



**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, APRIL 14, 2025**

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 March 24, 2025 - Regular Called Meeting

D. PLATS:

1) Rio Delta Engineering, representing Thomas F. Phillips, owner is requesting final 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**

E. ANNOUNCEMENTS:

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

Pursuant to Section 551.071, the 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.

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

H. 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 9th day of April 2025 at 9:00 a.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 9th day of April 2025





ALESSANDRA GARCIA, CPM
ASSISTANT 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. March 24, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 24, 2025, and following was the record of attendance.

MEMBERS PRESENT: Danny Wylie
Rafael Munguia
Andy Castro
Charlie Ramirez
Ruben Luna
Romeo Cantu Jr.
Mercedes Guillen

MEMBERS ABSENT: Roberto Carrillo Jr.
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Assistant Director of Development Services
Eddie Martinez, Planner III
Laura Fonseca, Planner II
Tania Goo, Secretary

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 Ruben Luna 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 FEBRUARY 24, 2025 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu Jr. **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

- 1) RIO DELTA ENGINEERING, REPRESENTING AGUIRRE FAMILY LIMITED PARTNERSHIP LP., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM HEAVY COMMERCIAL DISTRICT (H-C) TO LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.13 ACRES, MORE OR LESS, OUT OF LOT 1, BLACKBIRD SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1908 WEST SHARM DRIVE. COZ#250203**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I) in order to develop and construct flex warehouses. She went over the property's legal description and physical address and stated the property had frontage along West Sharm Drive, a 50-ft – 60-ft local street which runs east and west with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan. She further stated the property was legally described as being 2.13 acres, more or less, out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas. She stated the subject site was located on the north side of West Sharm Drive, approximately 350 ft. east of North Jackson Road and had a physical address of 1908 West Sharm Drive.

Laura Fonseca, Planner II, stated the property was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) on June 20, 2000, and stated the Pharr-McAllen Lateral Drainage Canal was to the north of the property. She further stated there had been no other zoning requests within the general vicinity of the subject property since that time and the property was generally designated for commercial and industrial use in the Future Land Use Plan.

Laura Fonseca, Planner II, stated the Limited Industrial District was intended for industrial parks and larger, more environmentally sustainable industries. She stated the manufacturing should be conducted within a totally enclosed building. She further stated any activities conducted outside would need to be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such use were typically a minimum of two acres and average five (5) to ten (10) acres, with a significant amount of land dedicated to landscaping.

Laura Fonseca, Planner II, further stated thirteen (13) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 7, 2025, and a legal notice was published in the Advance News Journal on March 5, 2025. She stated staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services was recommending approval of the rezoning request from Heavy Commercial District (H-C) to Limited Industrial District (L-I) as the property met area requirements, complied with the Future Land Use Plan, and had adequate ingress and egress. She stated the proposed rezoning was consistent with the existing development trends and land use patterns in the general area. She stated, if approved, the owner would need to comply with all City Ordinances and city department requirements. She further stated this item would go before the City Commission Meeting of April 7, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was representation in the audience and stated applicant had no comments.

Board member Charlie Ramirez inquired about the dumpster area.

Laura Fonseca, Planner II, stated it was a preliminary site plan which had not been approved yet and the preliminary site plan would go through modifications if the change of zone was approved. Additionally, she stated the applicant would need to coordinate with Waste Management to ensure the dumpster was positioned at an appropriate angle for the dumpster trucks.

Board member Rafael Mungia inquired about the buffer requirements for industrial zones located near subdivisions.

Kimberly Mendoza, Director of Development Services, stated it was only required when directly abutting residential zones / uses.

Board member Andy Castro inquired about the fire department review.

Laura Fonseca, Planner II, stated that there had not yet been a review by the fire department since this was a preliminary site plan. She further stated once the applicant officially submitted the plans, they would undergo a review by the fire department and applicant would be required to comply with all fire safety regulations and conditions.

There being no further discussion, Board Member Rafael Mungia **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 2) OSCAR GARZA, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION, A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.98 ACRES, MORE OR LESS, OUT OF LOT 180, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 324 SOUTH VETERANS BOULEVARD. COZ#250204**

Laura Fonseca, Planner II, introduced the item and stated the applicant requested a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct commercial development. She went over the property's legal description and physical address and stated the property had frontage along South Veterans Boulevard, a 100 ft. minor arterial which runs north and south with a posted speed limit of 30 - 45 miles per hour as identified in the City of Pharr's Thoroughfare Plan. She stated the property also had frontage along East Kelly Avenue, an 80 ft. major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. Mrs. Fonseca further stated the property was legally described as being 0.98 acres, more or less, out of Lot 180, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas with a physical address of 324 South Veterans Boulevard, Pharr, Hidalgo County, Texas.

Laura Fonseca, Planner II, stated the properties to the west and a portion of the property to the north were zoned Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance in 1982 and the remaining portion of the property to the north was rezoned from Office and Professional District (O-P) to Neighborhood Commercial District (N-C) on May 11, 2010. She stated the property to the south was rezoned from Single-Family Residential District (R-1) to Office and Professional District (O-P) on September 16, 2014, and the city limits were to the east side of the property. Ms. Fonseca stated there had been no other zoning requests within the general vicinity of the subject property since that time. She further stated the property was generally designated for Single Family Residential use in the Future Land Use Plan.

Laura Fonseca, Planner II, stated the General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She stated larger shopping centers and most existing commercial strips along major arterials would be included in this district. Ms. Fonseca stated the noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses and should not pass through residential areas, except on arterials or major collectors.

Laura Fonseca, Planner II, further stated sixteen (16) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 7, 2025, and a legal notice was published in the Advance News Journal on March 5, 2025. She stated staff received no response to the letters or the legal notice.

Laura Fonseca, Planner II, stated Development Services was recommending approval of the rezoning request from Single-Family Residential District (R-1) to General Business District (C) as the property met area requirements and had adequate ingress and egress. She stated the proposed rezoning aligned well with the existing development trends in the general area. If approved, the owner would need to comply with all City Ordinances and city department requirements. She further stated this item would go before the City Commission Meeting of April 7, 2025, at 4:00 p.m.

Laura Fonseca, Planner II, stated there was representation in the audience.

There being no further discussion, Board Member Charlie Ramirez **moved** to approve. Board Member Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) SAMES, REPRESENTING JENNIFER VAN ALYSTYNE, MANAGING MEMBER FOR MCALLEN RADIATOR SERVICE, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WHITECHAPEL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 13.17 ACRE TRACT OF LAND OUT OF LOT 186, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 BLOCK OF WEST SAM HOUSTON AVENUE. SUB#241234**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 800 Block of West Sam Houston Avenue and stated the property was legally described as being a 13.17 acre tract of land out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

Eddie Martinez, Planner III, stated Development Services Department was recommending preliminary plat approval of the proposed Whitechapel Park Subdivision subject to the listed conditions noted in the packet. He stated there was no representation in the audience.

There being no further discussion, Board Member Rafael Mungia **moved** to approve the request for preliminary plat approval of the proposed Whitechapel Park Subdivision. Board Member Ruben Luna 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 4:13 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: April 1, 2025

MEETING DATE: April 14, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

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

Fiscal Consideration:

Staff Recommendation: Development Services recommends final 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 - 4/1/2025
Approved - 4/4/2025
Final Approval - 4/8/2025



MEMORANDUM

DATE: MONDAY, APRIL 14, 2025

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 final 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 final 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. Developer has provided a bond for recording: Bond No. 80017452
9. Staff notes are attached.

This item will go before the City Commission meeting of April 21, 2025 at 4:00 p.m.

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:

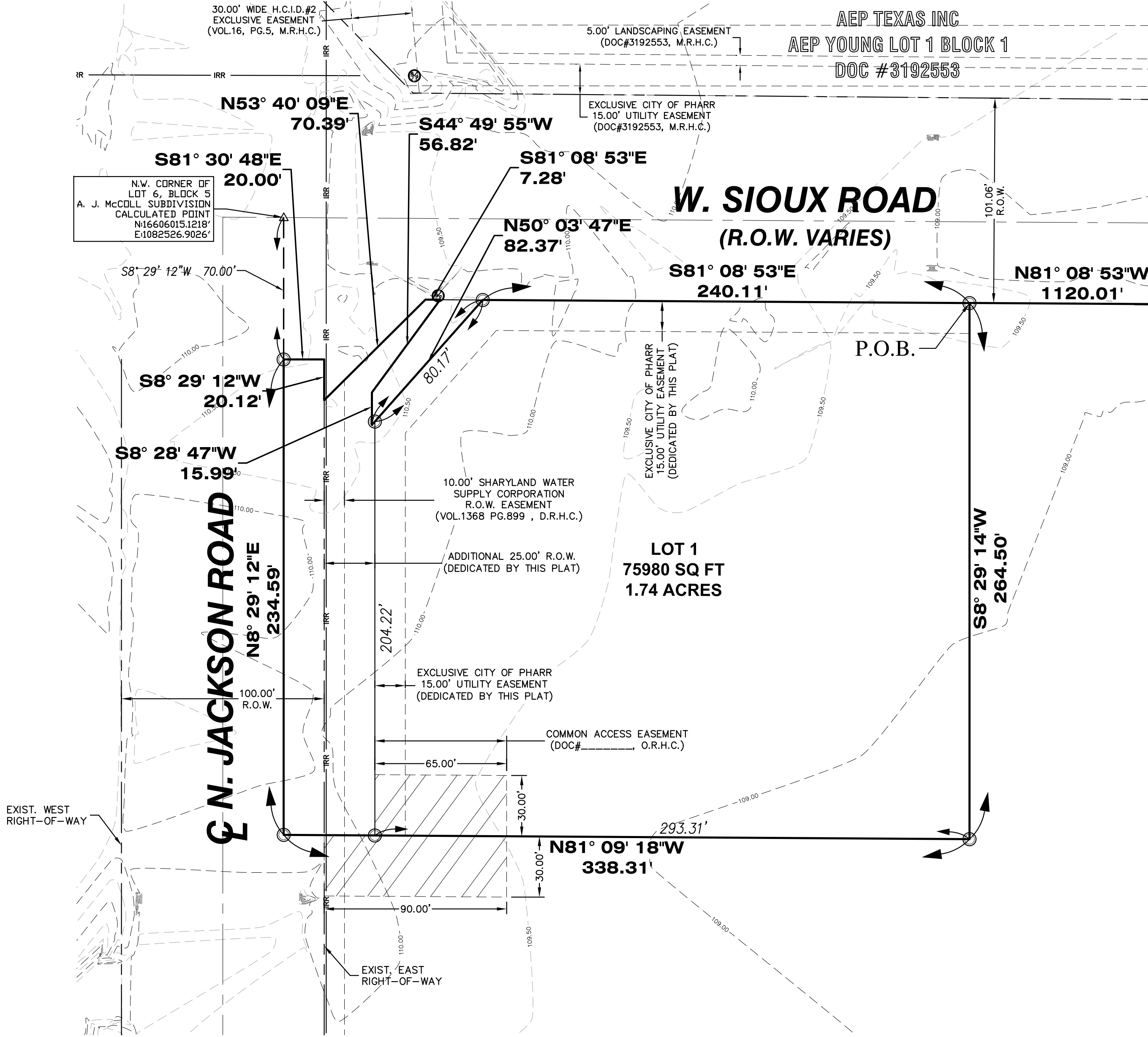
1. We have the general right of way covering all the lot V. 19, Pg. 297 – no action is required.
2. We have an irrigation pipeline on the west side of the development as shown V. 16, Pg. 5 – pipeline will need to be either replaced or capped and release the pipeline easement.
3. The petition to exclude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

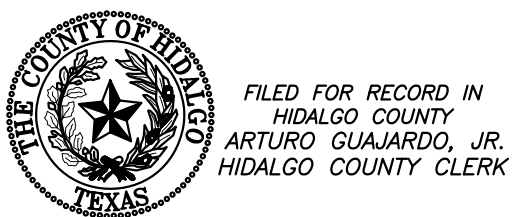
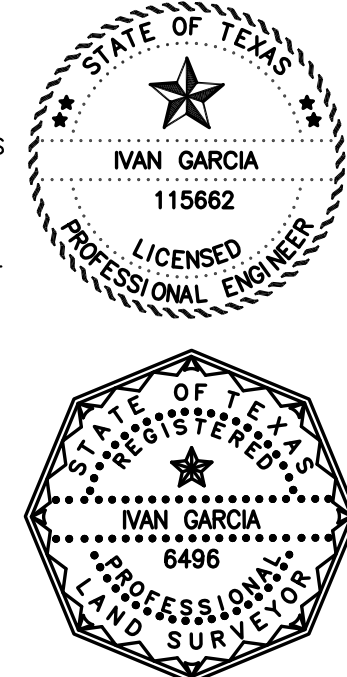
THENCE, N 50° 03' 47" E ACROSS THE SAID LOT 6, BLOCK 5, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 0.021 ACRES TRACT, TO THE NORTHEAST CORNER OF THE SAID 0.021 ACRES TRACT, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID 1.454 ACRES TRACT, AND SAME BEING A POINT ON THE EXISTING SOUTH 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



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

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

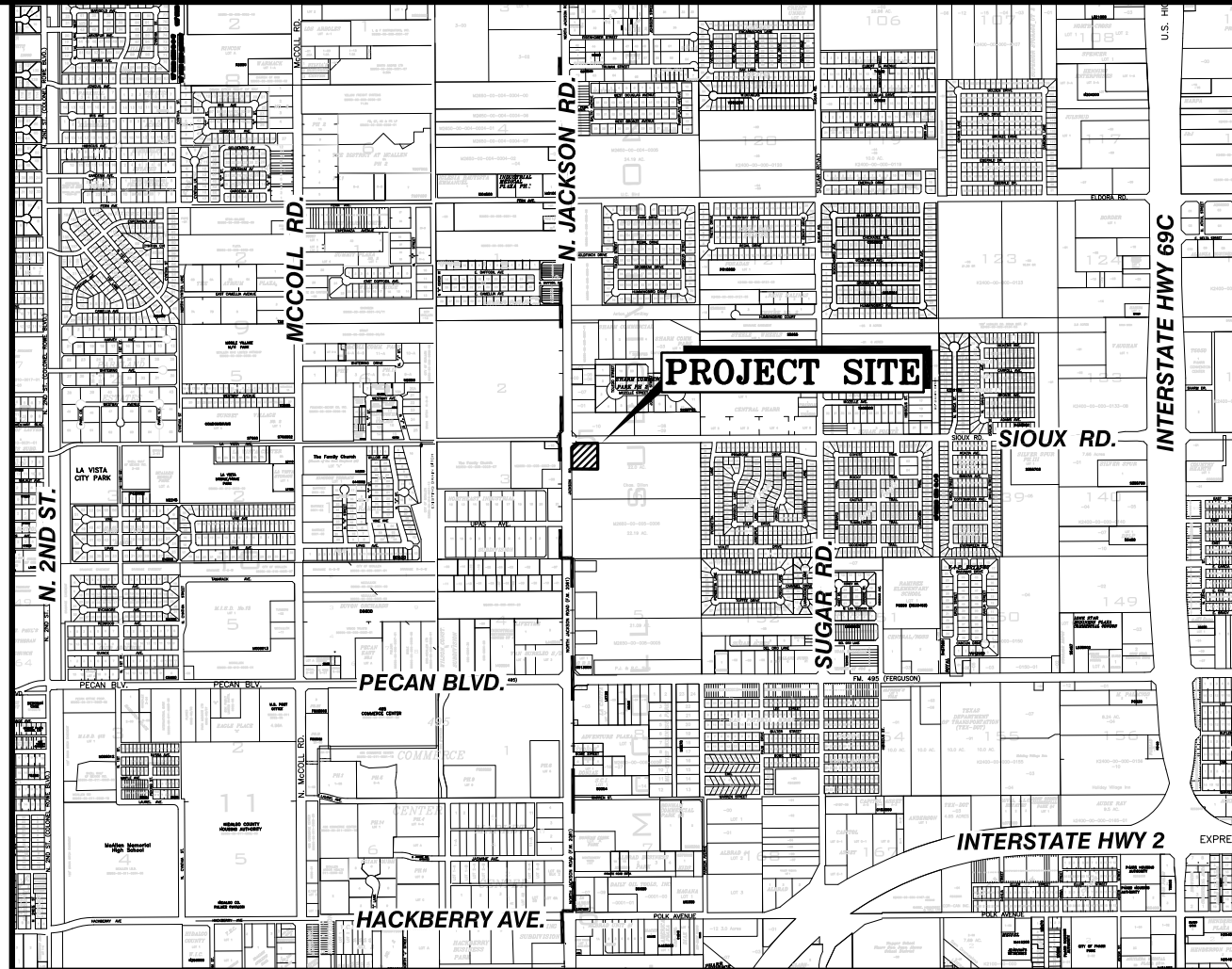
ATTEST: CITY CLERK DATE

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



LOCATION MAP SCALE: 1"= 2000'

GENERAL NOTES:

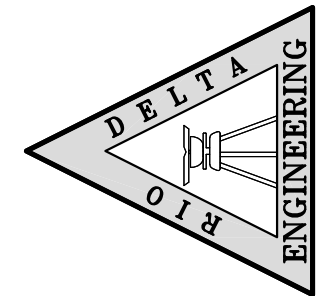
- FINISHED FLOOR ELEVATION SHALL BE AT LEAST 18" FROM TOP OF CURB OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 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.

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

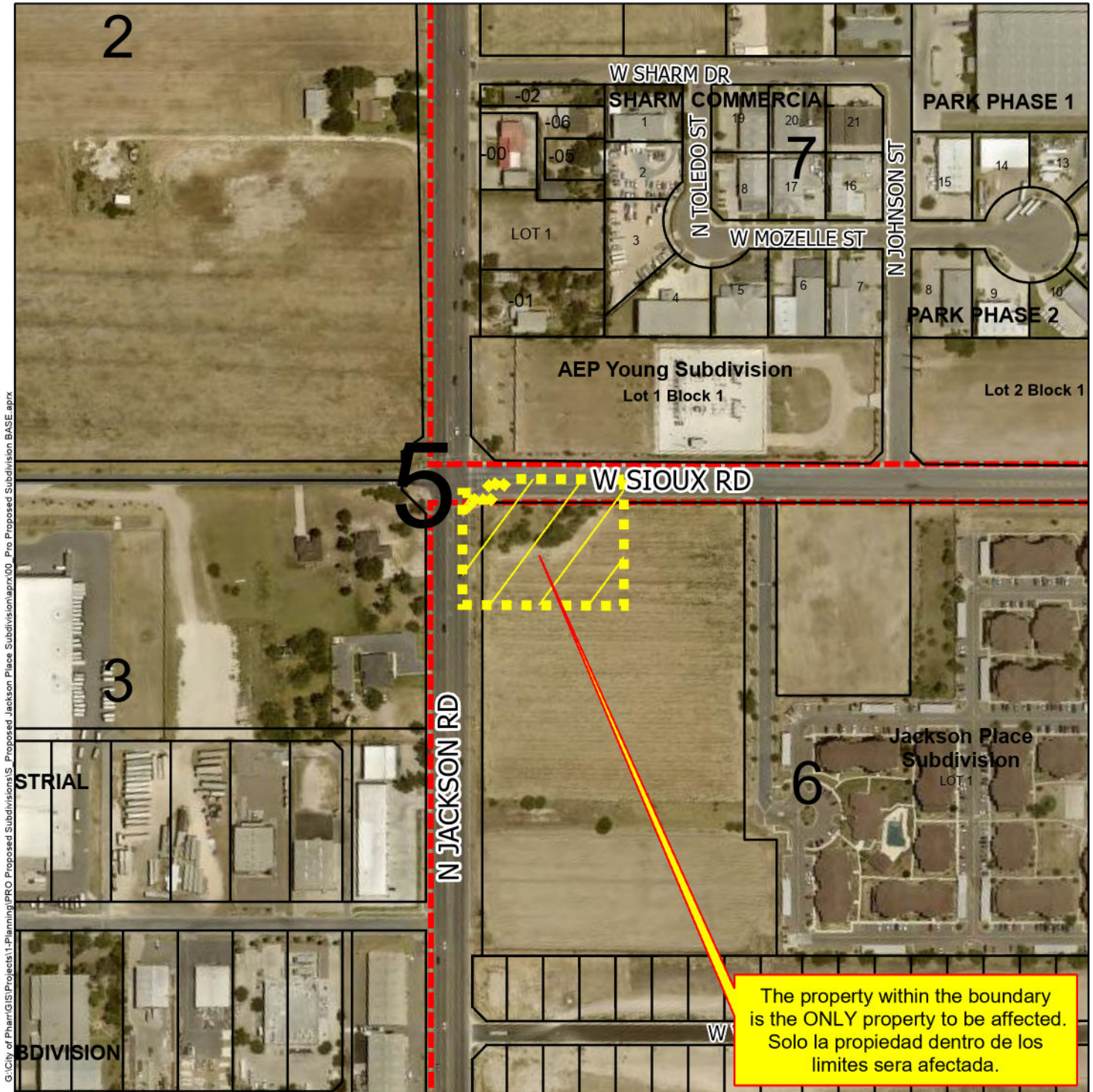


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON DATE: _____
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

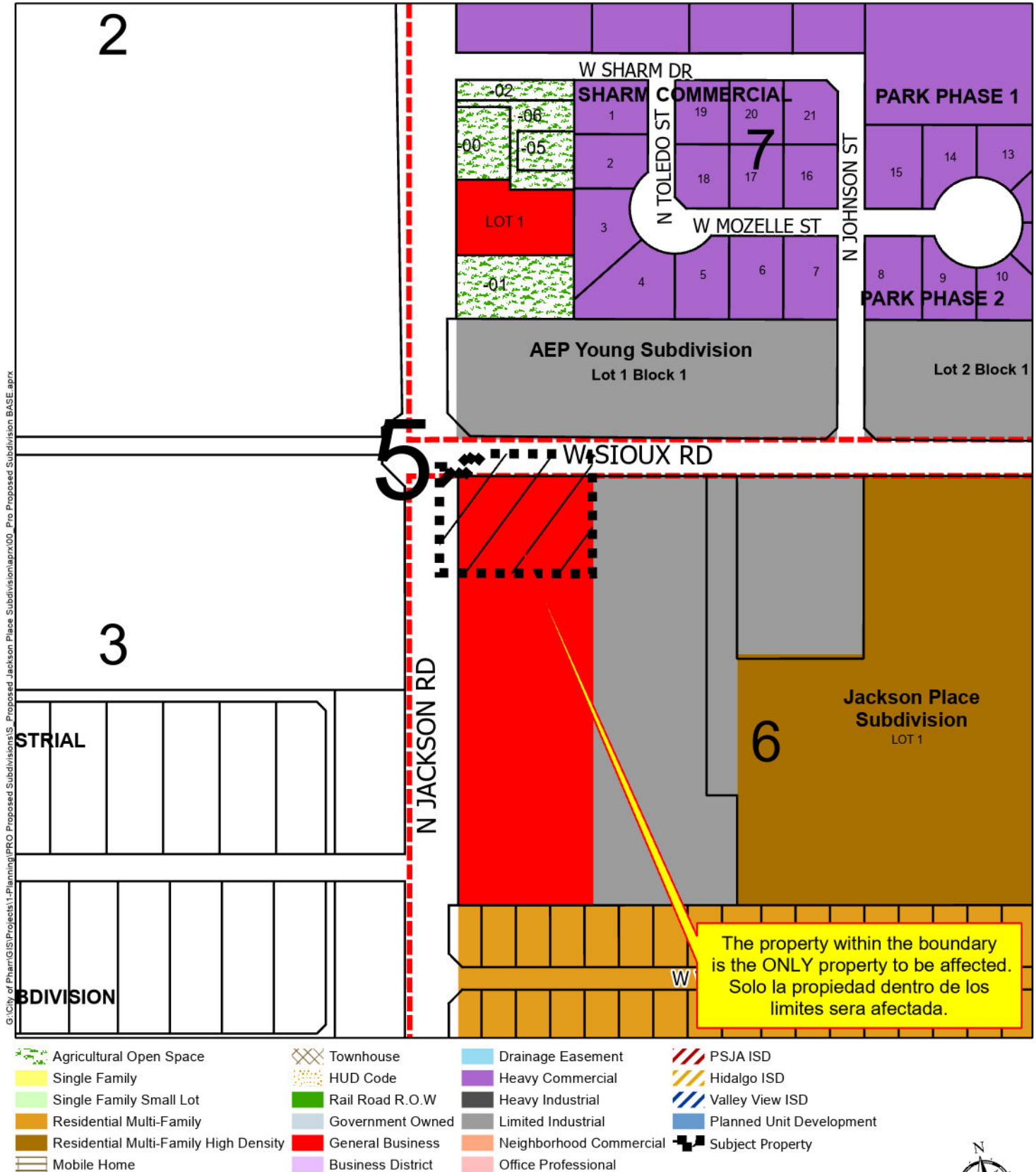
ISSUED FOR:
PRELIMINARY

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





Pharr
Development Services



Site Photo

2700 Block of North Jackson Rd.

