

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 10, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. 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 November 26, 2018.

C. PUBLIC HEARING: *(Ordinance No. O-2018-45). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas. The property's physical address is 1800 West Las Milpas Road. **CUP#181178**

2) Los Bandidos Mexican Grill & Sports Bar 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 General Business District (C). The property is legally described as being a 0.06 acre tract of land, more or less, out of Lot 188, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6903 South Jackson Road. **CUP#181179**

3) The City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The subject site is located on the south side of East Clark Avenue with the property's physical address being 200 East Clark Avenue. The property is legally described as all of Lots 1 through 7, Block 27 and part of a 20 foot alley R.O.W. (abandoned), Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. **COZ#181177**

D. PLATS:

1) M. Garcia Engineering, LLC, representing Darrel Johnson, A Attic XI Limited Partnership, a Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed A Attic XI Subdivision. The property is legally described as being a 4.957 acre tract of land situated in Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located

within the 1200 block of West Ridge Road. **SUB#181135**

2) CLH Engineering Inc., representing Ricardo Abreu, is requesting final plat approval of the proposed Kiskeya Park Subdivision. The property is legally described as being 3.42 acres out of Lot 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is legally described as being 3.42 acres out of Lot 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. **SUB#160924**

E. ANNOUNCEMENTS/OTHER BUSINESS:

F. 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.

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

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 December, 2018 at 11:00 a.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. November 26, 2018 - 6:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, November 26, 2018 and following is the record of attendance.

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

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
John Rigney, City Attorney
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
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 NOVEMBER 13, 2018

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga moved to approve the minutes of November 13, 2018. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

1) SBA COMMUNICATIONS CORPORATION, REPRESENTING T-MOBILE, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CO-LOCATION OF TELECOMMUNICATION EQUIPMENT

ON AN EXISTING TOWER IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.016 TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 500 NORTH JACKSON ROAD. TWR#180646

Eddie Martinez, Planner II, 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, east and west. This area is generally designated for commercial use in the Land Use Plan. He further reported one (1) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. He stated staff received no response to the letter or the legal notice.

Eddie Martinez, Planner II, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process and advised the item will be presented to the City Commission meeting of December 10, 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.

Rafael Munguia, asked staff this item will go to City Commission on the 10th or on the 3rd of December.

Eddie Martinez, Planner II, stated the City Commission meeting was rescheduled to December 10, 2018.

There being no further discussion Rafael Munguia **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) ANTONIO MARTINEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A CHURCH IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3, BLOCK 1, LOS TESOROS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 828 WEST DEL ORO LANE. CUP#181173**

Eddie Martinez, Planner II, introduced the item and stated the property currently zoned General Business District (C). The surrounding area is zoned Medium Density Multi-Family Residential District (R-3) to the north and General Business District (C) to the south, east and west. This area is generally designated for industrial use in the Land Use Plan. He further reported thirty-three (33) 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.

Eddie Martinez, Planner II, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a 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 and must complete the subdivision process and advised the item will be presented to the City Commission meeting of December 10, 2018 for final approval.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Antonio Martinez, residing at 603 East Fay Street, San Juan spoke in Spanish.

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.

There being no further discussion Jonathan Larraga moved to approve the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) URBAN INFRASTRUCTURE GROUP, INC., REPRESENTING VALLEY CATHEDRAL, INC. A TEXAS NON-PROFIT CORPORATION, OWNER ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VANGUARD-BETHEL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.145 ACRE TRACT OF LAND, MORE OR LESS, BEING COMPRISED OF AN 8.386 ACRE TRACT OF LAND OUT OF LOT 181, KELLY-PHARR SUBDIVISION, ALL OF LOT 1, VANGUARD ACADEMY SUBDIVISION NO. 8, AND ALL OF LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 EAST BLOCK KELLY AVENUE. SUB# 180931**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Single Family Residential District (R-1) and Office Professional District (OP). The

adjacent zones are Single Family Residential District (R-1) and Office Professional District (OP) to the south, Single Family Residential District (R-1) to the west, High Density Multi-family District (R-4) and Single Family residential District (R-1) to the north, and Pharr city limits to the east. The property is designated for Single Family Residential use and Public/Semi Public in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Vanguard-Bethel Subdivision subject to the conditions.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for preliminary plat approval.

Craig Gonzalez, Urban Infrastructure Group, stated he was the Engineer representing the client and his business address is 207 South 23rd Street, Donna, Texas. Mr. Gonzalez continued stating their staff has been working with the Planning and Zoning Department regarding issues brought up about the traffic. He further stated they have performed a traffic impact study and was happy to address or answer any questions.

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

At this time, Luis Madrigal recommended the item be discussed in closed session. There was no objection.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:10 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:37 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PLAT APPROVAL

- 1) URBAN INFRASTRUCTURE GROUP, INC., REPRESENTING VALLEY CATHEDRAL, INC. A TEXAS NON-PROFIT CORPORATION, OWNER ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VANGUARD-BETHEL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.145 ACRE TRACT OF LAND,**

MORE OR LESS, BEING COMPRISED OF AN 8.386 ACRE TRACT OF LAND OUT OF LOT 181, KELLY-PHARR SUBDIVISION, ALL OF LOT 1, VANGUARD ACADEMY SUBDIVISION NO. 8, AND ALL OF LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 EAST BLOCK KELLY AVENUE. SUB# 180931

There being no further discussion Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Vanguard-Bethel Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:39 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#181178 (TRES HERMANOS DROP YARD, LLC)
--

GENERAL INFORMATION:

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

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

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

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

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
------------------	-------------------------	--

CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.
----------------------------------	--

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit

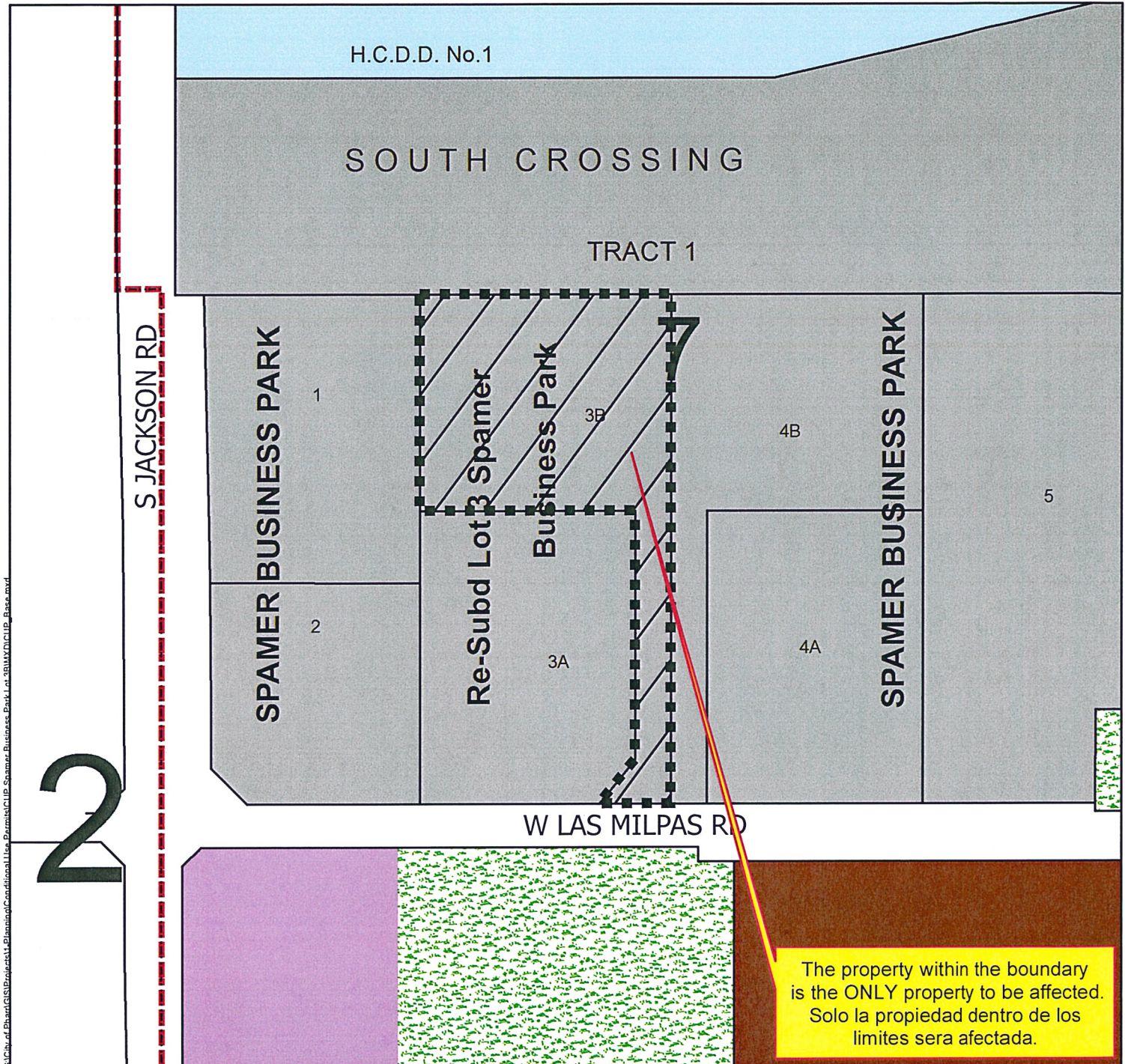
**NOTIFICATION
OF PUBLIC:**

Eight (8) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

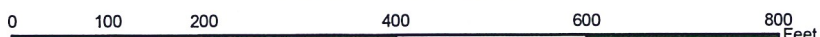
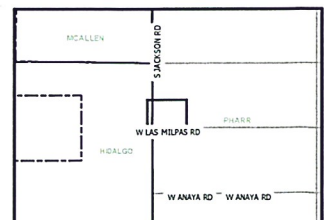
Development Services is recommending approval of the request for a Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I) subject to the following conditions:

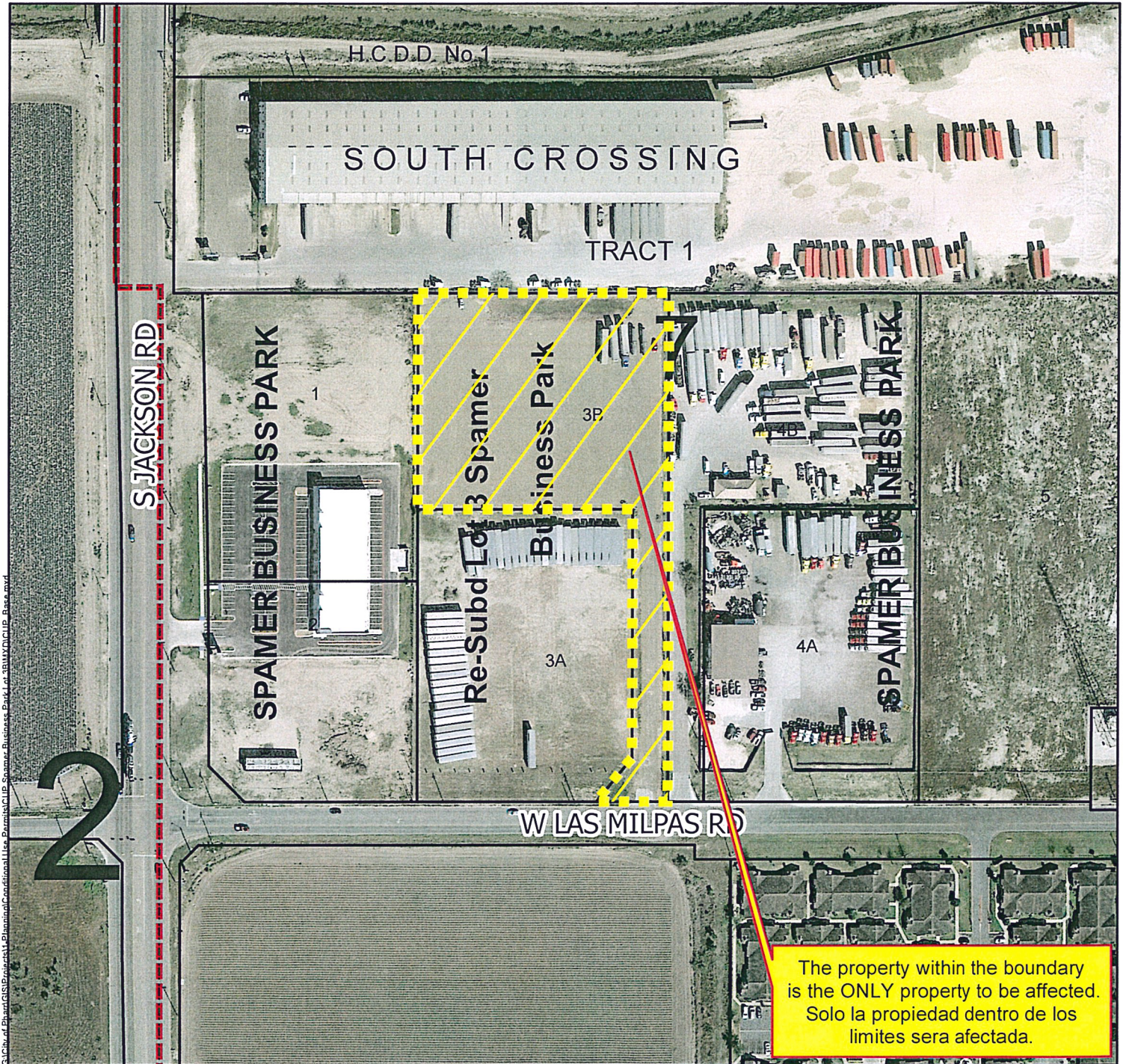
1. Applicant shall comply with all City of Pharr Landscaping, screening, buffer and paving requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use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



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

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

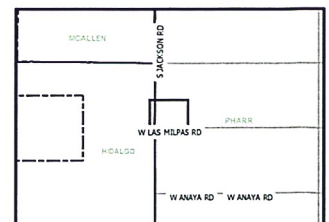




- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

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

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.



ON S 28°31' E 350.00' HYDRANT

350.00'
DETENTION POND

DIESEL
GAS

3B

126,897.60 SQ. FT.
2.91 ACRES

707.50'

300.00'

707.50'

707.50'

FIRE
HYDRANT

300.00'

N 08°31'29" E

346.60'

S 08°31'29" W

50'

250.00'

100.00'

N 81°28'31" W 350.00'

IRON

60' R.O.W.





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT FOR **ABC**
FILE NO. **CUP#181179** (LOS BANDIDOS MEXICAN GRILL & SPORTS
BAR)

GENERAL INFORMATION:

APPLICANT: Los Bandidos Mexican Grill & Sports Bar 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 General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.06 acre tract of land, more or less, out of Lot 188, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6903 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and Pharr city limits lie to the 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: Recommends approval of 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.

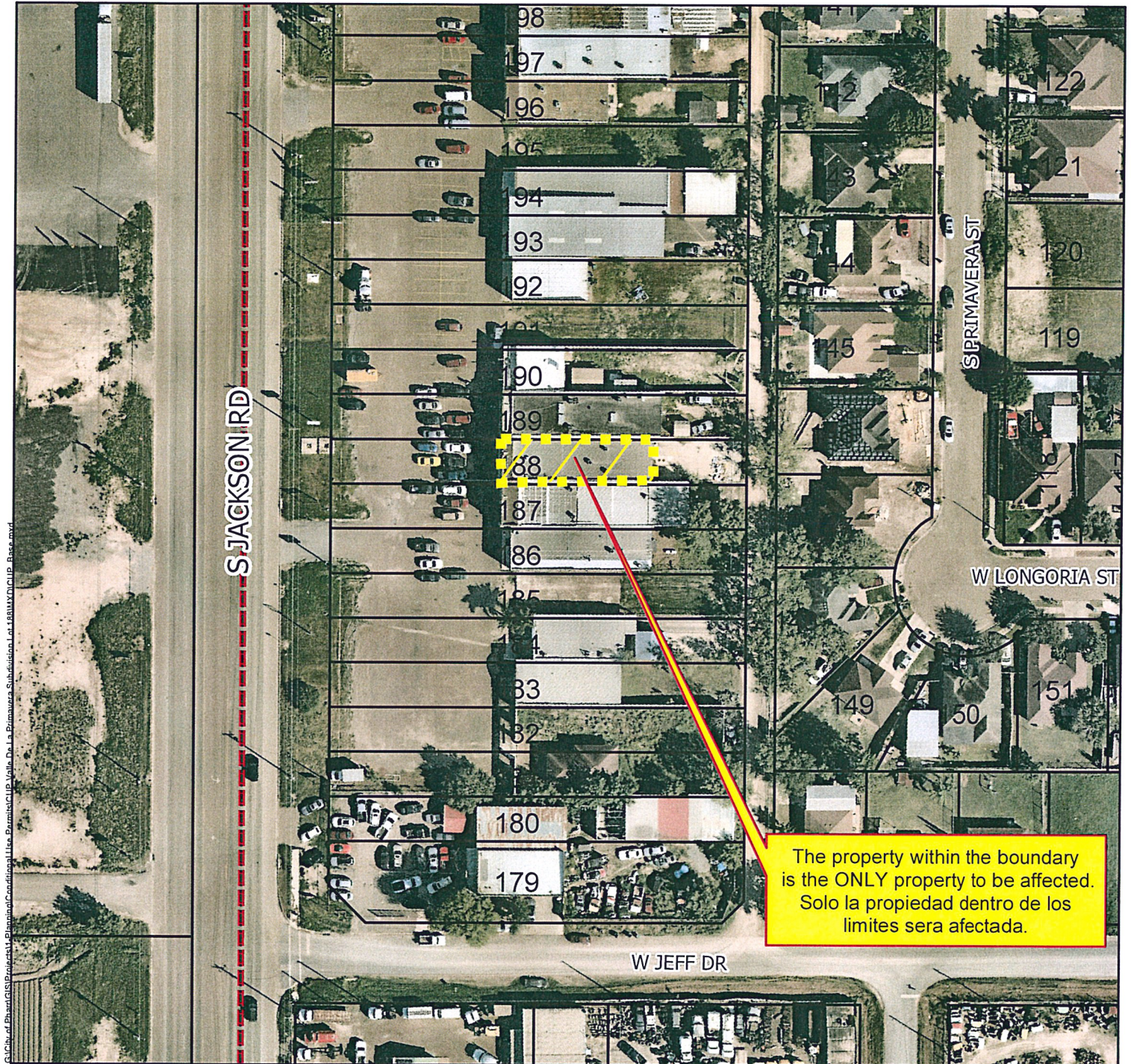
**NOTIFICATION
OF PUBLIC:**

Thirty-seven (37) 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 General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item is scheduled to go before the City Commission Meeting of
December 17, 2018 at 4:00 p.m.

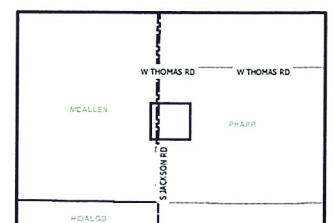


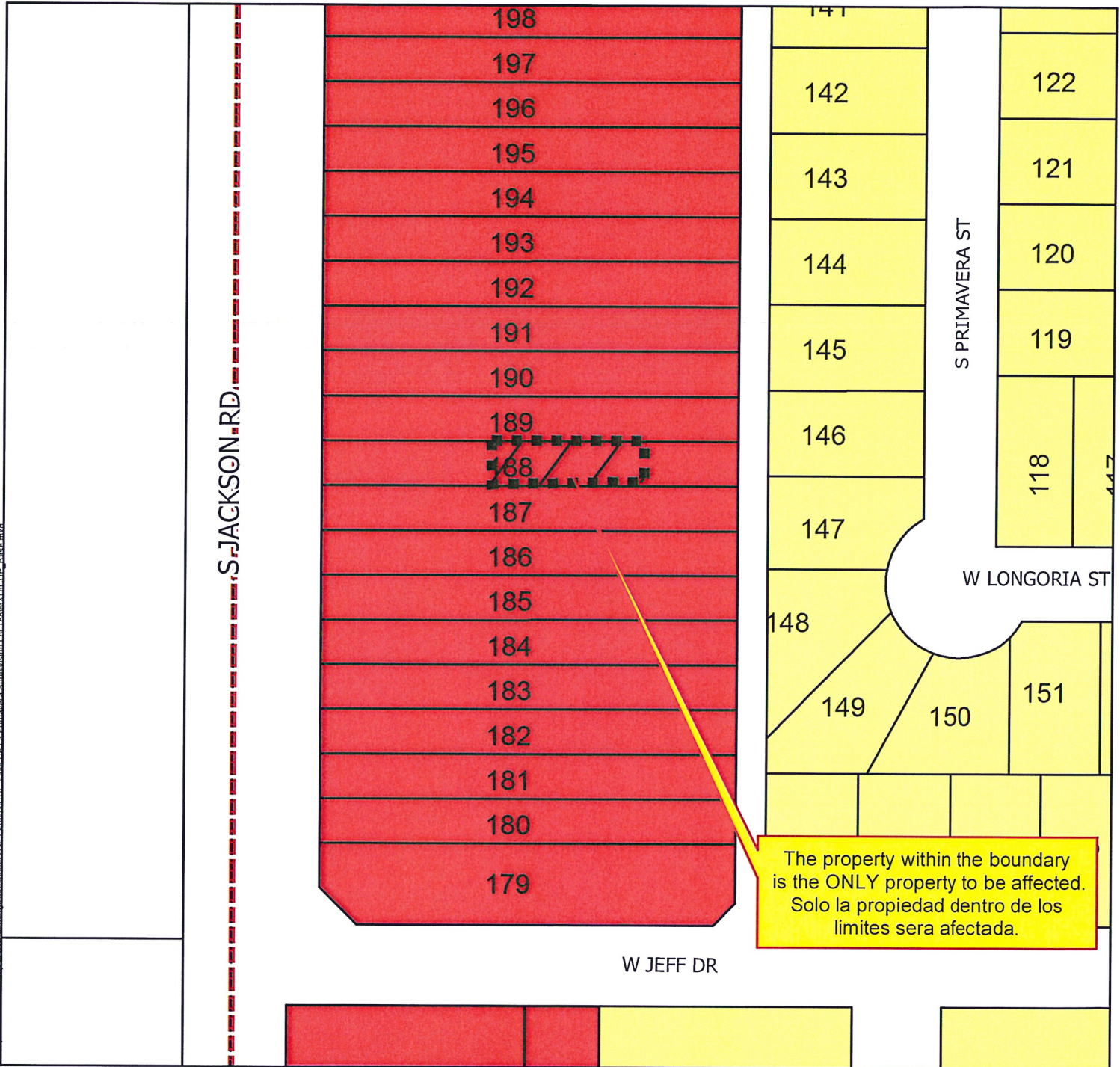
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development



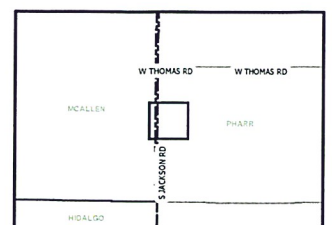


- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

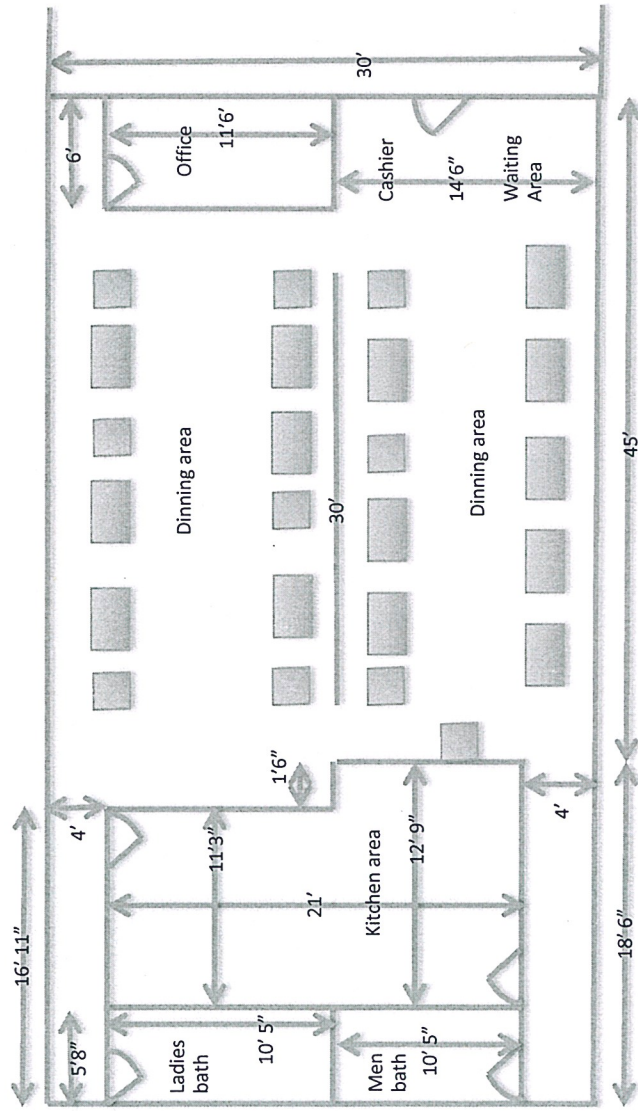
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development



S O U T H J A C K S O N



N

6903 South Jackson Valle de la Primavera Lot 188

LOS BANDIDOS MENU

ENTRADAS

Guacamole	\$5:00
PApa asada sencilla	\$6:00
Papa asada con Carne	\$8:00
Panchos	\$5:00
Panchos Especiales	\$8:00
Frijoles Preparados	\$4:00

ASADOS

1/2 lb de fajita con cebolla, guacamole, y orden de frijoles y tortillas	\$12.00
1/2 lb Bistek con cebolla asada, guacamole y frijoles charros preparados, tortillas	\$10.00

New York Stake con guacamole, cebolla y tortillas	\$12.00
---	---------

Alambre de lomo con guacamole y queso, tortillas	\$12.00
--	---------

Orden de discada, tortillas y cebolla asada	\$10.00
---	---------

Orden de costras con bistek	\$7.00
Orden de costras con fajita	\$8.00

BEBIDAS

Aguas:

Orchata, Jamaica, Limon, Melon	\$1.50
Coca Mexicana	\$2.00
Te, Raspberry, Negro,	\$1.50
Cerveza XX Corona, Indio, Tecate	\$3.50

TACOS

De Carne asada Bistek (Orden 5)	\$7.00
DE Fajita	\$8.00
De Fajita con Costra de queso	\$10.00
Gringas (2 Harina)	\$6.00
Sincronizada de bistek	\$7.00
Sincronizada de Fajita	\$8.00

HOT DOGS Y

HAMBURGUESAS

Hot dog	\$ 1.50
Hot dog Mexicano	\$2.00
Hot dog Especial Mexicano	\$4.00
Hot Dog Especial Asado	\$4.00

Hamburguesa sencilla	\$4.00
Hamburguesa Mexicana	\$6.00
Hamburguesa Especial	\$7.00

Torta de milanesa	\$6.00
Torta Cubana	\$7.00
Torta de bistek	\$6.00

Gracias por su Preferencia



LOS CHILAQUILES
MEXICAN BUFFET
RESTAURANT & CENADURIA
100% COMIDA CASERA

Taqueria
RAMIREZ
#2
956-627-1379

Cantina
BAR & GRILL



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: December 10, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION
☒ PLANNING & ZONING COMMISSION

AGENDA ITEM: COZ:#181177
DATE SUBMITTED: November 06, 2018

1. Applicant: The City of Pharr.
2. Requested Action: Re-zoning request from Single-Family Residential District (R-1) to Heavy Commercial District (H-C).
3. Nature / Intent of Request: Initiating a change of zone for the betterment of the city.

4. Routing to Staff:

A. Melanie Cano, Director


Initials

12/4/18
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations


Initials

12-4-18
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, DECEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Heavy Commercial District (H-C): Being Lots 1 through 7, Block 27 and part of a 20 foot alley R.O.W. (abandoned), Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 200 East Clark Avenue.

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:

The City of Pharr, for the betterment of the city, has filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The subject site is located on the south side of East Clark Avenue with the property's physical address being 200 East Clark Avenue. The property is legally described as all of Lots 1 through 7, Block 27 and part of a 20 foot alley R.O.W. (abandoned), Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Clark Avenue, a 50'-60' local street that runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). The surrounding properties are zoned Single-Family Residential District (R-1) to the north, and Heavy Commercial District (H-C) to the south, east and west. The property is generally designated for public/semi-public use in the Land Use Plan.

On June 15, 1982, the subject property as well as the properties to the north, south, east and west were zoned to Single-Family Residential District (R-1) when the city adopted the current Zoning Ordinance used today. There have been no other zoning requests within the general vicinity of the subject property since that time.

The City of Pharr, Texas, is requesting a change of zone to Heavy Commercial District (H-C) for the betterment of the city.

The heavy industrial commercial district is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences.

Sixteen (16) 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 letter or the legal notice.

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

NOTE: This item is scheduled to go before the City Commission Meeting of **December 17, 2018 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.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

City of Pharr

APPLICANT

200 East Clark Avenue

ADDRESS

Single Family Residential District (R-1)

CURRENT ZONE

Heavy Commercial District (H-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

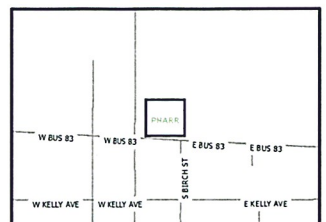
The property meets area requirements, has adequate ingress and egress and is compatible with the surrounding properties.

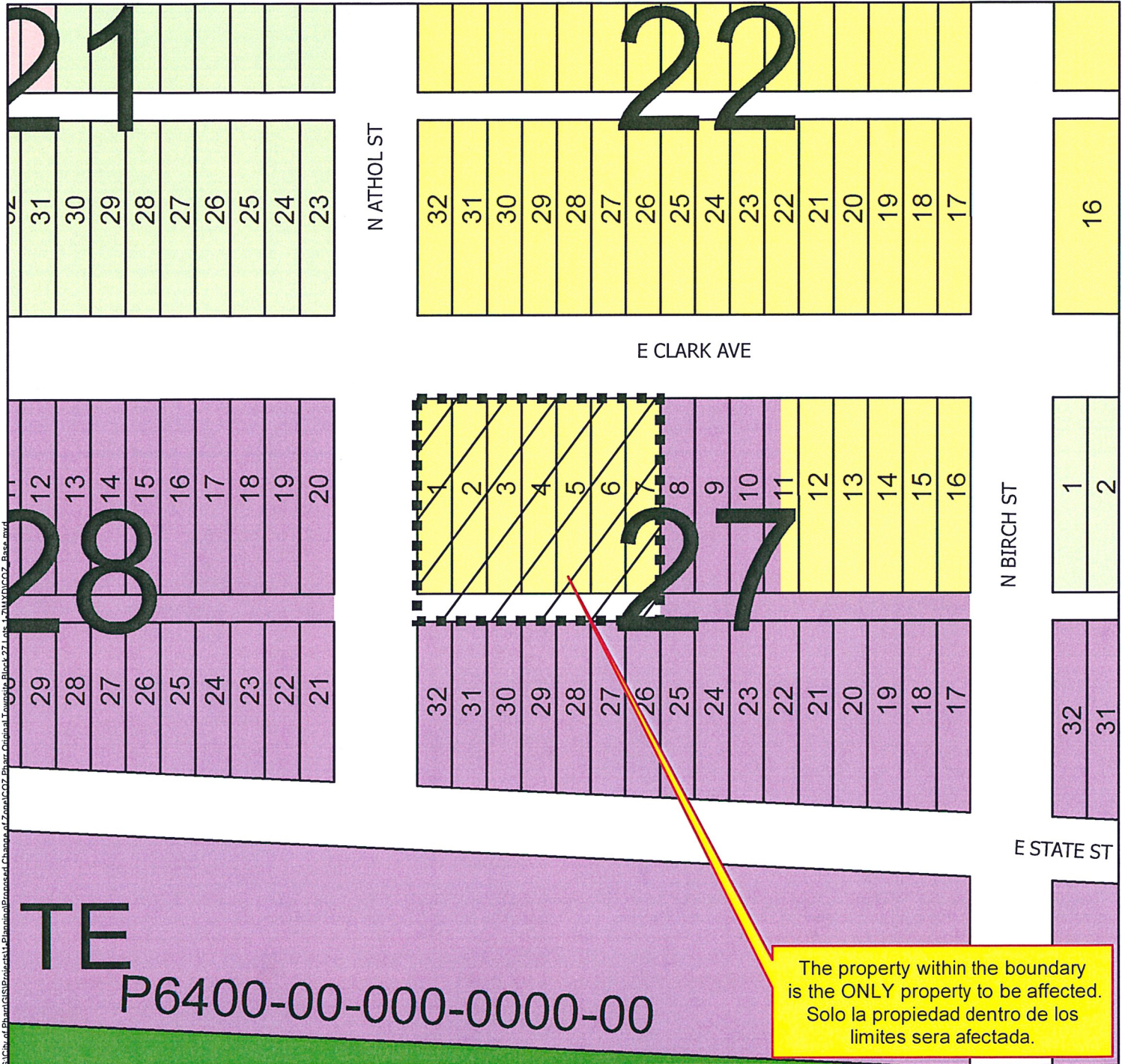
Della Robles, Planner I

PREPARED BY

November 19, 2018

DATE

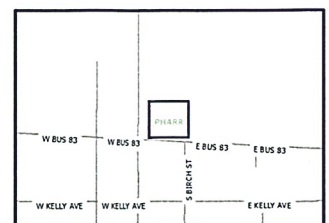


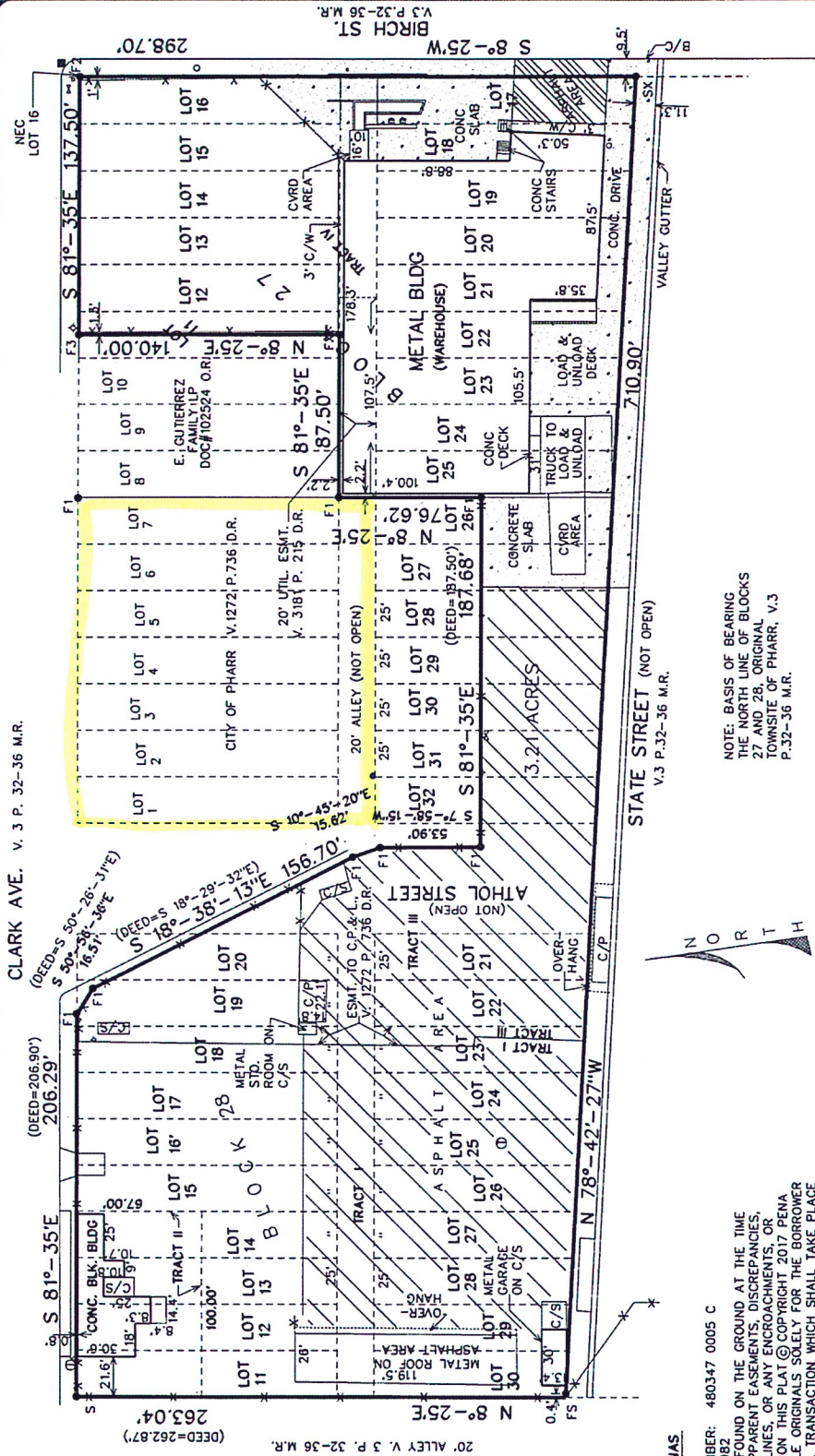


- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood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

- Valley View ISD
- Planned Unit Development

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.





NOTE: BASIS OF BEARING
THE NORTH LINE OF BLOCKS
27 AND 28, ORIGINAL
TOWNSITE OF PHARR, V.3
P 12-16 M R

LEGEND

F1-FOUND 1/2" DIAMETER IRON ROD
F2-FOUND 1" DIAMETER IRON PIPE
F3-FOUND 3/4" DIAMETER IRON PIPE
F5-FOUND CONCRETE PICKER SPINDLE
F7-FOUND "X" CUT IN CONCRETE
S-SET 1/2" DIAMETER IRON ROD
SX-SET "X" CUT IN CONCRETE
SX-SET "X" CUT IN CONCRETE
R.O.W.- RIGHT OF WAY
C/B-C-BACK OF CONC. CURB & GUTTER
C/S- CONC. SLAB
C/P- COVERED PORCH
*- *- 6' CHAINLINK FENCE
*- FIRE HYDRANT
*- STORM WATER INLET
C/W- CONC WALK
Ø- TELEPHONE PEDESTAL
*- LIGHT POLE

CAD5: PHARR-OT27-28
SCALE: 1"=60'
JOB No. 61695

BUYER'S NAME: CLAUDIA PAHOLA ALMAZAN-SALINAS

FLOOD ZONE: ZONE: "B" COMMUNITY PANEL NUMBER: 480347 0005 C

FLOOD ZONE: ZONE: "B" COMMUNITY PANEL NUMBER:
MAP REVISED: OCT. 19, 1982

LEGAL DESCRIPTION: 3.21 ACRES OUT OF BLOCKS 27 AND 28, AND A PORTION OF ABANDONED ALLEY & A PORTION OF ATOL STREET (NOT OPEN) IN ORIGINAL TOWNSITE OF PHARR, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 3 PAGES 32 THRU 36 OF THE MAP RECORDS-OF SAID-COUNTY.

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 10-27-2017



ENGINEERING





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: A ATTIC XI SUBDIVISION
FILE NO. SUB#181135

GENERAL INFORMATION:

APPLICANT: M Garcia Engineering, LLC, representing Darrel Johnson, A Attic XI Limited Partnership, a Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed A Attic XI Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 4.957 acre tract of land situated in Lot 202, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 block of West Ridge Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Agricultural Open Space District (A-O) to the north, High Density Multi-family District (R-4) and Agricultural Open Space District (A-O) to the east, Medium Density Multi-family District (R-3) to the south and High Density Multi-family District (R-4) to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan.

**PROPERTY
PROPOSED USE:** Storage units

VARIANCES: None requested.

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

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

1. Label center line on W. Ridge Rd.
2. Provide a street lighting plan.

EASEMENTS:

1. Provide a 15' exclusive easement for City of Pharr, for public utilities within the properties, if any.

**SIDEWALK:
ADA:**

1. As per City Standards.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. All drainage construction shall comply with City of Pharr Standards.
2. Discharge permit from Hidalgo County Drainage District will be required if discharging to drainage district canal.

OTHER:

1. Need signatures on plat and seals (engineer and surveyor).
2. Moore road sewer improvements reimbursement: \$322.40 per acre.
3. Need to update location map to show current subdivision layout to the west
4. Plat note #4, keep only "Building setback lines as per City of Pharr Ordinance.
5. Plat note #5, remove the 6' and add 5'
6. Plat note #7, verify the B.M. and add location of B.M.
7. Plat note #8, reword and verify spelling, see attach comments.
8. Plat note #11, Use detention directive.
9. Add: Planning and Zoning commission, after chairman on the signature line.
10. Verify the metes & bounds for correct spelling and spacing.
11. The easement on the south east corner needs to be 15' Exclusive easement to City of Pharr.
12. Label all monuments.
13. Remove the subdivision name south of the proposed

property.

14. Need to verify the existing subdivision to the west.
15. Change Scale to 1"=50'.
16. Developer to construct fence for lots abutting/fronting any drain ditch regardless of who owns it. NOTE ON PLAT
17. Owners to maintain R.O.W. and perimeter of subdivision. NOTE ON PLAT
18. SWPPP will be required before notice to proceed (NTP) is issued; SWPPP will be submitted at pre construction meeting.
19. Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
20. Need S.W.P.P.P. 3 hard copies, 1 for review, 2 for finalization.
21. Erosion and sediment control plan.
22. Show BMP for existing inlets.
23. See attach engineering comments.

This item will go before the City Commission meeting on December 17, 2018 at 4:00 p.m.



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



Subdivision: A ATTIC XI Subdivision Plat Review

Reviewed By: Dago Soto, Asst. Fire Marshal Date: 12/03/18

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:

- ☒ Shall follow City Standards for Subdivision
- ☒ Shall add a dead-end fire hydrant no more than 150 feet away from W. Ridge Rd on westside of property

PLAT REVIEW FOR: *A ATTIC XI SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R. B NOVEMBER 29, 2018

WATER:

- OK
- Why a 2" Water Meter
- Relocate Fire Hydrant located on S.E. Corner to Fire Departments Recommendations
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Sewer Service not to remain under driveway
- Sewer Service to remain private
- Sewer Service to property line only
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

SUBDIVISION: A ATTIC XI**DATE:** November 27, 2018**REVIEW:** Preliminary**PLAT**

1. Revise name of subdivision east of the drain ditch to say "The Gardens at Brooks Ridge Subdivision".
2. Note No. 5---Remove 1st sentence. Revise 2nd sentence to say "A 6 FT sidewalk . . . landings will be required along the south side of W. Ridge Rd. at subdivision construction stage".
3. Note No. 7---Revise the elevation, northing and easting coordinates to 114.09, 16592043.578, and 1081709.507 respectively.
4. Note No. 8---Revise note to say "All subdivision improvements shall comply with the current stormwater pollution prevention plan (SW3P) and the Texas Discharge Pollution Elimination System (TD PES)".
5. Note No. 11---Incomplete City of Pharr drainage directive. Include the last sentence in parenthesis in the directive.
6. Add note---Owners to maintain ROW and perimeter of subdivision.
7. Chairman P&Z Signature Block---Revise to say ' . . . , Chairman Planning & Zoning Commission".
8. RPLS seal and signature missing.
9. PE seal and signature missing.
10. Label the centerline on W. Ridge Rd.

SITE PLAN

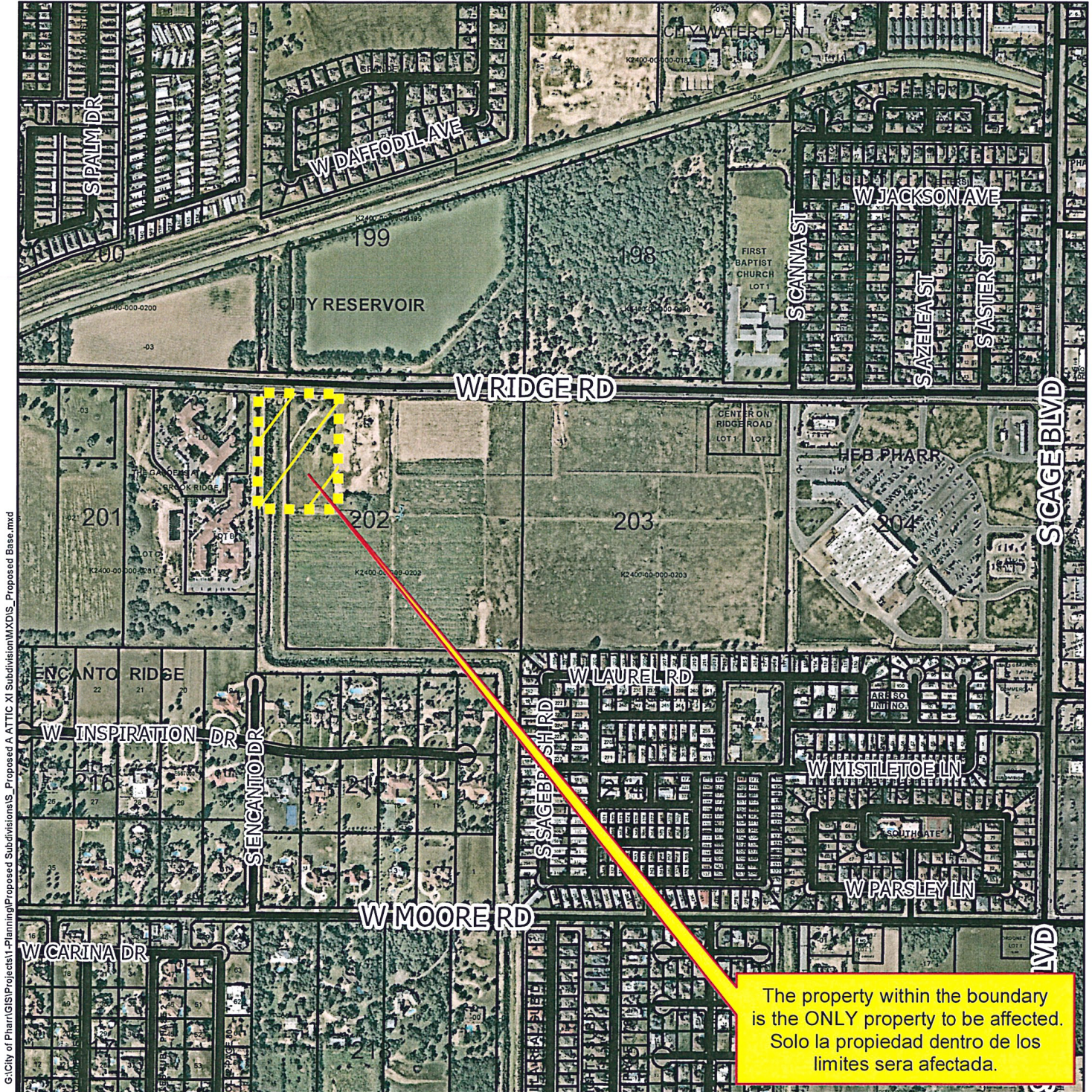
1. Provide all pertinent City of Pharr standard details (sidewalks and concrete driveway).
2. Asphalt drives will need to be replaced for concrete driveways at time of building permit.
3. 8" waterline located on Carmel subdivision south of the property is not existing. Please verify and make corrections.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by H.C.D.D. No. 1

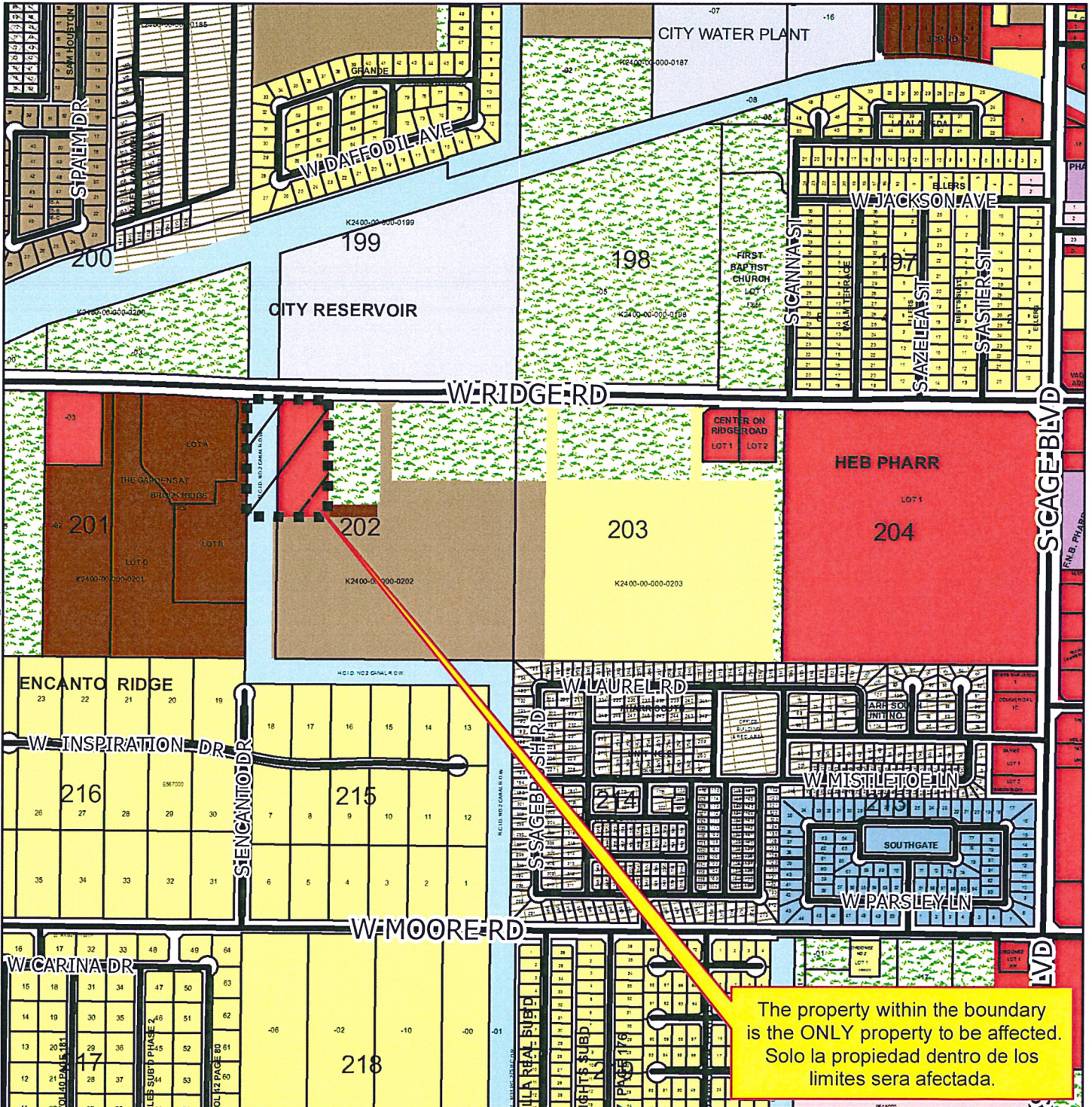
3. Provide a copy of excavation permit from HCDD No. 1.

ADDITIONAL COMMENTS



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\A ATTIC XI Subdivision\MXD\IS_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 | |





Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: KISKEYA PARK SUBDIVISION
FILE NO. **SUB#160924**

GENERAL INFORMATION:

APPLICANT: CLH Engineering Inc., representing Ricardo Abreu, is requesting final plat approval of the proposed Kiskeya Park Subdivision.

LEGAL DESCRIPTION: The property is legally described as being 3.42 acres out of Lot 8, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Minnesota Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and south and Agricultural and/or Open Space District (A-O) to the east and west. The property is designated for multi-family residential use in the Land Use Plan.

**PROPERTY
PROPOSED USE:** Indoor tennis court sport facility.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:	1. A 1/3 of street R.O.W. improvement was escrowed.
EASEMENTS:	1. Public easements shall read "Exclusive easement to City of Pharr".
SIDEWALK: ADA:	1. As per City Standards.
FIRE PROTECTION:	1. See attach comments.
WATER:	1. See attach comments. 2. Follow City of Pharr Construction Standards Manual.
SEWER:	1. See attach comments. 2. Follow City of Pharr Construction Standards Manual.
DRAINAGE:	1. In compliance.
OTHER:	1. None.

This item will go before the City Commission meeting on December 17, 2018 at 4:00 p.m.



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



Subdivision: Kiskeya Park Subdivision Passed with conditions

Reviewed By: Dagoberto Soto Fire Marshal Date: November 21, 2018

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

Additional Comments:

☒ At the time of the Subdivision Final it was approved with conditions.

☒ At construction phase of building, the Hydrants will have the proper clearance from surface. The subdivision will have a half hammerhead for Fire Apparatus turnaround at rear of property. 3-foot Clearance around hydrants and Fire Lanes shall be painted Red with Fire Lane- Tow Away Zone Lettering

FINAL INSPECTION

KISKEYA PARK SUBDIVISION

COMMENTS: Initials: R.B. NOVEMBER 30, 2018

☐ Approve ☒ Approved with Conditions ☐ Denied

WATER:

- All water valves will need concrete collars to be 30" x 30" x 6" with wire mesh
- Will need to stabilize all concrete collars
- Will need to engrave "V" at all water valve locations
- Missing concrete collar and Valve on N.W. location
- Follow City of Pharr Construction Standards Manual

SEWER:

- OK
- Follow City of Pharr Construction Standards Manual

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

Print Name: _____

Signature: _____

Date: _____

G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\PROPOSED KISKEYA PARK\WDXD_S_Proposed Base.mxd

