

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, AUGUST 12, 2024**

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. 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:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). 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. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. 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 for July 22, 2024 - Regular Called Meeting

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) Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Park Avenue. **CUP#240716**

2) Oscar J.E. Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential-Small Lot (R1-A) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 1.161 acres, more or less, out of Lots 2 & 3, Block D, being all that part of the right-of-way of Lateral "F" lying east of the road in the West 320 feet of Block "D" Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 910 North Flag Street. **COZ#240721**
(WITHDRAWN)

E. PLATS:

1) Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, is requesting final plat approval of the proposed Burgos Subdivision. The property is legally described as being a 1.00 acre out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#210723**

2) Pape-Dawson Engineers, representing Carlos Canales, General Partner for Pharr Bridge Investment Company, L.P. is requesting preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision. The property is legally described as being a 20.380 acre tract, more or less, being a portion of Lots 5 and 6, Block 13, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of West Military Highway. **SUB#240411**

3) Rio Delta Engineering, representing Thomas F. Phillips, owner is requesting preliminary plat approval of the proposed Jackson Place Commercial Subdivision. The property is legally described as being a 1.99 acre tract of land, more or less, out of Lot 6, Block 5, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North Jackson Road. **SUB#240206**

4) Pablo Soto Jr., P.E., representing Xochitl Pablo Valdez, owner, is requesting preliminary plat approval of the proposed P.V. Subdivision. The property is legally described as being a 0.89 acre tract of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2600 Block of South Cage Boulevard. **SUB#240409** (DEVELOPMENT SERVICES)

F. ANNOUNCEMENTS:

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 Board 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 Board 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 Board 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 Board 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 Board 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 Board 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:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 8th day of August 2024 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 8th day of August 2024

Imelda Perez
IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 22, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 22, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Rafael Munguia
Andy Castro
Ruben Luna
Mercedes Guillen

MEMBERS ABSENT: Jonathan Larraga
Romeo Cantu Jr.
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Nancy Hernandez, Administrative Assistant

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

Board Member Charlie Ramirez **moved** to excuse the absent members. Board Member Rafael Munguia seconded the motion and when put to a vote it, carried unanimously.

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR JULY 08, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Rafael Munguia **moved** to approve. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORES'S AND STRIPES STORES, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 2, NEWT'S CORNER, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 10701 SOUTH CAGE BOULEVARD. CUP#240614

Eddie Martinez, Planner III, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). He went over the property's legal description and physical address and stated the property and properties to the west are currently zoned General Business District (C). Mr. Martinez stated that the property to the north was zoned Agricultural and/or Open Space District (A-O). The adjacent zoning was Limited Industrial District (L-I) to the east. General Business District(C) and Agricultural and /or Open Space District (A-O) to the south. He further stated the area was generally designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported two (2) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on July 12, 2024, and a legal notice was published in The Advance News Journal on July 10, 2024. He stated staff received no response to the letters or legal notice.

Eddie Martinez, Planner III, further stated staff recommended **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 the applicant and site shall comply with all City Ordinances and City Department requirements.

Eddie Martinez, Planner III, reported there was representation in the audience. Applicant had no comments.

There being no further discussion, Board Member Rafael Munguia moved to approve. Board Member Andy Castro seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) **WESTWOOD PROFESSIONAL SERVICES, INC., REPRESENTING K.V. CHOWDARY, MANAGER OF KVS DEVELOPMENT, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MAJESTIC INTERNATIONALTRADE PORT PHASE 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 79.022 ACRE TRACT OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 55, BLOCK 18 AND A PORTION OF A 40 FOOT ROAD, SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32, INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSER SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 9000 BLOCK OF SOUTH VETERANS BOULEVARD. SUB#231025**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 9000 Block of South Veteran's Boulevard. The property was currently zoned Heavy Industrial District (H-I). He stated the adjacent properties to the north, east and south are outside the city limits, Heavy Industrial District (H-I) and Agricultural and/or Open Space District (A-O) to the west of the property. He stated the property was designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 p.m.

PLANNING & ZONING COMMISSION

ATTEST:

Danny Wylie, Chairman

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: August 6, 2024

MEETING DATE: August 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Park Avenue. **CUP#240716**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/6/2024
Approved - 8/7/2024
Final Approval - 8/8/2024



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#240716 (THE LONE STAR THEATER)
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GENERAL INFORMATION:

APPLICANT: Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, have filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 115 East Park Avenue.

ZONING: The property is currently zoned Business District (C-2). The surrounding areas are zoned Business District (C-2) to the north, east, south and west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.

HEALTH:

Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Sunday through Saturday from 10:00 AM to 12:00 AM.

NOTIFICATION OF PUBLIC:

Twenty-seven (27) surrounding property owners were notified of the request by letter on July 26, 2024, and a legal notice was published in the Advance News Journal on July 24, 2024. 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 Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **August 19, 2024**, at **4:00 p.m.**

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across

intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:

- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
- A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.

9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

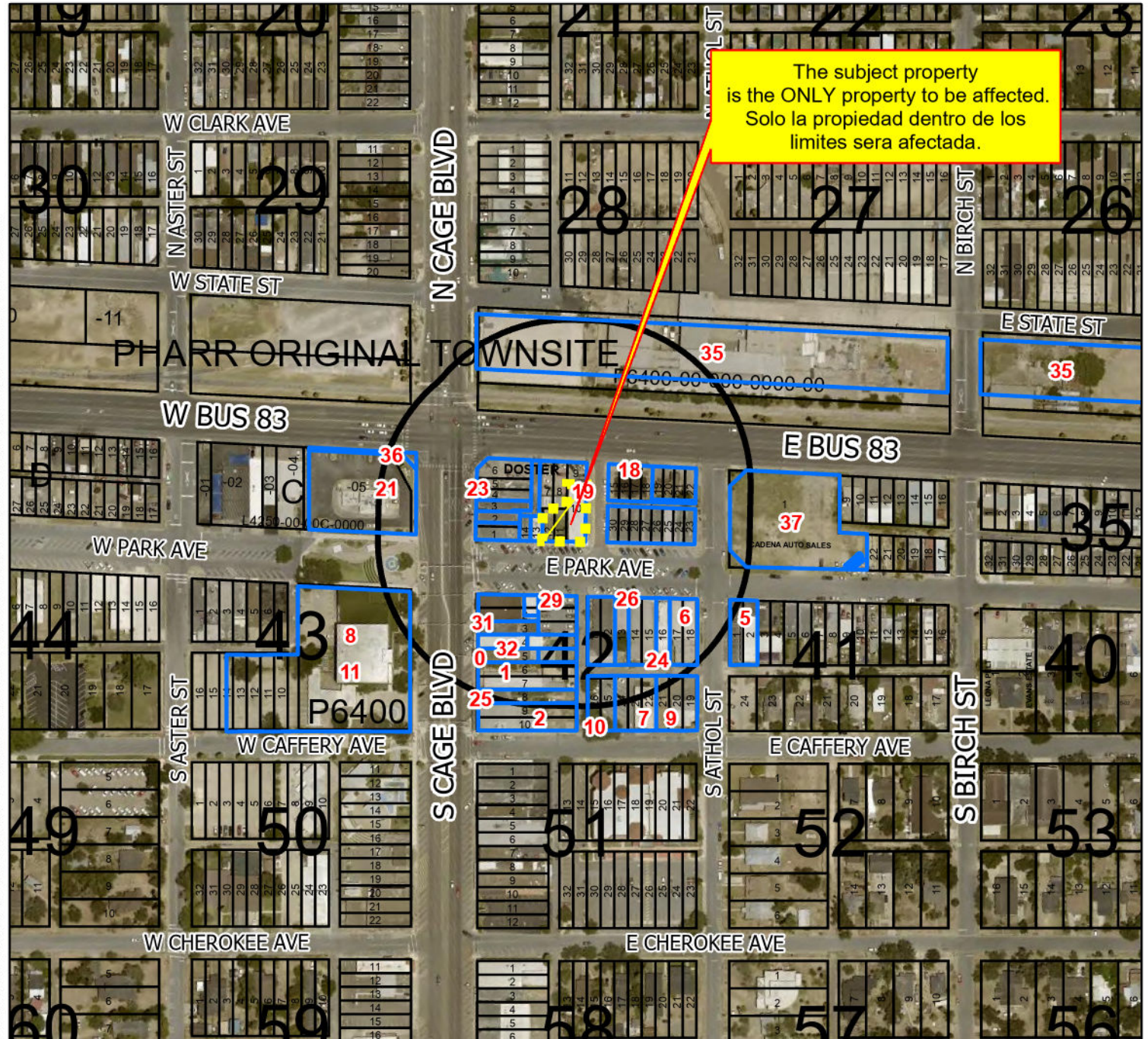
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).

13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

PROPOSED CONDITIONAL USE PERMIT
 LOTS 10,11,12, & THE NORTH 11.5 FT OF LOT 13
 JUAN DAVID LARIOS

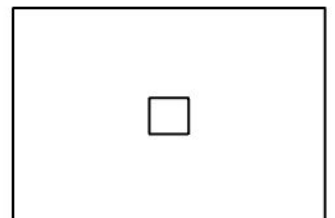


AERIAL



- Notified Properties
- 300 ft. Notification Buffer
- Location

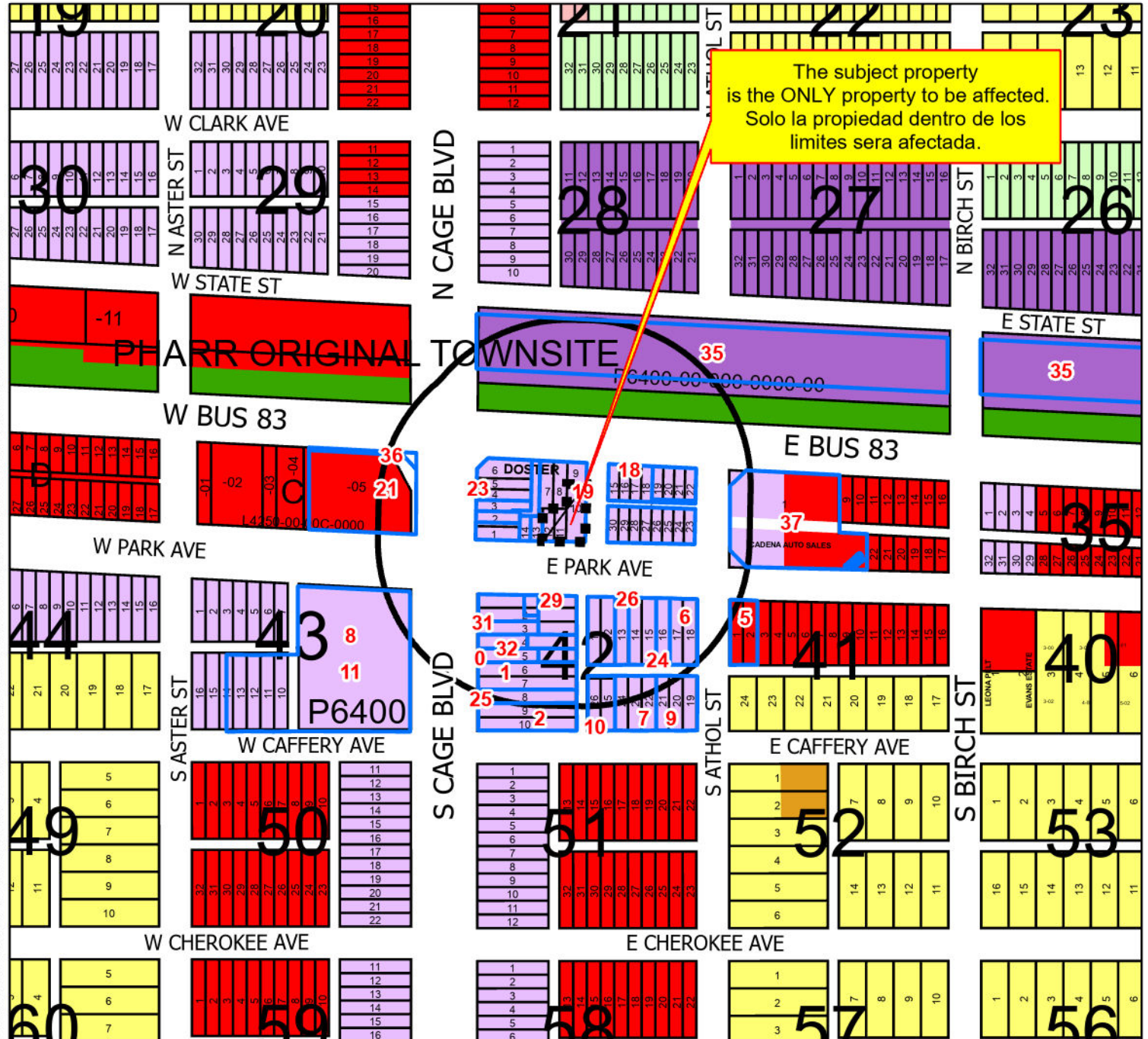
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



PROPOSED CONDITIONAL USE PERMIT
 LOTS 10,11,12, & THE NORTH 11.5 FT OF LOT 13
 JUAN DAVID LARIOS

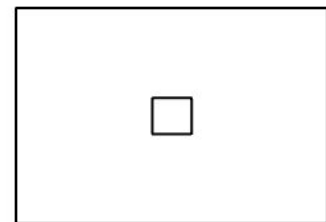


ZONING



Agricultural Open Space	Rail Road R.O.W	Neighborhood Commercial	Notified Properties
Single Family	Government Owned	Office Professional	300 ft. Notification Buffer
Single Family Small Lot	General Business	PSJA ISD	Location
Residential Multi-Family	Business District	Hidalgo ISD	
Residential Multi-Family High Density	Drainage Easement	Valley View ISD	
Mobile Home	Heavy Commercial	Planned Unit Development	
Townhouse	Heavy Industrial		
HUD Code	Limited Industrial		

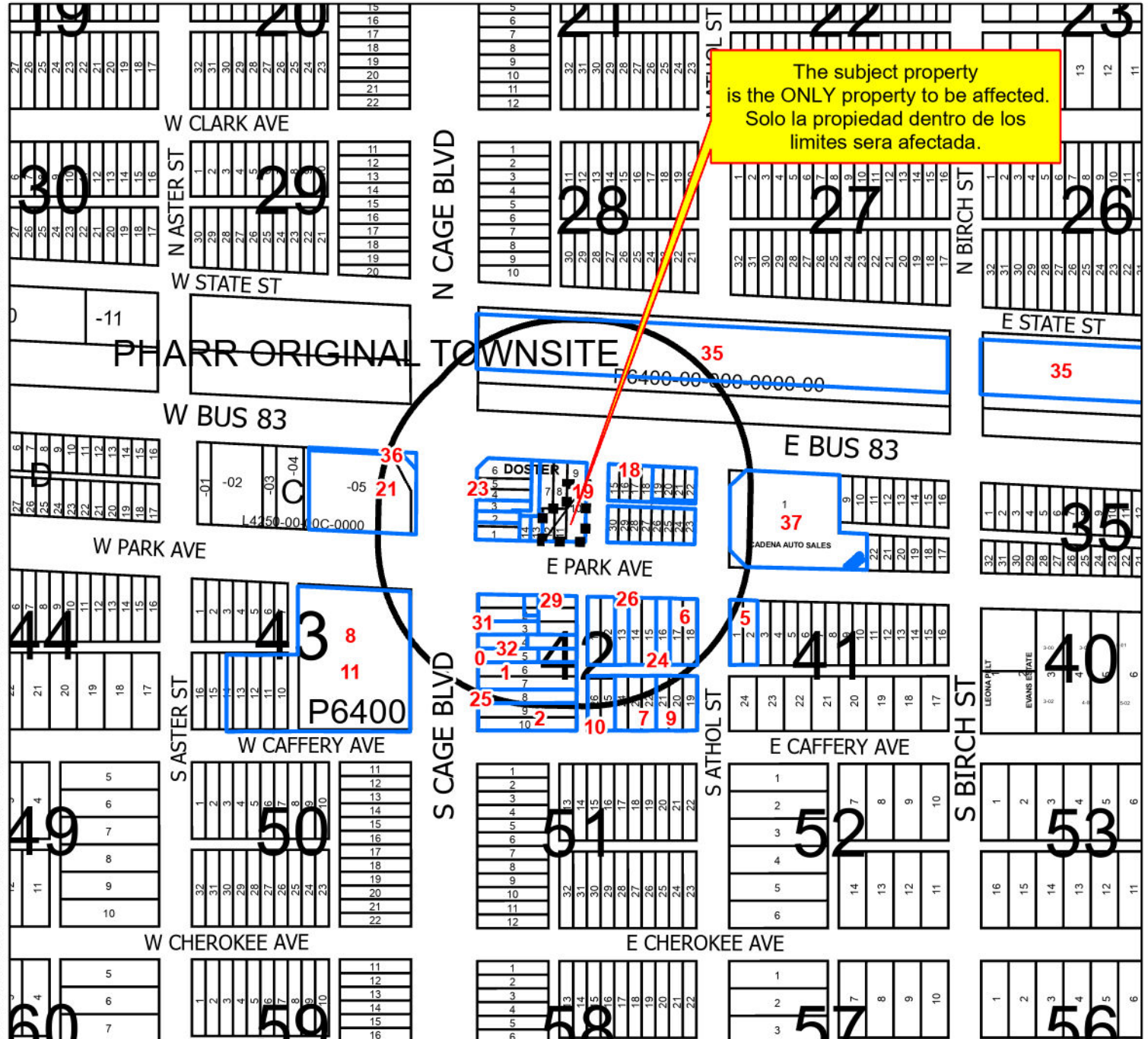
All Information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



PROPOSED CONDITIONAL USE PERMIT
 LOTS 10,11,12, & THE NORTH 11.5 FT OF LOT 13
 JUAN DAVID LARIOS

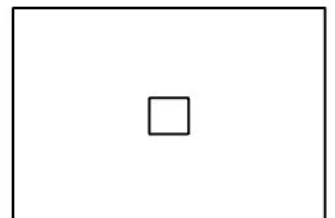


RADIUS

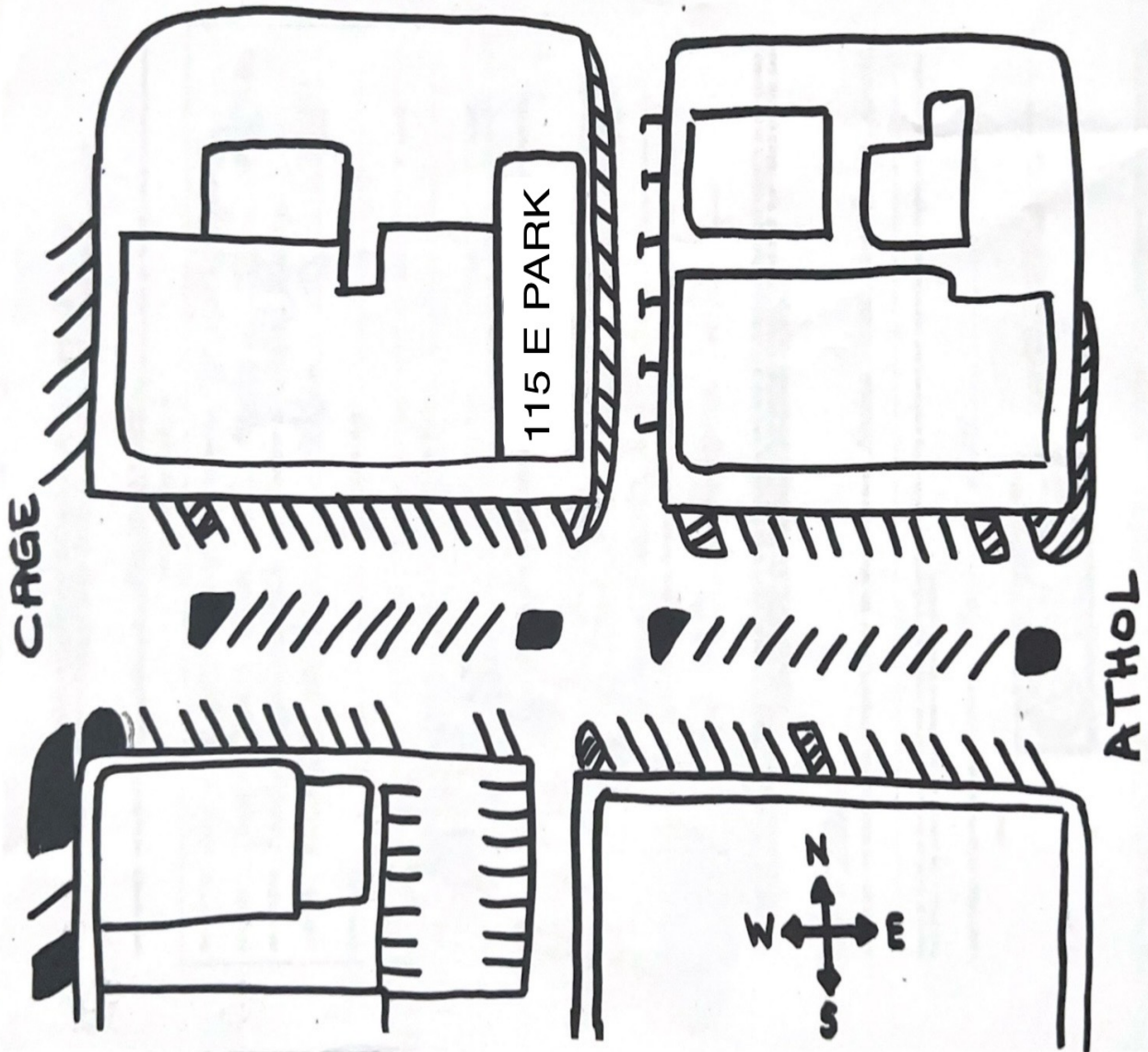


- Notified Properties
- 300 ft. Notification Buffer
- Location

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.



BUSINESS 83





Pharr
Development Services



Site Photo

115 East Park Avenue





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: August 8, 2024

MEETING DATE: August 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Oscar J.E. Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential-Small Lot (R1-A) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 1.161 acres, more or less, out of Lots 2 & 3, Block D, being all that part of the right-of-way of Lateral "F" lying east of the road in the West 320 feet of Block "D" Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 910 North Flag Street. **COZ#240721 (WITHDRAWN)**

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Oscar J.E. Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential-Small Lot (R1-A) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments.

Fiscal Consideration:

Staff Recommendation: Item has been withdrawn by the applicant.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/8/2024
Approved - 8/8/2024
Final Approval - 8/8/2024

8-8-2024

Yo Oscar Garza retiro de la junta
del 12 de Agosto el cambio de Zona
de la direccion 910 N Flag St Phorr TX
hasta nuevo aviso de recibir informacion
del Distrito de Riego sobre ismens/ROW



Oscar J.E Garza M

956) 655-2301

8-8-2024



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: August 6, 2024

MEETING DATE: August 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, is requesting final plat approval of the proposed Burgos Subdivision. The property is legally described as being a 1.00 acre out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#210723**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, is requesting final plat approval of the proposed Burgos Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Burgos Subdivision subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/6/2024
Approved - 8/7/2024
Final Approval - 8/8/2024



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: BURGOS SUBDIVISION
FILE NO. **SUB#210723**

GENERAL INFORMATION:

APPLICANT: Robles Engineering, LLC., representing Juan Jose Palacios and Laura E. Palacios, owners, is requesting final plat approval of the proposed Burgos Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.00 acre out of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1200 Block of West Greg Drive.

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: Residential home.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Burgos Subdivision subject to the following conditions set before you.

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

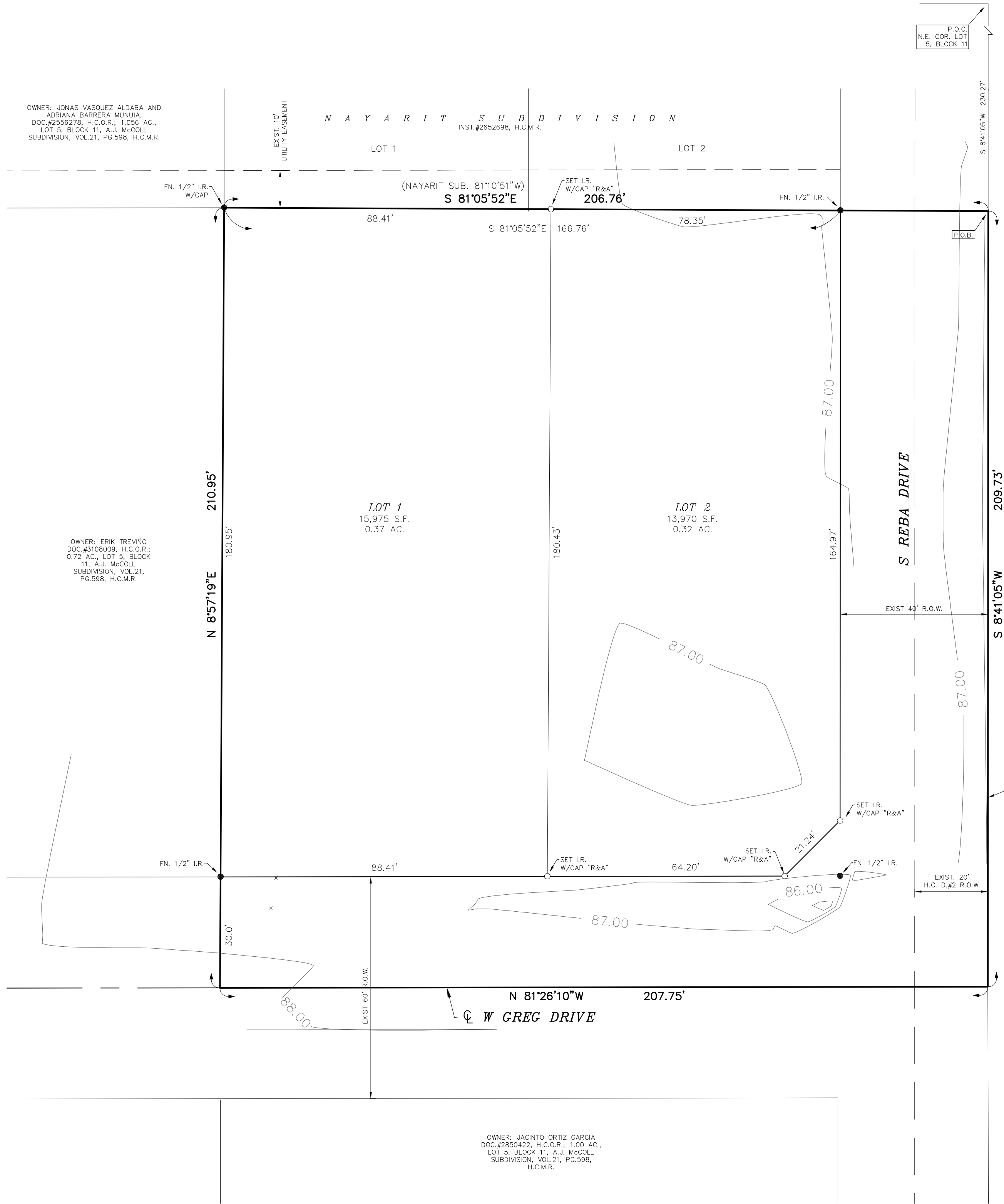
DRAINAGE:

1. In compliance.

OTHER:

1. In compliance.

This item will go before the City Commission meeting of August 19, 2024 at 4:00 p.m.



METES AND BOUNDS DESCRIPTION

Being 1.00 acre of land situated in Hidalgo County, Texas and being out of Lot 5, Block 11, A.J. McColl Subdivision, as per map recorded in Volume 21, Page 598, of the Hidalgo County Map Records and said 1.00 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northeast corner of said Lot 5, also being the northeast corner of Nayarit Subdivision as per map recorded in instrument #2652698, THENCE, SOUTH 8°41'05" WEST 230.27 feet with the east line of said Lot 5 and the east line of said Nayarit Subdivision to a point for the southeast corner of said Nayarit Subdivision and the northeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, SOUTH 8°41'05" WEST, 209.73 feet with the west line of said Lot 5 and the east line of a 40-foot road easement (S. Reba Drive) to a point for the southeast corner of said tract herein described;

THENCE, NORTH 8°12'6" WEST, 207.75 feet with the north line of a 1 acre tract described in Document #2850422 of the Hidalgo County Official Records and the centerline of W. Greg Drive to a point for the southwest corner of said tract herein described;

THENCE, NORTH 8°57'19" EAST, with the east line of a 0.72 acre tract described in Document #3108009 of the Hidalgo County Official Records at a distance of 30.00 feet pass a 1/2-inch iron rod found for reference on the north right-of-way line of said W. Greg Drive and continuing for a total distance of 210.00 feet (dead 210.95 feet) to a 1/2-inch iron rod with a plastic cap found for the northeast corner of said 0.72 acre tract and the northwest corner of said tract herein described;

THENCE, SOUTH 81°05'52" EAST, with the south line of said Nayarit Subdivision passing at a distance of 166.76 feet a 1/2-inch iron rod found for reference on the west right-of-way line of said 40-foot road and continuing for a total distance of 206.76 feet to the POINT OF BEGINNING and containing 1.00 acre of land more or less.

CERTIFICATION OF APPROVAL AND ACCEPTANCE BY THE PLANNING AND ZONING COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, THIS THE ____ DAY OF _____, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE, CHAIRMAN, PLANNING & ZONING COMMISSION DATE
CITY OF PHARR

CERTIFICATION BY THE MAYOR OF THE CITY OF PHARR:

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

AMBROSIO, HERNANDEZ DATE
MAYOR, CITY OF PHARR

ATTEST:
CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO.2, ON THIS THE ____ DAY OF _____, 2021.

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

ATTEST:

PRESIDENT SECRETARY

BURGOS SUBDIVISION

BEING A SUBDIVISION OF 1.00 ACRE OUT OF LOT 5, BLOCK 11, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 21, PAGE 598 OF THE HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "BURGOS SUBDIVISION", TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JUAN JOSE PALACIOS DATE
1204 W GREG DRIVE
PHARR, TEXAS 78577

LAURA E. PALACIOS DATE
1204 W GREG DRIVE
PHARR, TEXAS 78577

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN JOSE PALACIOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LAURA E. PALACIOS AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC, FOR THE STATE OF TEXAS

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B", DESCRIBED AS AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, OF COMMUNITY-PANEL NO. 480334 0500 B, MAP REVISED JANUARY 2, 1981.

2. SETBACKS: MINIMUM SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AS MEASURED FROM THE CENTER OF THE LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

4. CITY OF PHARR BENCHMARK NO. 14; ELEVATION 87.32, GRD COORDINATES N:16571056.067 E:1078182.056 LOCATED AT INTERSECTION OF DICKER ROAD AND PECAN PLANTATION CIRCLE ON THE SOUTH SIDE OF DICKER ROAD AND THE WEST SIDE OF PECAN PLANTATION CIRCLE.

5. A 5.0-FT SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.

6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.054 ACRES AND A VOLUME OF APPROXIMATELY 0.054 ACRE-FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.

7. NO STRUCTURES ARE ALLOWED OVER ANY EASEMENT.

8. OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

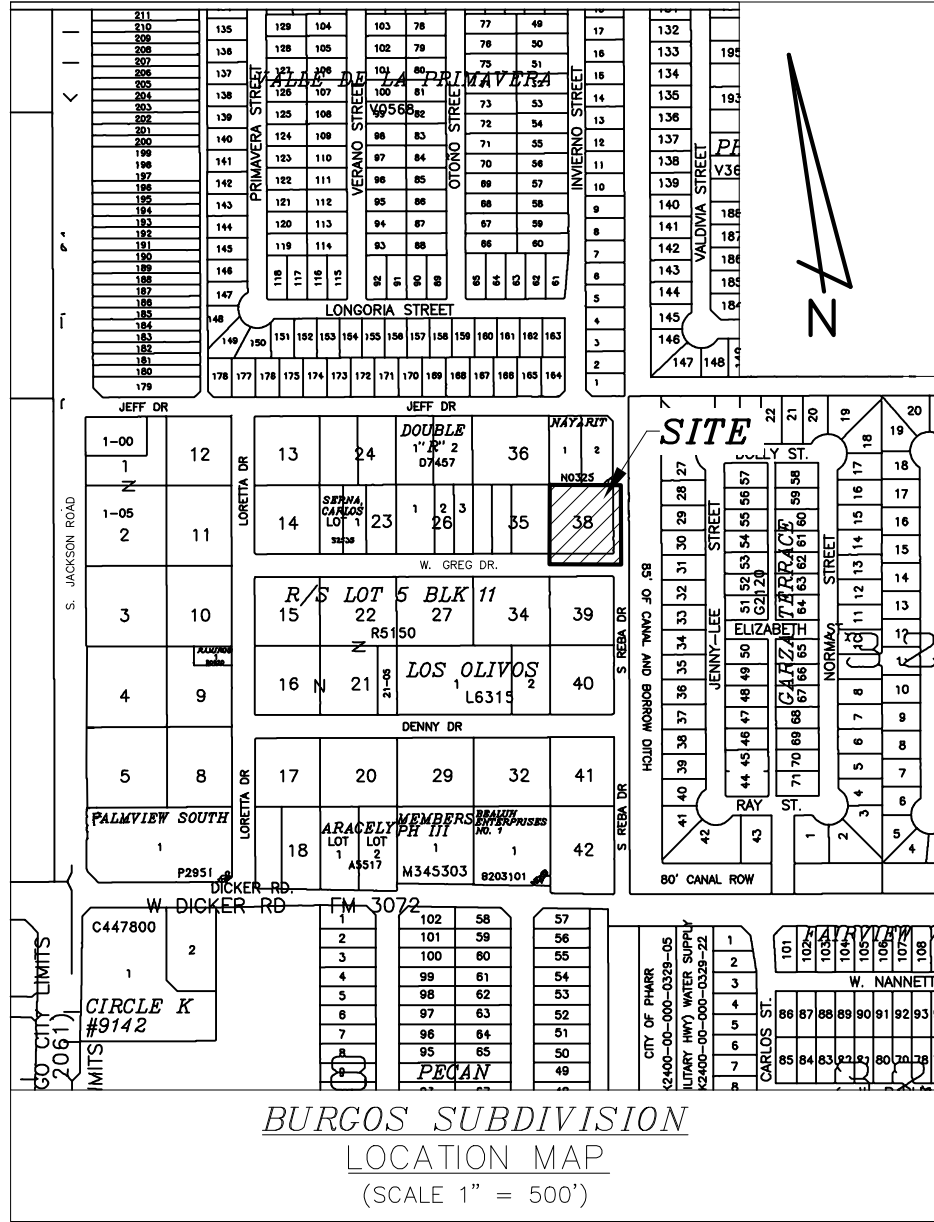
9. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

10. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (TPDES).

11. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY FIRE PROTECTION REQUIREMENTS.

12. LANDSCAPE AS PER CITY OF PHARR ORDINANCE.

13. OWNER TO MAINTAIN DETENTION/RETENTION AREA.



APPROVED BY THE DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS
HIDALGO COUNTY

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

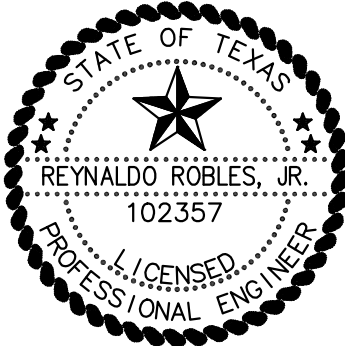
REYNALDO ROBLES
R.P.L.S. #4032
PO BOX 476
WESLACO, TX, 78599

DATE

STATE OF TEXAS
HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR.
LICENSED PROFESSIONAL ENGINEER #102357 DATE
PO BOX 476
WESLACO, TX, 78599



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

RA ROBLES &
ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUSACHE ST.
WESLACO, TEXAS 78596

PHONE (956) 968-2422
FAX (956) 969-2011
FIRM NO. 10098701

ROBLES
ENGINEERING, LLC
FIRM NO. F-17891

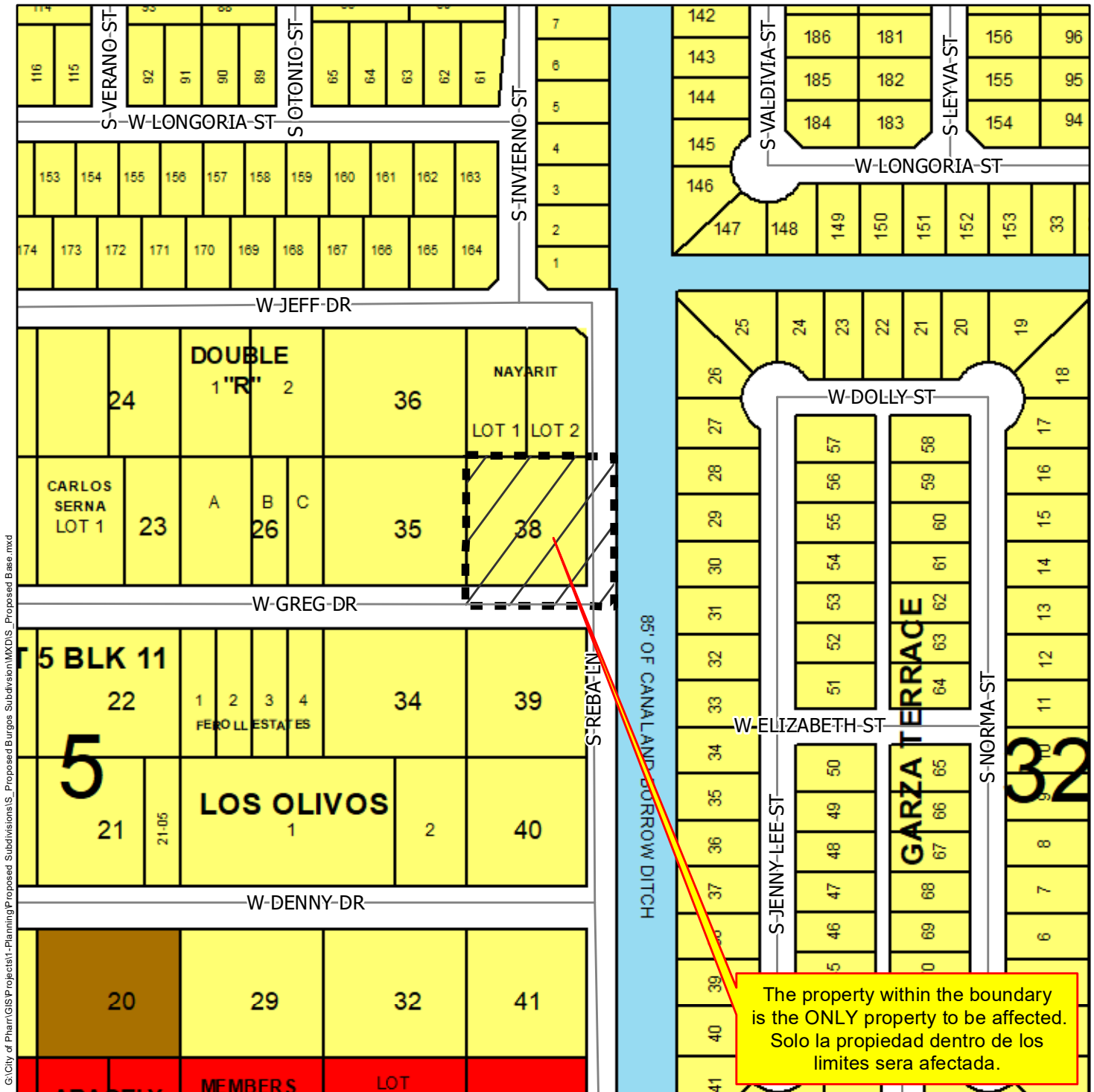
PHONE (956) 968-2422
FAX (956) 969-2011

DRAWN BY: JR
DATE: 6-20-21
JOB NO. 153-21
REVIEWED BY: JR

PRELIMINARY- FOR REVIEW ONLY



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



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

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

Scale: 1 inch = 200 feet





Pharr
Development Services



Site Photo

1200 Block of West Greg Drive





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.2.

DATE SUBMITTED: August 8, 2024

MEETING DATE: August 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pape-Dawson Engineers, representing Carlos Canales, General Partner for Pharr Bridge Investment Company, L.P. is requesting preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision. The property is legally described as being a 20.380 acre tract, more or less, being a portion of Lots 5 and 6, Block 13, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of West Military Highway. **SUB#240411**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Pape-Dawson Engineers, representing Carlos Canales, General Partner for Pharr Bridge Investment Company, L.P. is requesting preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/8/2024
Approved - 8/8/2024
Final Approval - 8/8/2024



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LOVE'S TRAVEL STOP PHARR TEXAS SUBDIVISION
FILE NO. **SUB#240411**

GENERAL INFORMATION:

APPLICANT: Pape-Dawson Engineers, representing Carlos Canales, General Partner for Pharr Bridge Investment Company, L.P. is requesting preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.380 acre tract, more or less, being a portion of Lots 5 and 6, Block 13, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1500 Block of West Military Hwy.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, Agricultural and/or Open Space District (A-O) to the east, General Business District (C) and limited Industrial District to the south and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Loves Travel Stop gas station store and truck stop.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Love's Travel Stop Pharr Texas Subdivision subject to the following conditions set before you.

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

1. Permits shall be obtained from TxDot for sidewalks and driveways.
2. Provide a street light layout on a separate sheet, lights to be provided along W. Military Hwy, 250' maximum spacing between street light.
3. Shall obtain U.I.R's from TxDot for any utility installed within the R.O.W., if any.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. See attached comments from H.C.I.D.#2 and address them.
4. Label and show all existing easements north of proposed site.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed by HCDD 1, for approval.

OTHER:

1. Location map: change scale to 1"=1000' and center site location.
2. Add Raul Sesin, for HCDD1 signature line and verify with entity for format.
3. Remove box numbers 1-9, above general notes.
4. Remove plat note #3, 9 and 13.
5. On metes & bounds and plat layout verify the call out, to label bearings & distances on plat.
6. Provide full set of subdivision plans to include: Plat, survey, existing utilities, proposed water and sanitary sewer lines and provide city details, also bind/staple sets.
7. Remove aerial on utility sheets.
8. Fiber optic, provide a KMZ file geo referenced and to be DWG format.
9. Staff notes are attached.

STAFF REVIEW MEETING FOR: *LOVE'S TRAVERL STOP SUBDIVISION*

COMMENTS:

Initials: J.R.

JULY 29, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to get UIR permit form TxDot for water line installation.
- Will need to get gas company permit for water crossing.
- Will need to show all water crossing details.
- The water line will need to be looped.
- Water line on W. Military Rd. will need to be 12" PVC C-900
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Sewer connection will need to be discuss during plat review meeting.
- Will need to show all sewer crossing details.
- Comments made may change depending on the circumstances.
- 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:_____



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

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: LOVE'S SUBDIVISION PRELIMINARY STAFF

Reviewed by: MIKE NAVARRO

07-30-2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches 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 hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color 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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. 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: 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 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. 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 2018; 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments: PHARR FIRE MARSHAL OFFICE REVIEWED PLANS FOR SUBDIVIONS AND THE FOLLOWING SHALL BE ADDED TO THE PLANS:

- 1. SHALL SHOW ON UTILITY LAYOUT FIRE HYDRANTS THAT WILL BE PROPOSED IN THE AREA OF THE TURCK PARKING AREA, FUEL PUMP AREA FOR SEMI TRILERS ETC.**
- 2. SHALL PROVIDE A LOOPED WATER LINE FOR THE SUBDIVIONS TO SUPPORT INSIDE FIRE HYDRANTS.**
- 3. SHALL PROVIDE A FIRE HYDRANT DETAIL**
- 4. SHALL PROVIDE A FIRE HYDRANT VALVE DETAIL TO INCLUDE A 30 X30X 6 CONCRETE COLLAR.**
- 5. SHALL RPROVIDE INFORMATION ON PLANS IF THERE WILL BE A SIDE WALK AND SHALL SHOW FIRE HYDRANTS TO BE LOCATED 6FT BEHIND CURB IN AREAS OF SIDEWALK.**
- 6. AREAS WITH OUT A SIDE WALK SHALL HAVE FIRE HYDRANT 3 FT BEHIND CURB.**
- 7. SHALL PROVIDE A BALLARDS TO PROTECT FIRE HYDRANTS IN THE AREA OF PARKING AND FUEL PUMP STATIONS.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Proposed P.V. Subd.; Jackson Place Commercial; Love's Travel Stop
Date: Tuesday, July 30, 2024 12:00:23 PM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 comments, claims and updates as needed for approval:

Proposed Love's Travel Stop

1. We have the general right of way covering all the lot V. 19, Pg. 297 – no action is required.
2. The proposal is excluded from the District and will not need to submit application form.
3. The proposal is acceptable to our office to submit for signature.

If there are any questions, please advise. Sorry for the delay in responding Eddie, Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org



Staff Pre-Construction Meeting

DATE: 07/29/2024

Love's Travel Stop

20.38 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Submit an approved Sediment Erosion Control Plan**
- **Obtain a large construction notice from TCEQ.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**

Telephone (956) 402-4350 | 1015 E. Ferguson | Pharr, Texas 78577

www.pharr-tx.gov

SUBDIVISION: Love's Travel Stop Pharr
Subdivision**DATE:** August 2, 2024**REVIEW:** Preliminary (comments plans dated 7-18-2024)**PLAT**

1. Signature and seal from P.E. required.
2. Signature and seal from R.P.L.S. required.
3. Add note---Owners to maintain ROW and perimeter of subdivision.
4. Note No. 7---revise note to say... "5'-ft sidewalk shall be required to be constructed along all streets at time of building permit phase."

SITE PLAN

1. Remove aerial layer from site plan for legibility.
2. Provide a utility profile and pertinent City of Pharr details (Water, sewer storm etc....) of all proposed items.
3. Ensure water line has a depth of 4'-ft minimum from natural ground.
4. Discharge permit from HCID No. 2 required.
5. Provide crossing permits from all gas companies.
6. Waterline shall be required to be looped.

DRAINAGE

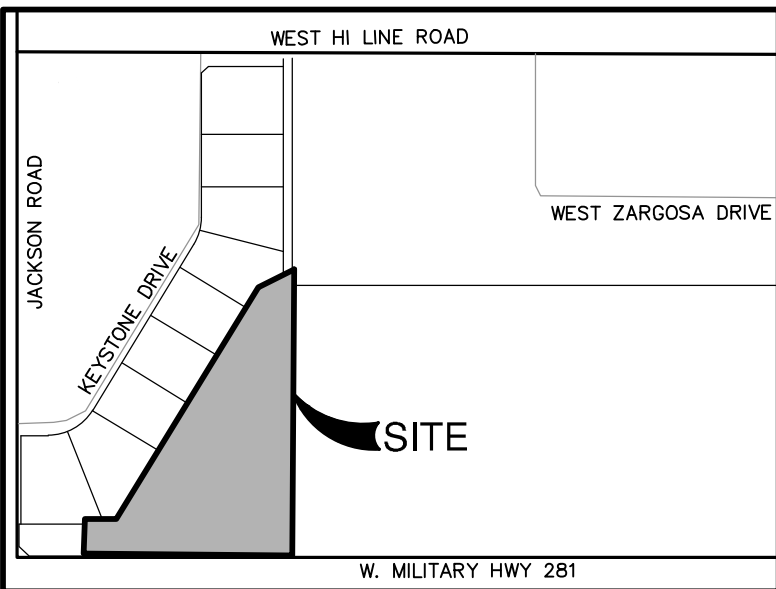
1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. UIR permit may be required for tie-in to TX-Dot storm system.
4. Detention ponds with depths of 3'-ft or deeper require a perimeter fence.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**



LOCATION MAP
SCALE: 1" = 1000'

LEGEND

HCDR	DEED RECORDS OF HIDALGO COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HIDALGO COUNTY, TEXAS
HCID	HIDALGO COUNTY IRRIGATION DISTRICT	ROW	RIGHT-OF-WAY
HCMR	MAP AND PLAT RECORDS OF HIDALGO COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
---	93	---	EXISTING CONTOURS (SURVEYOR)
---	93	---	PROPOSED CONTOURS
---	93	---	CENTERLINE
---	93	---	1/2" IRON ROD (PD)

- GENERAL NOTES:
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE COMMUNITY PANEL NUMBER 485334-0500 B. REVISED JANUARY 2, 1981.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF EACH LOT.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.96 ACRES AND A VOLUME OF APPROXIMATELY 4.72 ACRE FEET WILL BE REQUIRED FOR USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
 - NO STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
 - MINIMUM BUILDING SETBACKS SHALL BE PER CITY OF PHARR ORDINANCE.
 - A 5-FT SIDEWALK SHALL BE REQUIRED TO BE CONSTRUCTED ALONG ALL STREETS AT TIME OF BUILDING PERMIT PHASE.
 - CITY OF PHARR BENCHMARK: MONUMENT #6 HORIZONTAL DATUM IS TEXAS STATE PLANE COORDINATES SOUTH ZONE VERTICAL DATUM IS NGVD 1988 USING GEOID MODEL 1999 ELEVATION = 89.72 NORTHING = 1655137.028 EASTING = 1077555.765
 - A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT T.P.D.E.S.
 - OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - OWNERS TO MAINTAIN DETENTION/RETENTION AREA.
 - ALL FIRE PROTECTION LINES SHALL BE DONE BY LICENSED FIRE SPRINKLER COMPANY.

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOVE'S TRAVEL STOP - PHARR TEXAS SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY SURVIVUE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ATTN: CARLOS CANALES
PHARR BRIDGE INVESTMENT COMPANY, L.P.
100 S. AUSTIN DRIVE, STE B
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS CANALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED ON BEHALF OF PHARR BRIDGE INVESTMENT COMPANY, L.P. A TEXAS LIMITED PARTNERSHIP. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2024.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE GOVERNING SURVEYS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CURTIS LEE
LICENSED PROFESSIONAL ENGINEER
NO. 36669

DATE

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JON COOPER
REGISTERED PROFESSIONAL LAND SURVEY
NO. 6716

DATE

METES AND BOUNDS
FOR
A 20.380 ACRE, OR 887,743 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT CALLED 20.371 ACRE TRACT CONVEYED TO PHARR BRIDGE INVESTMENT COMPANY, L.P. RECORDED IN DOCUMENT NUMBER 3397903 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 13, A.J. MCCOLL SUBDIVISION, RECORDED IN VOLUME 21, PAGE 597 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, SAID 20.380 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00:

BEGINNING: AT A POINT AT THE NORTHWEST CORNER OF SAID 20.371 ACRE TRACT, AT THE SOUTHEAST CORNER OF KEYSTONE BUSINESS CENTER SUBDIVISION RECORDED IN VOLUME 51, PAGE 142 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, ON THE EAST LINE OF SAID LOT 6, AND ON THE WEST LINE OF LOT 377, KELLY-PHARR SUBDIVISION RECORDED IN VOLUME 3, PAGE 133 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, FROM WHICH A FOUND 1/2" IRON ROD WITH A CAP MARKED "RPLS 5303" BEARS S 53°17'02" E, A DISTANCE OF 0.39 FEET;

THENCE: S 08°31'56" W, WITH THE EAST LINE OF SAID 20.371 ACRE TRACT, THE EAST LINE OF SAID LOTS 5 AND 6 OF THE KEYSTONE BUSINESS CENTER SUBDIVISION, THE WEST LINE OF LOTS 377 AND 390 OF SAID KELLY-PHARR SUBDIVISION, AT A DISTANCE OF 1429.34 FEET PASSING A FOUND 1/2" IRON ROD WITH A CAP MARKED "RPLS 6388" ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 1493.21 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID 20.371 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 5, AND ON THE CENTERLINE OF SAID U.S. HIGHWAY 281;

THENCE: N 81°34'26" W, WITH THE SOUTH LINE OF SAID 20.371 ACRE TRACT, THE SOUTH LINE OF SAID LOT 5 AND THE CENTERLINE OF SAID W. MILITARY HIGHWAY 281, A DISTANCE OF 1088.44 FEET TO A POINT AT THE SOUTHEAST CORNER OF CORDOVA ESTATES RECORDED IN VOLUME 31, PAGE 180B OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS AND THE SOUTHWEST CORNER OF SAID 20.371 ACRE TRACT;

THENCE: N 08°32'55" E, DEPARTING THE SOUTH LINE OF SAID LOT 5 AND THE CENTERLINE OF SAID U.S. HIGHWAY 281, WITH THE WEST LINE OF SAID 20.371 ACRE TRACT AND THE EAST LINE OF SAID CORDOVA ESTATES, AT A DISTANCE OF 76.23 FEET PASSING THE SOUTHEAST CORNER OF LOT 1 OF SAID CORDOVA ESTATES, FROM WHICH A FOUND 1/2" IRON ROD BEARS N 63°04'14" E, A DISTANCE OF 0.54 FEET, CONTINUING WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 20.371 ACRE TRACT, FOR A TOTAL DISTANCE OF 240.00 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 1, AT A NORTHWEST CORNER OF SAID 20.371 ACRE TRACT, AND ON THE SOUTH LINE OF LOT 1 OF SAID KEYSTONE BUSINESS CENTER SUBDIVISION, FROM WHICH A FOUND 1/2" IRON ROD WITH A CAP MARKED "POWERS" BEARS S 81°27'05" E, A DISTANCE OF 205.34 FEET;

THENCE: S 81°27'05" E, WITH A NORTH LINE OF SAID 20.371 ACRE TRACT AND THE SOUTH LINE OF SAID KEYSTONE BUSINESS CENTER SUBDIVISION, THE NORTHWEST LINE OF SAID LOT 5, THE SOUTHEAST LINE OF KEYSTONE BUSINESS CENTER SUBDIVISION, A DISTANCE OF 205.34 FEET TO A FOUND 1/2" IRON ROD AT A REINFRANT CORNER OF SAID 20.371 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 2 OF SAID KEYSTONE BUSINESS CENTER SUBDIVISION;

THENCE: WITH THE NORTHWEST LINE OF SAID 20.371 ACRE TRACT AND THE SOUTHEAST LINE OF SAID KEYSTONE BUSINESS CENTER SUBDIVISION, THE FOLLOWING BEARINGS AND DISTANCES:

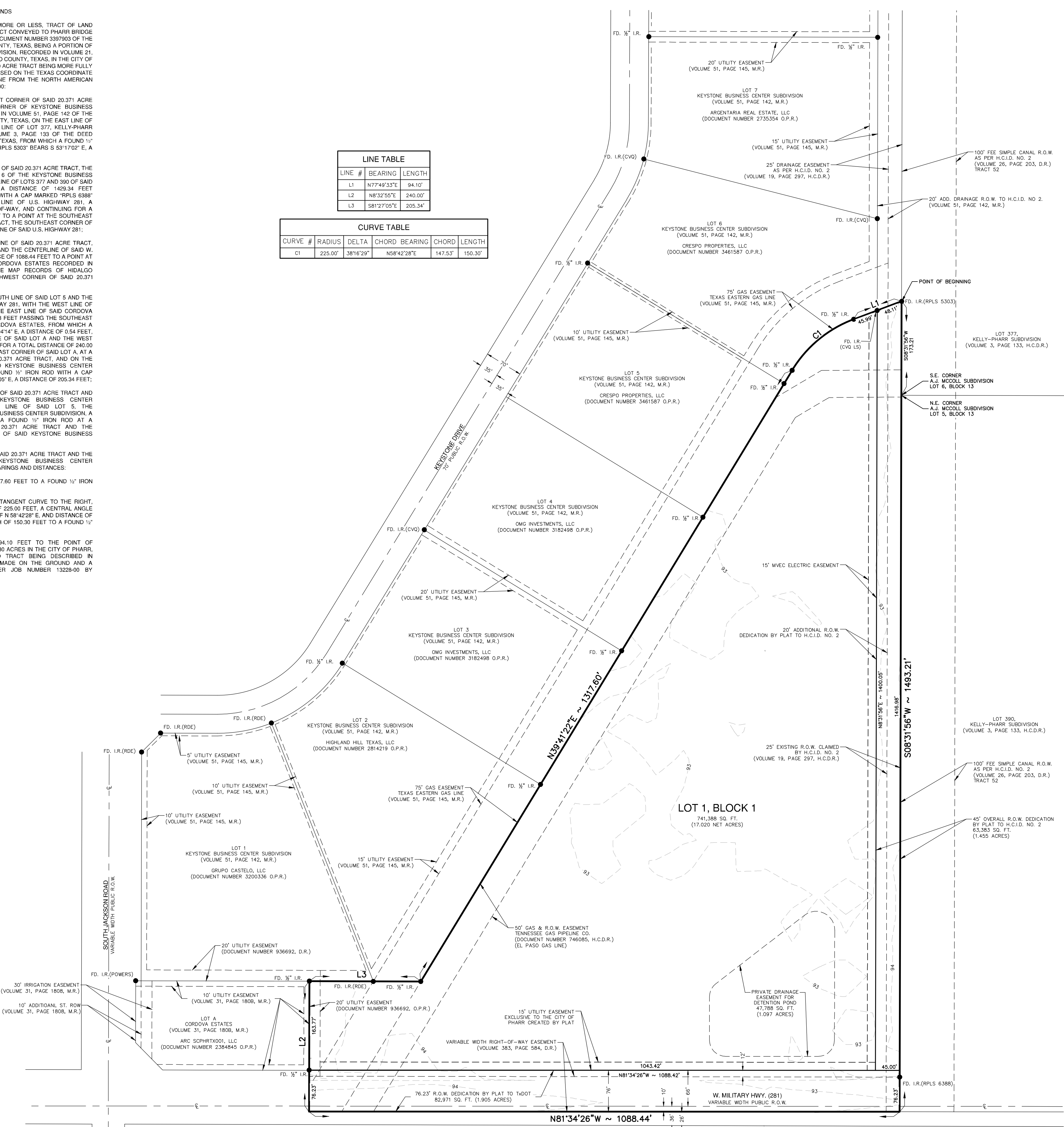
N 39°41'22" E, A DISTANCE OF 1317.60 FEET TO A FOUND 1/2" IRON ROD;

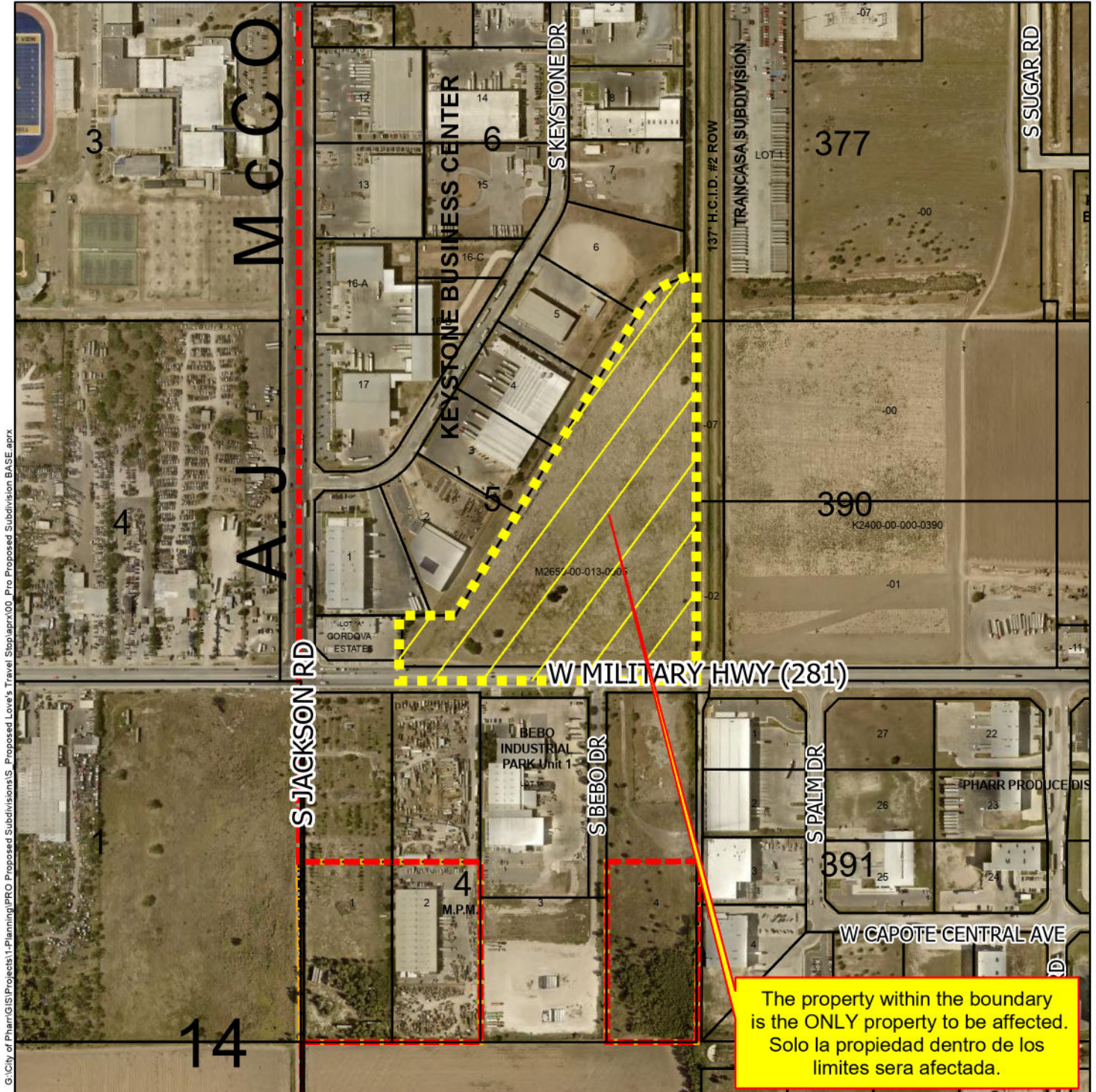
NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 38°18'29" A CHORD BEARING OF N 68°42'28" E, AND DISTANCE OF 147.53 FEET, FOR AN ARC LENGTH OF 150.30 FEET TO A FOUND 1/2" IRON ROD;

N 77°49'33" E, A DISTANCE OF 94.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.380 ACRES IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY MAP PREPARED UNDER JOB NUMBER 13228-00 BY PAPE-DAWSON ENGINEERS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°49'33"E	94.10'
L2	N8°32'55"E	240.00'
L3	S81°27'05"E	205.34'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	225.00'	38°18'29"	N58°42'28"E	147.53'





 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

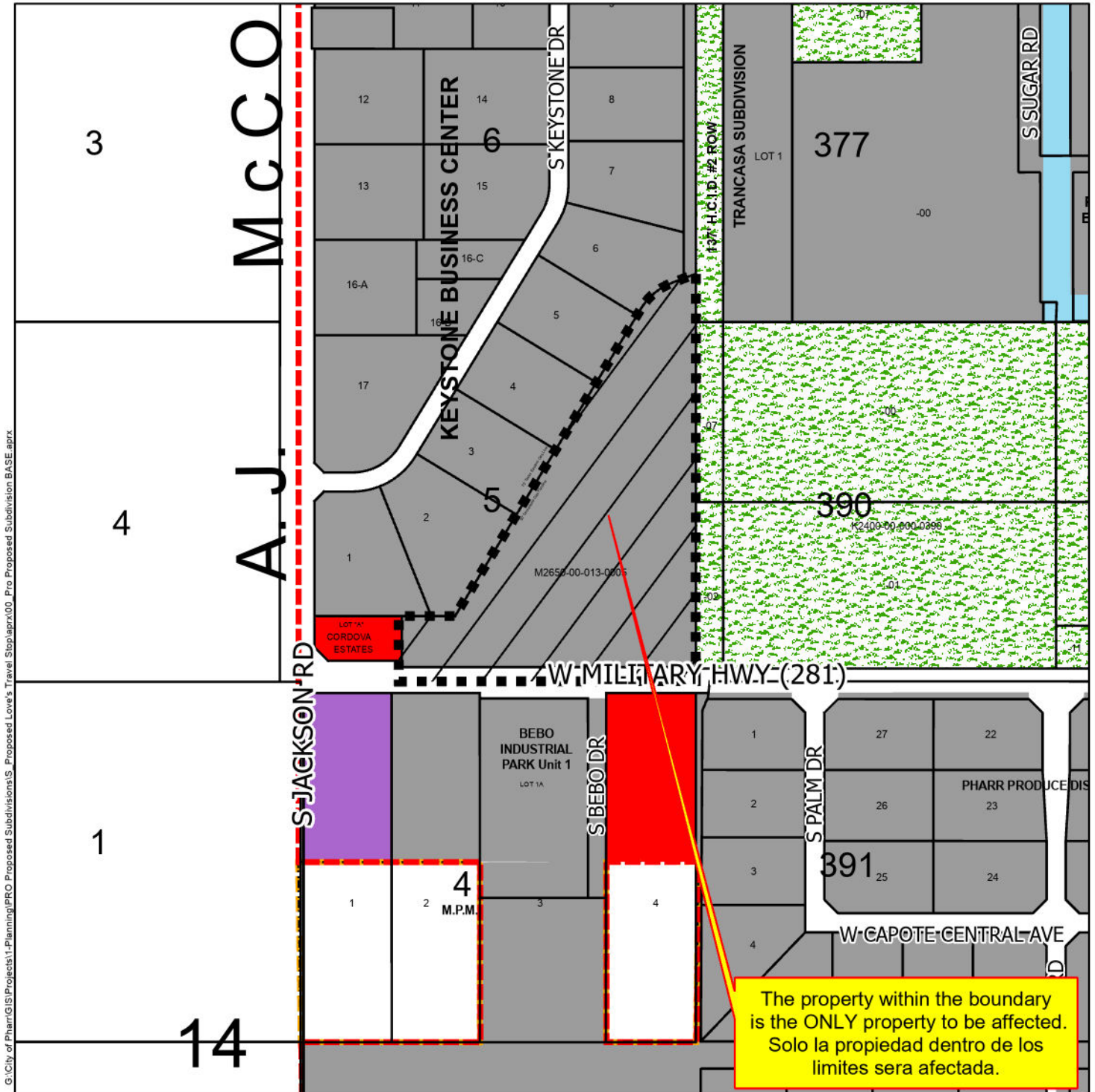
Scale: 1:6,300

0 262.5 525 1,050 1,575 2,100 Feet



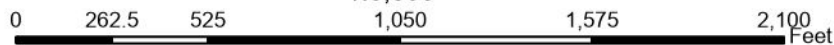
Date: 7/25/2024

ZONING



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

Scale: 1:6,300





Pharr
Development Services



Site Photo

1500 Block of West Military Hwy.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.3.

DATE SUBMITTED: August 8, 2024

MEETING DATE: August 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rio Delta Engineering, representing Thomas F. Phillips, owner is requesting preliminary plat approval of the proposed Jackson Place Commercial Subdivision. The property is legally described as being a 1.99 acre tract of land, more or less, out of Lot 6, Block 5, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2700 Block of North Jackson Road. **SUB#240206**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Rio Delta Engineering, representing Thomas F. Phillips, owner is requesting preliminary plat approval of the proposed Jackson Place Commercial Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Jackson Place Commercial Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Ricardo Rodriguez

Kimberly Mendoza

Created/Initiated - 8/8/2024

Approved - 8/8/2024

Final Approval - 8/8/2024



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: JACKSON PLACE COMMERCIAL SUBDIVISION
FILE NO. **SUB#240206**

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Thomas F. Phillips, owner is requesting preliminary plat approval of the proposed Jackson Place Commercial Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.99 acre tract of land, more or less, out of Lot 6, Block 5, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2700 Block of North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are Limited Industrial District (L-I) to the north and east, General Business District (C) to the south and City limits to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Stripes and gas station store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Jackson Place Commercial Subdivision subject to the following conditions set before you.

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

1. Project engineer to provide a letter from TxDot if additional R.O.W. will be requested.
2. Permits shall be obtained from TxDot for sidewalks and driveways.
3. Shall obtain U.I.R's from TxDot for any utility installed within the R.O.W., if any.

EASEMENTS:

1. Provide 15' exclusive easement to City of Pharr for water & sewer lines.
2. Easements shall not overlap other easements.
3. See attached comments from H.C.I.D.#2 and address them.
4. Label and show all existing easements north of proposed site.

**SIDEWALK:
ADA:**

1. Follow City of Pharr standards.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Provide all crossing conflicts details for sewer and water.
3. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed by HCDD 1, for approval.

OTHER:

1. Fix north arrow on plat layout to show true north.
2. Update cover sheet to show recorded subdivisions.
3. Location map show City limits and scale 1" = 500'.
4. Plat note number 9, remove wording after Area.
5. Verify plat note #11, confusing.
6. Add plat note: Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
7. Provide engineer and surveyor signature, standard note.
8. Staff notes are attached.

STAFF REVIEW MEETING FOR: *JACKSON PLACE COMMERCIAL SUBDIVISION*

COMMENTS:

Initials: J.R.

JULY 29, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- The water line will need to be looped.
- Will need to get UIR permit form TxDot for water line installation.
- Will need to get HCID. Permit for water crossing.
- Will need to install one water service for irrigation.
- Will need to show all water crossing details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to verify all surrounding utilities in the area.
- Sewer connection will need to be discuss during plat review meeting.
- Will need to show manhole rim and lid detail.
- Will need to show all sewer crossing details.
- Manhole rim and lid will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- 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: _____



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

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: Jackson Place Commercial Subdivision Staff Meeting Preliminary

Reviewed by: MIKE NAVARRO

August 7, 2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches 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 hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color 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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. 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: 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 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. 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 2018; 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: Pharr Fire marshal office reviewed plans for Jackson Place Commercial Subdivision meeting and the following items will need to added the plans:

- 1. Shall provide Re-locate Fire Hydrant within the Property to Jackson Road entrance to have sufficient distance to the building.**
- 2. Shall provide a Fire hydrant detail**
- 3. Shall provide a Concrete collar detail for the Hydrant valves to be 30x 30x6**
- 4. Shall Provide a True Loop for the Fire protection needs with 12inch water line to be connected to the existing on Jackson Road.**
- 5. No plat notes for this plan # 5 already covers the needs.**



Staff Pre-Construction Meeting

DATE: 07/29/2024

Jackson Place Commercial Subdivision

1.99 Acre

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Silt fence must surround the whole property during construction phase.**
- **Obtain a small construction notice from TCEQ.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: Jackson Place
Commercial Subdivision

DATE: August 2, 2024

REVIEW: Preliminary (comments plans dated 7-18-2024)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Provide a drainage easement for detention area.
4. Add note---Owners to maintain ROW and perimeter of subdivision.
5. Add note--- 5'-ft sidewalk shall be required to be constructed along all streets at building permit phase.

SITE PLAN

1. Bore permit from Public Works shall be required for waterline tie-in. waterline shall be required to be a true loop.
2. Provide all pertinent City of Pharr details for water, sewer, storm, paving, etc.
3. Provide a utility profile of the proposed sanitary sewer line. Verify the existing sanitary sewer line on the east side of the proposed lot.
4. Ensure water line has a depth of 4'-ft minimum from natural ground.
5. Provide additional valves on all tees. 2 gate valves for the run and one for the branch.
6. Provide a crossing permit for HCID No. 2.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. Pending if tie-in is located on Jackson Rd., TX-Dot discharge permit may be required
4. Detention ponds with depths of 3'-ft and below require a perimeter fence.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:

- As-builts must reflect current field changes. Mark all field changes as existing.
- Must be Geo referenced, and in an AUTOCAD file.
- Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Proposed P.V. Subd.; Jackson Place Commercial; Love's Travel Stop
Date: Tuesday, July 30, 2024 12:00:23 PM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 comments, claims and updates as needed for approval:

Proposed Jackson Place Commercial:

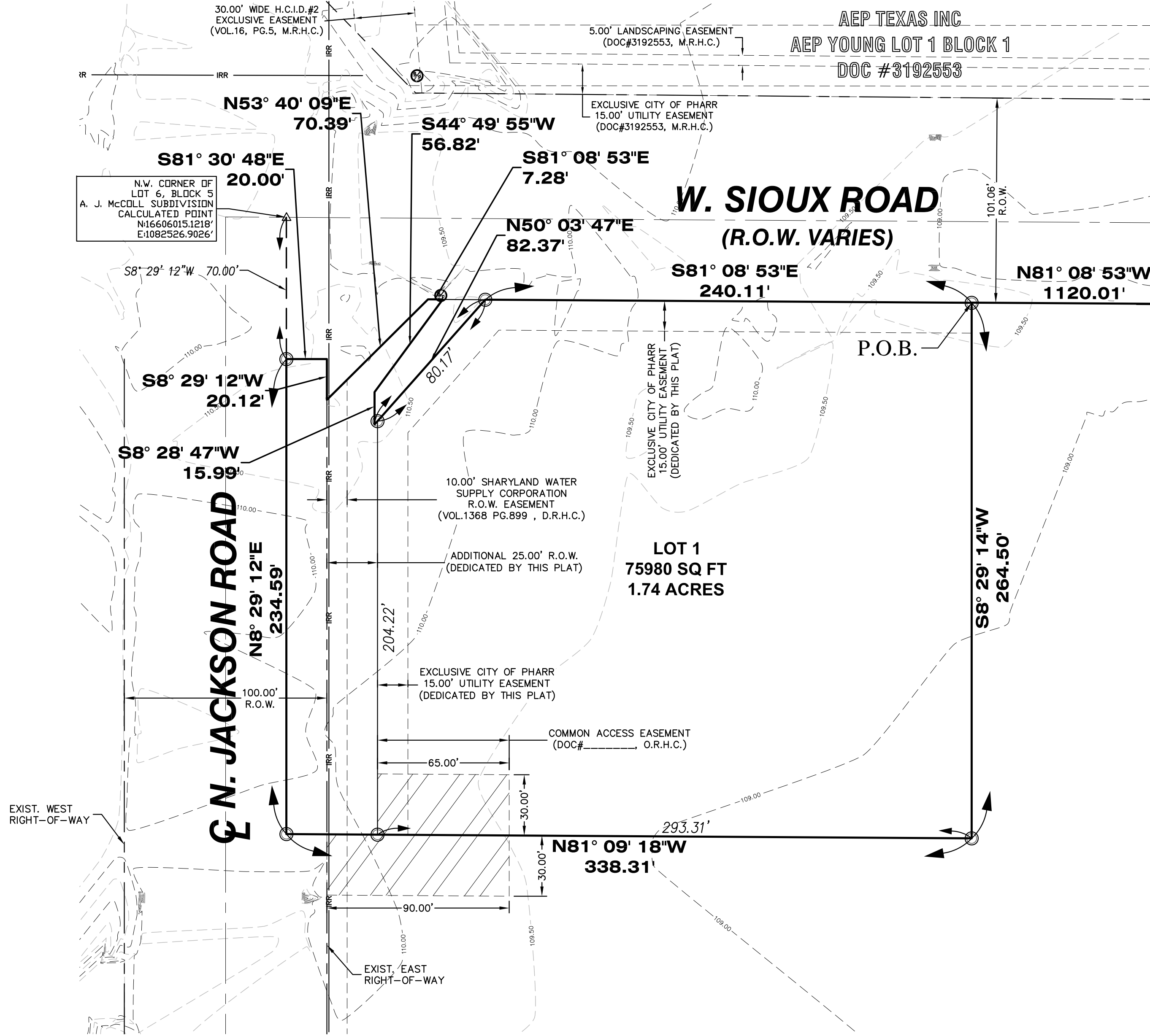
1. We have the general right of way covering all the lot V. 19, Pg. 297 – no action is required.
2. We have an irrigation pipeline on the west side of the development as shown V. 16, Pg. 5 – pipeline will need to be either replaced or capped and release the pipeline easement.
3. The petition to exclude from the District the 1.99 acre development must be submitted.

If there are any questions, please advise. Sorry for the delay in responding Eddie, Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org

JACKSON PLACE COMMERCIAL SUBDIVISION

BEING A 1.99 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 5, A. J. MCCOLL SUBDIVISION OF PORCION 66, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 597, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.99 ACRES TRACT BEING A PART OR PORTION OF THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO THOMAS F. PHILLIPS, DATED JANUARY 31, 2007, RECORDED IN DOCUMENT# 1720637, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1"=40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

P.O.C.
NE CORN OF LOT 1
JACKSON PLACE SUBDIVISION
RECORDED IN INSTRUMENT NUMBER 2787139, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.99 ACRES TRACT BEING A PART OR PORTION OF THE SAME LAND DESCRIBED IN A WARRANTY DEED CONVEYED TO THOMAS F. PHILLIPS, DATED JANUARY 31, 2007, RECORDED IN DOCUMENT# 1720637, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
C.L.	CENTER LINE
L	LOT LINE

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
⦿	FOUND 5/8 INCH IRON ROD
⦿	FOUND COTTON PICKER SPINDLE
⦿	FOUND 60-D NAIL
⦿	SET COTTON PICKER SPINDLE
⦿	POWER POLE
⦿	GUY WIRE
⦿	FOUND FENCE POST
⦿	TRAFFIC SIGN
⦿	WATER METER
⦿	WATER VALVE
⦿	IRRIGATION STAND PIPE
⦿	DEED RECORD CALL
XXXX	NATURAL GROUND
△	CALCULATED POINT
—	ELECTRICAL & UTILITY EASEMENT

METES AND BOUNDS:

BEING 1.99 ACRES TRACT OF LAND MORE OR LESS SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, SAID 1.99 ACRES TRACT BEING OUT OF LOT 6, BLOCK 5, A.J. MCCOLL SUBDIVISION, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.99 ACRES TRACT BEING A PART OR PORTION OF A CALLED 33.01 ACRES TRACT OF LAND RECORDED IN DOCUMENT NUMBER 1720637, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS TO THOMAS F. PHILLIPS, TRUSTEE, AND SAID 1.99 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, JACKSON PLACE SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2787139, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE EAST LINE OF THE SAID LOT 6, BLOCK 5, AND SAME BEING A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. SIOUX ROAD;

THENCE N 81° 08' 53" W ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. SIOUX ROAD, SAME BEING IN PART ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 1, SAME BEING IN PART ALONG THE NORTH BOUNDARY LINE OF A CALLED 2.56 ACRES TRACT CONVEYED TO LIMAN VENTURES, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 3403628, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING A 1/2-INCH IRON ROD FOUND AT NORTHEAST CORNER OF THE SAID 2.56 ACRES TRACT AT A DISTANCE OF 520.01 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID 2.56 ACRES TRACT, AT A DISTANCE OF 800.01 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,120.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 8° 29' 14" W ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ACROSS THE SAID 33.01 ACRES TRACT, A DISTANCE OF 264.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81° 09' 18" W ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ACROSS THE SAID 33.01 ACRES TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 6, BLOCK 5, PASSING AT 318.31 A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 338.31 FEET TO A 60-D NAIL SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 29' 12" E ALONG THE WEST LINE OF THE SAID LOT 6, BLOCK 5, SAME BEING THE WEST BOUNDARY LINE OF THE SAID 33.01 ACRES TRACT, AND SAME BEING ACROSS THE SAID RIGHT-OF-WAY OF N. JACKSON ROAD, A DISTANCE OF 234.59 FEET TO A 60-D NAIL SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 30' 48" E ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 33.01 ACRES TRACT, TO THE MOST WESTERLY NORTHWEST CORNER OF A CALLED 1.454 ACRES TRACT CONVEYED TO THE CITY OF PHARR, RECORDED IN DOCUMENT NUMBER 2030248, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 20.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 8° 29' 12" W ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 1.454 ACRES TRACT, TO THE SOUTHWEST CORNER OF THE SAID 1.454 ACRES TRACT, A DISTANCE OF 20.12 FEET TO A 5/8-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 53° 40' 09" E ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.454 ACRES TRACT, TO A CORNER POINT OF THE SAID 1.454 ACRES TRACT, A DISTANCE OF 70.39 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 08' 53" E ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.454 ACRES TRACT, TO THE NORTHWEST CORNER OF A CALLED 0.021 ACRES TRACT CONVEYED TO THE CITY OF PHARR, RECORDED IN DOCUMENT NUMBER 2030249, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 7.28 FEET TO A 5/8-IRON ROD FOUND, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 44° 49' 55" W ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 0.021 ACRES TRACT, TO THE SOUTHWEST CORNER OF THE SAID 0.021 ACRES TRACT, A DISTANCE OF 56.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 8° 28' 47" W ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.021 ACRES TRACT, TO THE SOUTHEAST CORNER OF THE SAID 0.021 ACRES TRACT, A DISTANCE OF 15.99 FEET TO A 5/8-INCH IRON ROD FOUND FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

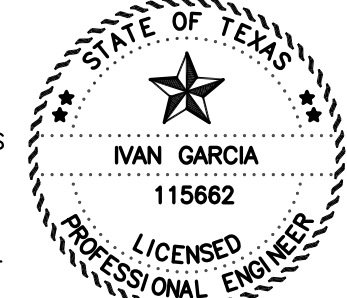
THENCE N 50° 03' 47" E ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 0.021 ACRES TRACT, TO THE NORTHEAST CORNER OF THE SAID 0.021 ACRES TRACT, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID 1.454 ACRES TRACT, AND SAME BEING A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. SIOUX ROAD, A DISTANCE OF 82.37 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 08' 53" E ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.454 ACRES TRACT, AND SAME BEING ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. SIOUX ROAD, A DISTANCE OF 240.11 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.99 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 20.00 FEET (0.11 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. JACKSON ROAD.

STATE OF TEXAS COUNTY OF HIDALGO

I, IVAN GARCIA P.E., R.P.L.S., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION, AND I FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 115662
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

LOCATION MAP SCALE: 1"= 2000'

GENERAL NOTES:

- FINISHED FLOOR ELEVATION SHALL BE AT LEAST 18" FROM TOP OF CURB OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C, REVISED DATE NOVEMBER 16, 1982.
- NO VERTICAL STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS DEDICATED BY THIS PLAT.
- CITY OF PHARR BENCHMARK No. 54, ELEVATION = 107.35 FOUND MONUMENT ON THE NORTH SIDE OF W. SIOUX ROAD GRID COORDINATES N:16605744.213, E:1084164.334
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING BUILDING REVIEW TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE.
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.401 ACRE FEET AND A VOLUME OF APPROXIMATELY 17,477 CUBIC FEET WILL BE REQUIRED FOR THE SUBDIVISION. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS DESIGNATED ON THIS PLAT, IF ANY, PURSUANT TO A SEPARATE WRITTEN AGREEMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (TPDES).
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- LOT 1 SHALL ONLY HAVE ACCESS VIA COMMON ACCESS EASEMENT (DOC NO. _____ O.R.H.C.) AND PERMITTED TxDOT ENTRANCE FOR LOT 1.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

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

I (WE), THE UNDERSIGNED, OWNER(S) THOMAS F. PHILLIPS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JACKSON PLACE COMMERCIAL SUBDIVISION AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THOMAS F. PHILLIPS, TRUSTEE DATE
910 E. BUSINESS 83
SAN JUAN, TEXAS 78589

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THOMAS F. PHILLIPS PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20____.

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

PRESIDENT

ATTEST: SECRETARY

STATE OF TEXAS CITY OF PHARR

I, THE UNDERSIGNED, THE MAYOR 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.

AMBROSIO HERNANDEZ DATE
MAYOR, CITY OF PHARR

ATTEST: CITY CLERK DATE

STATE OF TEXAS CITY OF PHARR

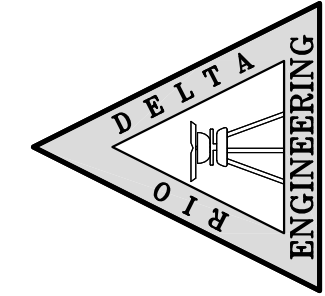
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF JACKSON PLACE COMMERCIAL SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DATED THIS _____ DAY OF _____, 2024.

DANNY WYLE CHAIRMAN, PLANNING & ZONING COMMISSION

PRINCIPAL CONTACTS:			
NAME	ADDRESS		PHONE & FAX
OWNER: THOMAS F. PHILLIPS, TRUSTEE	910 EAST BUSINESS 83	SAN JUAN, TX 78589	
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

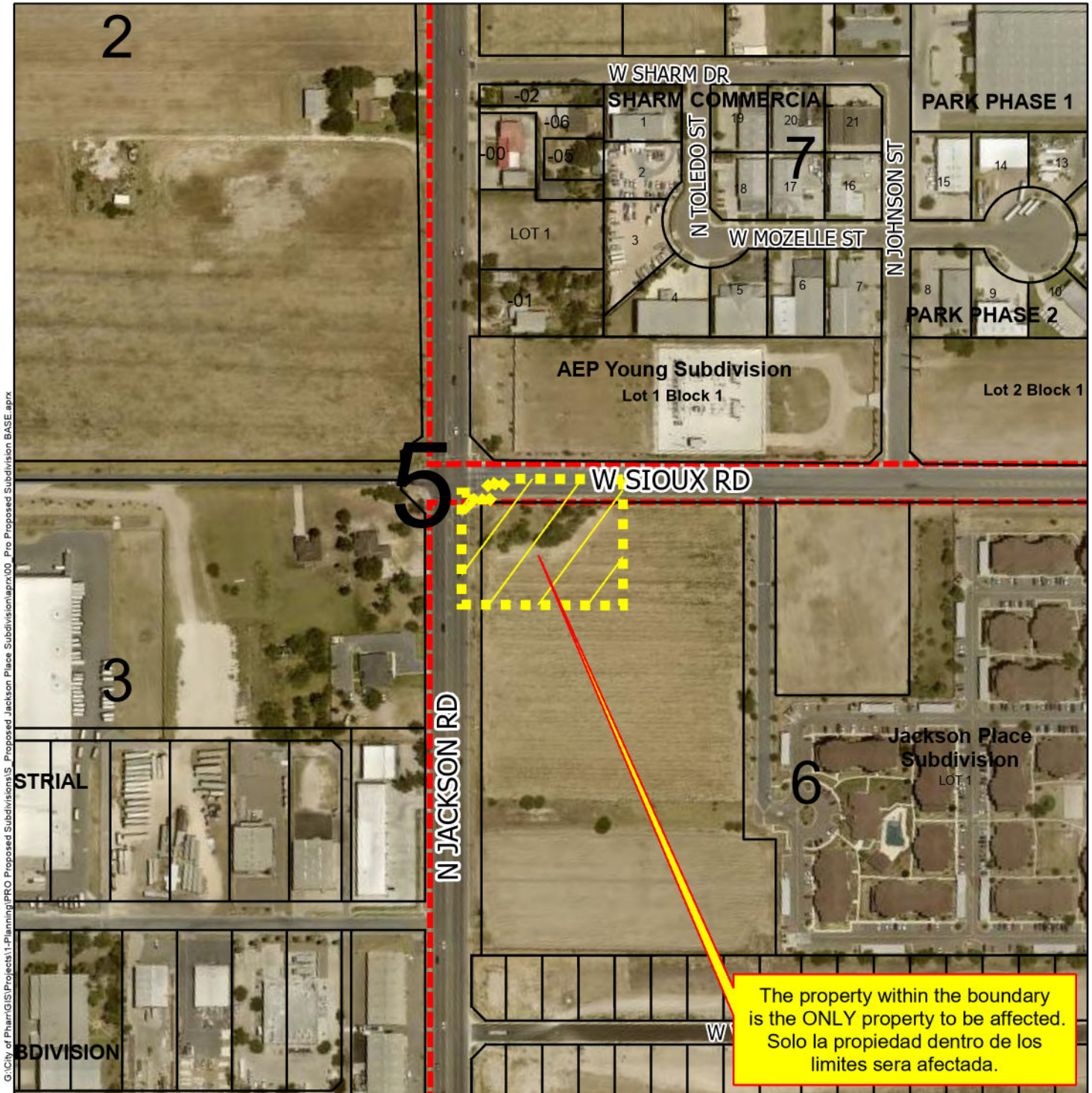


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON DATE: _____
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
JACKSON PLACE COMMERCIAL SUBDIVISION
CITY OF PHARR
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ, E.I.T.
SCALE: 1" = 40'
DATE: AUGUST 6, 2024
PROJECT: SUB 22 019
REVISIONS:
PAGE NO: 1-OF-1



 Subject Property

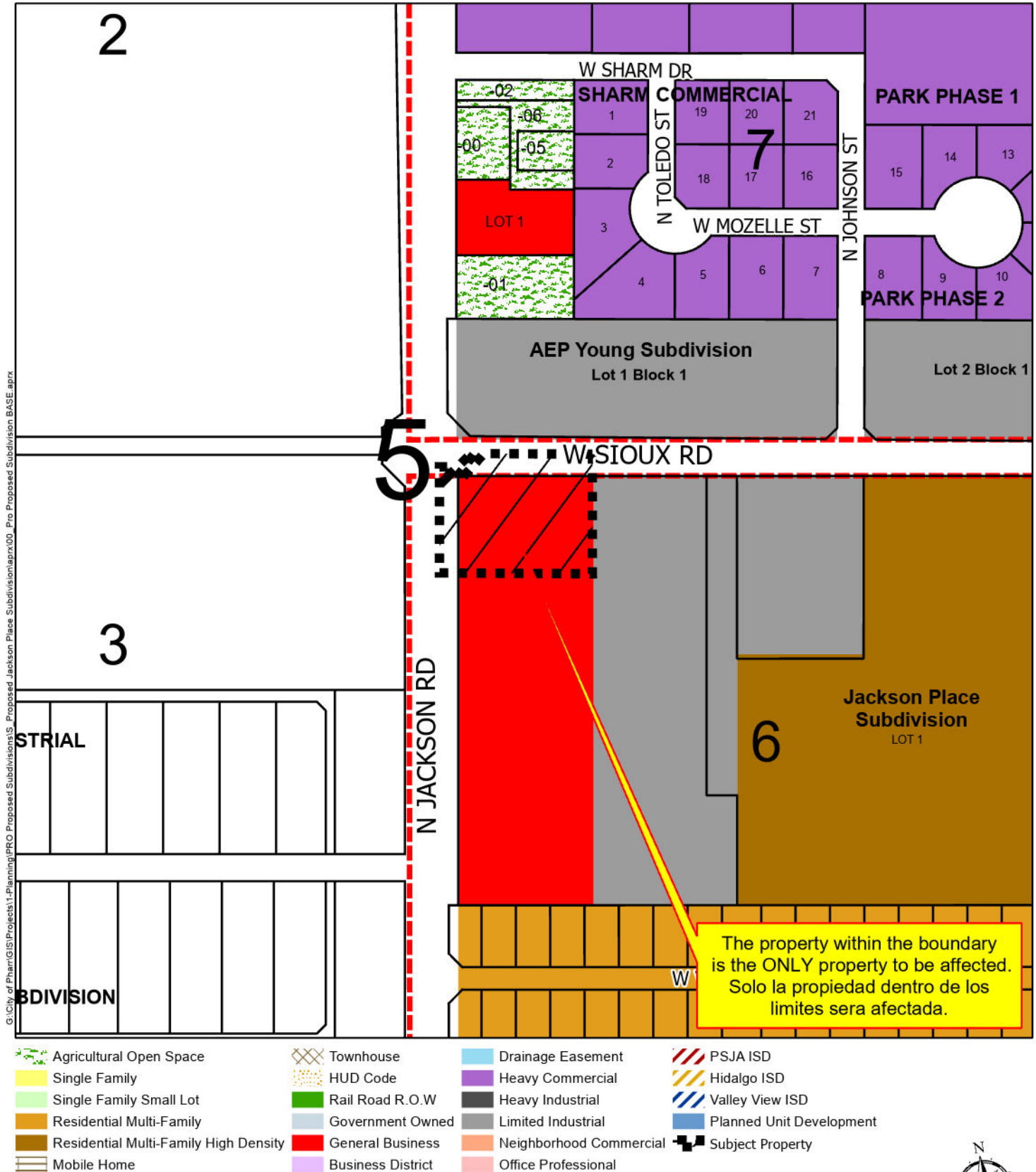
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:3,600

0 150 300 600 900 1,200 Feet



Date: 7/25/2024





Pharr
Development Services



Site Photo

2700 Block of North Jackson Rd.





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.4.

DATE SUBMITTED: August 8, 2024

MEETING DATE: August 12, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Pablo Soto Jr., P.E., representing Xochitl Pablo Valdez, owner, is requesting preliminary plat approval of the proposed P.V. Subdivision. The property is legally described as being a 0.89 acre tract of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2600 Block of South Cage Boulevard. **SUB#240409**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Pablo Soto Jr., P.E., representing Xochitl Pablo Valdez, owner, is requesting preliminary plat approval of the proposed P.V. Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed P.V. Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
Kimberly Mendoza

Created/Initiated - 8/8/2024
Approved - 8/8/2024
Final Approval - 8/8/2024



MEMORANDUM

DATE: MONDAY, AUGUST 12, 2024

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: P.V. SUBDIVISION
FILE NO. **SUB#240409**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Xochitl Pablo Valdez, owner, is requesting preliminary plat approval of the proposed P.V. Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.89 acre tract of land, out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2600 Block of South Cage Blvd.

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

PROPERTY PROPOSED USE: Mobile food park.

VARIANCES: None requested.

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

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

1. Provide street light layout.

EASEMENTS:

1. Label existing or dedicated easements on plat.

**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. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1.
2. Label drainage as "Private".

OTHER:

1. Provide all pertinent City of Pharr details.
2. Need signatures on plat engineer and surveyor.
3. Change scale 1"=30'.
4. Verify with HCID 2, comments attached.
5. Plat note #4 make sure numbers are visible.
6. Provide a street light layout.
7. Change scale to 1"=30'.
8. Remove solid line within location map.
9. For public sewer or water provide a 15' exclusive easement to City of Pharr.
10. Remove extra paragraph below note# 7.
11. Provide a KMZ file geo referenced and DWG format.
12. See staff comments attached.

STAFF REVIEW MEETING FOR:

P.V. SUBDIVISION

COMMENTS:

Initials: J.R.

JULY 29, 2024

WATER:

- Easements will need to be 15' exclusive to the city of Pharr.
- Water line will need to be 12" PVC C-900 from southeast corner of property to the northeast of the property (W. Hall acres Rd.) and cap existing water line
- Will need to install water services of 1"x3/4" one service for domestic and one for irrigation.
- Will need to show water crossing and connections details.
- Will need to get UIR permit from Tx Dot
- Comments made change depending on circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Ok, as proposed.
- Will need to get UIR permit from Tx Dot
- Manhole rim and lids will need to be composite base with City of Pharr logo.
- Comments made change depending on circumstances.
- 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: _____



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

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: PV Subdivision Staff Meeting Preliminary

Reviewed by: MIKE NAVARRO

August 6, 2024

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches 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 hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color 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 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet 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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. 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.
7. 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.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. 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: 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 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. 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 2018; 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 the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments: Pharr Fire marshal office reviewed plans for PV Subdivision meeting and the following items will need to added the plans:

- 1. Shall provide a additional Fire Hydrant within the Property where new 12inch water line will be installed.**

No plat notes for this plan # 16 already covers the needs.

SUBDIVISION REVIEW COMMENTS

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

SUBDIVISION: P.V. Subdivision

DATE: August 2, 2024

REVIEW: Preliminary (comments plans dated 7-18-2024)

PLAT

1. Signature and seal from P.E. required.
2. Signature and seal from R.P.L.S. required.
3. Remove line on location map.
4. Note No. 4---Make easting value legible.
5. Verify the ROW along W. Hall Acres. Additional ROW of about 5'-ft may be required.

SITE PLAN

1. A UIR from TX-Dot shall be required for service connection and proposed waterline along S. Cage Blvd.
2. Water line layout shall be required to be changed as per Public utilities request. Additional easement may be required.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Tie-in to storm system shall require a TX-Dot discharge permit. Bleeder line shall have a diameter of 8"-in as per TX-Dot requirements.
3. Detention ponds with depths of 3'-ft and below require a perimeter fence.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**



Staff Pre-Construction Meeting

DATE: 07/29/2024

P.V. Subdivision

0.89 Acre

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Submit an approved Sediment Erosion Control plan.**

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Proposed P.V. Subd.; Jackson Place Commercial; Love's Travel Stop
Date: Tuesday, July 30, 2024 12:00:23 PM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

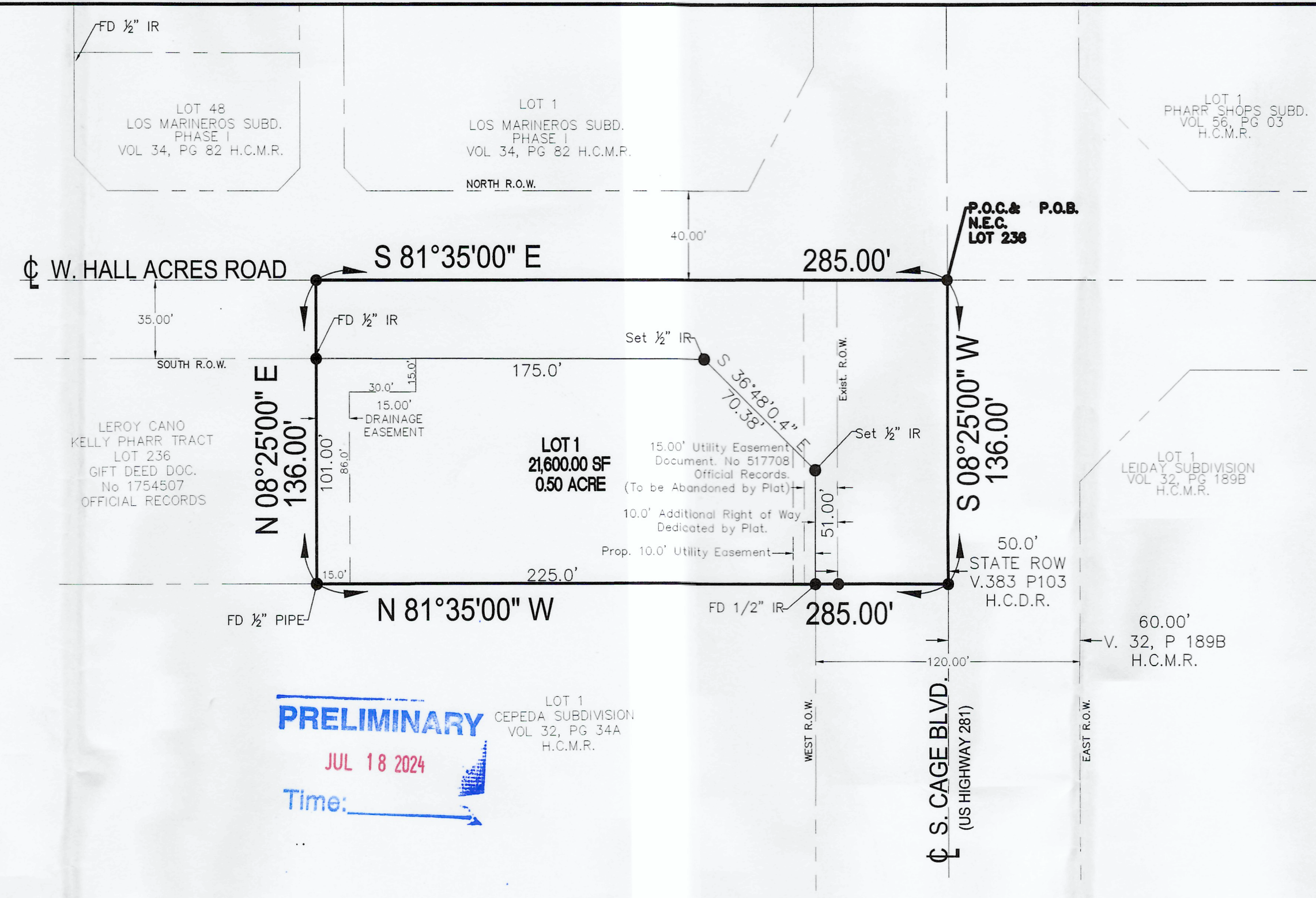
HCID2 comments, claims and updates as needed for approval:

Proposed P.V. Subdivision:

1. We have the general right of way covering all the lot V. 19, Pg. 41 – no action is required.
2. The petition for excluding from the District must be submitted.
3. Our office will need the recorded warranty deed.
4. No facilities to
claim.

If there are any questions, please advise. Sorry for the delay in responding Eddie, Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org



LEGEND	
○	FD. 1/2" IRON ROD
●	SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541

BEARING SHOWN BASED ON RECORD PLAT
SCALE: 1" = 50'

PLAT OF P.V. SUBDIVISION

A 0.89 ACRE TRACT OF LAND, OUT OF LOT 236, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE: FEB 06, 2024

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "B" COMMUNITY PANEL NO. 480347 0005 C MAP REVISED: OCTOBER 19, 1982. AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING).
- MINIMUM BLDG SETBACKS: AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB, ON S. CAGE BLVD.
- REFERENCE BENCHMARK: CITY OF PHARR BENCHMARK NO. 28 NORTHING: 16585897.783 EASTING: ELEV. 89.80 LOCATED ON THE NORTH RIGHT OF WAY OF HALL ACRES ROAD, APPROXIMATELY 660.0 FEET EAST FROM S. CAGE BLVD.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LAW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS ARE SET HALF (1/2) INCH IRON ROD WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.055 ACRES AND A VOLUME OF APPROXIMATELY 0.133 ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT DUE TO THE IMPVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- OWNER TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 5.0 FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREET. AT THE TIME OF THE BUILDING PERMIT PHASE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ALL FIRE PROTECTION SHALL BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE FIRE PROTECTION REQUIREMENTS.

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF P.V. SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR,

MAYOR, AMBROSIO HERNANDEZ
ATTEST: CITY CLERK, DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. ON THIS THE _____ DAY OF _____, 2024.

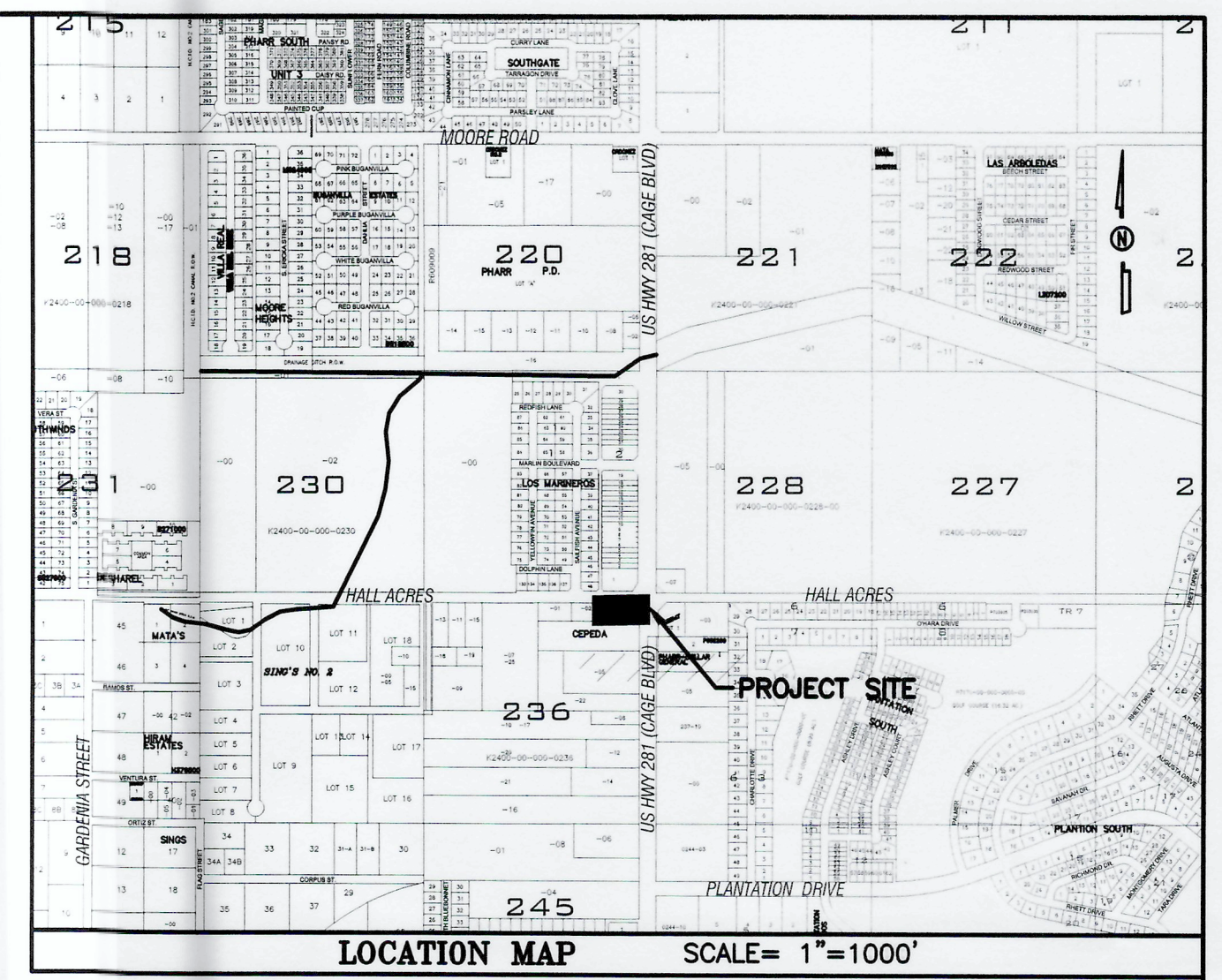
1. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAYS OR EASEMENTS.

ATTEST: PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

RAUL SESIN, P.E. C.F.M.
GENERAL MANAGER DATE



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

DANNY WYLIE
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AS HERIN SHOWN.

DATED THIS _____ DAY OF _____, 2024

REGISTERED PROFESSIONAL ENGINEER
No. 66278



STATE OF TEXAS COUNTY OF HIDALGO

I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

PABLO SOTO JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4541



METES AND BOUNDS

A 0.89-ACRE TRACT OF LAND OUT OF LOT 236, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.89 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 236, KELLY-PHARR SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 236, KELLY-PHARR SUBDIVISION, A DISTANCE OF 136.00 FEET TO THE NORTHEAST CORNER OF CEPEDA SUBDIVISION, AS RECORDED IN VOLUME 32, PAGE 34A, MAP RECORDS FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE NORTH LINE OF SAID CEPEDA SUBDIVISION, AT 50.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. HIGHWAY 281), AT A TOTAL DISTANCE OF 285.00 FEET TO A HALF (1/2) INCH PIPE FOUND AT THE SOUTHEAST CORNER OF THE LEROY CANO PROPERTY AS PER GIFT DEED RECORDED IN DOCUMENT NUMBER 1754507, OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF SAID LEROY CANO PROPERTY, AT 101.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE APPARENT SOUTH RIGHT OF WAY LINE OF HALL ACRES ROAD, AT A TOTAL DISTANCE OF 136.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 236, KELLY-PHARR SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 236, KELLY-PHARR SUBDIVISION, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.89 OF AN ACRE, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

I, **XOCHITL PABLOS VALADEZ**, OWNER OF THE LAND SHOWN, AND DESIGNATED HERE AS **P.V. SUBDIVISION** AN ADDITION OF THE CITY OF PHARR, TEXAS AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

XOCHITL PABLOS VALADEZ
8801 S. STEVE LANE
PHARR, TEXAS 78577

DATE

THE STATE OF TEXAS-COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared **XOCHITL PABLOS VALADEZ**, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

NOTARY PUBLIC- STATE OF TEXAS

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: XOCHITL PABLOS VALADEZ	8801 S. STEVE LANE	PHARR, TX 78577	
ENGINEER: PABLO SOTO JR.	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR.	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460-1605



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

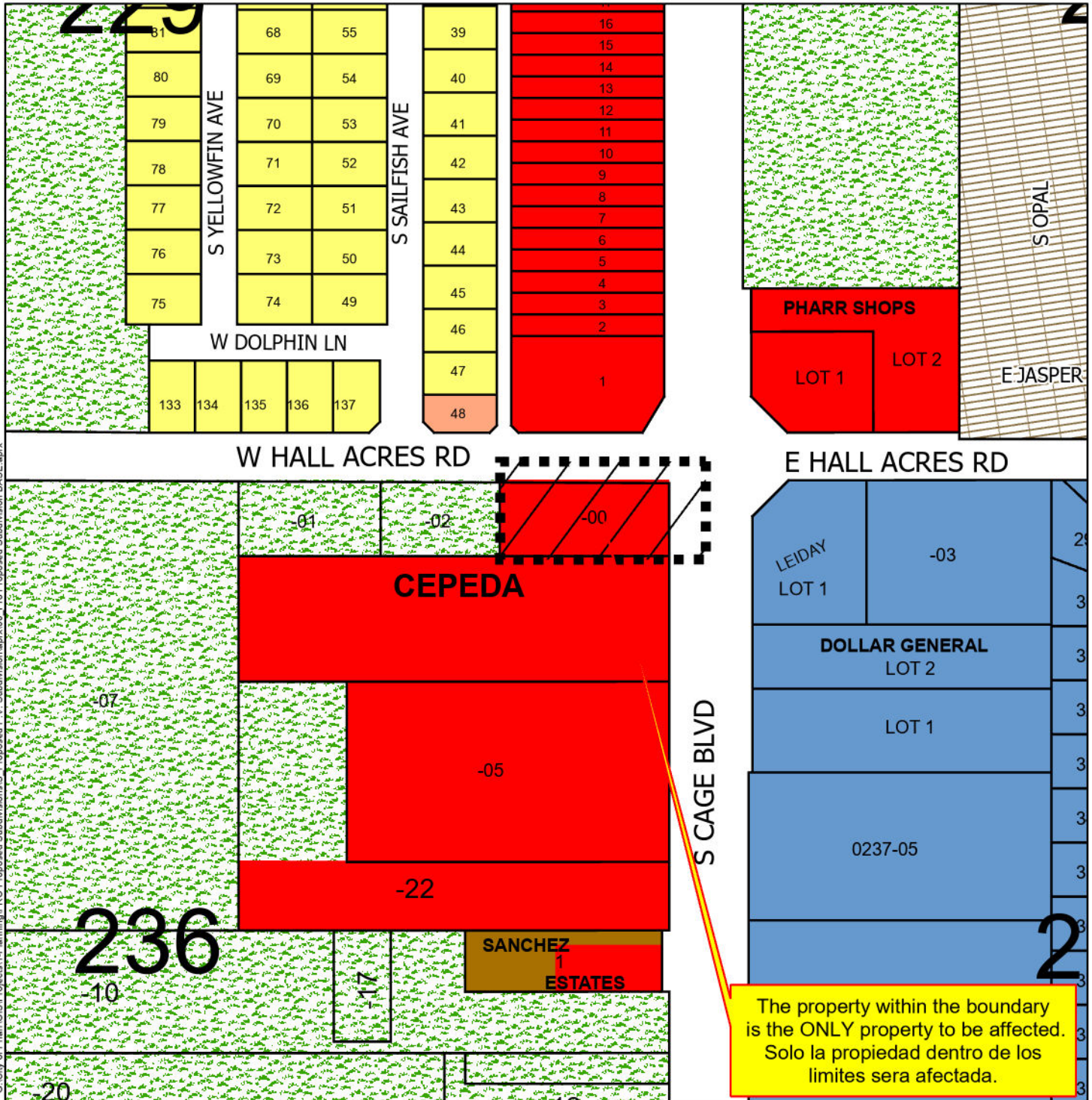
PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD ST. PHARR, TEXAS-78577
(TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E.
FIRM No. F-20208



 Subject Property

ZONING



Future Land Use

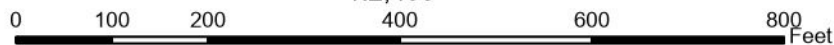
FUTURELAND

- Irrigation
- Agriculture
- Single Family Res.
- Multi-Family Res.

- Manufactured Homes
- Industrial
- Commercial
- Public/Semi Public
- ROW
- Parks
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- 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

Scale: 1:2,400





Pharr
Development Services



Site Photo

2600 Block of South Cage Blvd.

