



MEMORANDUM

DATE: MONDAY, SEPTEMBER 11, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: THE CASCADES SUBDIVISION PHASE I
FILE NO. SUB#160410

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing E. Douglas Grindstaff, owner, is requesting final plat approval of the proposed The Cascades Subdivision Phase I.

LEGAL DESCRIPTION: The property is legally described as being a 2.06 acre tract of land out of Lot 86, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 600 Block of West Minnesota Road.

ZONING: The property is currently zoned Townhouse Residential District (R-TH). The adjacent zones are Agricultural and/or Open Space District (A-O) to the west and south, Townhouse Residential District (R-TH) to the north and Single-Family Residential District (R-1) to the east. The property is designated for multi-family residential and commercial use in the Land Use Plan.

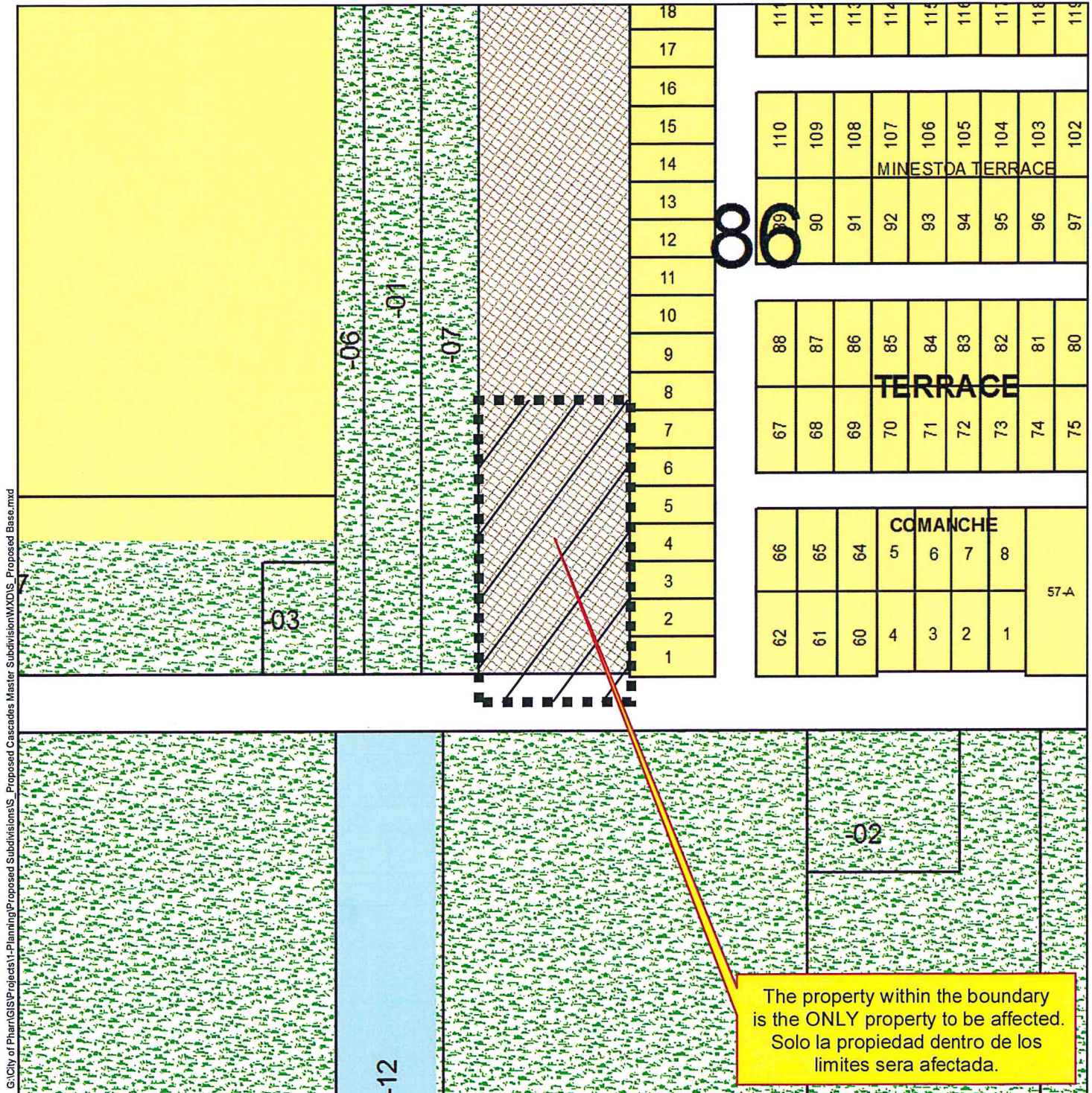
PROPERTY PROPOSED USE: Townhouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed The Cascades Subdivision Phase I subject to the following conditions:

STREETS, PAVING AND R.O.W.:	1. In compliance.
EASEMENTS:	1. In compliance.
SIDEWALK: ADA:	1. In compliance.
FIRE PROTECTION:	1. In compliance.
WATER:	1. In compliance.
SEWER:	1. In compliance.
DRAINAGE:	1. In compliance.
OTHER:	1. In compliance..

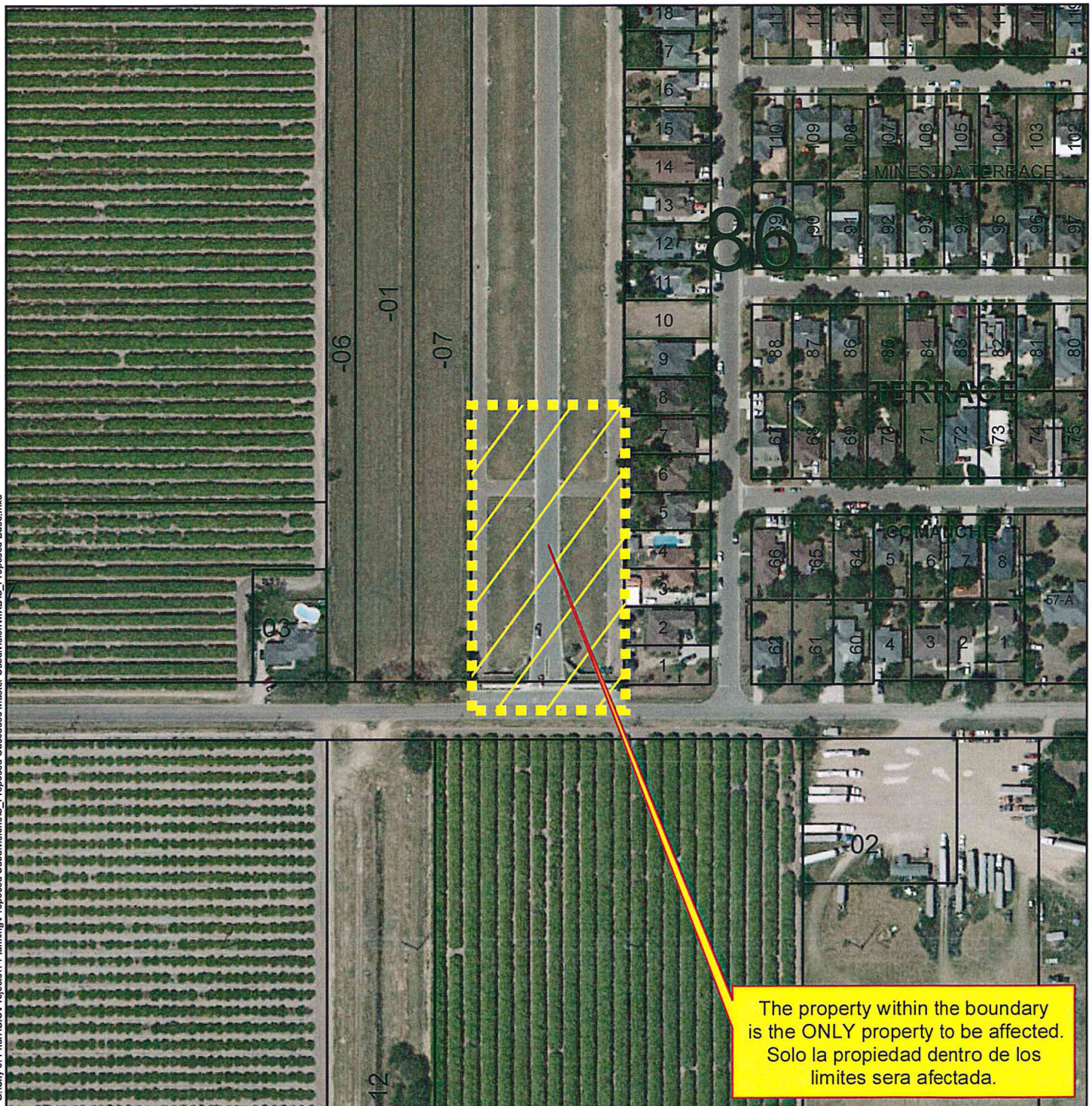
This item will go before City Commission on September 18, 2017 at 4:00 p.m.



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



G:\City of Pharr\GIS\Projects\Planning\Proposed Subdivisions\Proposed Cascades Master Subdivision\WMD\IS Proposed Base.mxd



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





MEMORANDUM

DATE: MONDAY, SEPTEMBER 11, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CAPOTE INTERNATIONAL BUSINESS PARK PHASE IV LOT 1 FILE NO. SUB#160719
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GENERAL INFORMATION:

APPLICANT: HALFF Associates, Inc., representing Capote Farms, LTD., Phil Dyer, President, is requesting final plat approval of the proposed Capote International Business Park Phase IV Lot 1.

LEGAL DESCRIPTION: The property is legally described as being 9.1097 acres out of Lot 396 and Porciones 66, 67, 69 and 70 of Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 500 and 600 Block of East Military Highway.

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

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Capote International Business Park Phase IV Lot 1 subject to the following conditions:

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

1. In compliance.

EASEMENTS:

1. In compliance.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

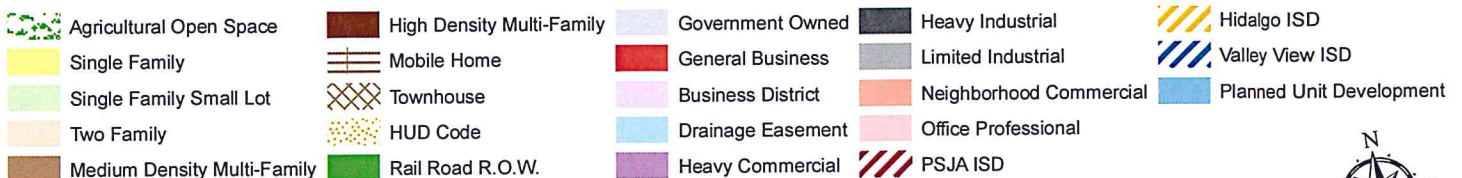
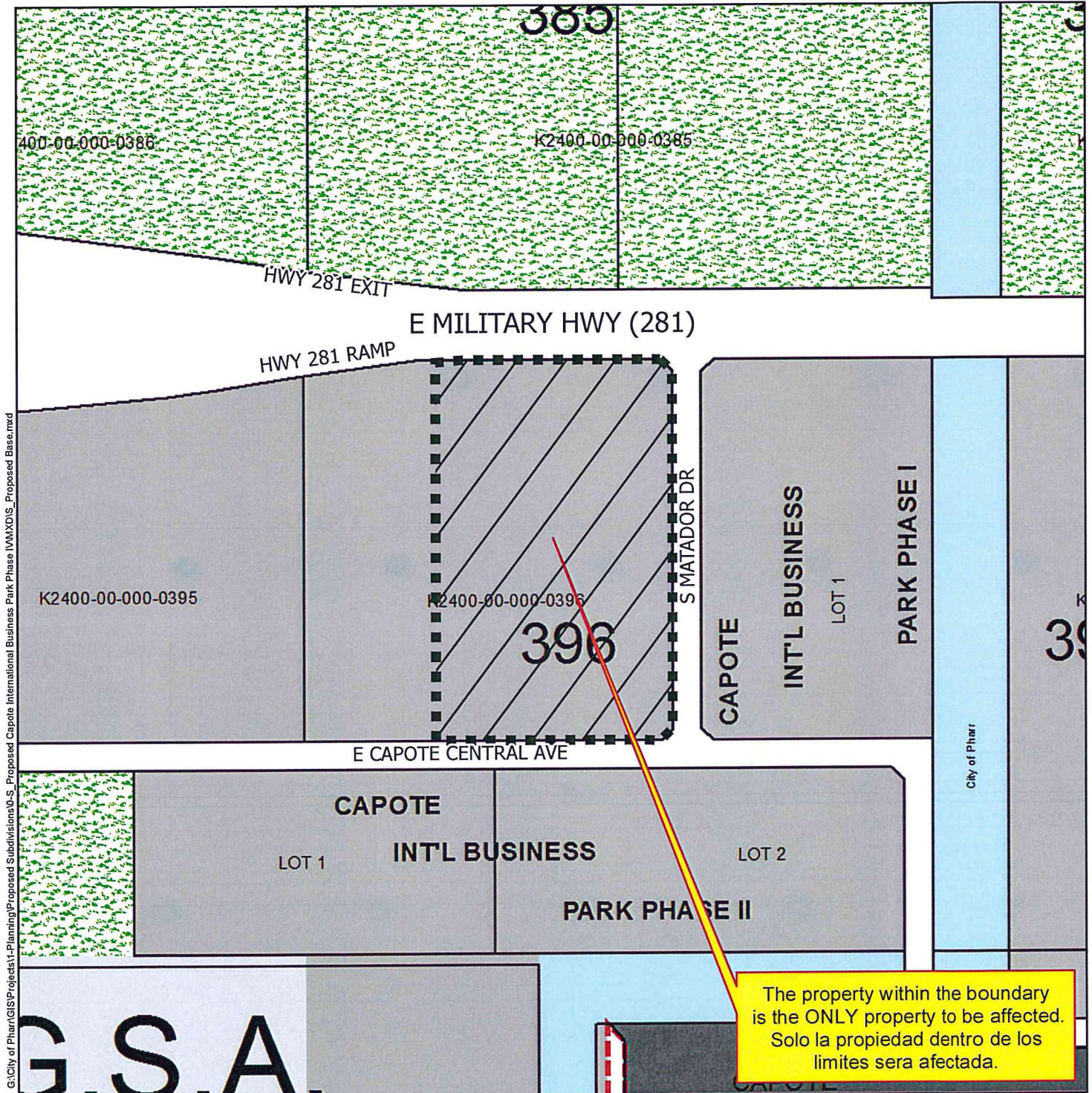
DRAINAGE:

1. In compliance..

OTHER:

1. In compliance.

This item will go before City Commission on September 18, 2017 at 4:00 p.m.





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



