

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 14, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

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.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-30). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of September 23, 2019.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding 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) Stefano's Pizza Express has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-3.
CUP#190961

E. PLATS:

- 1) Sam Engineering & Surveying, representing Jacinto Cano is requesting final plat approval of the proposed Crystal Cano Subdivision. The property is legally described as being a 1-Lot subdivision out of a 0.76 acre tract of land and being a part or portion of Lot 11, Sing's Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 3100 Block of South Gardenia Street. **SUB#160720**

- 2) Linfield, Hunter & Junius Inc., representing Gordon & Catherine Jenkins Family LTD. Partnership are requesting preliminary plat approval of the proposed Lopezville Meadows Subdivision. The property is legally described as being a 1.739 acre tract of land in the Antonio Velasco Survey, Abstract and being a portion of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 5200 Block of North Veterans Boulevard ("I" Road). **SUB#190101**

- 3) Atlas Consultants, representing Ramiro J. Elizondo is requesting preliminary plat approval of the proposed Elizondo Estates Subdivision. The property is legally described as a Re-plat of the West 120 feet of Lots 1 and 2, Block 9, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 7400 Block of South Cage Boulevard. **SUB#190308**

4) M2 Engineering, PLLC., representing Irene Uribe Manrique, President of Star Trail Holdings, LLC, is requesting preliminary plat approval of the proposed Star Trail Subdivision. The property is legally described as being a 3.879 acre tract of land comprising of all Lot 1, Fernandez Subdivision and a 2.00 acre tract out of Lot 113, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of East Eldora Road. **SUB#190304**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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

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

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

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

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

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

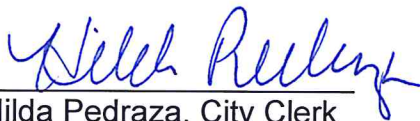
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 11th day of October 2019 at 9:00 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. September 23, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 23, 2019 and following is the record of attendance.

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

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
Melanie Cano, Director
Roland Gomez, Assistant Director
Eddie Martinez, Planner II
Della Robles, Planer I
Roy Rodriguez, Interim Building Official
Iris Mata, Secretary

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:03 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 26, 2019

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of August 26, 2019. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) ANGELA (PEREZ) OLIVA HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (DAYCARE CENTER) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 12 AND 13, FORD'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 410 WEST SAM HOUSTON AVENUE. CUP#190855**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, east and west, Office Professional District (O-P) and Agricultural and/or Open Space District (A-O) to the south. This area is generally designated for commercial use in the Land Use Plan. She further reported twenty-two (22) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

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 discussion Luis Madrigal moved to **approve** the request for a Conditional Use Permit to allow a home occupation (Daycare Center) in a Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) CESAR ALEJANDRO VILLARREAL HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM NEIGHBORHOOD-COMMERCIAL DISTRICT (N-C) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, LOS RANCHITOS SUBDIVISION NO.#2, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7408 SOUTH NARANJA LANE. COZ#190856**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Neighborhood-Commercial District (N-C). On March 15, 1988, the property and the surrounding properties to the south, east and west were zoned to Single-Family

Residential District (R-1). The subject property was later re-zoned from Single-Family Residential District (R-1) to Neighborhood-Commercial District (N-C) on November 15, 2005. The property to the north is currently zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single-family use in the Land Use Plan. She further reported twenty (20) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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 discussion Luis Madrigal moved to **approve** the rezoning request for a change of zone from Neighborhood-Commercial District (N-C) to Single-Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Rafael Munguia arrived at 6:09 p.m.

ITEM E. PLAT APPROVAL

None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

- 1) DISCUSSION ON ADDITIONAL CONDITIONS SET FORTH BY THE PLANNING AND ZONING COMMISSION FOR THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2) LOCATED AT 212 W. STATE, PHARR, HIDALGO COUNTY, TEXAS.**

Roland Gomez, Assistant Director of Development Services, stated on July 8, 2019, the Planning and Zoning Commission requested the Conditional Use Permit for Sepi's to be reevaluated after a period of ninety (90) days. He continued to state the business had recently applied for a Certificate of Occupancy and had not opened for business. Mr. Gomez advised the Planning and Zoning Commission the ninety (90) days would begin from the time Sepi's receives their Certificate of Occupancy and opens for business. He continued to state no recommendation and no action was needed at the moment.

ITEM G. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:10 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#190961 (STEFANO'S PIZZA EXPRESS)
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GENERAL INFORMATION:

APPLICANT: Stefano's Pizza Express has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 500 North Jackson Road, Suite N-3.

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 Heavy Industrial District (H-I) 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:	Recommends approval of the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Monday-Sunday from 11:00 am to 10:00 pm.

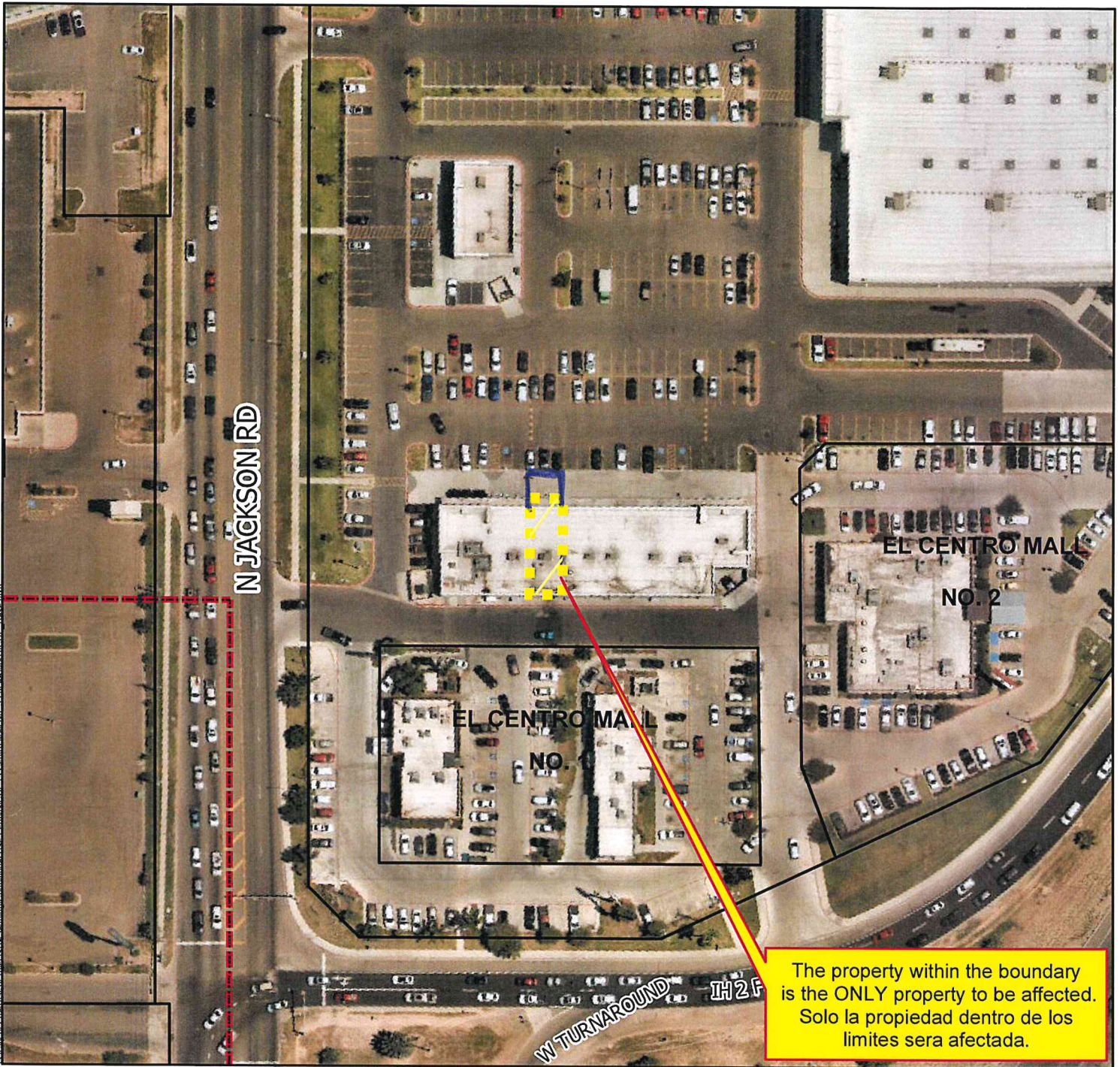
NOTIFICATION OF PUBLIC:

Three (3) surrounding property owner was 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 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 **October 21, 2019** at **4:00 p.m.**



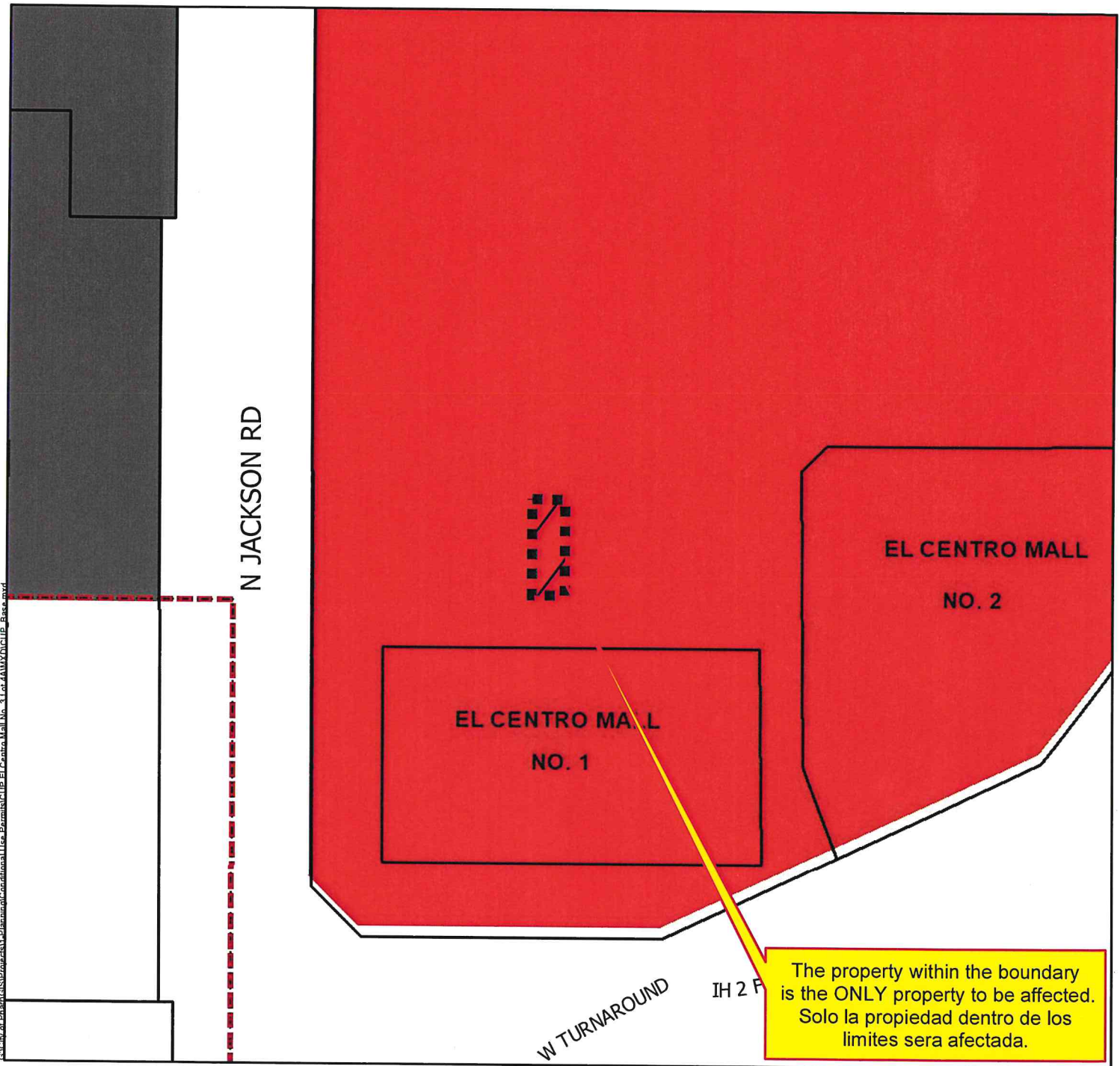
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

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

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



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Appetizers & Wings

Cheese Bread \$7⁹⁹ 🍴

Served with marinara sauce

Mozzarella Sticks \$7⁹⁹

Fried mozzarella sticks served with marinara sauce

Calamari \$10⁹⁹

Served with spicy marinara

Bruschetta \$7⁹⁹ 🍴

Chopped tomatoes, fresh basil and garlic in a balsamic vinegar reduction served on top of toast points

Spinach Artichoke Dip \$9⁹⁹ 🍴

Spinach artichoke dip surrounded by our awesome garlic knots then baked all together to create the perfect dip

Garlic Knots \$1⁹⁹ (6 per order)

Homemade fresh dough and baked to perfection.

Chicken Wings

(5) \$4⁹⁹ (10) \$7⁹⁹ (20) \$14⁹⁹ (40) \$27⁹⁹

BBQ • Hot • Garlic Parmesan • Lemon Pepper

Lemon Hot • Teriyaki • Sweet & Sour

(no splits on the wing sauce)

Soups & Salads

Add grilled chicken to any salad for \$2⁹⁹
or shrimp for \$4⁹⁹ • Cup of Soup \$2⁹⁹

Tomato Basil Soup \$5⁹⁹ 🍴

Creamy tomato basil soup garnished with parmesan

Italian Wedding Soup \$5⁹⁹ 🍴

Small Italian meatballs, eggs and spinach in a light chicken broth

House Salad \$6⁹⁹ 🍴 (side house \$1⁹⁹)

Crisp chopped romaine with red onion, green bell peppers, sliced tomatoes, and black olives

Caesar Salad \$6⁹⁹ 🍴 (side caesar \$1⁹⁹)

Crisp chopped romaine with shredded parmesan and croutons

Greek Salad \$9⁹⁹ 🍴

Crisp chopped Romaine with red onions, kalamata olives, cucumbers, feta cheese, pepperoncini peppers

Caprese Salad \$9⁹⁹ 🍴 **GF**

Fresh basil, fresh mozzarella, ripe tomatoes, with balsamic vinaigrette dressing

Cucumber Salad \$5⁹⁹ 🍴

Feta, cucumber, tomatoes, and spinach

Entrées

All dishes come with side salad or Caesar Salad

Make any pasta gluten free with GF penne or spaghetti for \$1.99

Chicken Parmigiana \$11⁹⁹

Italian breaded chicken breast topped with marinara and fresh mozzarella cheese then oven baked served over pasta

Chicken Alfredo \$10⁹⁹

Grilled chicken breast served on top of fettuccine, spinach and Stefano's homemade Alfredo sauce

Chicken Pesto Pasta \$10⁹⁹

Our pistachio pesto mixed with cream, tossed with penne pasta and topped with grilled chicken, garnished with bruschetta

Lasagna \$11⁹⁹

Layers of pasta, ricotta mixture, Italian seasoned beef, marinara, and mozzarella cheese. Made in house daily.

Spaghetti Bolognese \$9⁹⁹

This classic Italian dish is spaghetti served with our own freshly made meat sauce topped with shredded parmesan cheese

Baked Ziti \$9⁹⁹ 🍴

Penne pasta tossed together with a scoop of ricotta cheese and marinara, topped with mozzarella cheese then baked to marry the flavors

Spaghetti and Meatballs \$9⁹⁹

Hand rolled roasted meatballs with spaghetti marinara topped with shredded parmesan and parsley

Jumbo 5 Cheese Ravioli \$9⁹⁹

With marinara and melted mozzarella cheese

Cajun Chicken Pasta \$9⁹⁹

Creamy parmesan sauce with Cajun spices and penne pasta topped with grilled chicken.

Bruschetta Chicken Pasta \$9⁹⁹

Bruschetta, spinach, oil, penne, grilled chicken on top

Carne Amor Ziti \$11⁹⁹

Baked ziti with Italian sausage, bacon, bolognese, and pepperoni

Rosalia's \$10⁹⁹

Grilled chicken with marinara and alfredo mixed with penne pasta



Sandwiches

All sandwiches come with fries or kettle chips

Philly Cheesesteak \$9⁹⁹

Sub bread stuffed with sliced beef, bell peppers, mushrooms, red onions, and provolone cheese

Chicken Parmigiana \$9⁹⁹

Fresh hand breaded chicken with fresh Romano cheese, mozzarella cheese in a homemade Italian marinara sauce

Meatball Parmigiana \$10⁹⁹

Four of our all beef meatballs topped with marinara and melted mozzarella cheese between sub bread

Little Italy Sub \$9⁹⁹

Pepperoni, salami, ham, mozzarella, black olives, lettuce, tomatoes, red onions, and red wine vinaigrette all on fresh sub bread

Chicken Philly \$9⁹⁹

Chicken, bell pepper, red onion, mushrooms, provolone

Buffalo Chicken Sandwich \$9⁹⁹

Grilled chicken, cooked onion, bell pepper, mushrooms,

Franks red hot sauce, provolone

Shrimp Po'boy \$10⁹⁹

Grilled shrimp, lettuce, tomato, pickles, onion, remoulade, and served on sub bread

Fried Shrimp Sandwich \$9⁹⁹

Corn meal breaded shrimp fried, lettuce, tomato, onions, pickles, remoulade sauce served on sub bread

Fried Catfish Sandwich \$9⁹⁹

Corn meal breaded Catfish fried, lettuce, tomato, onions, pickles, remoulade sauce served on sub bread

Brick Oven Pizza

14" gluten free pizza dough add \$3.99

10" cauliflower gluten free pizza dough add \$2.99

Cheese Only

10" \$7⁹⁹ • 14" \$9⁹⁹ • 16" \$11⁹⁹

18" 13⁹⁹ • 30" 27⁹⁹

10" Build Your Own Pizza \$7⁹⁹

(Up to three toppings)

Additional Toppings

\$1⁰⁰ extra, \$1²⁵ extra for 30"

\$1²⁵ for chicken or prosciutto, \$2²⁵ extra for 30"

Cheese: Extra Cheese • Ricotta

Fresh Mozzarella • Cheddar • Provolone

Meats: Pepperoni • Sausage • Meatball • Ham

Bacon • Ground Beef • Canadian Bacon

Salami • Chicken • Anchovies

Veggies: Fresh Basil Leaves • Banana Peppers • Tomatoes

Mushrooms • Garlic • Marinated Artichokes • Black Olives

Onions • Pineapple • Green Peppers • Spinach • Jalapeños

Fire Roasted Red Pepper • Roasted Garlic

Specialty Pizzas

Supreme

10"-\$7⁹⁹ • 14"-\$15⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Pepperoni, Canadian bacon, sausage, bacon, tomato, onions, green pepper, black olives, and mushrooms

Meat Lovers

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Fully Loaded - Pepperoni, sausage, bacon, and Canadian bacon

BBQ Chicken

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

BBQ Chicken, red sauce, mozzarella cheese,

BBQ sauce and red onions

Meatball Parm Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Ricotta, meatballs, and marinara sauce

White Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Ricotta, mozzarella, red onions, chicken, roasted garlic, and red roasted peppers

Veggie Lovers

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Green peppers, onions, black olives, tomatoes, and mushrooms

Mexican Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Fajita, pico de gallo, jalapeños, cheddar cheese and mozzarella cheese

Margherita Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Fresh crushed alta cucina tomatoes, fresh basil, fresh garlic, olive oil, and fresh mozzarella cheese

Seafood Pizza

10"-\$8⁹⁹ • 14"-\$17⁹⁹ • 16"-\$18⁹⁹ • 18"-\$20⁹⁹ • 30"-\$44⁹⁹

Homemade Crab Alfredo sauce topped with shrimp and mozzarella cheese

Chicken Alfredo Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$39⁹⁹

Fresh chicken with Italian herbs and spices, spinach, cherrub tomatoes and mozzarella cheese

Prosciutto Arugula Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$39⁹⁹

Prosciutto, arugula, shredded parmesan, light pizza sauce base, balsamic reduction, and olive oil

Spicy Buffalo Chicken

10"-\$7⁹⁹ • 14"-\$15⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Breaded chicken bites, hot buffalo sauce, and ranch dressing

BBQ Brisket

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$39⁹⁹

Brisket, cheddar cheese, and jalapeños

Pesto Veggie Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Bell pepper, red onions, tomato slices, roasted garlic, spinach on a pesto sauce base

Philly Cheesesteak Pizza

10"-\$7⁹⁹ • 14"-\$15⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Philly meat, swiss and mozzarella cheese, bell peppers, onions, and mushrooms

Four Cheese Pizza

10"-\$7⁹⁹ • 14"-\$15⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Mozzarella, fresh mozzarella, Romano, Parmesan



Jalapeno Popper Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Cream cheese, mozzarella, cheddar cheese, jalapeños and bacon

Five Pepper Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Pepperoni, green bell peppers, pepperoncini, roasted red peppers, jalapeños, spicy marinara and mozzarella

Ferrara's Pizza

10"-\$7⁹⁹ • 14"-\$14⁹⁹ • 16"-\$15⁹⁹ • 18"-\$17⁹⁹ • 30"-\$37⁹⁹

Italian sausage, pepperoni, roasted red peppers, fresh mozzarella and marinara

Chicken Parmesan Pizza

10"-\$7⁹⁹ • 14"-\$15⁹⁹ • 16"-\$16⁹⁹ • 18"-\$18⁹⁹ • 30"-\$37⁹⁹

Hand breaded chicken with fresh Romano cheese, mozzarella cheese, in a homemade Italian marinara sauce

Beverages

Fountain Drinks & Tea \$1⁷⁹

Coke, Diet Coke, Cherry Coke, Sprite, Dr. Pepper, Orange Fanta, Barq's Root Beer, Lemonade

Bottled Water \$1²⁹

Bottled Soda \$1²⁹

Coke, Sprite, Dr. Pepper, Diet Coke

2 Liter Soda \$2⁵⁰

(TO-GO ONLY) Coke, Sprite, Dr. Pepper, Diet Coke

Desserts

Nutella Pizza

10 inch \$8⁹⁹

16 inch \$16⁹⁹

Cheesecake 3⁹⁹

Strauberry, Plain,

Black Forrest

Chocolate Cake \$4⁹⁹

Amarena Cherry Cake 3⁹⁹

Tiramisu \$4⁹⁹

Cannoli for 2⁹⁹ each





MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CRYSTAL CANO SUBDIVISION FILE NO. SUB#160720
--

GENERAL INFORMATION:

APPLICANT: Sam Engineering & Surveying, representing Jacinto Cano is requesting final plat approval of the proposed Crystal Cano Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1-Lot subdivision out of a 0.76 acre tract of land and being a part or portion of Lot 11, Sing's Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 3100 Block of South Gardenia Street.

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

PROPERTY PROPOSED USE: Single family residential home.

VARIANCES: None requested.

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

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

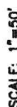
DRAINAGE:

1. In compliance.

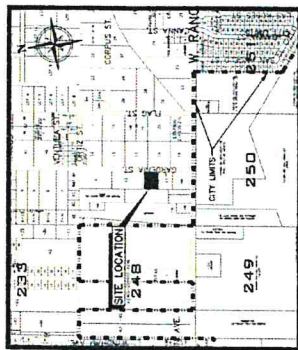
OTHER:

1. In compliance.

This item will go before the City Commission meeting on October 21, 2019 at 4:00 p.m.



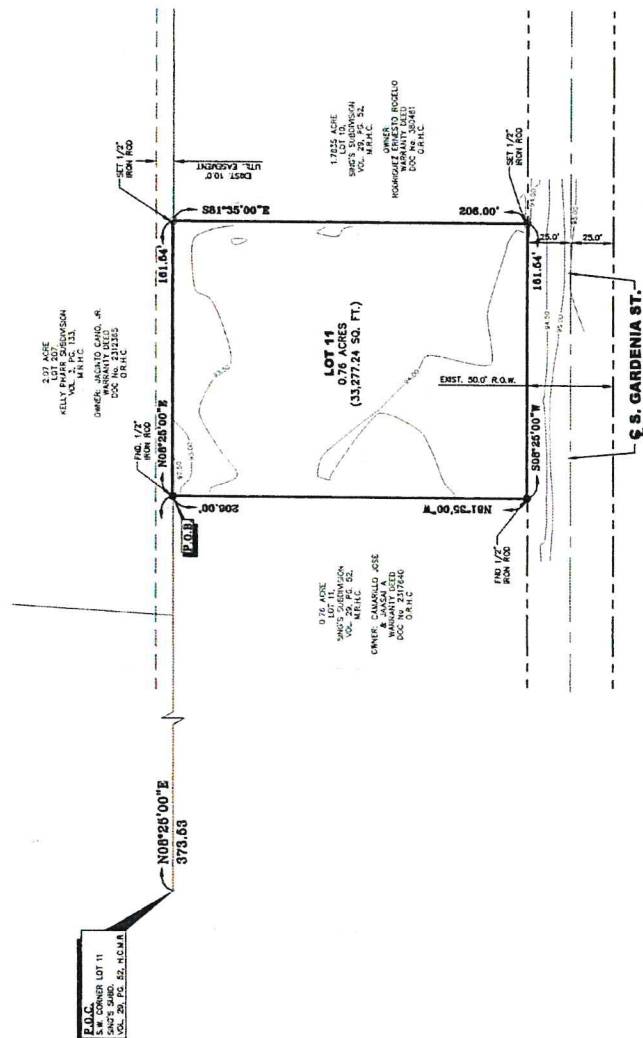
BEARING BASED ON
SOUTH LINE OF
LOT 11, SING'S SUBDIVISION
VOL. 29, PG. 52,
H.C.M.R.



LOCATION MAP
SCALE: 1"=1,000'

CRYSTAL CANO
SUBDIVISION

A 1-Lot subdivision being out of a 0.76 acre tract of land conveyed to JACINTO CARGO IN WARRANTY DEED DOCUMENT NUMBER 2413640, OFFICIAL DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID TRACT OF LAND BEING ON PORTION OF LOT 11, SING'S SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 52 MAP RECORDS HIDALGO COUNTY TEXAS.



METES AND BOUNDS

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

THAT I, SAMUEL D. MALDONADO, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAN FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY AND COUNTY OF LOS ANGELES, CALIFORNIA.

NAME _____ DATE _____



STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED, SAM D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS

2025/10/16

DATE OF PREPARATION: AUGUST 2018

SAMES SAM Engineering & Surveying

TEL: (956) 702-
FAX: (956) 702-
02

PROGRAM NOTES:

- [illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION
 LAY CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN
 A RESOLUTION NO. 2075-2017

[illegible]

DATE	AMOUNT	CITY OF NEW YORK
10/1/19	100.00	100.00
10/2/19	100.00	100.00
10/3/19	100.00	100.00
10/4/19	100.00	100.00
10/5/19	100.00	100.00
10/6/19	100.00	100.00
10/7/19	100.00	100.00
10/8/19	100.00	100.00
10/9/19	100.00	100.00
10/10/19	100.00	100.00
10/11/19	100.00	100.00
10/12/19	100.00	100.00
10/13/19	100.00	100.00
10/14/19	100.00	100.00
10/15/19	100.00	100.00
10/16/19	100.00	100.00
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10/29/19	100.00	100.00
10/30/19	100.00	100.00
10/31/19	100.00	100.00
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11/3/19	100.00	100.00
11/4/19	100.00	100.00
11/5/19	100.00	100.00
11/6/19	100.00	100.00
11/7/19	100.00	100.00
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12/27/19	100.00	100.00
12/28/19	100.00	100.00
12/29/19	100.00	100.00
12/30/19	100.00	

BOARD COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED HEREIN. THE DISTRICT HAS REVIEWED THE PLANS AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON CONVENTIONALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE SUCH DETERMINATIONS.

PAUL E. SISKIN, P.E., C.F.M.
CONSULTING ENGINEER

THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____, 20____

DAMEO ROBLES

WFO ROBLES

PRINCIPAL CONTACTS:

NAME _____

OWNER: JACINTO CANO

SAUL D. MALDONADO, P.E.

ENGINEER: SAMUEL D. MALDONADO P.E.

REVEYOR: SAMUEL D. MALDONADO, R

STATE OF TEXAS
COUNTY OF HIDALGO

[illegible]

ACHINTO CANO
830 S. GARDENIA STREET, APT. F
MONTREAL, QUEBEC, CANADA

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAGNUS CARO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

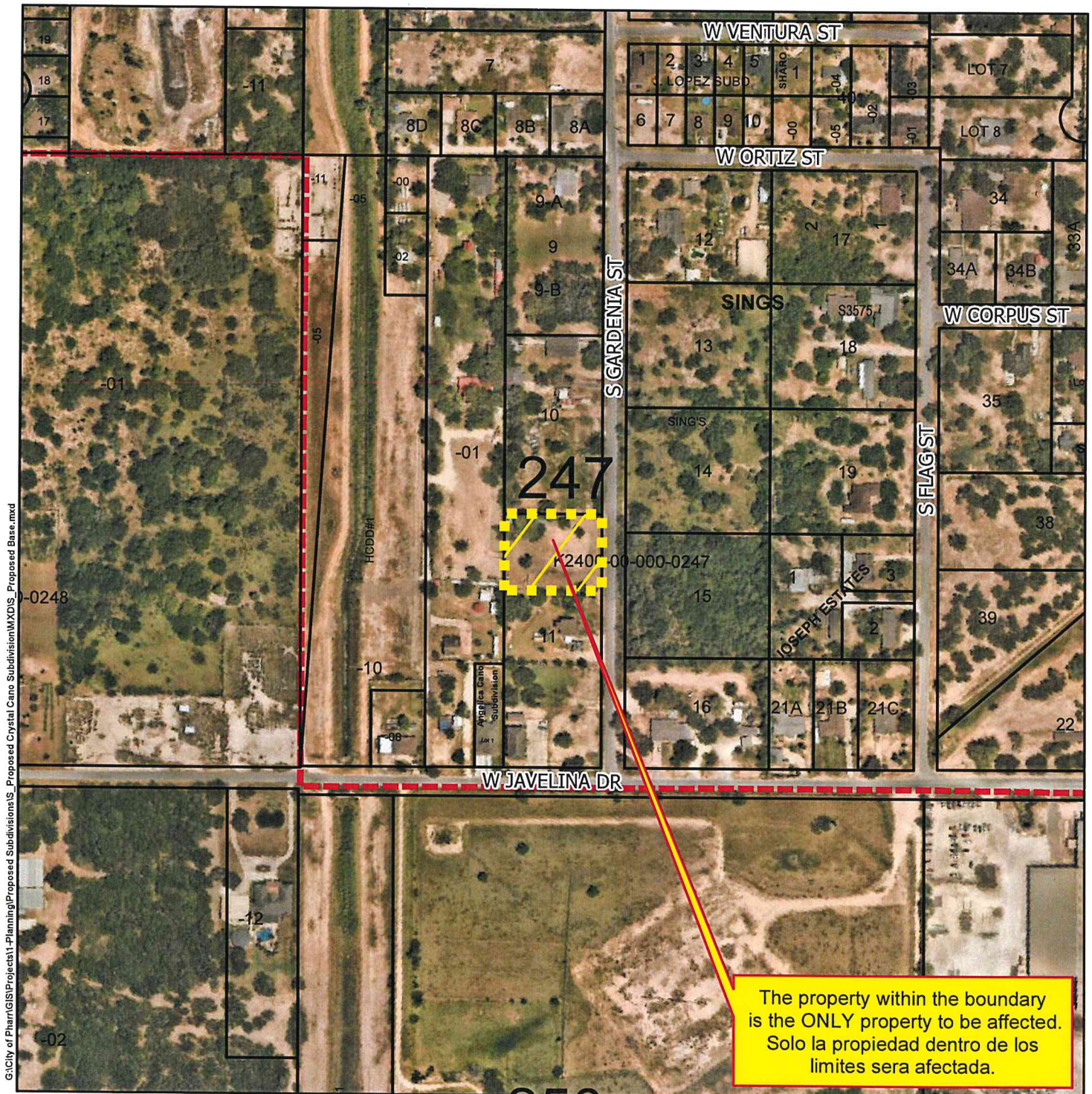
ROTARY PUBLIC HIGH SCHOOL, TEXAS

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2
ON THIS THE _____ DAY OF _____ 20____

Attest: _____

Attest: _____

NO.	SHEET	REVISION	DATE	APPROVED







MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LOPEZVILLE MEADOWS SUBDIVISION
FILE NO. **SUB#190101**

GENERAL INFORMATION:

APPLICANT: Linfield, Hunter & Junius Inc., representing Gordon & Catherine Jenkins Family LTD. Partnership are requesting preliminary plat approval of the proposed Lopezville Meadows Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.739 acre tract of land in the Antonio Velasco Survey, Abstract and being a portion of Lot 96, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 5200 Block of North Veterans Boulevard ("I" Road).

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

PROPERTY PROPOSED USE: Retail business.

VARIANCES: None requested.

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

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

1. Show existing R.O.W. on N. Veterans Blvd. ("I" Road).
2. Verify the additional R.O.W., on E. Minnesota Rd.
3. Verify the 40' and 30' along E. Minnesota Rd.
4. What's going to happen to the existing N.A.W.S.C. easement on the R.O.W. of E. Minnesota Rd. will N.A.W.S.C., allow it to be abandon?

EASEMENTS:

1. Need to specify easements to who are they dedicated.
2. The easement within the property is it existing or dedicated by plat? Verify.
3. Provide a 5' landscaping easement north and east of property, after N.A.W.S.C. easement.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Provide comments from N.A.W.S.C.
2. See attached comments.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

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

DRAINAGE:

1. See attached engineering comments.

OTHER:

1. On title sheet update agency contacts: Fire department remove name Eduardo Lugo. Add: Public Works number is 956-402-4350.
2. Provide surveyors signature and seal.
3. Provide engineer signature and seal.
4. Move Chairman next to Danny Wylie.
5. Provide only one scale.
6. Property to be at a 90 degree and not at a angle.
7. Plat note # 5, keep up to City of Pharr Ordinance and remove the rest.
8. Complete owners name on owner dedication block and on right of way easement.
9. Update H.C.I.D. #2, signature block.
10. Show only LOT 1 and remove Block 1.
11. Verify the metes & bounds #1 distance does not match layout.
12. Label net or gross for area.
13. See staff comments attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: LOPEZVILLE MEADOWS SUBDIVISION (STAFF)

Reviewed By: DAGO SOTO

Date: 9/24/19

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:

1. FIRE HYDRANTS SHALL BE MUELLER BRAND AND FACTORY YELLOW
2. THE WATERLINE SHALL BE LOOPED ON A FIRE DEPARTMENT APPROVED WATER MAIN
3. ON UTILITY LAYOUT SHOWING AN EXISTING FIRE HYDRANT ON MINNESOTA RD. IN OUR CITY MAPS NOT SHOWING
4. PROVIDE FIRE HYDRANT DETAIL DIAGRAM

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688



Jose A. Villegas
Public Utilities Director

STAFF REVIEW FOR: *LOPEZVILL MEADOWS SUBDIVISION*

COMMENTS: Initials: J.V. / O.D.L. / R.B SEPTEMBER 24, 2019

WATER:

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

SEWER:

- Sewer will need to connect to Minnesota Hills Subdivision
- 2" Force Main will not be allowed
- Will need utility easement to be 15' exclusive to the City of Pharr
- Off site easements will need to be exclusive to the City of Pharr
- 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: Lopezville Meadows
Subdivision

DATE: 9/24/19

Residential/Commercial: _1.739_ acres

Staff review:

Plat Notes:

- Note No.8-Revise note to say...Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Note No.9-Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during building permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction meeting.
- Need a digital copy in (USB) and three (3) hard copies of SWPPP
- Erosion and sediment control plan.
- City of Pharr Discharge permit required if discharging to city owned storm drain system.

- Minimum storm water drainpipe diameter shall be 18".



SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Lopezville Meadows
Subdivision

DATE: September 26, 2019

REVIEW: Preliminary (revised comments plans dated September 13, 2019)

PLAT

1. Note No. 2---Use Full description of flood zone designation.
2. Note No 5---Revise note to say... "Landscaping as per City of Pharr ordinance.
3. Note No. 6---Revise note to say... "Proposed setbacks as per City of Pharr ordinance".
4. Note No. 8---Revise note to say ... "Owners to maintain detention/retention areas.
5. Note No. 9---Remove statement "during subdivision construction".
6. Note No. 12---Revise note to say... "Minimum finish floor elevation: 18" above top of curb of the street at center of lot".
7. Add Note---Owners to maintain R.O.W. of entire subdivision
8. Missing RPLS seal and signature.
9. Missing PE seal and signature.
10. Verify R.O.W. width of E. Minnesota Rd.

SITE PLAN

1. Will 8"-in bleeder line located south of the property tie into existing storm inlet along Veterans Blvd? If so include a callout for that tie-in in site plan.
2. Add comment to on all tie-ins that existing lines must be field verified.
3. Please call out all bends and include a comment that says to field verify.
4. Please call out all safety end treatments on site plan.
5. Proposed sanitary sewer line must tie into City of Pharr sanitary sewer system. Please verify and make corrections.

6. Remove additional valley gutter detail on sheet C-6C.
7. Minimum width for sidewalk on all details are 5.0'-ft.
8. Show street lights along N. Veterans Rd. change.

DRAINAGE

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

ADDITIONAL COMMENTS

1. 1/3 paved road ROW must include the following:
 - 3" HMA
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk

H.C.I.D. #2

Javier Lopez

Subject: Lopezville Meadows Subdivision
Location: City of Pharr

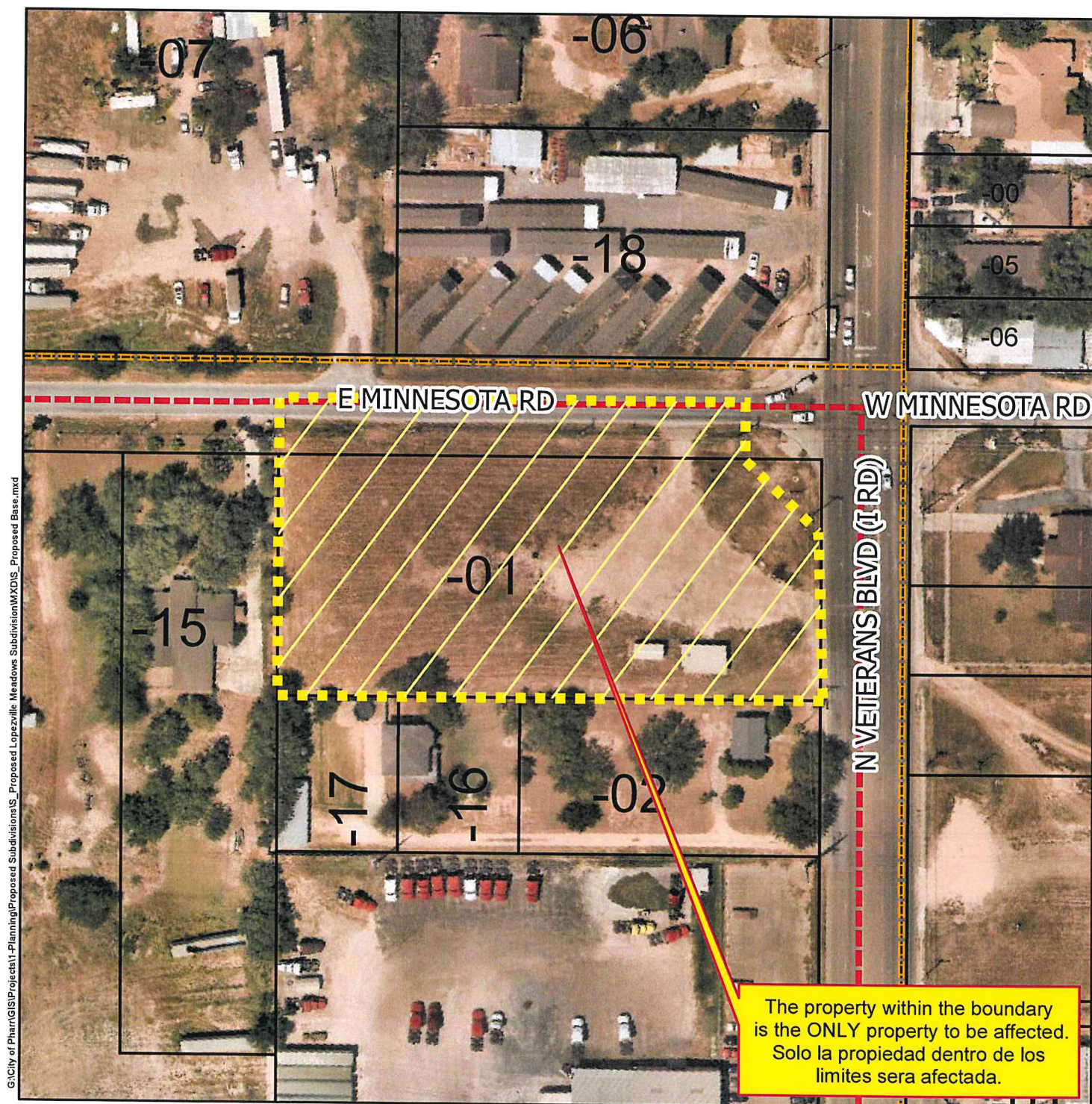
Start: Tue 9/24/2019 2:30 PM
End: Tue 9/24/2019 3:00 PM

Recurrence: (none)

Organizer: Javier Lopez

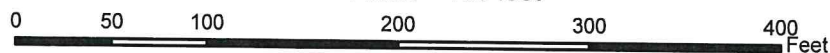
Needed for review

1. Point of commencement lot 96 KP.
2. Deeds
3. Exclusion

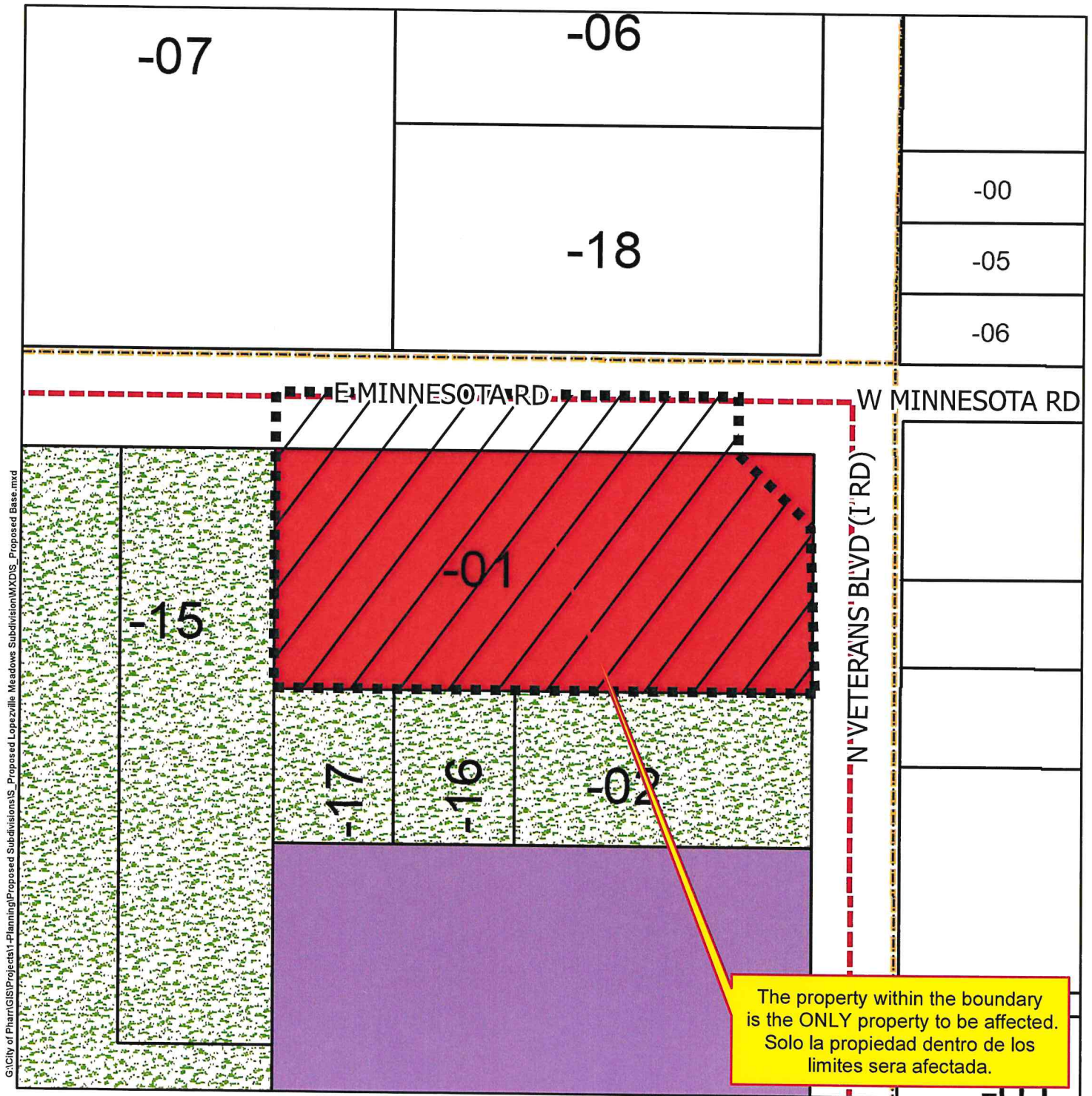


- | | | | | | | | |
|--|-----------------------------|---|---------------------------|---|--------------------|---|--------------------------|
|  | Agricultural Open Space |  | High Density Multi-Family |  | General Business |  | Neighborhood Commercial |
|  | R1-E |  | Mobile Home |  | Business District |  | Office Professional |
|  | Single Family |  | Townhouse |  | Drainage Easement |  | PSJA ISD |
|  | Single Family Small Lot |  | HUD Code |  | Heavy Commercial |  | Hidalgo ISD |
|  | Two Family |  | Rail Road R.O.W. |  | Heavy Industrial |  | Valley View ISD |
|  | Medium Density Multi-Family |  | Government Owned |  | Limited Industrial |  | Planned Unit Development |

Scale: 1 inch = 100 feet



Date: 9/5/2019



- | | | | |
|--|---|--|--|
|  Agricultural Open Space |  High Density Multi-Family |  General Business |  Neighborhood Commercial |
|  R1-E |  Mobile Home |  Business District |  Office Professional |
|  Single Family |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family Small Lot |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Two Family |  Rail Road R.O.W. |  Heavy Industrial |  Valley View ISD |
|  Medium Density Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |





MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: ELIZONDO ESTATES SUBDIVISION FILE NO. SUB#190308
--

GENERAL INFORMATION:

APPLICANT: Atlas Consultants, representing Ramiro J. Elizondo is requesting preliminary plat approval of the proposed Elizondo Estates Subdivision.

LEGAL DESCRIPTION: The property is legally described as a Re-plat of the West 120 feet of Lots 1 and 2, Block 9, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located at the 7400 Block of South Cage Boulevard

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. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail business.

VARIANCES: None requested.

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

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

1. Provide U.I.R. from TxDot, for utility installation.

EASEMENTS:

1. Label easements "Exclusive to City of Pharr".

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

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

SEWER:

1. See attached comments.
2. Sewer line to property to have a private easement need to recorded prior to subdivision improvements.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Plat note #4 verify the wording for the detention directive.
2. Property will require detention areas.
3. Need copy of TxDot discharge permit.
4. Need copy of TxDot driveway permit.

OTHER:

1. Need to provide firm number on plans.
2. Provide surveyors signature.
3. Update H.C.I.D. #2, signature block.
4. Add: State of Texas, County of Hidalgo, to owners dedication block.
5. Add: Chairman next to Danny Wylie.
6. On general notes and metes & bounds add the street directional "east" or "south".
7. Provide full street name on metes & bounds.
8. Provide gross or net on metes & bounds.
9. Label easement on lots 5 & 76.
10. Show the offsite recorded easement on Lot 3, block 9.
11. Recommend to plat rear property.
12. See staff comments attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: ELIZONDO ESTATES SUBDIVISION (STAFF)

Reviewed By: DAGO SOTO

Date: 9/24/19

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:

1. FIRE HYDRANTS SHALL BE MUELLER BRAND AND FACTORY YELLOW

PLAT REVIEW FOR: *ELIZONDO ESTATES SUBDIVISION*

COMMENTS: **Initials: J.V. / O.D.L. / R. B** **SEPTEMBER 24, 2019**

WATER:

- Will need UIR for water line connections
- Will need an Offsite Utility Easement exclusive to the City of Pharr
- T's will need to be 12" with 8" Reducers
 - COMMENTS 9-26-19
 - Casing will be required for all entrances
 - Will need to show details for Tee replacements and reducers
 - Follow City of Pharr Construction Standards Manual

SEWER:

- Sewer line will need to have easements
- Sewer service line will need to be 6" SDR26
- Will need to Verify sewer service to be 6"
 - COMMENTS 9-26-19
 - Easements will need to be 10' exclusive to the City of Pharr
 - Will need to obtain private easement for private sewer service
 - Will need to install M/H not a C/O
 - 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: Elizondo Estate**DATE:** 9/24/19Residential/Commercial: .32 acres

Staff review:

Plat Notes:

- Note No.7-Revise note to say...Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- Note No.10-Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during building permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction meeting.
- Need a digital copy in (USB) and three (3) hard copies of SWPPP

- Culverts shall be RCP w/Safety End Treatment (S.E.T.)
- Street light detail plans to be included.
- Erosion and sediment control plan.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)
- City of Pharr Discharge permit required if discharging to city owned storm drain system.
- Storm sewer manhole lid to be updated.
- Any detention control/structure shall bleed out via an 8" diameter pipe into an existing storm water system (public or private).
- Minimum storm water drainpipe diameter shall be 18".



SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Elizondo Estate
Subdivision

DATE: September 26, 2019

REVIEW: Preliminary (revised comments plans dated September 13, 2019)

PLAT

1. Note No. 1--- Please verify community panel and community panel date, flood insurance rate map shows the following information; **480334 0500 B** and **January 2, 1981** respectively.
2. Note No. 3---Revise note to say... "Minimum building setback lines are as per City **of Pharr** ordinance.
3. Note No. 4---Revise note to include... "No **structure or** building..."
4. Note No. 6--- Use City of Pharr drainage directives.
5. Note No 7--- Revise note to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution discharge elimination system (TPDES)."
6. Note No 10--- Revise note to say... "A 5.0' side walk with ADA compliant wheelchair ramps and landings shall be required along the east side of S. Cage Blvd. and north side of E. Dicker Rd. at time of building permit phase".
7. Add Note---Owners to maintain detention/retention area.
8. Add Note---Owners to maintain R.O.W. and perimeter of entire subdivision.
9. RPLS signature required.

SITE PLAN

1. Use City of Pharr fire hydrant detail. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange.
2. Provide all pertinent City of Pharr details (valley gutter, curb ramps and landings, cross-section detail for drainage swale).
3. Show existing sanitary sewer line located east going through the property.

4. Add note on all bends to field verify that angles are correct.
5. Add note on all tie-ins to field verify existing waterlines.
6. Recommend changing 12x8x8 tapping tee to 12x12x12 tapping tee and include two 8"-in reducers.
7. Recommend changing 12x8x6 tapping tee to 12x12x12 tapping tee with reducer and a valve box on exiting lines with dresser couplings, and a valve box on the proposed 12"-in line (Note: make exiting lines more clear, sizes are not legible).
8. Callout all exiting asphaltic driveways. Will these remain, or will they be removed?
9. TXDOT permit required for sidewalk, ramps and landings, and UIR for utility lines.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

H.C.I.D.#2

Javier Lopez

Subject: Elizondo Estates Subdivision
Location: City of Pharr

Start: Tue 9/24/2019 2:00 PM
End: Tue 9/24/2019 2:30 PM

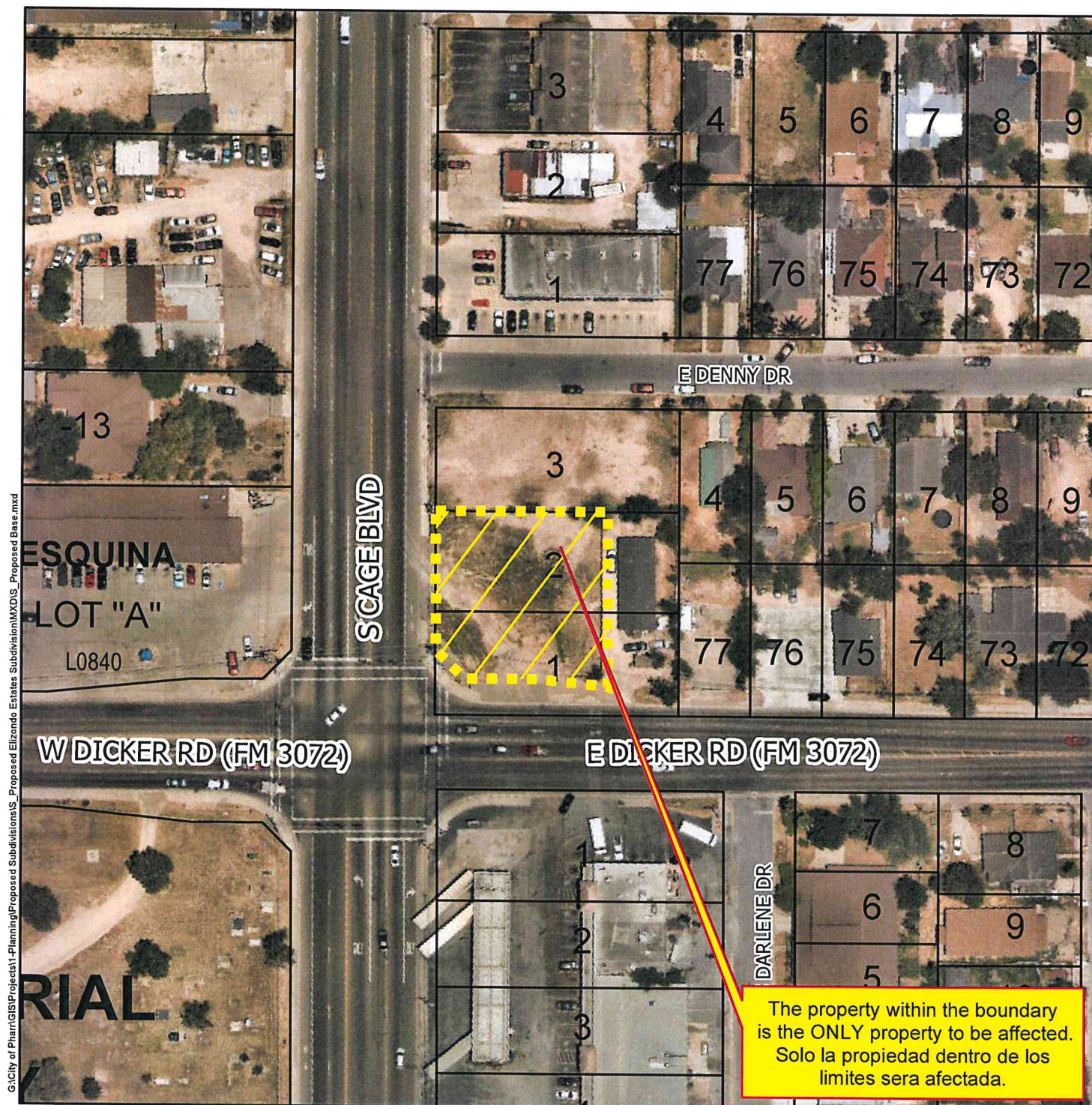
Recurrence: (none)

Organizer: Javier Lopez

P.O.C. South West corner 324



Pharr
Engineering

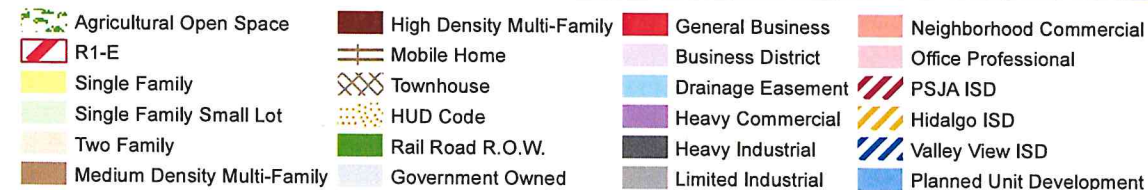
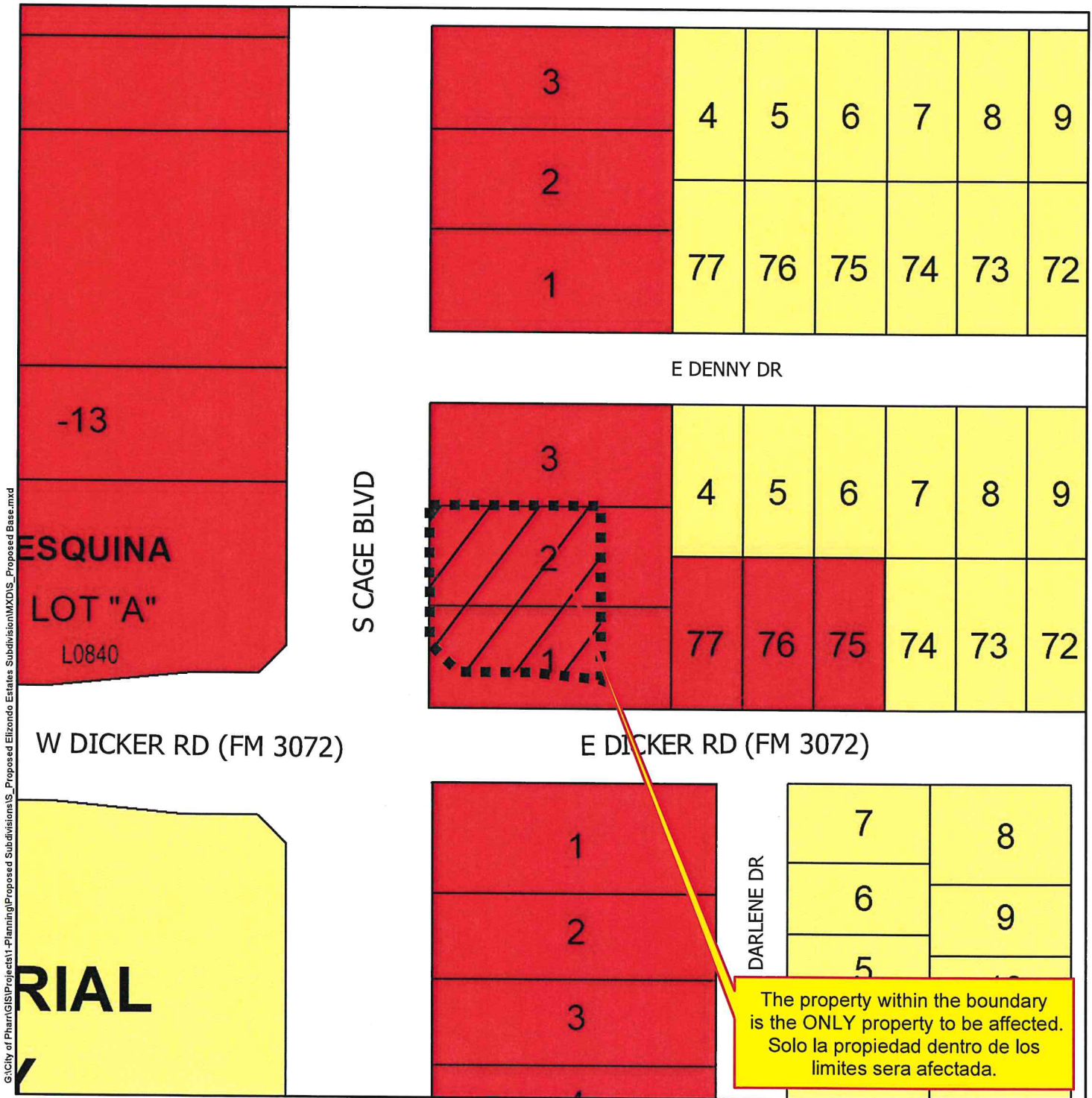


- | | | | | | | | |
|--|-----------------------------|---|---------------------------|---|--------------------|--|--------------------------|
|  | Agricultural Open Space |  | High Density Multi-Family |  | General Business |  | Neighborhood Commercial |
|  | R1-E |  | Mobile Home |  | Business District |  | Office Professional |
|  | Single Family |  | Townhouse |  | Drainage Easement |  | PSJA ISD |
|  | Single Family Small Lot |  | HUD Code |  | Heavy Commercial |  | Hidalgo ISD |
|  | Two Family |  | Rail Road R.O.W. |  | Heavy Industrial |  | Valley View ISD |
|  | Medium Density Multi-Family |  | Government Owned |  | Limited Industrial |  | Planned Unit Development |

A horizontal number line with tick marks at 0, 50, 100, 200, 300, and 400. The word "Feet" is written at the end of the line.



Date: 9/5/2019





MEMORANDUM

DATE: MONDAY, OCTOBER 14, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: STAR TRAIL SUBDIVISION FILE NO. SUB#190304
--

GENERAL INFORMATION:

APPLICANT: M2 Engineering, PLLC., representing Irene Uribe Manrique, President of Star Trail Holdings, LLC, is requesting preliminary plat approval of the proposed Star Trail Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 3.879 acre tract of land comprising of all Lot 1, Fernandez Subdivision and a 2.00 acre tract out of Lot 113, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 Block of East Eldora Road.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are Single Family Residential District (R-1) to the south and the surrounding properties are within the Extraterritorial Jurisdiction (ETJ) to the north, east and west. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartments.

VARIANCES: None requested.

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

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

1. Street lighting spacing shall be max. at 250'.

EASEMENTS:

1. Need to provide easements for sewer lines.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. Provide comments from N.A.W.S.C.
2. Follow City of Pharr Construction Standards Manual.

SEWER:

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

DRAINAGE:

1. Property falls on AH flood zone need CLOMR from FEMA.
2. See attached engineering comments.

OTHER:

1. Add: E. Eldora Rd. on cover sheet.
2. Provide surveyors signature.
3. Provide engineer signature.
4. Are the 20 ft. already dedicated as R.O.W.?
5. Use same street name that aligns with proposed subdivision "N. Mezcal Drive".
6. Plat to be rotated 90 degrees counter clockwise.
7. Plat needs to show vacated plat of Fernandez Subdivision.
8. Add: E. Eldora Rd. on location map.
9. Need to add "E" for east Eldora Rd. on metes & bounds.
10. Verify on metes & bounds if IRF or IRS, on third paragraph.
11. Update street: "I" Road, "Veterans Blvd. ("I" Road)".
12. Update H.C.I.D. #2, signature block.
13. Voluntary annexation recommended.
14. Plat shall have county signature blocks if it will remain on ETJ, if property is annexed to city limits only city signature block are required.
15. See staff comments attached.



Pharr Fire – Rescue

118 S. Cage Blvd. 3rd Floor

Pharr, Texas 78577

Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: STAR TRAIL SUBDIVISION (STAFF)

Reviewed By: DAGO SOTO

Date: 9/24/19

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:

1. PLAT NOTE: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT
2. FIRE HYDRANTS SHALL BE MUELLER BRAND AND FACTORY YELLOW
3. THE WATERLINE SHALL BE LOOPED ON A FIRE DEPARTMENT APPROVED WATER MAIN
4. CUL-DE-SAC SHALL BE R48.00'

801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300
FAX: 956-783-4688



Jose A. Villescas
Public Utilities Director

STAFF REVIEW FOR: *STAR TRAIL SUBDIVISION*

COMMENTS: **Initials:** J.V. / O.D.L. / R. B **SEPTEMBER 24, 2019**

WATER:

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

SEWER:

- Sewer service will need to be 6" SDR26
- M/H on Lot #4 will need to be relocated to the Center of the property of lot #4
- M/H on Lot #7 will need to be outside of cub radius
- All M/H will need to be Composite based with City Logo
- Will need to extend sewer line to the end of Property on S.E. corner of property and install M/H with Stub out for Future use
- C/O by existing M/H will need to be removed and extended to the end of the property
- 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: Star Trail Subdivision

DATE: 9/24/19

Residential/Commercial: _3.879_ acres

Staff review:

Plat Notes:

- Note No.14-Revise note to say...Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES) **NOTE ON PLAT.**
- Note No.16-Revise note to say...5' sidewalk with A.D.A. ramps and landings will be required to be constructed during building permit phase along any street. Unless otherwise stated. **NOTE ON PLAT**
- Owners are to maintain detention/retention areas. **NOTE ON PLAT**
- Owners to maintain R.O.W. and perimeter of subdivision. **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards.
- An approved drainage report is required for all new subdivisions and/or development(s).
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre-Construction meeting.
- Need a digital copy in (USB) and three (3) hard copies of SWPPP

- Street light spacing 250'.
- Erosion and sediment control plan.
- NO street cuts allowed unless approved through permit by Public Works Department. (\$35.00 permit fee)
- City of Pharr Discharge permit required if discharging to city owned storm drain system.



SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Star Trail Subdivision

DATE: September 26, 2019

REVIEW: Preliminary (revised comments plans dated September 13, 2019)

PLAT

1. Note No. 4---Revise note to say... "Minimum finished floor elevation: 18" above top of the street at center of lot.
2. Note No. 6--- Use City of Pharr drainage directives.
3. Note No 14--- Revise note to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution discharge elimination system (TPDES)."
4. Note No 16--- Revise note to say... "A 5.0' side walk with ADA compliant wheelchair ramps and landings shall be required along the east side of Star Trail Dr. at time of building permit phase".
5. Add Note---Owners to maintain detention/retention area.
6. Add Note---Owners to maintain R.O.W. and perimeter of entire subdivision.
7. Add Note---Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
8. R.P.L.S. signature required.
9. P.E. signature required.

SITE PLAN

1. Use City of Pharr fire hydrant detail. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange.
2. All sidewalk details must have a minimum width of 5.0'-ft as per City of Pharr standards.
3. Street lights must be 250'-ft apart max as per City of Pharr standards or as approved by planning and zoning.
4. Existing 18"-in storm sewer line will need to be upgraded, proposed line will cause choke points.

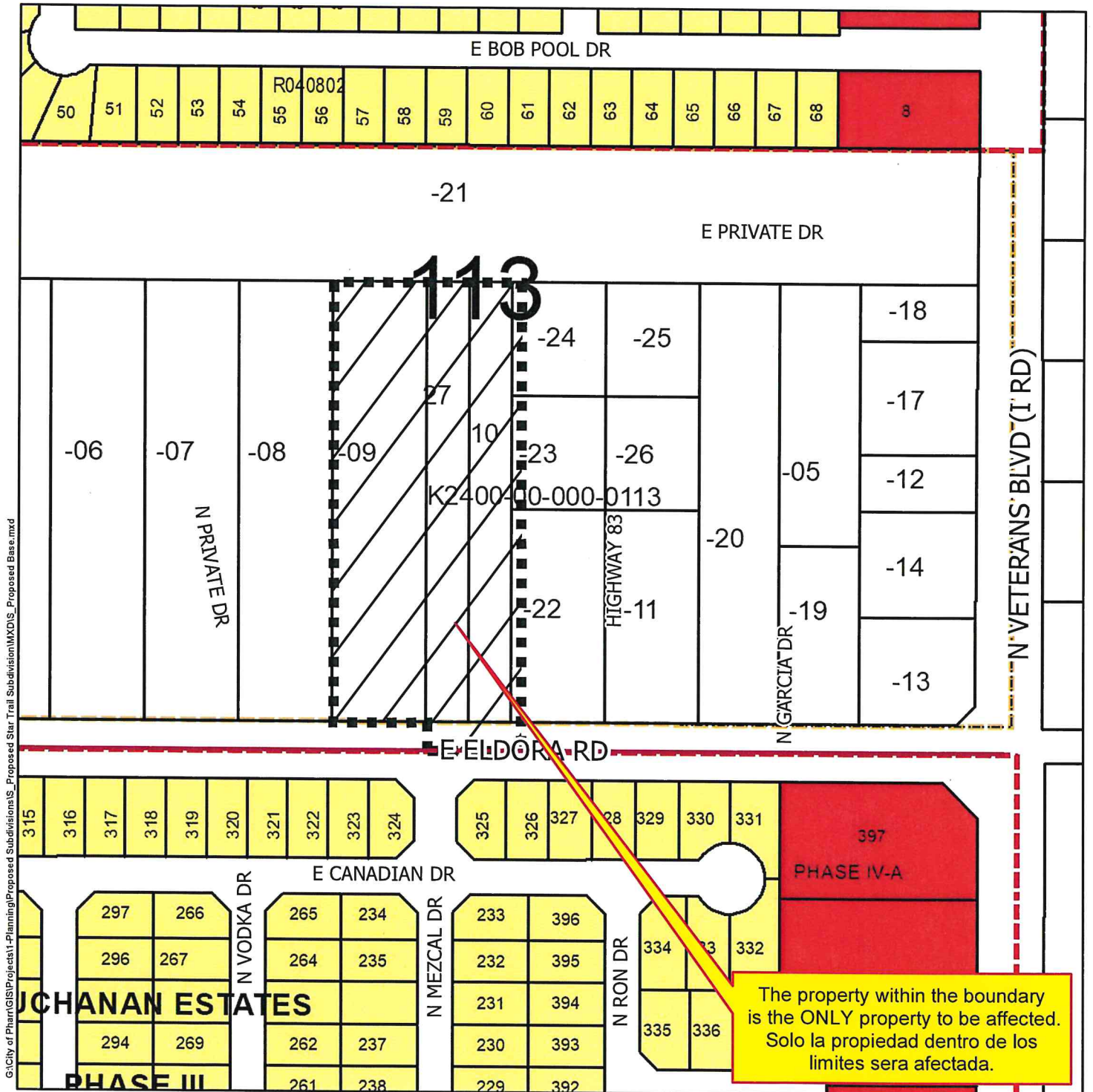
5. For AH zone a CLOMAR letter from FEMA is required.
6. Layback curb will not be allowed.
7. Valley gutter design strength is 4000 PSI.
8. Curb and gutter design strength is 3000 PSI.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

1. 1/3 paved road ROW must include the following:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk



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 | |



