



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 14, 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: July 24, 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.

A handwritten signature in blue ink, appearing to be "DW", is written over the line for the Director's signature.

- 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. Mario Alberto Torres, d/b/a On the Grill Restaurant, 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 0.075 of an acre, more or less, out of Lot 1, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 7. **CUP#170740**

PLAT APPROVAL:

1. Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Maria Elise Estates Subdivision. The property is legally described as being 20.00 acres out of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Owassa Road. **SUB#170615**
2. Melden & Hunt Inc., representing Robert F. Boggus, Common Manager, is requesting preliminary plat approval of the proposed Boggus Subdivision. The property is legally described as being a re-subdivision of 3.790 acres out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5200 Block of North IH69C. **SUB#170613**
3. Melden & Hunt, Inc., representing Victor Perez, Executive Director for Pharr Economic Development Corp. II, is requesting preliminary plat approval of the proposed TopGolf Pharr Subdivision. The property is legally described as being 15.420 acres out of Lots 2 and 3, Pharr Citrus Orchard Co., all of Lots 2-6, McAllen-Pharr Storage Rentals Subdivision, all of Lot 1, Pharr Nursing Home Subdivision, all of Lots 4-5, Pharr Commercial Park Subdivision Phase II, and all of Lot 3A, Replat of Pharr Commercial Park Subdivision Phase II,



Pharr, Hidalgo County, Texas. The property is located within the 1900 Block of West Interstate 2. **SUB#170720**

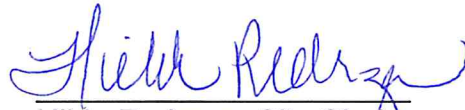
F. ANNOUNCEMENTS/OTHER BUSINESS:

G. ABSENTEE REPORT:

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 11th day of August 2017, at 12:00 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. July 24 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 10, 2017. The meeting was called to order by Charlie Ramirez 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	Porfirio Rodriguez
Charlie Ramirez	Andy Castro
Rafael Munguia	Luis Madrigal
Tom Greuner	Romeo Robles

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Assistant City Manager
Melanie Cano, Director of Development Services
Cristina Garcia, Senior Planner
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 July 10, 2017.

Danny Wylie pointed out a correction was needed on the last page in that he was absent on the date of the meeting. There being no further discussion, Andy Castro moved the minutes of July 10, 2017, be approved with correction. Charlie Ramirez second the motion and when put to a vote, the motion carried by unanimous consent to approve the minutes of July 10, 2017, with correction.

(Commissioner Tom Greuner arrived at 6:09 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:

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

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

Melanie Cano, Director for Development Services, announced there were no cases to be presented.

ANNOUNCEMENTS/OTHER BUSINESS:

1. Melanie Cano, Development Services Director, reminded the members of the upcoming APA workshop in August and those interested in attending are to advise Janie Benedict who will handle registration. The fee will be paid by the City and it will be held at City Hall.
2. Melanie Cano proceeded with the FY 2017-2018 budget presentation:
 - Announcing the purpose, focus, duties of the Development Services Department.
 - FTE's – seeking an additional Code Officer and provided the organizational chart indicating the 4 divisions and the 23 staff members of the Department.
 - Itemized goals: Enhance the existing MyGov program with the assistance of IT, assist EDC, enhancement of downtown, continue with the housing demolitions program, promote and educate the public about care of premise, initiate the Elderly Assistance Program.
 - Itemized new goals: promote positive community identity (go to the people vs. people coming to staff), promote development assistance center with Roland Gomez, Development Assistant Director, to be the main contact for the one-stop shop idea, create opportunities for residential and commercial developments, address the 380 agreement for single-family residential developments.

- Look to completing the Downtown Park.
- Address city beautification efforts by addressing the illegal dumping issues in working the OSC program with Waste Management.
- Working towards getting the Accela program to replace the existing MyGov program which will enhance the digital management and sharing of working records with departments and try to get away from the manual management now being used, the cost of this program being one major object to address.
- Progressive idea being to revitalize the downtown area by bringing about the arts, culture, Restaurant Row, music.
- Provided view of the performance measures of the department and explained each division's activities.
- Budget trend has shown an increase in personnel overtime FY 2016-2017 already maxed out and yet have a few months to go.
- Vehicle maintenance in need of immediate attention – units are old and the time to replace them has been reached (personnel, fleet, software being top needs).

Questions Posed:

- Danny Wylie asked if there is a program set up that would address when a unit is to be replaced. Ms. Cano advised that although there is a Fleet Management Manual, such goes to City Garage who address issues on an 'as needed' basis.
- Danny Wylie asked about the elderly outreach program and how such will work. Ms. Cano explained Planning & Zoning should be the initial interface, how and who would be involved in providing equipment, manpower and time-line involved.
- Danny Wylie asked about the housing demolition program and who absorbs the cost. Ms. Cano explained most of the demolitions are voluntary, wherein the citizens provide the labor and the city provides the bins.
- Luis Madrigal asked about the overtime hours. Ms. Cano advised she didn't have the specific numbers but would be able to provide them again pointing out that the FY OT has been met with 3 months yet to go.
- Luis Madrigal asked about the new software and if it is known the number of people it is to help. Ms. Cano stated the Accela program is planned to eliminate the existing one. It will be able to be used by other departments but that Development Services will be the one to be served more by it. Edward Wylie, Assistant City Manager added that the Accela program will address 70 users city-wide, most departments will be able to use it, yearly renewals / annual rate will be involved, and will bring about concept of having citizens use the program to access information vs. calling in.
- Tom Greuner asked if there was a program to be used to let the citizens know of such a service being available. Mr. Edward Wylie advised advertising via PSA, IT Media, Website – but such would be addressed by the City Manager when the program is adopted.

- Andy Castro asked about the shortage in personnel. Ms. Cano advised presently it is only Code Compliance showing a need.
- Romeo Robles asked about the downtown being considered to have a 'Colonia' status. Ms. Cano advised such is no longer to be considered.
- Danny Wylie asked about the permitting process and if there is a time limit given to a citizen to complete their projects. Ms. Cano advised there is no set time but a citizen must commence their project within 6 months of getting their permit. If such does not occur, they must come in to request an extension.

ABSENTEE REPORT: Janie Benedict announced that with Mr. Tom Greuner arriving at the meeting – no absentee report needed, all members are present.

ADJOURNMENT: There being no further business, Charlie Ramirez **moved** the meeting be adjourned. Andy Castro second the motion and by unanimous consent, the Commission announced the meeting adjourned 6:35 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, AUGUST 14, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: PLANNING STAFF

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#170740** (MARIO ALBERTO TORRES D/B/A ON THE
GRILL RESTAURANT)

GENERAL INFORMATION:

APPLICANT: Mario Alberto Torres, d/b/a On the Grill Restaurant, 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 0.075 of an acre, more or less, out of Lot 1, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1201 South Jackson Road, Suite 7.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and city limits lie to the west. The 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)

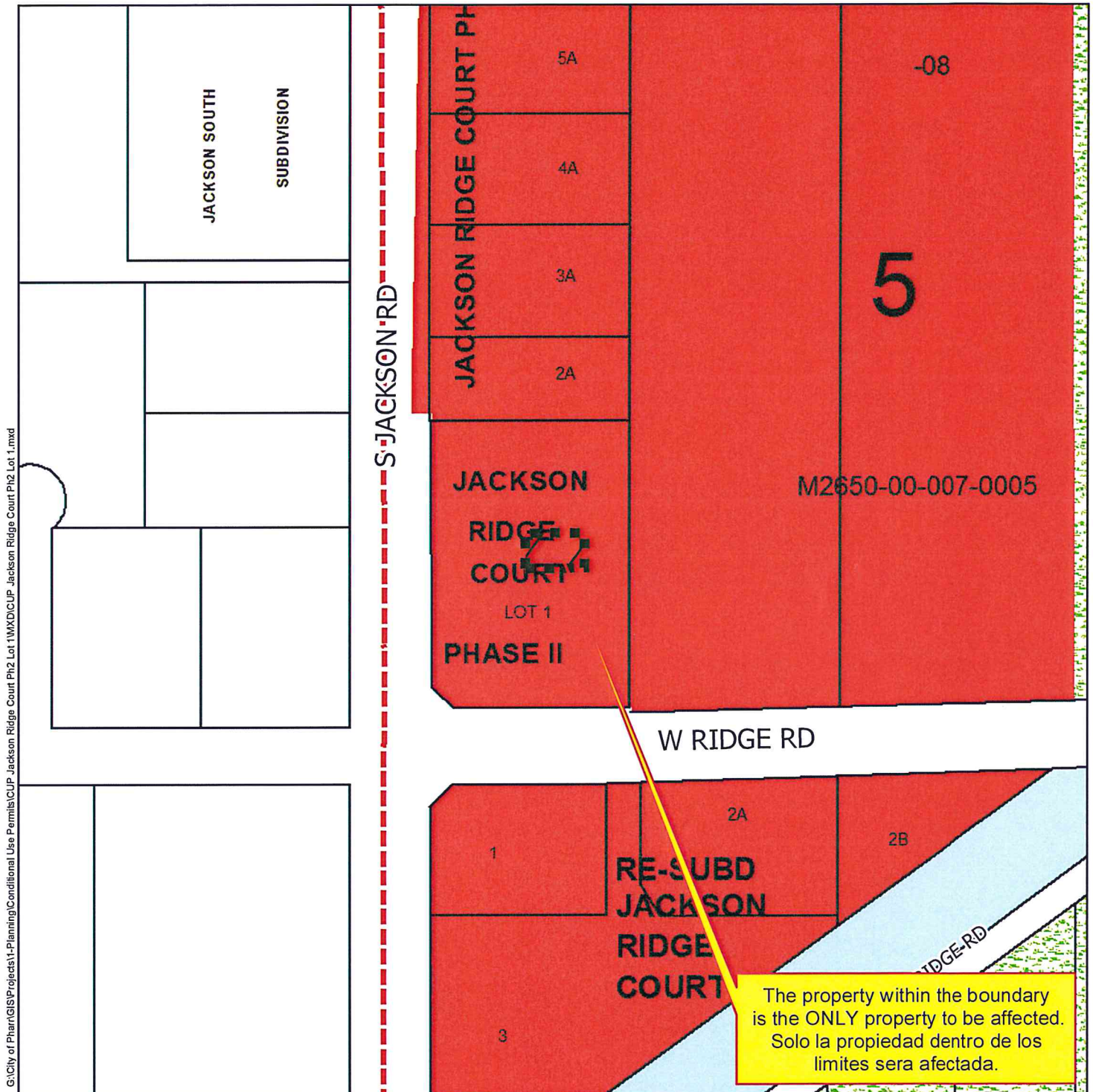
PLANNING DEPARTMENT: Recommends approval of the Conditional Use Permit. (See attached memo)

NOTIFICATION OF PUBLIC: Three (3) 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 **August 21, 2017** at **4:00 p.m.**

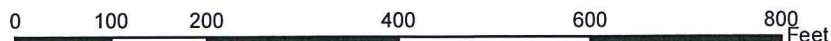
Proposed Conditional Use Permit
Jackson Ridge Court Ph2 Lot 1
On the Grill Restaurant / Mario Alberto Torres



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: 7/24/2017

**Certificate of Occupancy
Conditional Use Permit
Inspection Form**

Company Name or Business Entity: On The Grill Type of Business: Restaurant
Applicant: Mario (First) Torres (Last) Phone No. (956)
Mailing Address: 1201 S. Jackson (Address) Pharr (City) TX (State) 78577 (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?
IS CHANGE OF WALL ASSEMBLY REQUIRED?	☒ YES	☐ NO	IF SO, WHAT TYPE? <u>Fire Dept</u>

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	☒	☐	☐	
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)	☒	☐	☐	
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	☒	☐	☐	
2. T.P. VALVE & DRAIN	☒	☐	☐	
3. SHUT-OFF VALVE	☒	☐	☐	
4. VENT (IF APPLICABLE)	☒	☐	☐	

BUILDING / SITE NEEDS IMPROVEMENT TO MEET THE FOLLOWING CONDITIONS:
- Site meets requirements

E. Ah (INSPECTOR / OFFICER) 08/04/2017 (Date) Core House (RECEIVED BY) 4/8/17 (Date)



Prevention Division

118 S. Cage Blvd., FI
Pharr, TX 78577
(956) 402-4400
fireprevention@fd.pharr-tx.gov

Jacob Salinas
Fire Marshal

Felipe Pedraza
Asst. Fire Marshal

Dago Soto
Asst. Fire Marshal

Eduardo Lugo
Fire Inspector

Martin Torres
Fire Inspector

Jose M. Navarro
Fire Investigator

Lionel Lopez
Fire Investigator

06/08/2017

ON THE GRILL RESTURANT
1201 S JACKSON RD
PHARR, TX 78577

7

Occupancy ID: 20617

At the time of inspection, the premises located at 1201 S JACKSON RD were found to be in reasonable compliance with the adopted City of Pharr Ordinance No. 0-2010-48 (International Fire Code 2012).

Occupant was advised to keep kitchen area clean and free of any obstructions from alarm activation panels

Thank you for your cooperation.

Mike Navarro *[Signature]*
NAVARRO, JOSE MIGUEL

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

AUG 08 2017



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: 08/01/2017
Re: Conditional use Permit for ABC – File No. CUP#170740 (On the Grill Restaurant)

Mario Alberto Torres, d/b/a On the Grill Restaurant, 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:** .075 of an acre, more or less, out of Lot 1, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas.
- **Physical Address:** 1201 S. Jackson Rd. Suite 7
- **Contact Number.**

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 handwritten signature in black ink, appearing to read "Joel Robles", written over a horizontal line.

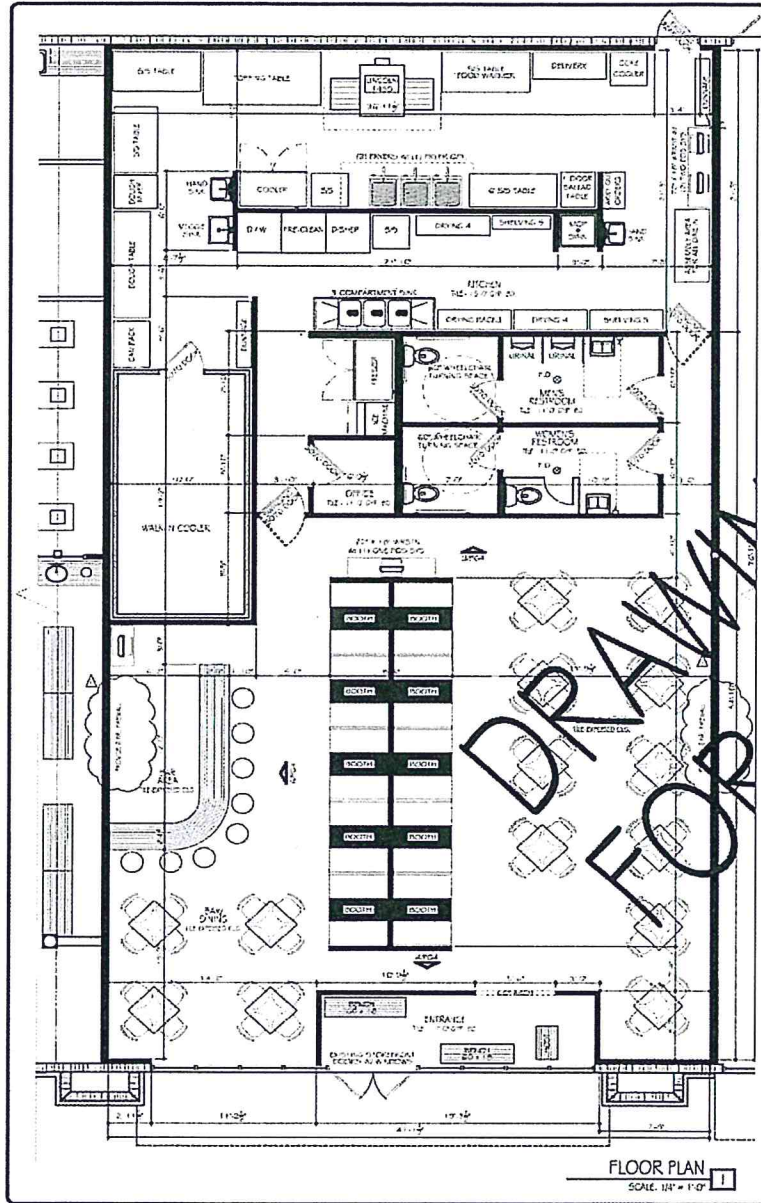
Joel Robles
Office: 956-402-4739
Mobile: 956-878-3233
joel.robles@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

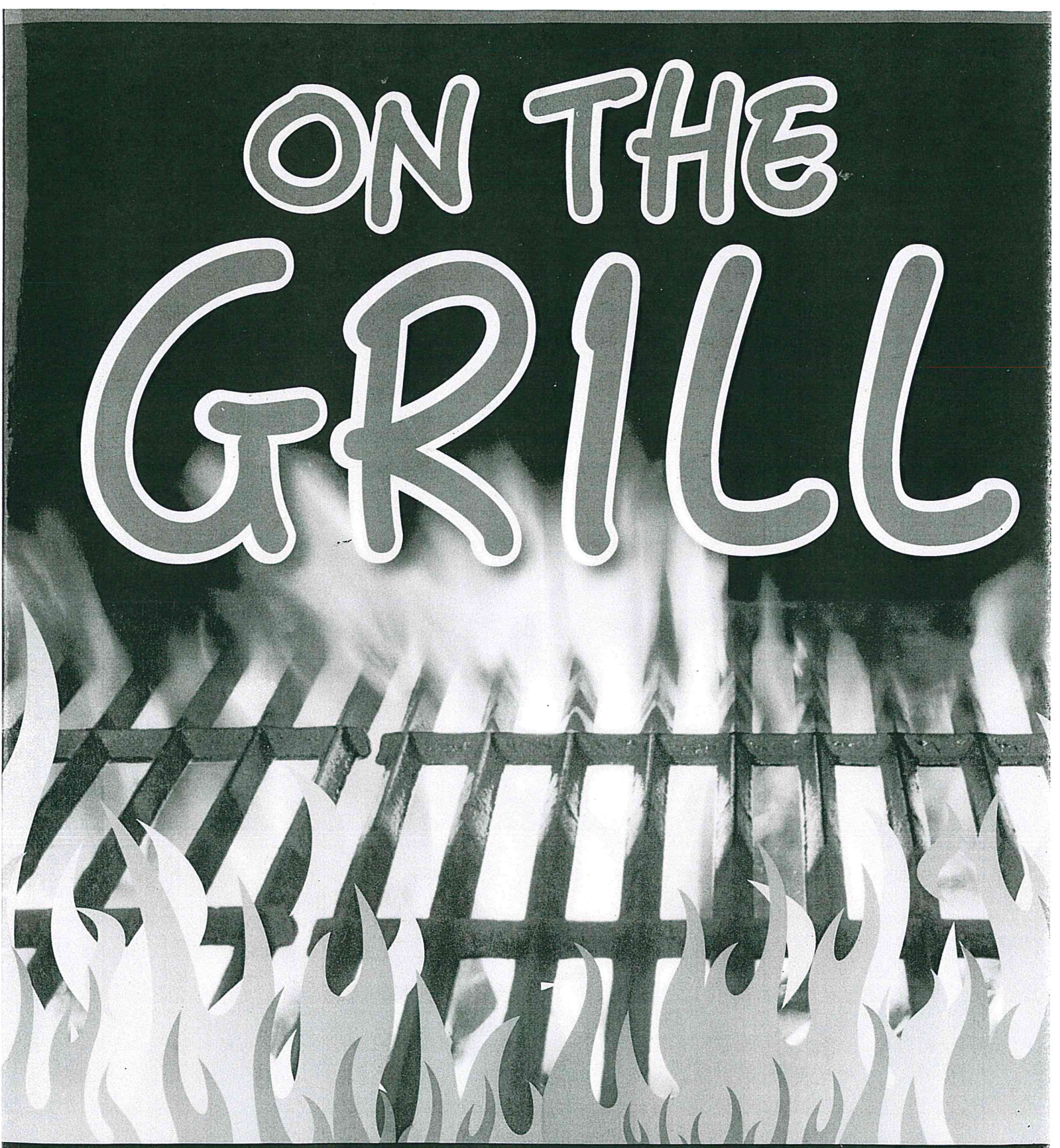
AUG 02 2017

BY: _____

Space to be delivered "AS IS"
Current FloorPlan



ON THE GRILL



RESTAURANT & CATERING

Lunch & Dinner

STARTERS

Panchos	6.99
Fire Guacamole	7.99
ON THE GRILL Panchos ...	10.99
<i>Fajita - Chicken Fajita - Mix</i>	
Queso Dip	6.99
Queso Fundido	6.99
<i>Add Chorizo - Mushrooms - Mix</i>	
Ultimate Nachos	8.99
Mozzarella Sticks	7.99
Chile Cheese Fries	5.99

ON THE GRILL BURGERS

Charbroiled Burger	7.99
Hot Mess Burger	8.99
BBQ Onion Ring Burger	9.99
Tex-Mex Burger	10.99
Mushroom Swiss Burger	9.99
PepperJack Jalapeño Burger ...	9.99
Chile c/ Queso Burger	9.99
Fire Guacamole Bacon Burger .	10.99
Grilled Chicken Burger	8.99

DRINKS: 2.49

Iced Tea
Raspberry Tea
Lemonade
Bottled Water \$2.00

Coke



Coke

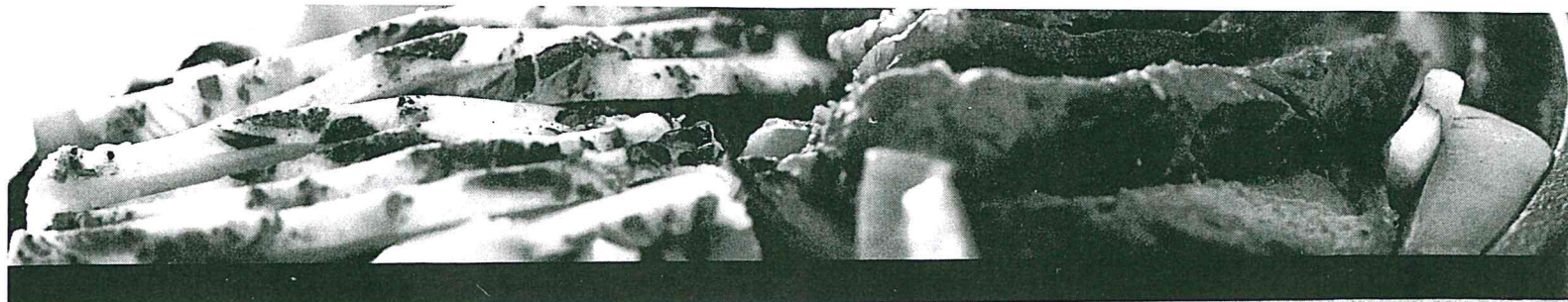


ENCHILADAS

Enchiladas De Camaron	10.99
Enchiladas Verdes	9.99
Enchiladas Rojas	9.99
Enmoladas	9.99
Enchiladas Americanas	9.99
<i>Beef - Cheese - Chicken</i>	
Fajita Enchiladas	10.99
<i>Chicken Fajita - Beef Fajita</i>	
Enchiladas Mexicanas	9.99

TACOS

Mole Tacos	10.99
Tacos Norteños	11.99
Tacos De Chuleta	10.99
Fajita Tacos	11.99
Chicken Fajita Tacos	10.99
Tacos Mazatlan	11.99
Tacos Toreados	11.99
Tacos Al Pastor	10.99
Tacos Plancha	10.99
Tacos Dorados	9.99
Tacos Bistek	11.99



ON THE GRILL FAVORITES

Fried Poblano Pepper	12.99
Monterrey Chicken	12.99
Santa Fe Chicken	13.99
Fajita a La Plancha	14.99
Tampiqueña Dinner	14.99
Ribeye w/ Burgundy	16.99
Mushroom Sauce	
Chicken Fajita a la Plancha	12.99
Costillas Al Molcajete	14.99
Sizzling Pork Chops	12.99
Mexican Plate	10.99
Fajita Al Chipotle	14.99
Fajita Toreada	14.99
Bistek Ranchero	14.99
Chicken al Cilantro	11.99

SALAD / SOUP

Tortilla Soup	7.99
Caldo de Pollo	7.99
Caldo de Res	8.99
Caldo de Marisco	10.99
Caldo de Camaron	11.99
ON THE GRILL Chicken Salad	9.99
or Shrimp	12.99
Chicken Caesar Salad	10.99
Caprese Stuffed Avocado	11.99

FROM THE SEA

Basa Shrimp Alfredo	15.99
Grilled Shrimp	13.99
w/ Pineapple Pico	
Creamy Chipotle Shrimp ...	13.99
Fried Seafood Mix	12.99
Fish Tacos w/Spicy Jicama Slaw	12.99
Shrimp Tacos	13.99
Simple Garlic Shrimp	13.99
Fresh Shrimp Cocktail	10.99
Grilled Lemon Pepper Basa .	12.99

FAMILY PLATTERS

w/rice, beans, tortillas & guacamole

Botana #2	24.99
Botana #3	34.99
Botana #4	44.99
Parillada #2	26.99
Parillada #3	36.99
Parillada #4	46.99
Surf & Turf #2	27.99
Surf & Turf #3	37.99
Surf & Turf #4	47.99

KIDS MENU: 5.99

Kids Fajita Taco
 Kids Enchilada Plate
 Chicken Strips w/Fries
 Kids Quesadilla
 Kids Cheese Burger w/Fries

Breakfast



MORNING DELIGHT

Short Stack	3.99
Banana Pancakes w/ Pecans	5.99
Chocolate Chip Pancakes	4.99
Banana Foster Pancakes	5.99
Bacon Short Stack	4.99
Steak Fajita & Eggs	10.99
Chops & Eggs	9.99
Huevos Molcajete	4.99
Chilaquiles Con Huevos	6.99
Chilaquiles Con Pollo	6.99
Breakfast Skillet	6.99
American Breakfast	8.99
French Toast w/ Sausage	5.99
Ham & Egg Cheese Casserole .	6.99
Create your own Omelette	6.99

BREAKFAST PLATES: 5.99

with beans, potatoes & fresh made tortillas

BREAKFAST TACOS: 1.99

Bacon & Egg
Potato & Egg
Chorizo & Egg
Ham & Egg
Bean & Egg
Sausage & Egg

DRINKS: 1.99

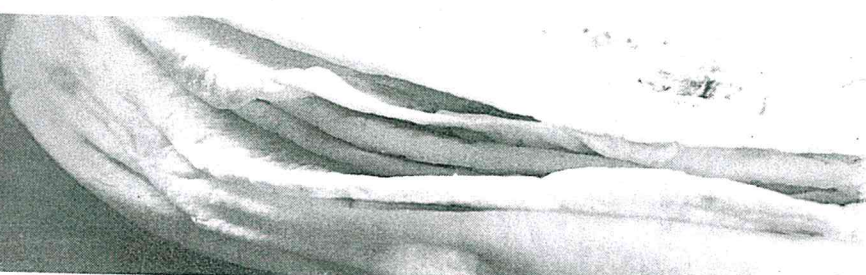
Coffee	Orange Juice
Milk	Chocolate Milk
Apple Juice	

DAILY LUNCH SPECIALS

MONDAY - FRIDAY
11:00 A.M. - 3:00 P.M.

FOR ONLY \$7.99

ASK YOUR SERVER WHAT'S
OUR SPECIAL FOR TODAY.



Good Morning!

*If you would like a plate
that is not on our menu and we have
the ingredients, we will gladly make it for you.*





MEMORANDUM

DATE: MONDAY, AUGUST 14, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MARIA ELISE ESTATES SUBDIVISION FILE NO. SUB#170615

GENERAL INFORMATION:

APPLICANT: Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary plat approval of the proposed Maria Elise Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 20.00 acres out of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Block of East Owassa Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are city limits to the north, Limited Industrial District (L-I) to the east and west, Single-Family Residential District (R-1) to the south and Agricultural and/or Open Space District (A-O) to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Single-family residential subdivision.

VARIANCES: None requested.

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

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

1. Corner lots along E. Owassa Rd. need a 25' corner clip.
2. Only 50' of R.O.W. from centerline is required from E. Owassa Rd.
3. Provide a street light layout.
4. Provide a detail for the cut and repair for the pavement. Crossing will not be allowed diagonally, it needs to be straight.
5. Pave 1/3 R.O.W. and provide a detail for the pavement cross section.
6. Gates shall be 40' away from street R.O.W., if gated.

EASEMENTS:

1. Will need off-site utility easement exclusive to City of Pharr for sewer line.
2. Need 15' easement exclusive to the City of Pharr.
3. Label all easements within plat layout.

**SIDEWALK:
ADA:**

1. Add to plat notes: a 5' ADA compliant sidewalk will be required along N. Fir St.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water belongs to N.A.W.S.C.

SEWER:

1. Verify all sewer crossing have casing.
2. Casing for sanitary sewer crossing needs to be minimum 20".
3. Need to label all M/H and proposed sewer lines.
4. Need to install additional M/H in order to have a straight street cut on Cheyenne and N. Fir St., must show details.
5. Need to show sewer service details to all connections.
6. Manhole concrete collars must be 6' x 6' x 12".
7. Need to show casing and details for sewer connections.
8. Verify what is the 2" for Lot # 16, 17, 20 and 26.
9. Follow City of Pharr Construction Standards Manual.

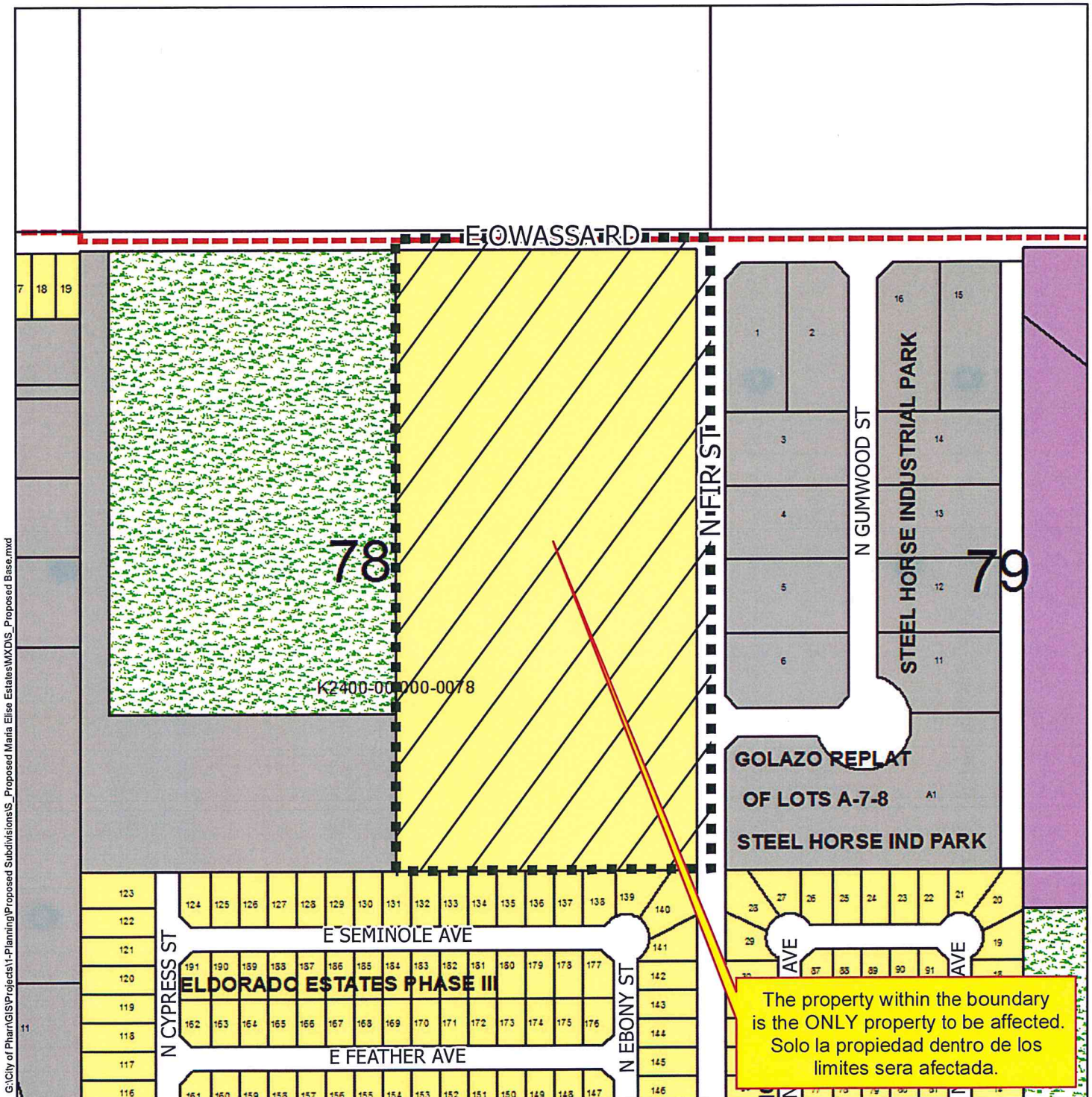
DRAINAGE:

1. Drainage report needs approval from the H.C.D.D. No.1.

OTHER:

1. Project engineer shall comply with a LOMAR for Lots 18-26.
2. Show and label the commencement of private streets from E. Owassa Rd.
3. Additional R.O.W. shall be 20' for E. Owassa Rd.
4. Label all easements.

5. Fix bearing on Lots 17 & 18.
6. Remove utility lines from plat layout.
7. On location map show all recorded subdivisions.
8. Plat note #8, verify the benchmark incorrect.
9. Plat note # 11, also add N. Fir St.
10. Duplicate number 11 for plat note. (remove last one)
11. Provide three hard copies of SW3P, including proof that CNOI was filed with TCEQ.
12. Use nearest benchmark to the property and refer to only one benchmark.
13. Provide three hard copies of SW3P, proof that CNOI was filed with TCEQ, and large construction site notice. All document must have accurate information and be complete. Comments made by storm water inspectors shall be addressed before subdivision is approved.



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

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

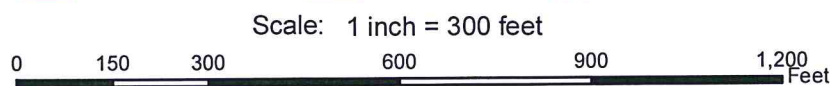
Scale: 1 inch = 300 feet





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 | |





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



Subdivision: Maria Elise Estates Plat Review

Reviewed By: Jacob Salinas Fire Marshal J. S. Date: 7/31/17

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

Additional Comments:

☒ All waterlines with fire hydrants shall be looped at two approved water sources; the proposed loop is not approved loop water source.

☒ Fire Hydrant spacing is at every 600ft intervals in all single dwelling residential areas. One additional fire hydrant is needed.

☒ Where security gates are installed, the minimum width for the gates shall be 20ft, and gates shall have the Rapid Entry System Access feature made by the Knox Company in case of emergency.

☐

A 20.00 ACRE TRACT OF LAND OUT OF LOT 78, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DISTRIBUTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2209041 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2209042, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 70.00 ACRE TRACT OF LAND OUT LOT 78, KELLY-PHARR SUBDIVISION, HONOLAU COUNTY, TEXAS, ACCORDING TO THE MAP ON PAGE THREE RECORDED IN VOLUME 3, PAGES 133 AND 134, DEED RECORDS, HONOLAU COUNTY, TEXAS, AND ACCORDING TO THE SURVEY MADE BY JAMES W. PHARR, JR., A PROFESSIONAL SURVEYOR, FOR THE ESTATE OF JAMES W. PHARR, JR., AS SHOWN UNDER COUNTY CLERK'S DOCUMENT NUMBER 279964-2, OFFICIAL RECORDS, HONOLAU COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A LOTION POCKER SPINDLE SET AT THE INTERSECTION OF THE CONTIGUOUS OF E. OWENSBA ROAD AND N. FM STREET FOR THE NORTHEAST CORNER OF LOT 78 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 01°15' W, ALONG THE EAST LINE OF LOT 78, AND THE CENTERLINE OF N. 1ST STREET, PASSING AT 30.00 FEET THE INTERSECTION OF N. 1ST STREET AND A RAILROAD TRACK, A TOTAL DISTANCE OF 13.50 FEET TO A COTTON PICKER SPINOLE SET FOR THE SOUTHWEST CORNER OF LOT 78 AND THE SOUTHWEST CORNER OF LOT 79.

THENCE, N 08°25' E, ALONG THE EAST LINE OF THE APT TEXAS CENTRAL COMPANY TRACT, AND THE EAST LINE OF THE MICHAEL N. CAMPBELL, INDEPENDENT DECISION OF THE STATE OF JAMES HINCHWOOD CAMPBELL TRACT (REMAINING OF THE WEST HALF OF LOT 7, KELLY-PHARMACY SUBDIVISION, ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1608718), OFFICIAL RECORDS, HENDALO COUNTY, TEXAS), PASSING A 1/2" IRON ROD FOUND AT 1,260.00 FEET FOR THE SOUTH LINE OF LOT 7, AND THE CONTINUATION OF THE SOUTHWEST CORNER OF THE MICHAEL N. CAMPBELL TRACT, NORTH 1/4 OF LOT 7, T-1N, R-1E, S-4E, OF THE GUNSMITH ROAD FOR THE NORTHWEST CORNER OF THE MICHAEL N. CAMPBELL TRACT, INDEPENDENT DECISION OF THE STATE OF JAMES HINCHWOOD CAMPBELL TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 81°33' E, ALONG THE NORTH LINE OF LOT 7B, AND THE CONTINUING OF E. OMASSA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH STEEL HORSE INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 49, PAGE 23, MAP RECORDS, HEMLOCK COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HEMLOCK

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

DAVID L. WILLIAMS
JANUARY 8, 2017


 OFFICE OF THE INSPECTOR GENERAL
 U.S. DEPARTMENT OF JUSTICE
 4509
 ALFONSO QUINTERO
 P.O. No. 4008
 DATE _____

[illegible]

In the event the assessment hereby granted stands on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of burying water and sewer line as may be necessary to clear the easement hereby granted. The easement hereby granted shall be subject to a strip of land 15' in width, the center line thereof being the pipeline installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, and shall constitute full and complete satisfaction of all claims of Grantor for the benefit of the Grantees, its successors, and assigns. The Grantee covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement concerned herein was obtained or imposed through Federal Government action. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the provisions of

IN WITNESS WHEREOF the said Grantor executed this instrument
 this _____ day of _____, 20____

ESPIONAGE DEVELOPMENT, LTD.
BY: ESPIONAGE, LLC
IT'S GENERAL PARTNER
BY: EDUARDO CANTU, VICE PRESIDENT
3911 S. JACKSON AVE.
MOLLEN, TEXAS 75553

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUDIOS ST.
EDINBURG, TEXAS 78539

PHONE 936-381-6
FAX 936-381-0
Office@qhengineering.com

REGISTRATION NUMBER F-1513

07-24-201

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

DATE	PERSONS REPRESENTED, LTD.
	EDWARD M. LEE
	IT'S GENERAL PARTNER
	DR. EDUARDO CANTU, VICE PRESIDENT
	DR. J. S. JACOBSON, JR.
	DR. R. J. JONES, JR.

STATE OF TEXAS
COUNTY OF HIOALGO

TO ME THAT THE (THEY) EXCITED THE SAME FOR THE PURPOSES AND CONSEQUENCES THEREON. STATED.

SEVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

CLARESA ANNETTE GURMANILA
History Public, State of Texas
By Commission Expires _____

CLAUSSA ANNETTE QUINTANILLA - NOTARY PUBLIC

THIS PLAN IS HEREBY APPROVED BY THE HOUDE COUNTY PROBATION DISTRICT No. 2

ON THIS _____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HUALDO COUNTY IRRIGATION DISTRICT #2 RIGHTS OR EASEMENTS.

PRESIDENT

ATTORNEY

SECRETARY

DARY WILE, CHAIRMAN

DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN AN APPROVAL IS REQUIRED.

DR. AMERIGO "MUST" KERNAGEL, _____ DATE _____ CITY _____ CLERK _____ DATE _____
MAYOR

APPROVED BY DRAINAGE DISTRICT:

HEWLEO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS

[illegible]

DATE _____

MAIL ROOM, P.E. C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIOALGO

7-21-17

[Signature]

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

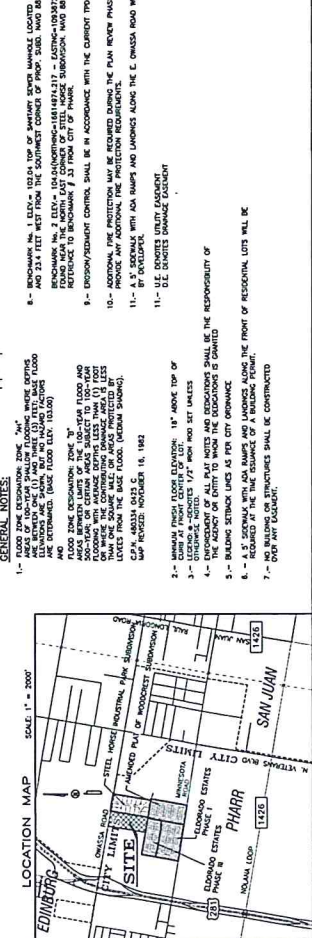

 AUTOMOD QUINTANILLA
 P.L. No. 82334
 DATE _____

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.

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

[illegible]

	SOL N°680 7-11-17	N°20 W N. Sola(T)	COLOR F.	ANNO DI F.



07-24-2017 10:06



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: BOGGUS SUBDIVISION FILE NO. SUB#170613
--

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Robert F. Boggus, Common Manager, is requesting preliminary plat approval of the proposed Boggus Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 3.790 acres out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5200 Block of North IH 69C.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Single-Family Residential District (R-1) to the west and Limited Industrial District (L-I) to the north, east and south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot.

VARIANCES: None requested.

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

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

1. Need a UIR for W. Minnesota crossing.
2. Label center line of W. Minnesota Rd.
3. Provide a 30'x30' corner clip; needs to begin from new right of way.
4. Improvements to W. Minnesota Rd. will require TxDot permit for street approach, provide copy of permit.
5. Pave 1/3 of street right of way.
6. Provide cost estimate, must include drainage curb & gutter and striping.
7. Relocate power poles outside of right of way.

EASEMENTS:

1. Total of 30' utility easement for water and sewer exclusive to the City of Pharr along the frontage.
2. Need 15' easement exclusive to the City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water line must be 12" C900 DR18 on east side of property along frontage.
2. Need to show existing 12" waterline on northeast corner of property, with details.
3. 8" waterline to run west from frontage and connect to Jesse St. on the S.W. area of the property.
4. Will need fire hydrant on S.W. portion of the property on the 8" waterline estimate 300' west from frontage.
5. Will need two (2) true loop connections.
6. Tapping sleeves must be all stainless steel with valve and accessories.
7. Water service to property line only.
8. Water line installation to be shown as proposed.
9. Re-submission of water utility layout.
10. Follow City of Pharr Construction Standards Manual.

SEWER:

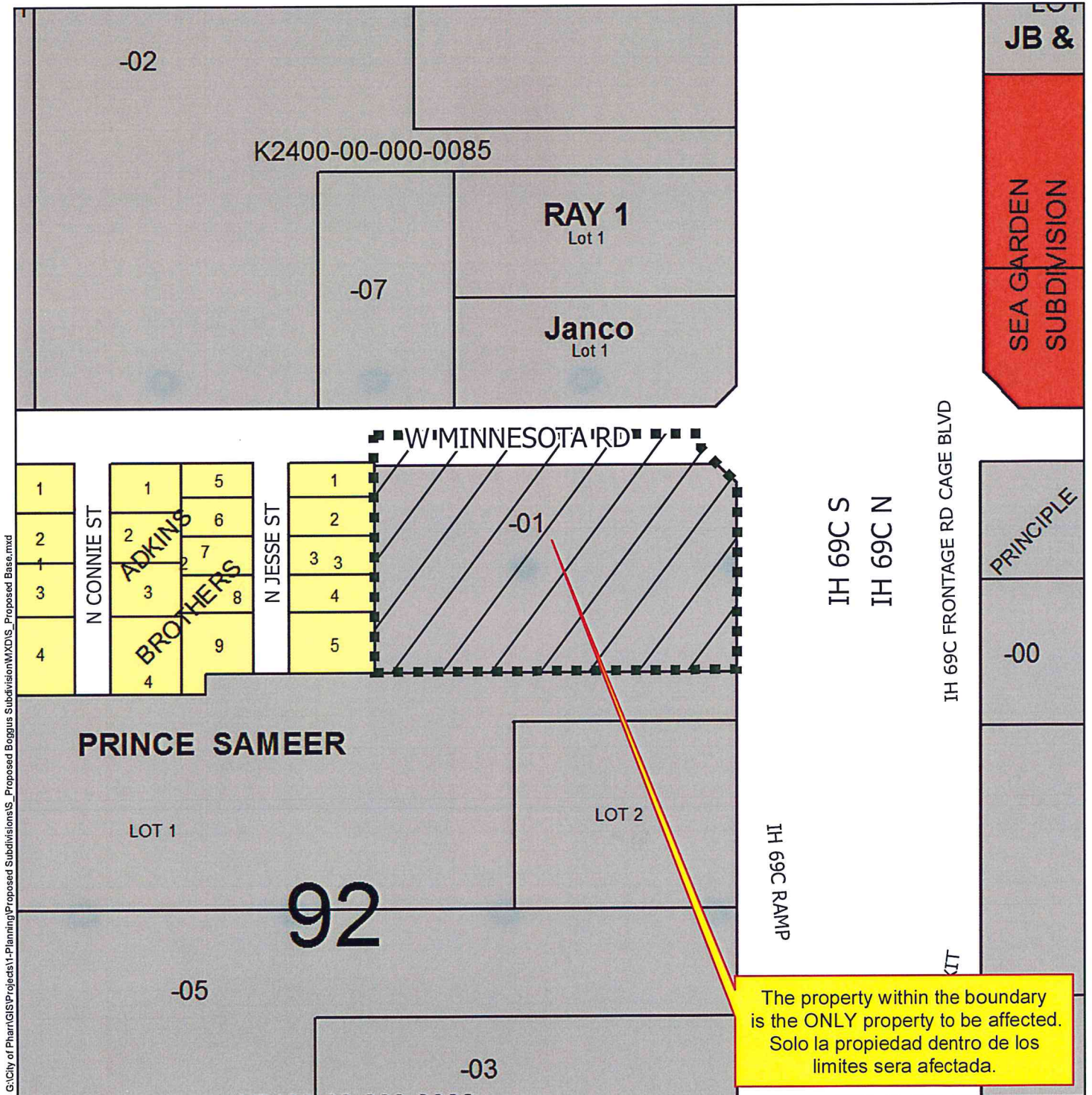
1. Need 15' utility easements exclusive to City of Pharr.
2. Sewer line needs to be 6" PVC SDR26.
3. Sewer service line to property line only.
4. Need to show sewer service details to all connections.
5. Sewer lines and services installation to be shown as proposed including M/H.
6. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Plat note #4, follow Detention Directive.
2. A drainage report approved by the H.C.D.D. No.1 must be provided for review and approval.
3. Plat note #4, volume on note does not match volume in drainage report.

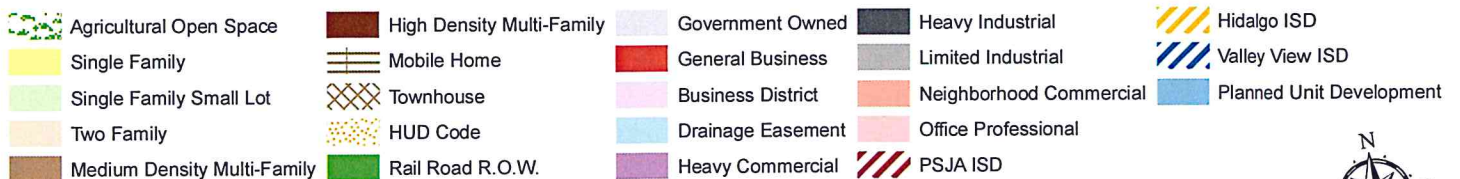
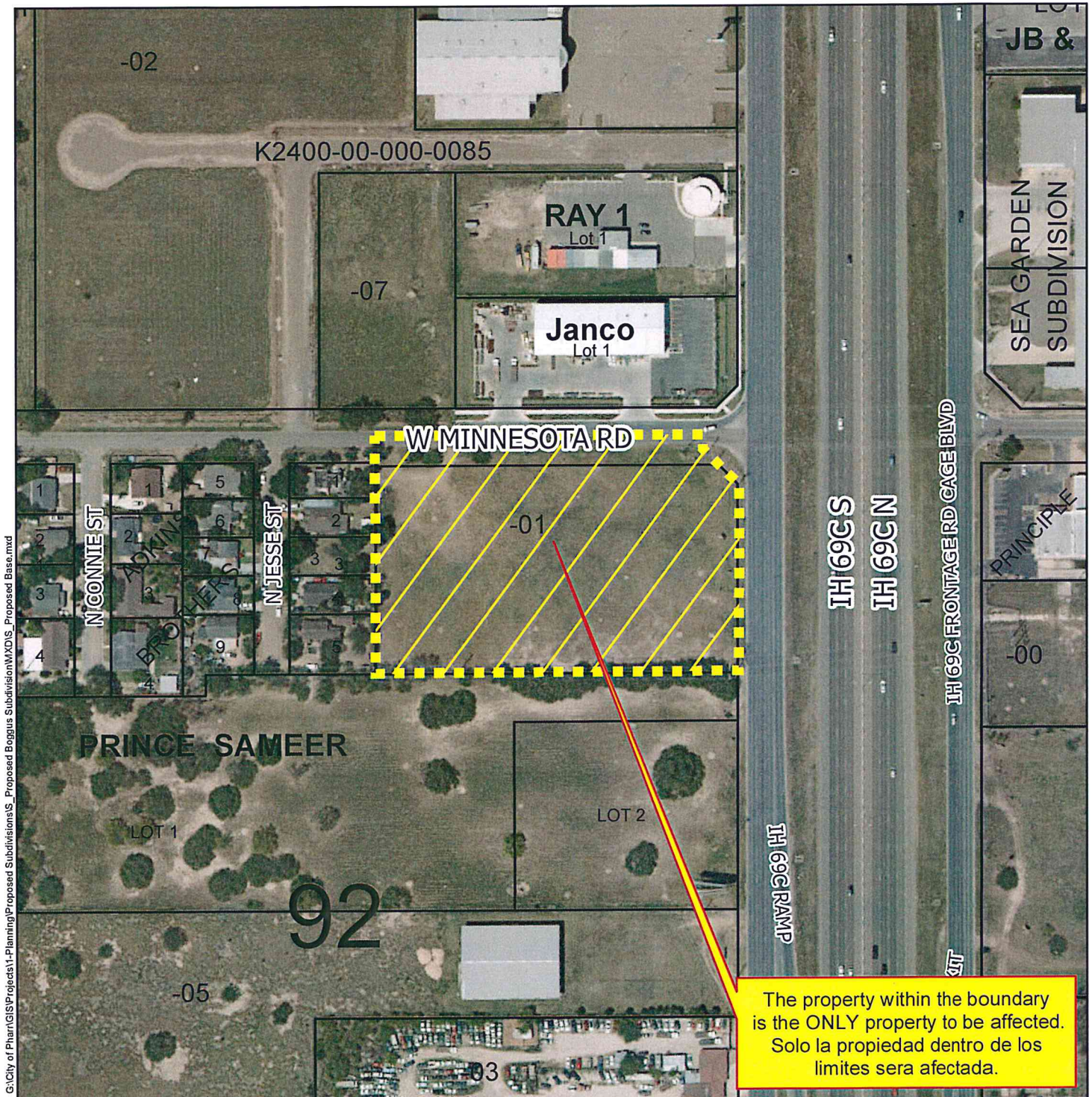
OTHER:

1. Label all monuments on plat layout.
2. Label net or gross on Lot, metes and bounds and verify the square feet.
3. Provide instrument number for AEP easement.
4. Add line table to plat.
5. On location map add subdivision to the north side "Janco".
6. Add "W" for W. Minnesota Rd.
7. Overlapping text move to be legible.
8. Remove extra bearings in metes and bounds.
9. Be consistent with text height and type.
10. Verify the Kelly-Pharr Lot on description and metes & bounds.
11. Provide three hard copies of SW3P, proof that CNOI was filed with TCEQ, and large construction site notice. All document must have accurate information and be complete. Comments made by storm water inspectors shall be addressed before subdivision is approved.



G:\City of Pharr\GIS\Projects\11-Planning\Proposed Subdivisions\Boggus Subdivision\WDX\Boggus Subdivision Base.mxd







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



Subdivision: Boggus Subdivision Review

Reviewed By: Jacob Salinas Fire Marshal *J. S.* Date: 8/02/17

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

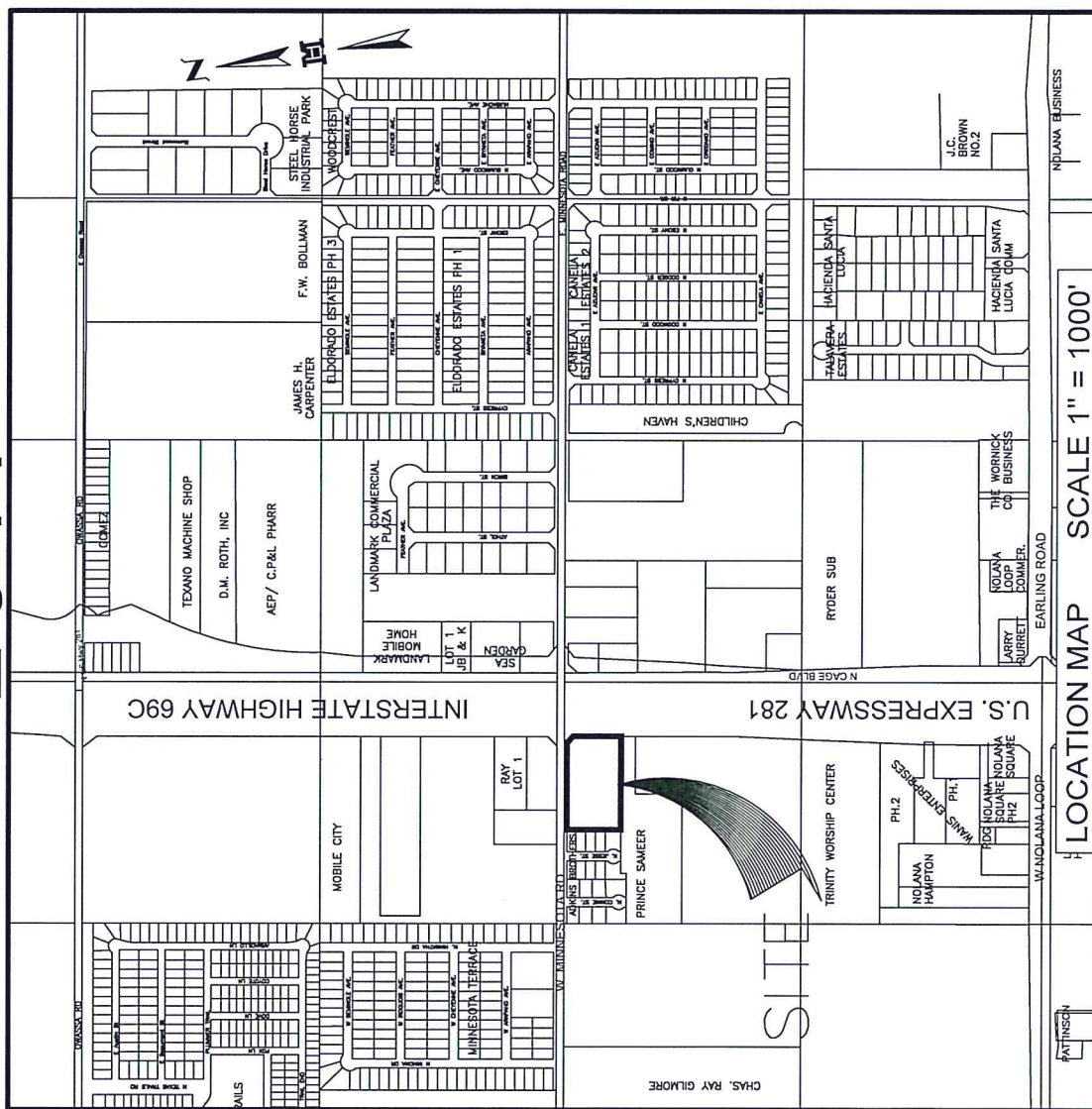
Additional Comments:

☒ City of Pharr Standards Manual- Fire Hydrant spacing is every 300ft in all commercial, industrial, educational facilities, and multi-family areas. At the southwest corner to the proposed pavement area for the business, one fire hydrant needs to be placed on an approved 8-inch waterline that would run east and connect into the required 12-inch waterline needed for N 281 Frontage, and would also run to the west side of the property, and connect into the existing waterline found at the south side of Jessie St.

☒ All waterlines with fire hydrants shall be looped at two approved water sources. The existing 8-inch AC waterline running along N 281 Frontage, from property line to property line, waterline needs to be upgraded to a new 12-inch waterline.

☐

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BEING A RESUBDIVISION OF 3.790 ACRES
OUT OF LOT 166, KELLY-PHARR SUBDIVISION
RECORDED IN VOLUME 3, PAGES 133-134, H. C. D. R.
AN ADDITION TO THE CITY OF PHARR,
HIDALGO COUNTY, TEXAS

17102.00

MELDEN & HUNT PC
115 W. MAIN STREET
SUITE 100
ST. LOUIS, MO 63102
TEL: (314) 433-1100
FAX: (314) 433-1101
WWW.MELDENANDHUNT.COM

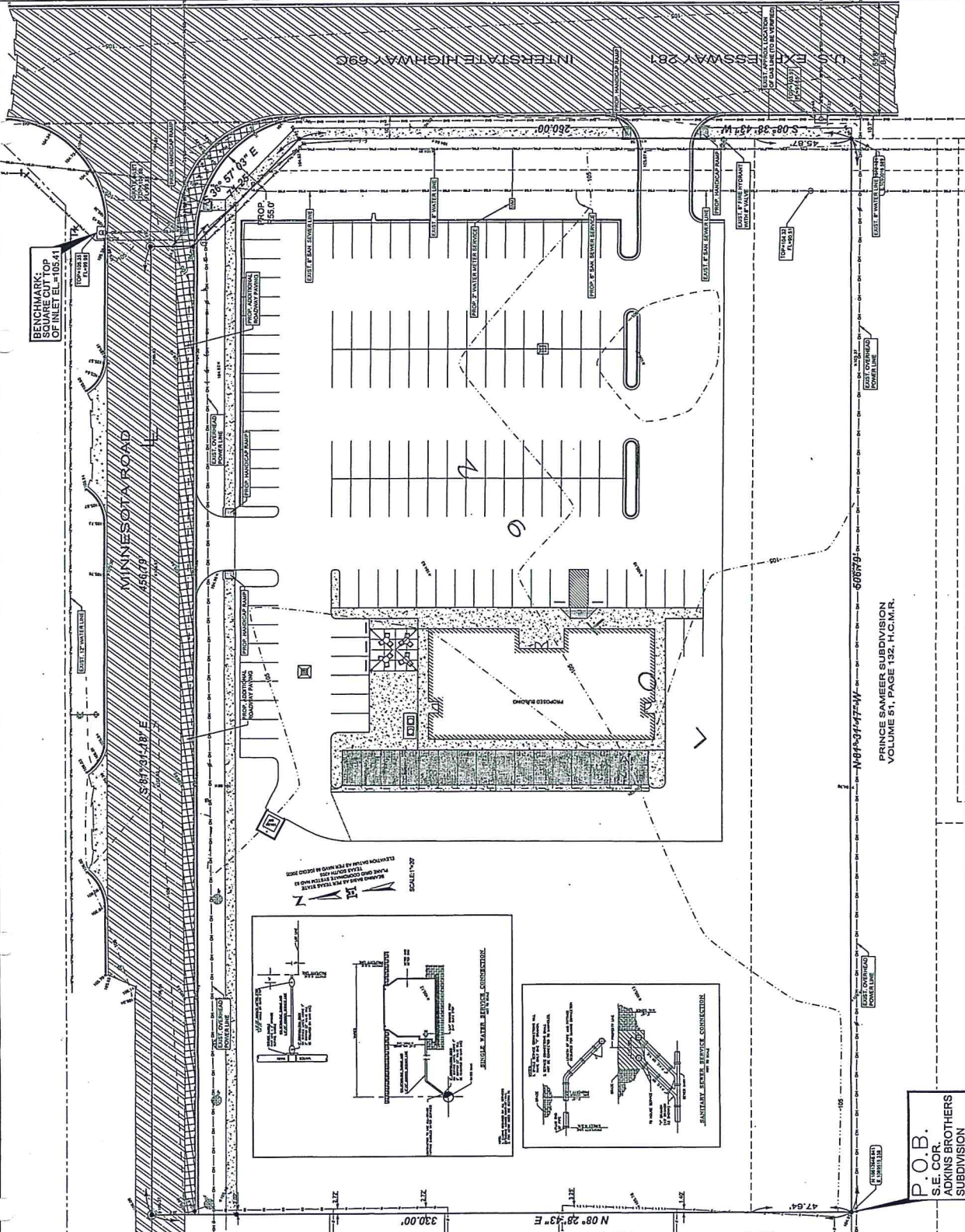
DATE	11/15/11
SCALE	AS NOTED
1. RELEASE DATE	
2. RELEASE DATE	
3. RELEASE DATE	
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BOGGS SUBDIVISION
CITY OF PHARR,
HIDALGO COUNTY, TEXAS

UTILITY IMPROVEMENTS

SHEET 1 of 1



PRINCE SAMEER SUBDIVISION
VOLUME 51, PAGE 132, H.C.M.R.

P.O.B.
S.E. COR.
ADKINS BROTHERS
SUBDIVISION



MEMORANDUM

DATE: MONDAY, AUGUST 14, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: TOPGOLF PHARR SUBDIVISION
FILE NO. **SUB#170720**

GENERAL INFORMATION:

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

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

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

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

PROPERTY PROPOSED USE: Commercial use.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.: 1. R.O.W. should be dedicated to connect streets on the southeast corner of the property: W. Caffery Ave. (50') to S. Citrus St. (80').

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

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. See attach comments.

WATER:

1. Will need two (2) true loop water connections with details.
2. Need to show existing water line in the area.
3. 6" A/C water line need to be relocated.
4. Verification for connection on north side of Petunia, Lot #5, to water line.
5. Fire hydrants need to be every 300'.
6. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Clarify proposed sewer manhole locations.
2. Manhole covers need to have city emblem.
3. Manhole ring and cover need to be dipped.
4. Sewer service line to property line only.
5. Need to show sewer service details to all connections.
6. Manholes concrete collars must be 6'x6'x12" with wire mesh.
7. All concrete collars must have smooth finish.
8. Follow City of Pharr Construction Standards Manual.

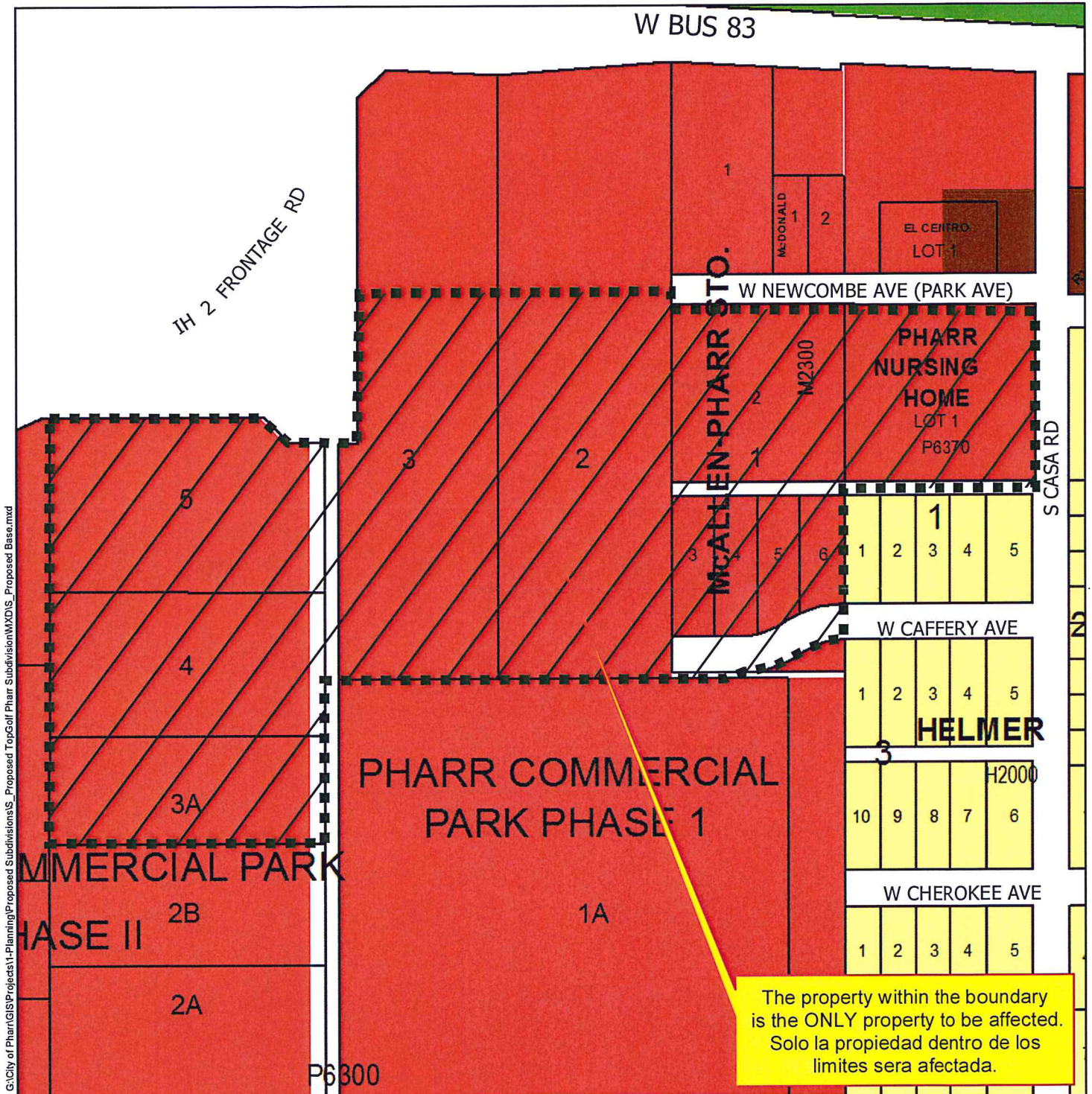
DRAINAGE:

1. Note No. 2 paragraph 1 note required, if the engineer decides to keep it in the plat it should be after the standard drainage directive.
2. A drainage report approved by the H.C.D.D. No.1 shall be provided for review and approval.
3. Storm water detention standard note should match drainage report figures.

OTHER:

1. Setbacks shall be proposed by project engineer and to be stated on plat notes.
2. Label all monuments on plat layout.
3. Small portion on S. Citrus Street and W. Caffery Ave. to be left out from metes & bounds.
4. Provide three hard copies of SW3P, proof that CNOI was filed with TCEQ, and large construction site notice. All document must have accurate information and be complete. Comments made by storm water inspectors shall be addressed before subdivision is approved.

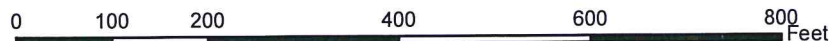
This item will go before City Commission on August 21, 2017 at 4:00 p.m.

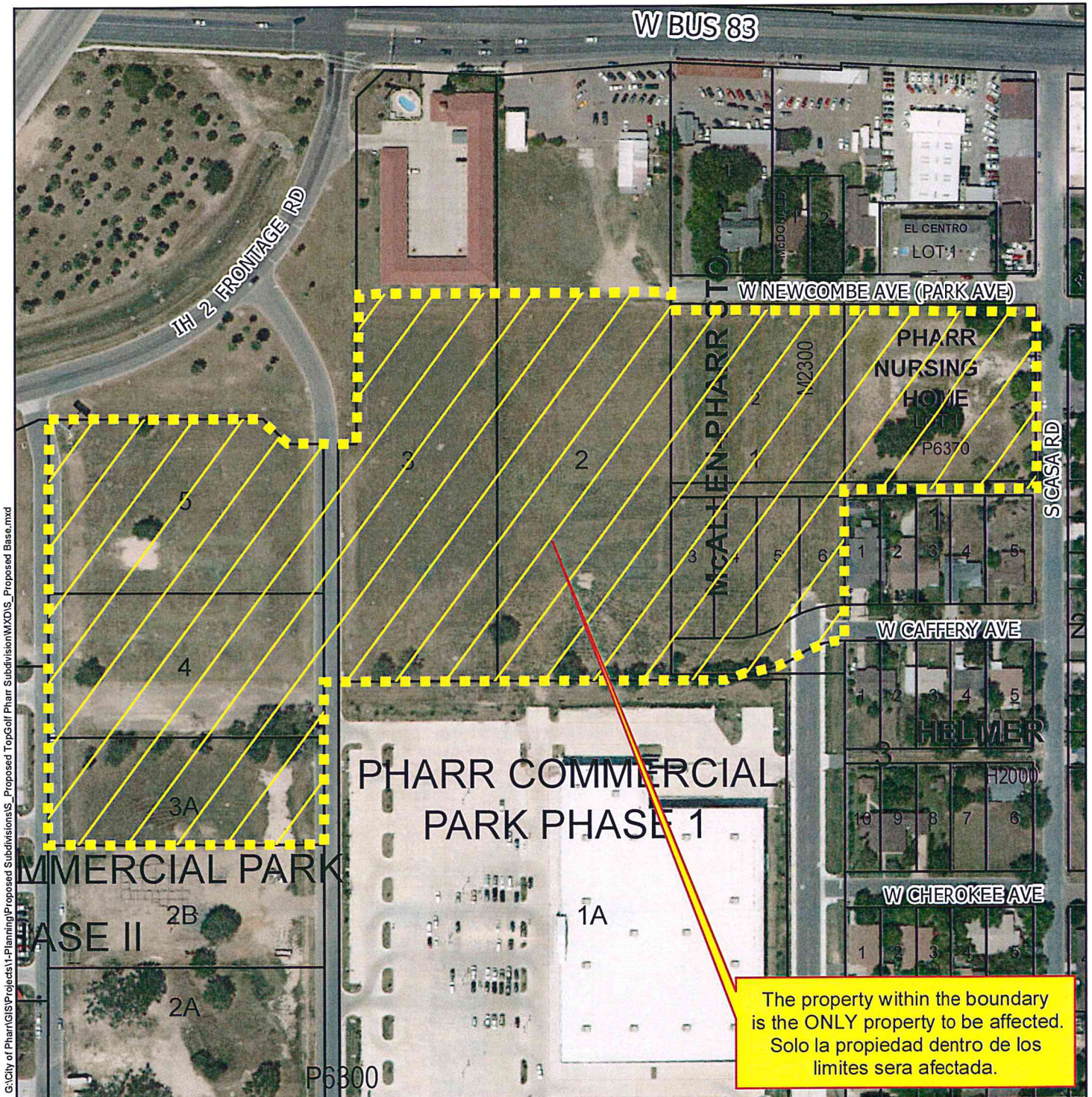


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Scale: 1 inch = 200 feet







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



Subdivision: Top Golf Subdivision Plat Review

Reviewed By: Jacob Salinas Fire Marshal

Date: 8/02/17

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

Additional Comments:

- ☒ Fire Hydrant spacing is at every 300ft intervals in all commercial, industrial, educational facilities, and multi-family areas.
- ☒ All waterlines with fire hydrants shall be looped at two approved water sources.
- ☒ If assembly 4-5 combination facility requires a fire sprinkler system, all work for the underground sprinkler system lines shall be done by licensed Fire Protection Company.
- ☒ Access roads with fire hydrants, are required to have a minimum road width of 26ft, exclusive of shoulders. Fire Lanes to be determined at a later date. Any Dead-end fire apparatus access roads in excess of 150 ft, shall

