toppings	\$0.75
Additional Premium Toppings	\$1.25

Stromboli \$8.00
Dough wrap filled with Pepperoni, Canadian Bacon, Salami, Bell peppers, Onions, Mozzarella and pizza sauce





MEMORANDUM

DATE: MONDAY, JULY 10, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: FEMA SUBDIVISION
FILE NO. **SUB#170104**

GENERAL INFORMATION:

APPLICANT: R.E. Garcia & Associates Engineering, representing Felix Chavez, Jr, is requesting preliminary plat approval of the proposed FEMA Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.07 acre tract of land out of Lot 207, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of East Ridge Rd.

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

PROPERTY PROPOSED USE: Single family residential lots.

VARIANCES: None requested.

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

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

1. New street name shall be S. Gumwood Street.
2. Need indicate private from E. Ridge Rd., label on plat layout.
3. Subdivision gates shall be 40' away from R.O.W.
4. Show distances for street light layout.

EASEMENTS:

1. Need to show all existing easements on property and adjacent to property.
2. Provide a 15' Exclusive easement to City of Pharr for sewer & water.
3. Easement in front of lots should be either a utility easement or a drainage easement. No water detention is allowed on utility easements.

**SIDEWALK:
ADA:**

1. Add plat note: A 5' ADA complaint sidewalk on both side of S. Gumwood to be built at building permit phase.
2. Need 5' spacing at end of cul-de-sac for sidewalk.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Casing for water line crossings under street is required to have a 5-ft clearance from back of curb on each side.
2. Show details on inlet separation for water and sewer.
3. Need to install split casing on existing water line under street on north entrance.
4. Need to use polyethylene tubing for all water services.
5. Water crossing to be 1" polyethylene with u branch for services.
6. Meter boxes to be installed to grade prior to meter installation.
7. All parts must be brass.
8. Need two (2) true connections to distribution system (loops).
9. Show details for water services to reflect City of Pharr construction standards manual.
10. Water services to property line only.
11. Engrave and mark on curb "W" at location of water services.
12. If water line crosses under 24" SD, casing will be required.
13. Follow City of Pharr construction standards manual.

SEWER:

1. Show details of sewer services to reflect City of Pharr construction standards manual.
2. Proposed sewer line to remain private.

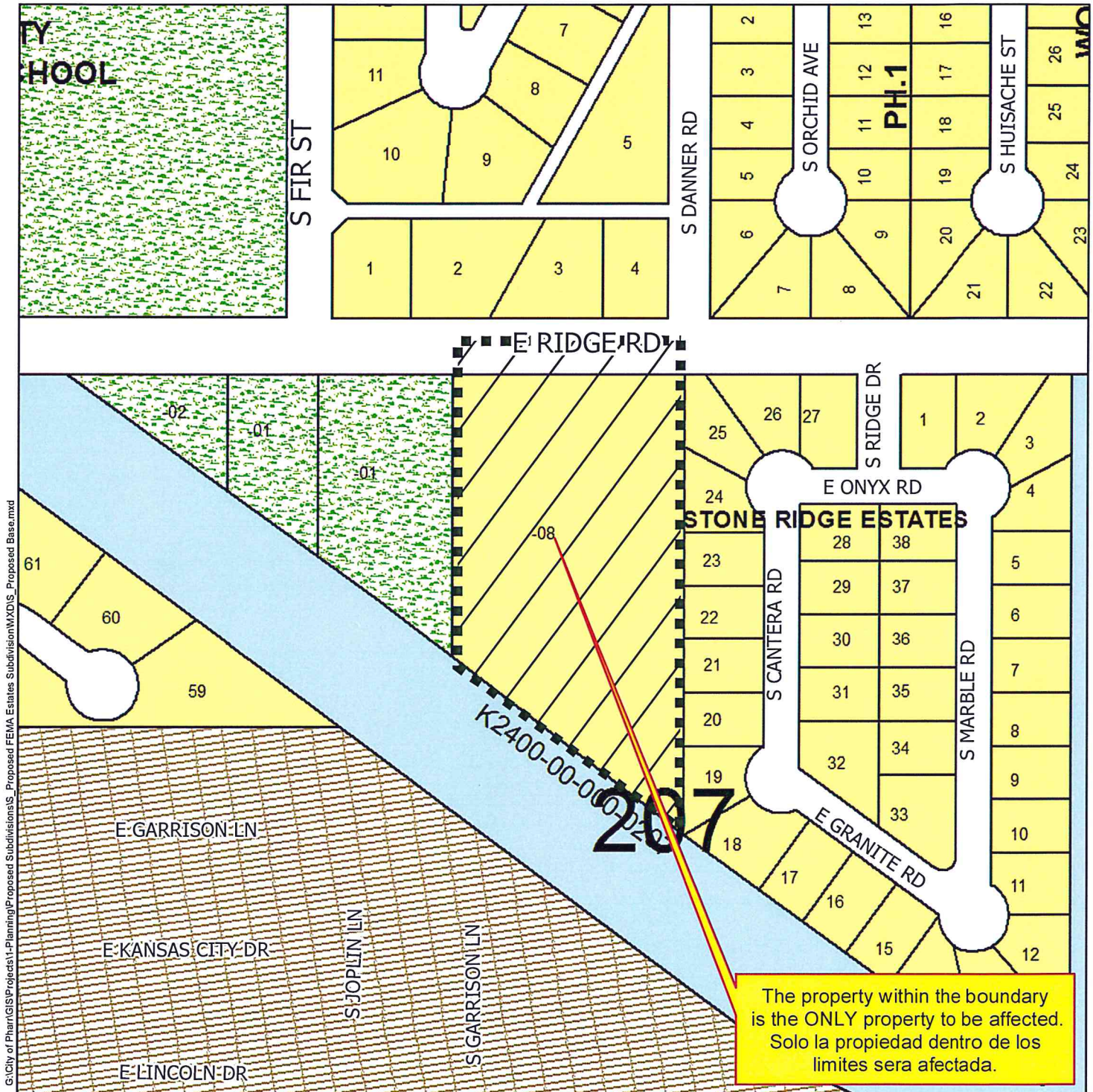
3. Sewer service to property line only.
4. Engrave and mark on curb "S" at location of sewer services.
5. Need to install sewer M/H to reflect City of Pharr construction standards manual.
6. M/H covers need to have City emblem engraved.
7. M/H ring and covers need to be dipped.
8. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Plat note #8, verify the acreage.
2. Drainage swale in front of the property not allowed for detention.
3. Provide detail for the crossing of water and storm lines.
4. Manhole covers for storm should have the no dumping logo.

OTHER:

1. On plat use "Dedicated by plat" and remove "proposed".
2. Plat note # 12, shall include ADA ramps at subdivision construction phase.
3. Owner dedication: to be changed to private.
4. Verify the 20' on metes and bounds plat layout shows 40' & 10'.
5. Show contours on plat.
6. Show existing streets on plat layout.
7. H.O.A shall be recoded at the same time and the instrument number shall be on the plat part of the plat notes.
8. Need three copies of SW3P.



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



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\S_ Proposed FEMA Estates Subdivision\W\X\DIS_Proposed Base.mxd



Scale: 1 inch = 200 feet



Date: 7/5/2017



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



Subdivision: FEMA Estates Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal 9.8 Date: 6/29/17

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch or better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ **The proposed 8-inch waterline must be properly looped; all waterlines in multi-family and single family areas with fire hydrants shall be looped at two sources.**

☒ **Hydrants spacing shall be such that there will be as fire hydrant at every 600ft in all duplex and residential areas. Provide two fire hydrants for subdivision.**

☐☐

FEMA ESTATES SUBDIVISION

INDEX

SHEET 1	COVER PAGE
SHEET 2	PLAT
SHEET 3	UTILITY & STREET LIGHT LAYOUT
SHEET 4	SW3P PLAN
SHEET 5	DETAIL SHEET

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (T-003550)
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGARCIA@CARLSON.COM



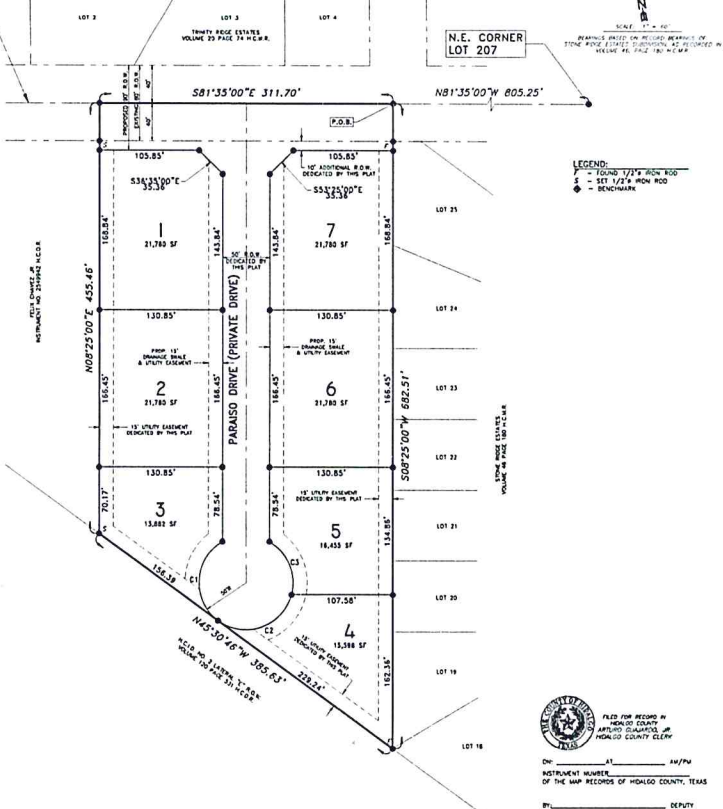
PROJECT :
COVER SHEET
FEMA ESTATES SUBDIVISION
PHARR, TEXAS

JOB # 2016-109
DATE JAN 23, 2017
REVISIONS:
DRAWN BY D.E.S.

SHEET NO
1 / 5

REVISION NOTES			
NO.	SHEET	REVISION	DATE

E. RIDGE RD.
(80.0' R.O.W.)



FILED FOR RECORD IN
HIDALGO COUNTY, TEXAS
NOTARY PUBLIC
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

LOCATION MAP

SCALE: 1" = 2,000'



CURVE DATA			
RADIUS	DELTA	LENGTH	CHORD
CT 80.00'	170°00'00"	126.77'	76.87'
CP 80.00'	89°17'53"	88.85'	76.21'
CJ 80.00'	80°00'00"	76.43'	64.75'

PRINCIPAL CONTACTS:
OWNER: RAUL E. GARCIA
ENGINEER: RAUL E. GARCIA
SURVEYOR: RAUL E. GARCIA
ADDRESS: 3328 S. GARDEN
118 W. 32ND
118 W. 32ND
CITY, STATE & ZIP: HOUSTON, TX 77030
PHONE #: (281) 381-3320
(281) 381-1021
(281) 381-1021

METES AND BOUNDS DESCRIPTION

A 4.07 ACRE TRACT OF LAND BEING A PORTION OF LOT 207, KELLY PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2001, PAGE 876, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1876, PAGE 44, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF RIDGE ROAD ALSO BEING THE NORTH LINE OF SAID LOT 207, BEING THE NORTHWEST CORNER OF STONE RIDGE ESTATES SUBDIVISION AS RECORDED IN VOLUME 48, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS 481°33'00" 809.25 FEET FROM THE NORTHEAST CORNER OF SAID LOT 207.
THENCE 508°25'00" W ALONG THE WEST LINE OF SAID STONE RIDGE ESTATES SUBDIVISION BEING PARALLEL TO THE WEST LINE OF SAID LOT 207, PASS AT 20.00 FEET A POINT BEING THE RECORD SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, PASS AT 40.00 FEET A SET ONE-HALF INCH IRON ROD BEING THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SAID RIDGE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 882.51 FEET TO A SET ONE-HALF INCH IRON ROD CALLED THE NORTH RIGHT-OF-WAY LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LATERAL "E" BEING THE SOUTHWEST CORNER OF SAID STONE RIDGE ESTATES SUBDIVISION FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.
THENCE 545°30'45" W 385.63 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LATERAL "E" TO A SET ONE-HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
THENCE N 08° 25' 00" E PARALLEL TO THE WEST LINE OF SAID LOT 207, PASS AT 415.46 FEET A SET ONE-HALF INCH IRON ROD BEING THE APPARENT SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD, PASS AT 435.46 FEET A POINT BEING THE RECORD SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 455.46 FEET TO A POINT ON THE SAID CENTERLINE OF RIDGE ROAD ALSO BEING THE NORTH LINE OF SAID LOT 207 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.
THENCE S 81° 35' 00" E 311.70 FEET ALONG SAID CENTERLINE OF RIDGE ROAD ALSO BEING THE NORTH LINE OF SAID LOT 207 TO THE POINT OF BEGINNING AND CONTAINING 4.07 ACRES OF LAND, MORE OR LESS.

PLAT NOTES

1. FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB OF EAST RIDGE ROAD AS MEASURED FROM THE CENTER OF THE LOT.
2. THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTINUING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED DATE OCTOBER 19, 1982.
3. NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.
4. CITY OF PHARR BENCHMARK NO. 37: HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATES, SOUTH ZONE, VERTICAL DATUM IS NAVD 1988, USING GEOID MODEL 1988. BENCHMARK NUMBER 37 IS ON THE NORTHWEST CORNER OF THE INTERSECTION OF EAST PHARR AVENUE AND SOUTH PHARR STREET. MARK NUMBER 37 IS 10 FEET NORTH OF EAST RIDGE ROAD AND 10 FEET WEST OF SOUTH PHARR STREET. ELEVATION = 122.38.
5. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
6. LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.
7. MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
8. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 5.02 ACRES AND A VOLUME OF APPROXIMATELY 0.18 ACFT FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN DESIGNED AND APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
9. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE EXAMINATION SYSTEMS (PDES).
11. A 5' SIDEWALK (ROAD) SHALL BE REQUIRED ALONG SOUTH SIDE OF EAST RIDGE ROAD TO BE INSTALLED DURING BUILDING PERMIT STAGE.
12. OWNERS/ H.O.A. TO MAINTAIN R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION. PEDESTRIAN GATE MAY BE ALLOWED FOR MAINTENANCE OF PERMETER.
13. THE HOMEOWNER'S ASSOCIATION FOR LOTS 1 THROUGH 7 MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SCENES, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS, ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.

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



REGISTERED PROFESSIONAL LAND SURVEYOR #47202

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



REGISTERED PROFESSIONAL ENGINEER #64750

PLAT OF FEMA ESTATES SUBDIVISION

A 4.07 ACRE TRACT OF LAND BEING A PORTION OF LOT 207, KELLY PHARR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2001, PAGE 876, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1876, PAGE 44, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
DATE: JANUARY 20, 2017 SCALE: 1" = 60'

PREPARED BY:

R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS
JOB NO.: 2016-109
DRAWN BY: D.E.S.



THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FEMA ESTATES SUBDIVISION TO THE CITY OF PHARR AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FELIX CHAVEZ JR.
3928 ALBURN
MCKINNEY, TX 75064

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED FELIX CHAVEZ JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

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

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: "RAUL E. SESIN, P.E., R.P.L.S." DATE

STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, THIS THE _____ DAY OF _____, 2017.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

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

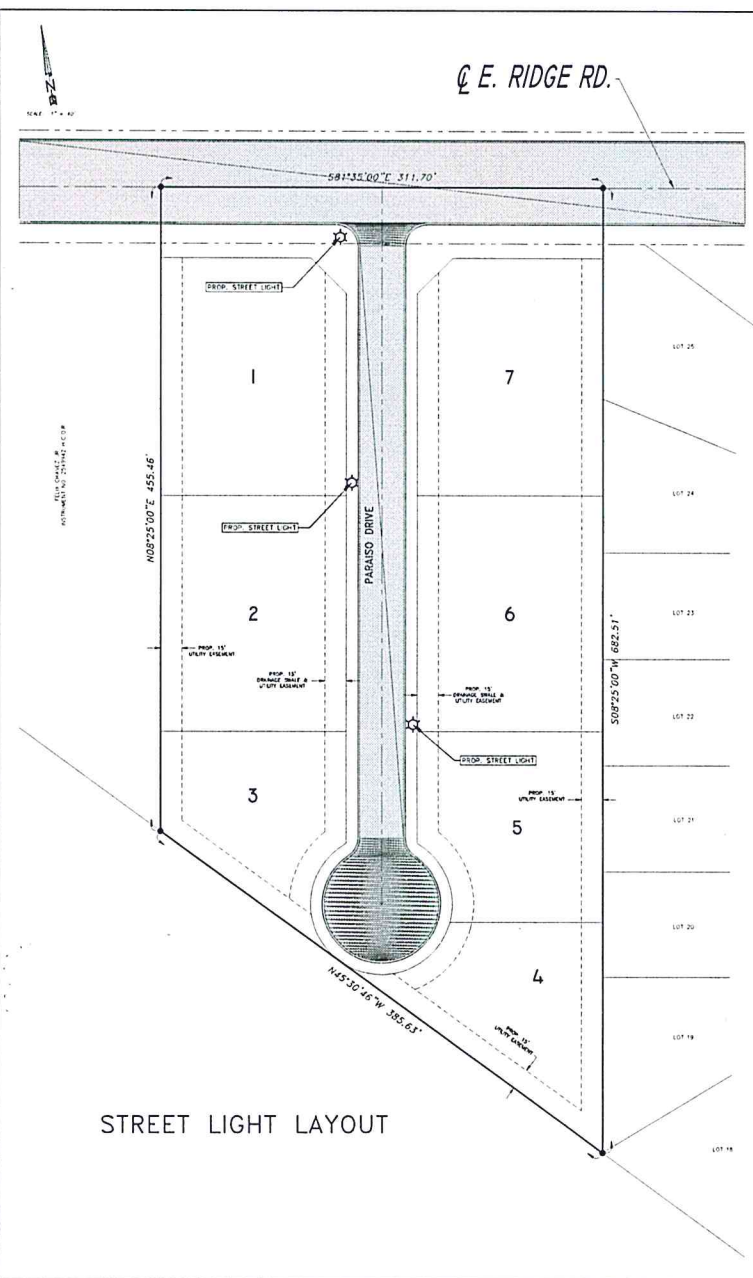
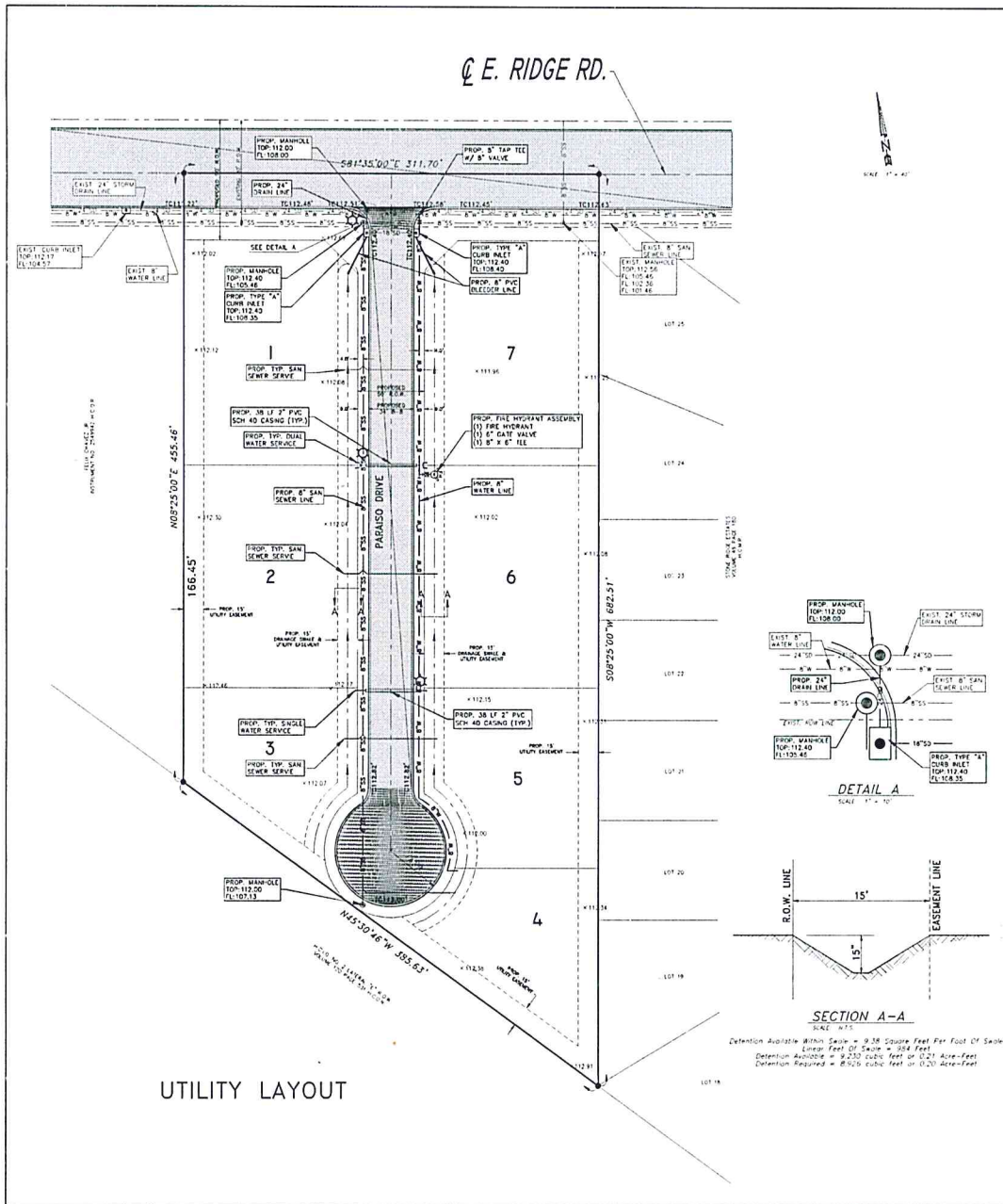
APPROVED THIS THE _____ DAY OF _____, 2017

DANNY WYLE DATE
CHAIRMAN, PLANNING & ZONING COMMISSION

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

ABDORISIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

CITY CLERK DATE



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS (7-2001) & SURVEYORS (00015500)
116 NORTH 12TH AVE.
CONROUGE, TEXAS 78041 (956) 381-1061
EMAIL: REGARCIA@GMAIL.COM

R. E. Garcia
REGISTERED PROFESSIONAL ENGINEER
NO. 00015500
STATE OF TEXAS

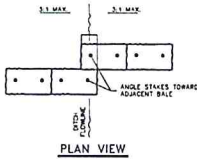
PROJECT :
UTILITY & STREET LIGHT LAYOUT
FEMA ESTATES SUBDIVISION
PHARR, TEXAS

JOB # 2016-109
DATE JAN 23, 2017
REVISIONS
DRAWN BY D.E.S.
SHEET NO
3 / 5

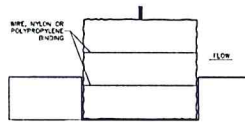
BEST MANAGEMENT EROSION PROTECTION DETAILS

GENERAL NOTES

- HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WIDTH - A MAXIMUM OF 50 LBS.
- HAY BALES SHALL BE BOUND BY EITHER WIRE OR WOOD OR POLYPROPYLENE STAPLES. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
- HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND MAXIMUM POSSIBLE 1/2 THE HEIGHT OF THE BALE.
- HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHT AND TIGHT. THE LEADING BALES OF THE ROW SHALL BE PLACED WITH ENDS PARALLEL TO THE GROUND.
- HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/4" DIA. PEARL OR 2" x 2" WOOD STAPLES DRIVEN THROUGH THE BALES. THE FIRST STAPLE SHALL BE ANGGLED TOWARDS THE PREVIOUSLY Laid BALE TO FORCE THE BALES TOGETHER.
- THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.



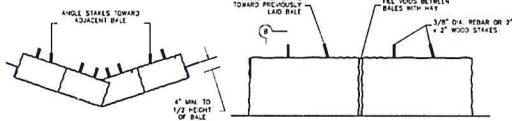
PLAN VIEW



SECTION B-B

PLAN SHEET LEGEND

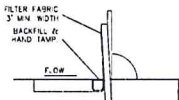
BALED HAY (B)



PROFILE VIEW

GENERAL NOTES

- THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

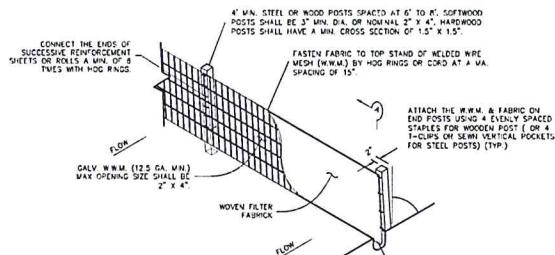


SECTION A-A

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONVEYOR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

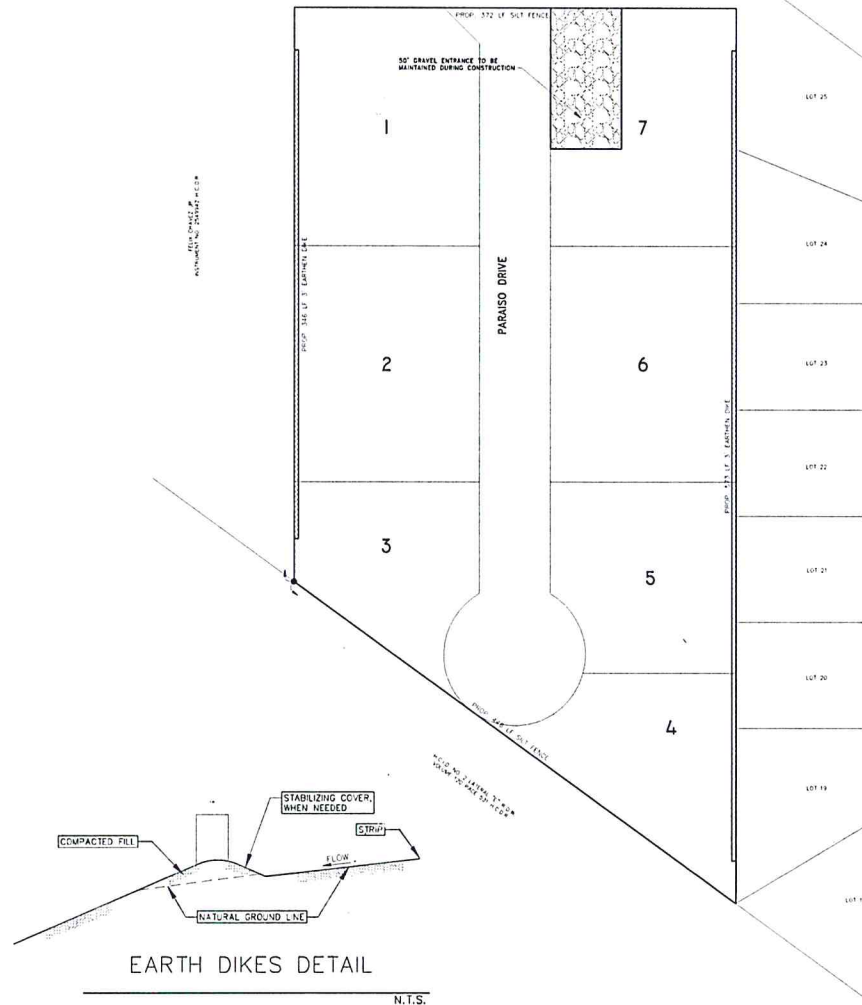


PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE (SCF)

PLACE 4" TO 6" OF FABRIC AGAINST THE TRENCH SIDE AND APPROX. 2" ACROSS TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 8" SQUARE. BACKFILL AND HAND TAMP.

E. RIDGE RD.



EARTH DIKES DETAIL

N.T.S.

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEERS (P-5001) & SURVEYORS (10013500)
116 NORTH 12TH AVE.
DENVER, TEXAS 78541 (956) 381-1061
EMAIL: REGARCIA@GMAIL.COM



SW3P PLAN
FEMA ESTATES SUBDIVISION
PHARR, TEXAS

PROJECT :

JOB # 2016-109

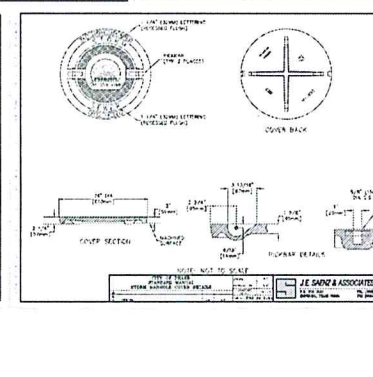
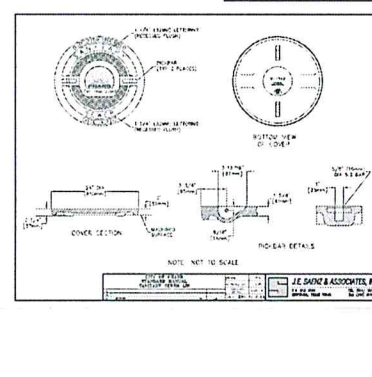
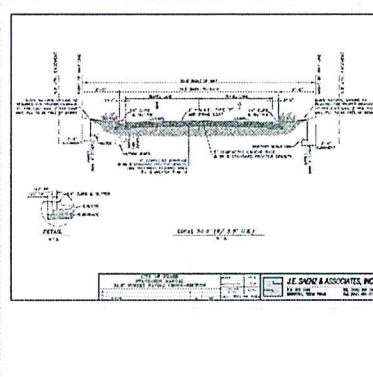
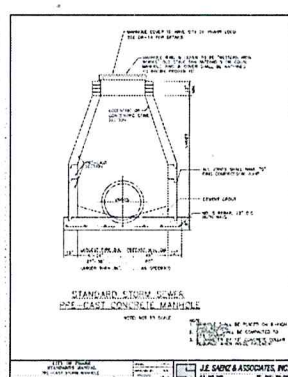
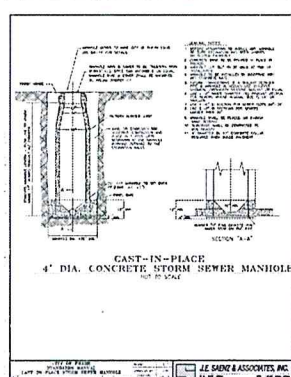
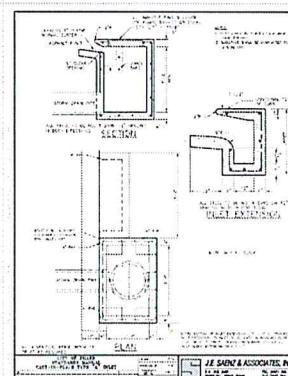
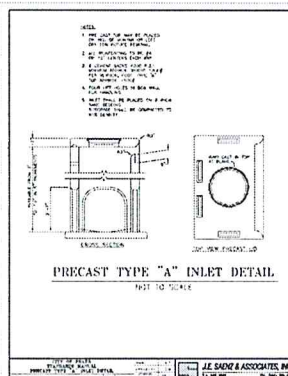
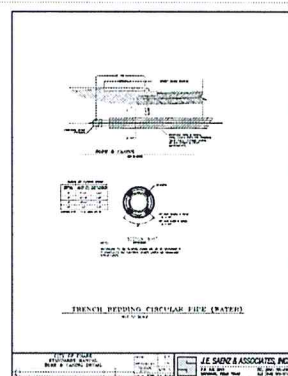
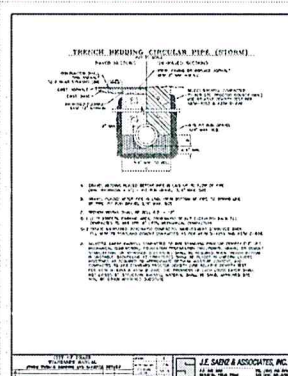
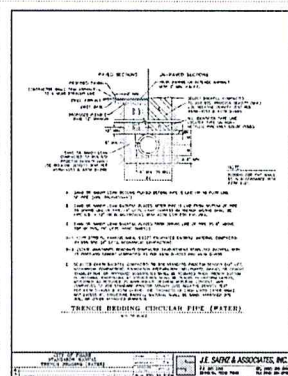
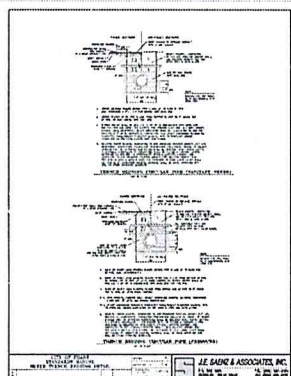
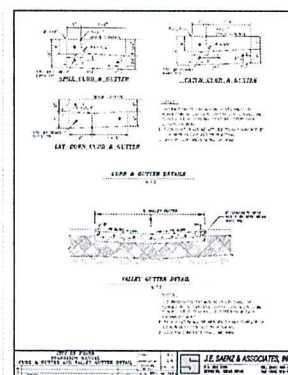
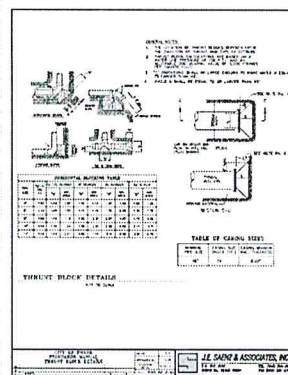
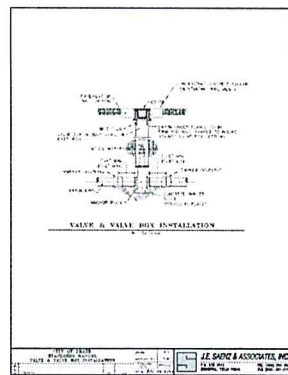
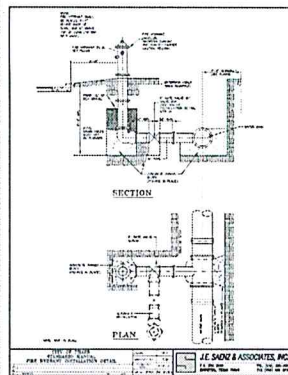
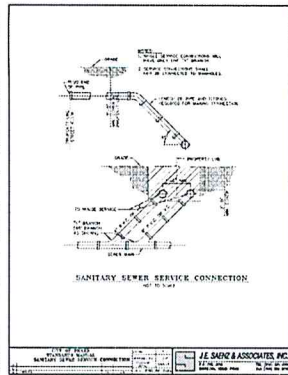
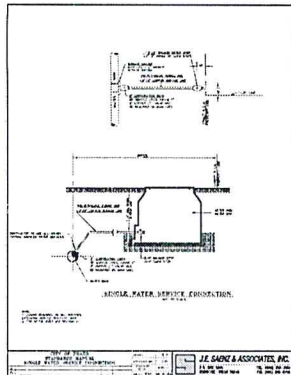
DATE JAN 23, 2017

REVISIONS

DRAWN BY D.E.S.

SHEET NO.

4/5



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEERS (P-1501) & SURVEYORS (P-1502)
1115 NORTH 12TH AVE.
DALLAS, TEXAS 75201 (956) 381-1061
EMAIL: REGARCIA@GMAIL.COM

DETAIL SHEET
FEMA ESTATES SUBDIVISION
PHARR, TEXAS

PROJECT: _____
JOB #: 2016-109
DATE: JAN 23, 2017
REVISIONS: _____
DRAWN BY: D.E.S.
SHEET NO: 5/5

5/5