



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 23, 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 governing body.

B. APPROVAL OF MINUTES:

1) Minutes of July 9, 2018.

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) Smokin' Moon, LLC. has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being all of Lot 1-A, Albrad Unit No. 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1617 West Polk Avenue. **CUP# 180648**

E. PLATS:

1) NAIN Engineering, L.L.C., representing Elign Xavier, owner, is requesting final plat approval of the proposed Las Canteras Plaza Subdivision. The property is legally described as 1.08 acres of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB#180413**

F. ANNOUNCEMENTS/OTHER BUSINESS:

1) Nomination and Election of Secretary

2) American Planning Association Commissioner's Workshop August 10, 2018.



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 19th day of July, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 9, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 9, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Luis Madrigal
Andy Castro
Jonathan Larraga
Rafael Munguia
Romeo Robles

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Patricia Rigney, City Attorney
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Rita Galvan, Administrative Assistant
Angie Resio, Secretary

ITEM A. CALL TO ORDER

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF JUNE 25, 2018

Chairman, Danny Wylie, introduced the item.

Romeo Robles **moved** to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated his neighborhood was subject to flooding due to the tsunami of soundwaves coming from Costco at all hours of the day and night. Dr. Fletcher stated he would like to correct the minutes from the previous meeting stating that the drainage ditch shown in the picture does have an outlet

because he stated it does not have an outlet at the end of the ditch and that it still has a couple of feet of water from the recent flooding which is filled by Idea Owassa School and in his opinion this problem is a product of poor planning like Costco. He further stated he was happy the Permit Division was helping the citizens with flood damage by waiving permit fees. Dr. Fletcher continued stating that the pictured drainage ditch is a deep dry detention that has been neglected for over ten (10) years but is now being looked at because of the corporate interest and prior to this Code Compliance told citizens it was private property, so they could not do anything about the drainage issues. Dr. Fletcher stated a preliminary report is done when citizens come to apply for permits and it is then made into a final report that is called a Standard Recommendation Form that is presented to City Commission under Consent Agenda, which should only be for items that are considered noncontroversial. Dr. Fletcher stated Change of Zone #180534, which refers to 601 West Polk had various citizens express their concerns during the Public Hearing at the Planning and Zoning meeting and on the Standardized Recommendation Form the Director of Development Services recommended denial. Dr. Fletcher closed by stating he also signed up to speak during the Public Hearing Portion of the meeting.

ITEM D. PUBLIC HEARING

- 1) GEORGE RODRIGUEZ, 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 (LARGER THAN 120 SQUARE FEET) IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE W40'- E113'- S145' OUT OF LOT 116, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 317 EAST ELDORA ROAD. CUP#180641**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north and west, Single Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for industrial use in the Land Use Plan. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated one (1) person called in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Limited Industrial District (L-I) subject to the conditions and advised the item will be presented to the City Commission meeting of July 16, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

George Rodriguez, residing at 317 East Eldora, approached the podium and stated he understood the allowed size of storage units is 10'x12' and is asking for approval to

have one that is 2 feet larger because he has four (4) children and a large amount of things to store.

There being no further discussion Luis Madrigal **moved** to approve the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Limited Industrial District (L-I). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) **BRENDA SELENE PEREZ, DBA J'ADORE MEDI STUDIO, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (COSMETIC STUDIO) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 18 & 19, SOUTH CREEK SUBDIVISION PHASE 2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 306 EAST SABATINA AVENUE. CUP#180642**

Della Robles, Planner I, advised the applicant withdrew their request and no action was required.

- 3) **EDINBURG RAM, LLC, DBA KHAN'S GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 6A, JACKSON RIDGE COURT SUBDIVISION PHASE III – AMENDED PLAT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1005 SOUTH JACKSON ROAD. CUP#180644**

Della Robles, Planner I, introduced the item and stated 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 City of Pharr limits lie to the west. The area is generally designated for commercial use in the Land Use Plan. She further reported ten (10) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City department requirements and advised the item will be presented to the City Commission meeting of July 16, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Jonathan Larraga asked staff if with the Late Hours permit the restaurant would be open until 12:00 a.m. or 2:00 a.m.

Della Robles, Planner I, stated the restaurant would be open until 12:00 a.m. but all ABC permits with Development Services will be considered late hours and be regulated by TABC.

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

ITEM E. PLAT APPROVAL

- 1) SAM ENGINEERING & SURVEY, REPRESENTING JOB AVALOS AND DELIA AVALOS, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED JOB AVALOS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS A 1 LOT SUBDIVISION CONTAINING 0.81 ACRES MORE OR LESS OUT OF LOT 5, BLOCK 11, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST DENNY DRIVE. SUB# 180409**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Single-Family Residential District (R-1) to the north, east and west and General Business District (C) to the South. The property is designated for single family residential and commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Job Avalos Subdivision subject to the conditions.

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

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

- 2) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING CANO ENTERPRISES, IS REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.10 ACRES OF LAND OUT OF THE WEST 200.00 FEET OF LOT 9, BLOCK 16, JOHN CLOSNER ET. AL SUBDIVISION, SAN JUAN, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2900 BLOCK OF WEST DICKER ROAD.**

Eddie Martinez, Planner II, advised the applicant withdrew their request and no action was required.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

Meeting adjourned at 6:15 p.m.

Chairman, Danny Wylie

ATTEST:

Secretary

APPROVED: _____



MEMORANDUM

DATE: MONDAY, JULY 23, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR **ABC**
FILE NO. **CUP#180648** (SMOKIN' MOON, LLC.)

GENERAL INFORMATION:

APPLICANT: Smokin' Moon, LLC has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 1-A, Albrad Unit No. 1 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1617 West Polk Avenue.

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Inspection is pending for the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Inspection is pending for the Conditional Use Permit.

HEALTH DIVISION:

Inspection is pending for the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Ten (10) 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.

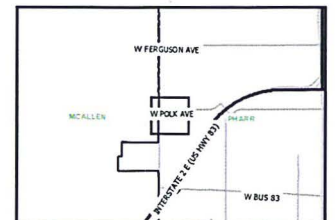
**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the 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 **August 06, 2018** at **4:00 p.m.**



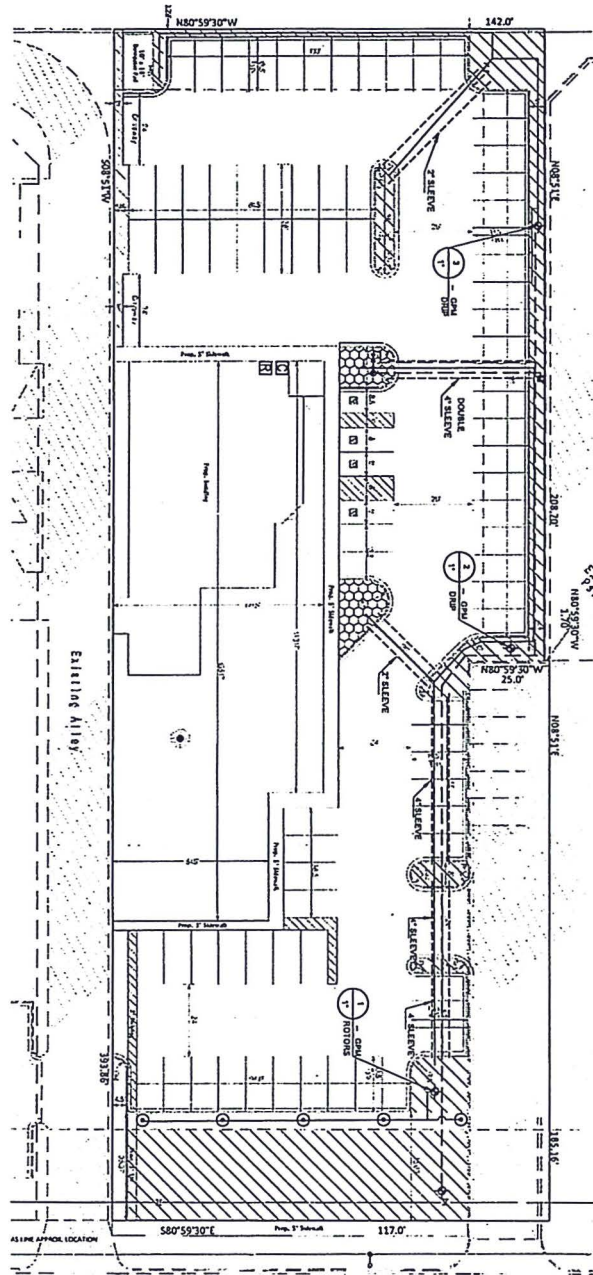
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





PIPE SIZING CHART - CLASS 200	
SPRAY HEADS / RUBBERB LATERALS	
DRIP IRRIGATION SUPPLY LINES	
NET/PIVOT SUPPLY / EXHAUST HEADER	
Zone / Partial Zone	Pipe Size
0-10 GPM	PVC 3/4"
10-18 GPM	PVC 1"
18-28 GPM	PVC 1-1/4"
28-34 GPM	PVC 1-1/2"
34-45 GPM	PVC 2"
45-60 GPM	PVC 2-1/2"

3/4" is minimum pipe size for most pipe
 fitting, use 1/2" for 3/4" and 1" for 1-1/2".



Symbol	Description
(Circle with cross)	Center of well or pump
(Circle with dot)	Center of valve or fitting
(Circle with 'X')	Center of pipe or lateral
(Circle with 'M')	Center of manhole or vault
(Circle with 'R')	Center of riser or vent
(Circle with 'S')	Center of sprinkler or emitter
(Circle with 'T')	Center of tee or elbow
(Circle with 'F')	Center of flange or coupling
(Circle with 'B')	Center of ball valve or gate valve
(Circle with 'C')	Center of check valve or backflow preventer
(Circle with 'D')	Center of drain or vent
(Circle with 'E')	Center of electric meter or control
(Circle with 'G')	Center of gas meter or vent
(Circle with 'H')	Center of hot water heater or vent
(Circle with 'I')	Center of ice maker or vent
(Circle with 'J')	Center of jet or vent
(Circle with 'K')	Center of kitchen sink or vent
(Circle with 'L')	Center of laundry sink or vent
(Circle with 'M')	Center of master bedroom or vent
(Circle with 'N')	Center of north bedroom or vent
(Circle with 'O')	Center of office or vent
(Circle with 'P')	Center of parking or vent
(Circle with 'Q')	Center of queen or vent
(Circle with 'R')	Center of room or vent
(Circle with 'S')	Center of shower or vent
(Circle with 'T')	Center of toilet or vent
(Circle with 'U')	Center of utility or vent
(Circle with 'V')	Center of vault or vent
(Circle with 'W')	Center of window or vent
(Circle with 'X')	Center of exterior or vent
(Circle with 'Y')	Center of yard or vent
(Circle with 'Z')	Center of zone or vent



DESIGN: J.C.
 DRAWING: R.M.
 REVIEWED: J.C.
 DATE: 1/1/11
 PROJECT: 1617 W. POLK AVE
 PHARR, TEXAS



1617 W. POLK AVE
 PHARR, TEXAS 77560
 TEL: 361-1111
 FAX: 361-1111



SMOKED MEATS BY THE 1/2 LB

PRIME BRISKET	8.50
BURNT ENDS	12.50
BEEF DINN RIB	21.50
PORK SPARE RIBS	8.50
PULLED PORK	8.50
1/2 BBQ GRILLED CHICKEN (POLLO ASADO)	8.50

SANDWICHES

SLOPPY JOE Brisket/Pulled Pork and sausage topped with cole slaw and our in house sweet sauce	10.50
PULLED PORK SANDWICH	8.50
CHOPPED BRISKET SANDWICH	8.50

PLATES

1 MEAT 2 SIDES	12.00
2 MEATS 2 SIDES	15.00
3 MEATS 2 SIDES	18.00

TACOS AND MORE

LOADED BAKED POTATO

Your choice of pulled pork or chopped brisket 8.50

PULLED PORK TACOS

Pulled pork, cole slaw, crema and cotija cheese 10

BRISKET TACOS

Chopped Brisket, Shredded american cheese, house crema and salsa 12

PULLED PORK SLIDERS

9

BRISKET NACHOS

Shredded brisket, american cheese, cilantro and crema (can substitute for pulled pork) 15

LOADED CHEESE FRIES

Your choice of brisket or pulled pork, house pico, crema and cilantro 12

SMOKIN' MOON STUFFED PEPPERS

8

CHICKEN WINGS

12 pc wings tossed in your choice of Chipotle BBQ, Lemon Pepper or Buffalo Sauce 13

SIDES

HAND CUT CHIPS/ FRIES

4

HAND BATTERED ONION RINGS

8

3 CHEESE MAC

SMALL MEDIUM LARGE

3.50 8.50 11.50

COLE SLAW

SMALL MEDIUM LARGE

3.50 8.50 11.50

BBQ BEANS

SMALL MEDIUM LARGE

3.50 8.50 11.50

MEXICAN ST CORN

SMALL MEDIUM LARGE

3.50 8.50 11.50

DESSERTS

PECAN PIE

4

PAPPAS PUDDING

8

PEACH COBBLER

4





MEMORANDUM

DATE: MONDAY, JULY 23, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LAS CANTERAS PLAZA SUBDIVISION FILE NO. SUB#180413
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GENERAL INFORMATION:

APPLICANT: NAIN Engineering, L.L.C., representing Elign Xavier, owner, is requesting final plat approval of the proposed Las Canteras Plaza Subdivision.

LEGAL DESCRIPTION: The property is legally described as 1.08 acres of land out of Lot 7, Block 5, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3000 Block of North Jackson Road.

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

PROPERTY PROPOSED USE: Retail/wholesale.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Las Canteras Plaza 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:

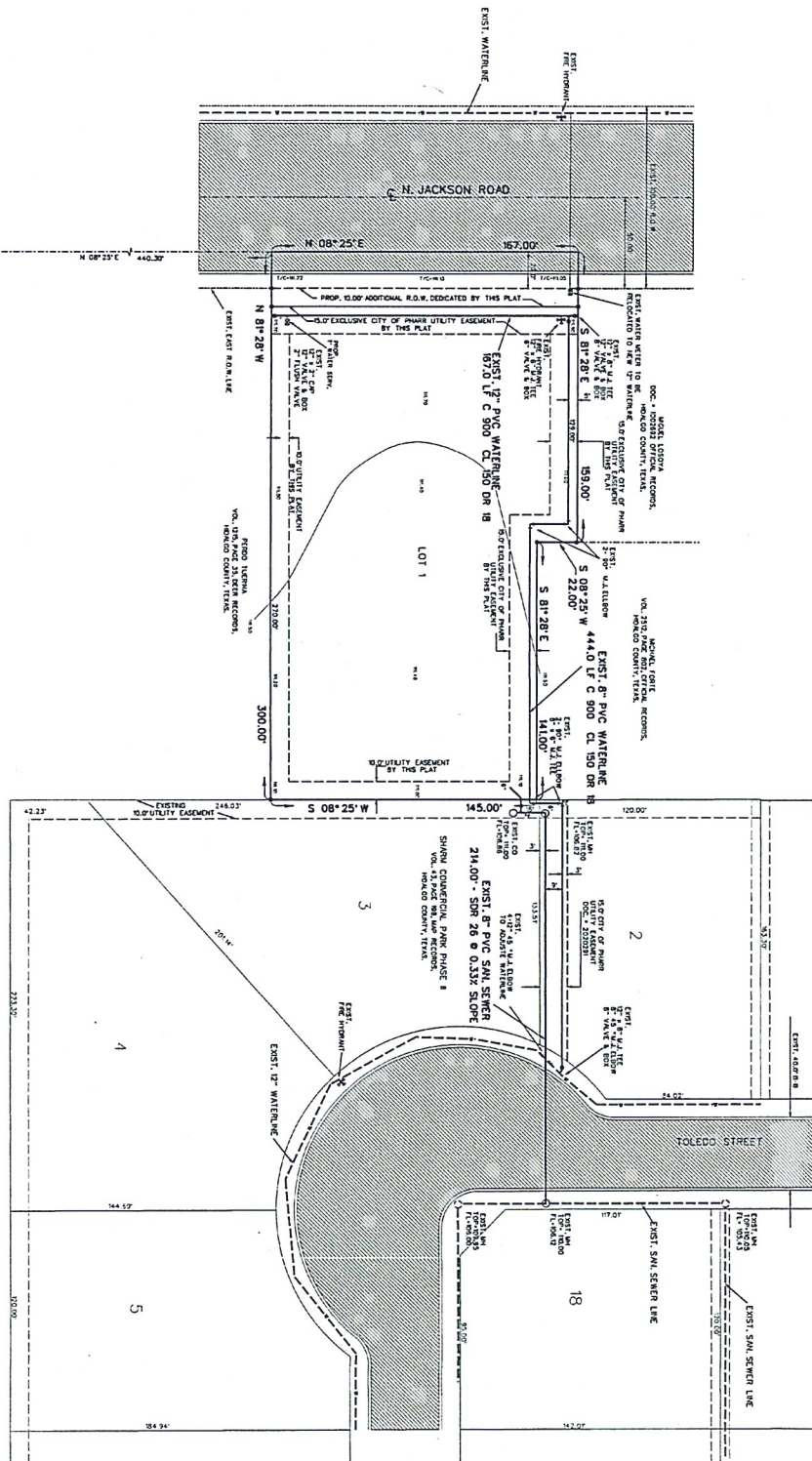
1. In compliance.

OTHER:

1. Contractor shall provide maintenance bond prior to subdivision recordation.

This item will go before City Commission on August 06, 2018 at 4:00 p.m.

Scale 1" = 30'



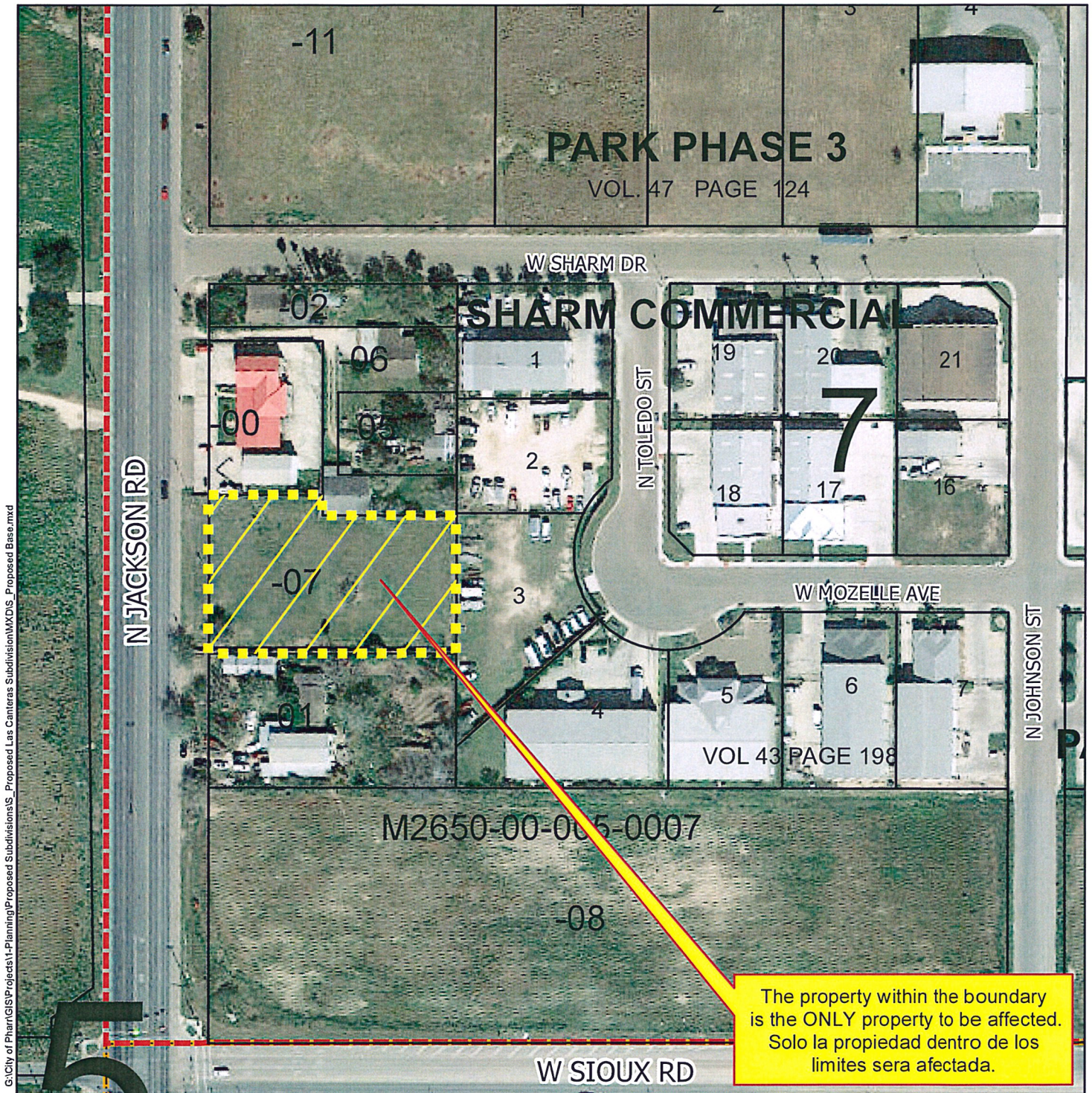
- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS, 79537
FIRM NO. F-9030
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

**UTILITY LAYOUT
&
TOPOGRAPHY**

**LAS CANTERAS
PLAZA**



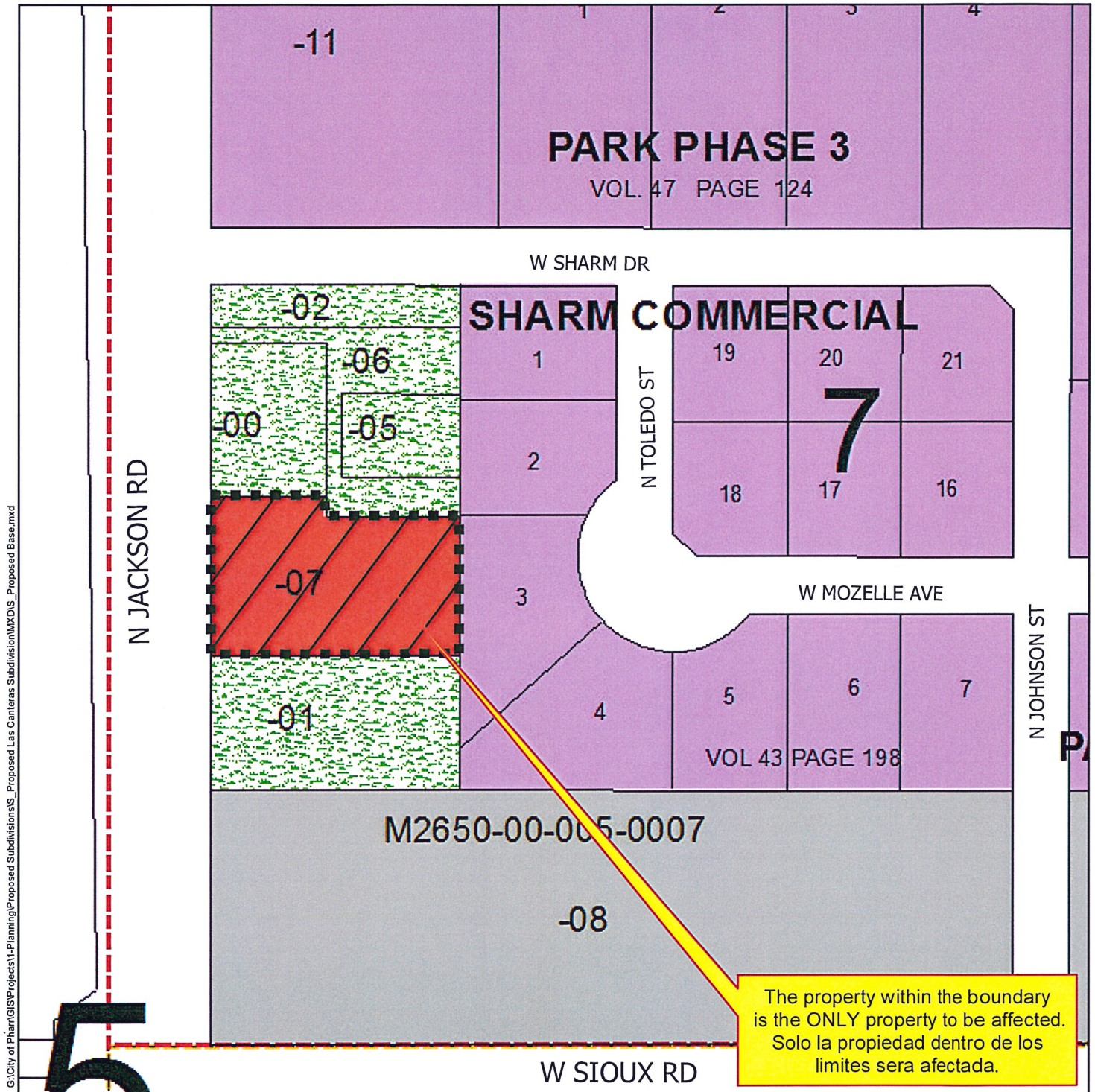
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Las Canteras Subdivision\MXD\1-Proposed Base.mxd

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	

Scale: 1 inch = 150 feet

0 75 150 300 450 600 Feet





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Las Canteras Subdivision\MXD\1-Proposed Base.mxd