

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. June 14, 2021 – 6:00 PM

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

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

In accordance with social distancing guidelines, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at <http://www.pharr-tx.gov>

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 of May 24, 2021.

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) Melden & Hunt, Inc. representing H & E Tijerina Children's Family LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being a 0.728 acre tract of land, more or less, out of Lot 220, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 100-200 Block of West Moore Road. **COZ#210530**

E. PLATS:

- 1) B.I.G. Engineering, representing Jaime A Rodriguez, President, from JAR Group Development is requesting preliminary and final plat approval of the proposed The Cascades Subdivision Phase II. The property is legally described as being a 5.44 acre tract of land out of Lot eighty-six (86), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#210309**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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



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

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

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

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

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

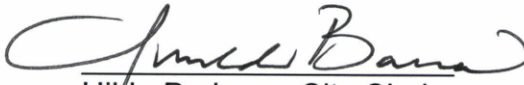
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 11th day of June 2021 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 24, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, May 24, 2021 and following is the record of attendance.

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

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Edward Wylie, Interim City Manager
 Melanie Cano, Development Services Director
 Roland Gomez, Development Services Assistant Director
 Roy Rodriguez, Assistant Director/Building Official
 Anaisa Licerio, Planner I
 Carolina Herrera, Secretary
 Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF MAY 10, 2021

Chairman, Danny Wylie, introduced the item.

Romero Robles stated hi name was incorrect on Page 4.

There being no further discussion Charlie Ramirez moved to approve the minutes of May 10, 2021 with correction. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) TREVINO ENGINEERING, REPRESENTING ZUKO FAMILY LIMITED PARTNERSHIP, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY INDUSTRIAL DISTRICT (H-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 58.64 ACRES OUT OF A PORTION OF LOTS 368 AND 369 KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS AND LOTS 13 AND 14, BLOCK 1, CLOSER SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED BETWEEN THE 1100 AND 1500 BLOCK OF EAST HI-LINE ROAD. COZ#210429**

Anaisa Licerio, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property and the property to the north, south, and a portion to the west were zoned to Agricultural and/or Open Space District (A-O) when they were annexed by the City of Pharr on June 3, 2003. A portion to the west was zoned to Agricultural and/or Open Space District (A-O) on November 1, 1994 and the remaining portion to the west was zoned to Agricultural and/or Open Space District (A-O) on August 20, 1991 when the properties were annexed by the City of Pharr. On May 22, 2008, the properties to the south were rezoned to Heavy Commercial District (H-C). Later, the properties to the south were rezoned to Limited Industrial District (L-I) on December 14, 2014. A portion of the properties to the west were rezoned to Heavy Industrial District (H-I) on February 7, 2019 and the city limits lie to the east. There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan. She further reported nine (9) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner I, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

There being no discussion Rafael Munguia moved to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I). Charlie Ramirez second the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) MELDEN & HUNT INC., REPRESENTING W.A. LANDRETH, MANAGER, FOR VAQUERO VENTURES MANAGEMENT, LLC, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED 7-11 CAGE ADDITION SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.742 ACRES OUT OF LOT 77, KELLY-PHARR SUBDIVISION AND OUT OF LOTS 1-3 AMENDED GOMEZ SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 6000 BLOCK OF NORTH IH 69C. SUB#200209**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east, Limited Industrial District (L-I) to the south and west and City limits to the north. The property is designated for commercial and R.O.W. use in the Land Use Plan. He added no variances were being requested and staff recommends final plat approval of the proposed 7-11 Cage Addition Subdivision subject to the listed conditions.

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

There being no discussion Andy Castro moved to approve the request for final plat approval of the proposed 7-11 Cage Addition Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT INC., REPRESENTING DEYANIRA I. GUERRERO, MANAGING MANAGER FOR LITTLE EXPLORERS DEVELOPMENT & LEARNING CENTER, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED LITTLE EXPLORERS ACADEMY SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 2.958 ACRES BEING A 2.50 ACRES PART OR PORTION OUT OF LOT 5, BLOCK 8, A.J. MCCOLL SUBDIVISION AND 0.458 OF ONE ACRE OUT OF LOT 1, C.D. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2300 BLOCK OF S. JACKSON ROAD. SUB#201030**

Anaisa Licerio, Planner I, introduced the item. She stated the property is currently zoned General Business District (C). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Single Family Residential District (R-1) and Agricultural Open Space District (A-O) to the east, Residential Town house District (R-TH) to the south and City limits to the west. The property is designated for commercial and multi-family residential use in the Land Use Plan. He added no variances were being requested and staff recommends preliminary plat approval of the proposed Little Explorers Academy Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Little Explorers Academy Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Edward Wylie, Interim City Manager, offered himself for any concerns or questions the board members might have.

Chairman, Danny Wylie, asked for the reason of the "Team Pharr" signs displayed throughout the City.

Edward Wylie, Interim City Manager explained "We are Team Pharr" is the City slogan created in effort to receive the Malcolm Baldrige National Quality Award. He continued to explain that the award is given by the President of the United States to cities as a performance of excellence award. He expressed that this slogan will encourage employees to take pride of the work they do for the City. Mr. Wylie thanked the board members for their work and offered training to become more informed in the decisions they make.

Luis Madrigal expressed his appreciation to Mr. Wylie for giving them the opportunity to express their concerns and offering them training. He stated he was interested in learning more about the Subdivision process.

Chairman, Danny Wylie, stated his concern regarding the Planning and Zoning Alternate board members. He continued to state there is a lack of attendance and believes members are not as involved as he wished they were.

Edward Wylie, Interim City Manager, stated it has been addressed with Melanie, Development Services Director. He stated alternates are invited to attend every meeting to participate.

Rafael Munguia asked if alternate members were provided agenda packets for each meeting and suggested training as well.

Edward Wylie confirmed alternate members did receive an agenda packet for each meeting.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:16 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: June 11, 2021

MEETING DATE: June 14, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Melden & Hunt, Inc. representing H & E Tijerina Children's Family LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being a 0.728 acre tract of land, more or less, out of Lot 220, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 100-200 Block of West Moore Road. **COZ#210530**

Classification: Regular

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

Issue: Melden & Hunt, Inc. representing H & E Tijerina Children's Family LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. The subject property is part of a bigger development that consist of the property to the east abutting South Cage Boulevard. If approved, the owner must comply with all City Ordinances and City Department requirements.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 6/11/2021
Final Approval - 6/11/2021



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: June 14, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#210530

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: May 14, 2021

1. **Applicant:** Melden & Hunt, Inc. representing H & E Tijerina Children's Family LTD, owner.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) to General Business District (C).
3. **Nature / Intent of Request:** In order to develop and construct a Circle K Convenience Store.

4. **Routing to Staff:**

A. Roland Gomez, Interim Director

[Signature]
Initials

6-9-21
Date

☒ Approval ☐ Denial

B. Planning Staff Recommendations

[Signature]
Initials

6-9-21
Date

☒ Approval ☐ Denial

C. Planning and Zoning Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JUNE 14, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to General Business District (C). The property is legally described as being a 0.728 acre tract of land, more or less, out of Lot 220, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 100-200 Block of West Moore Road.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Melden & Hunt, Inc. representing H & E Tijerina Children's Family LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C) in order to develop and construct a Circle K Convenience Store.

The subject site is located on the south side of West Moore Road and physically located within the 100-200 Block of West Moore Road. The property is legally described as being a 0.728 tract of land, more or less, out of Lot 220, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Moore Road an 80' 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.

The property is currently zoned Agricultural and/or Open Space District (A-O). On March 30, 1982, the subject property, and the properties to the east, south, north, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr. On September 20, 1983, the property to the east was rezoned to General Business District (C). On September 7, 1982, the property to the north was rezoned to Residential Mobile Home District (R-MH). Later, the property was rezoned from Residential Mobile Home District (R-MH) to Planned Unit Development (PUD) on May 31, 1983. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

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

Nine (9) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) phone call in opposition of this item.

Development Services is recommending approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C) as the property meets area requirements and has adequate ingress and egress. The subject property is part of a bigger development that consist of the property to the east abutting South Cage Boulevard. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **June 21, 2021 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt, Inc. representing H & E Tijerina Children's
Family LTD, owner

APPLICANT

Agricultural and/or Open Space District
(A-O)

CURRENT ZONE

Between the 100-00 Block of West Moore Road

ADDRESS

General Business District (C)

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

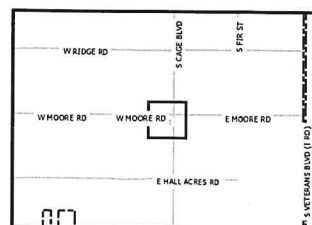
The property meets area requirements and has adequate ingress and egress. The subject property is part of a bigger development that consists of the property to the east abutting South Cage Boulevard. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio
PREPARED BY

June 8, 2021
DATE



- 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.



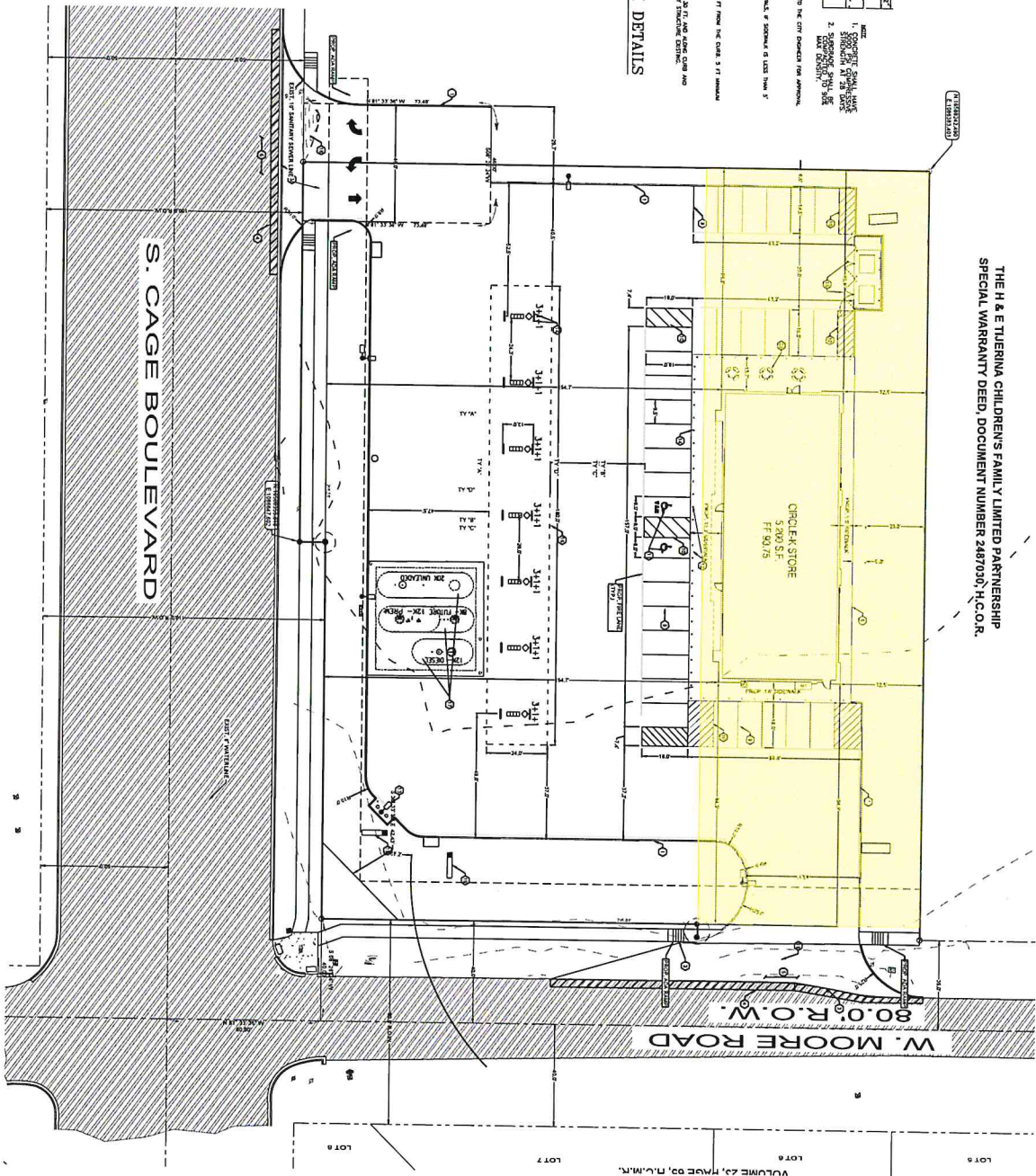
Date: 5/19/2021

THE H & E TIJERINA CHILDREN'S FAMILY LIMITED PARTNERSHIP
SPECIAL WARRANTY DEED, DOCUMENT NUMBER 2487030, H.C.O.R.

- GENERAL NOTES:**
1. CONCRETE SHALL BE 4" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
 2. REINFORCING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
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- CONSTRUCTION NOTES:**
1. CONCRETE SHALL BE 4" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
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TYPICAL SIDEWALK DETAILS

N.T.S.



SCALE: 1" = 30'



DAVID L. HESTER
STATE OF TEXAS
LICENSE NO. 11338

- LEGEND:**
- 1. CONCRETE CURB
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SITE PLAN

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AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: June 11, 2021

MEETING DATE: June 14, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: B.I.G. Engineering, representing Jaime A Rodriguez, President, from JAR Group Development is requesting preliminary and final plat approval of the proposed The Cascades Subdivision Phase II. The property is legally described as being a 5.44 acre tract of land out of Lot eighty-six (86), Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Road. **SUB#210309**

Classification: Regular

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

Issue: B.I.G. Engineering, representing Jaime A Rodriguez, President, from JAR Group Development is requesting preliminary and final plat approval of the proposed The Cascades Subdivision Phase II.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed The Cascades Subdivision Phase II subject to the listed conditions.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Roland Gomez

Created/Initiated - 6/11/2021
Final Approval - 6/11/2021



MEMORANDUM

DATE: MONDAY, JUNE 14, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: THE CASCADES SUBDIVISION PHASE II FILE NO. SUB#210309

GENERAL INFORMATION:

APPLICANT: B.I.G. Engineering, representing Jaime A Rodriguez, President, from JAR Group Development is requesting preliminary and final plat approval of the proposed The Cascades Subdivision Phase II.

LEGAL DESCRIPTION: The property is legally described as being a 5.44 acre tract of land out of Lot eighty-six (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 Single Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to the west and south, Residential Mobile Home District (R-MH) 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: Town houses.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed The Cascades Subdivision Phase II 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.

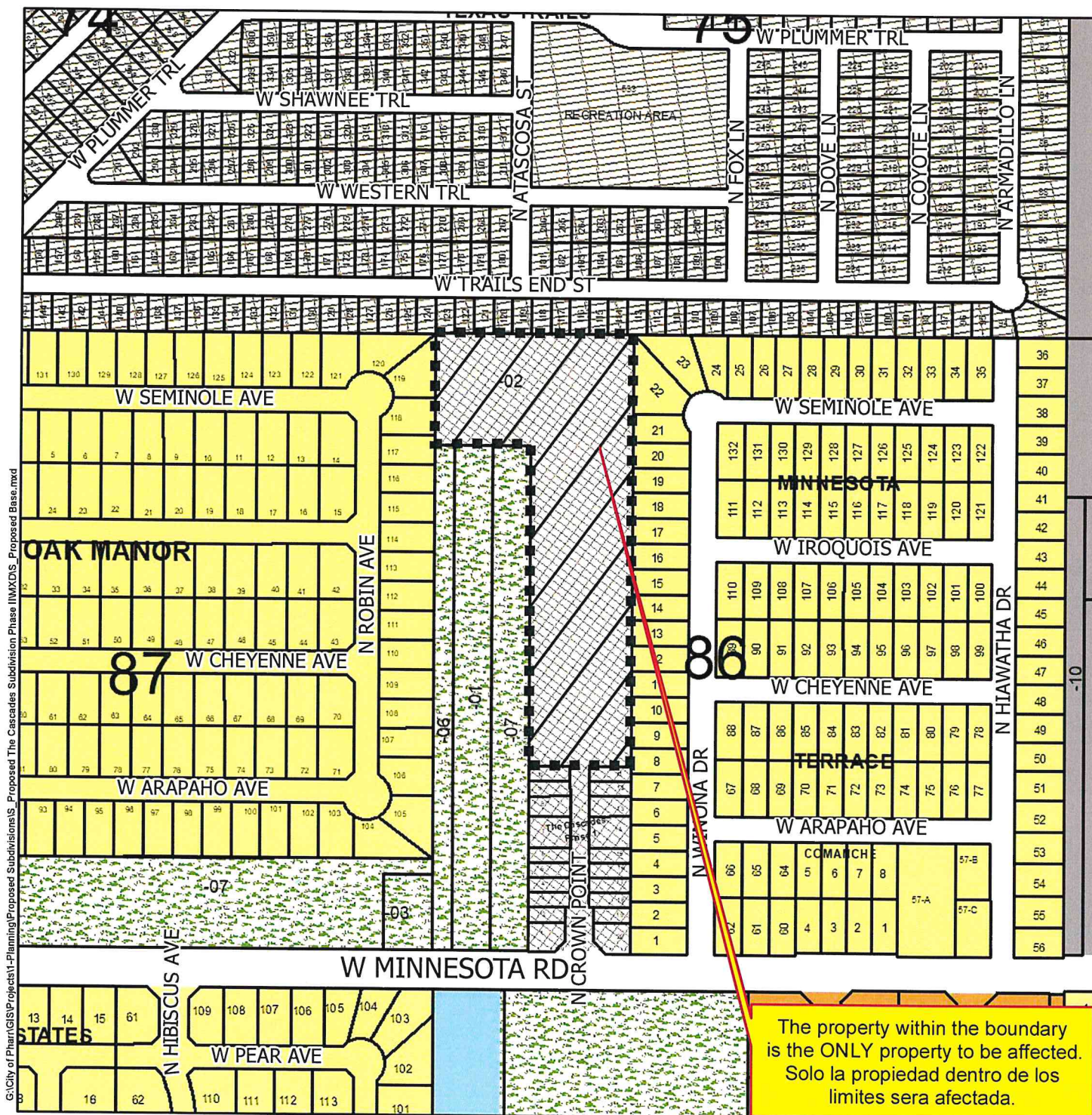
WATER: 1. In compliance.

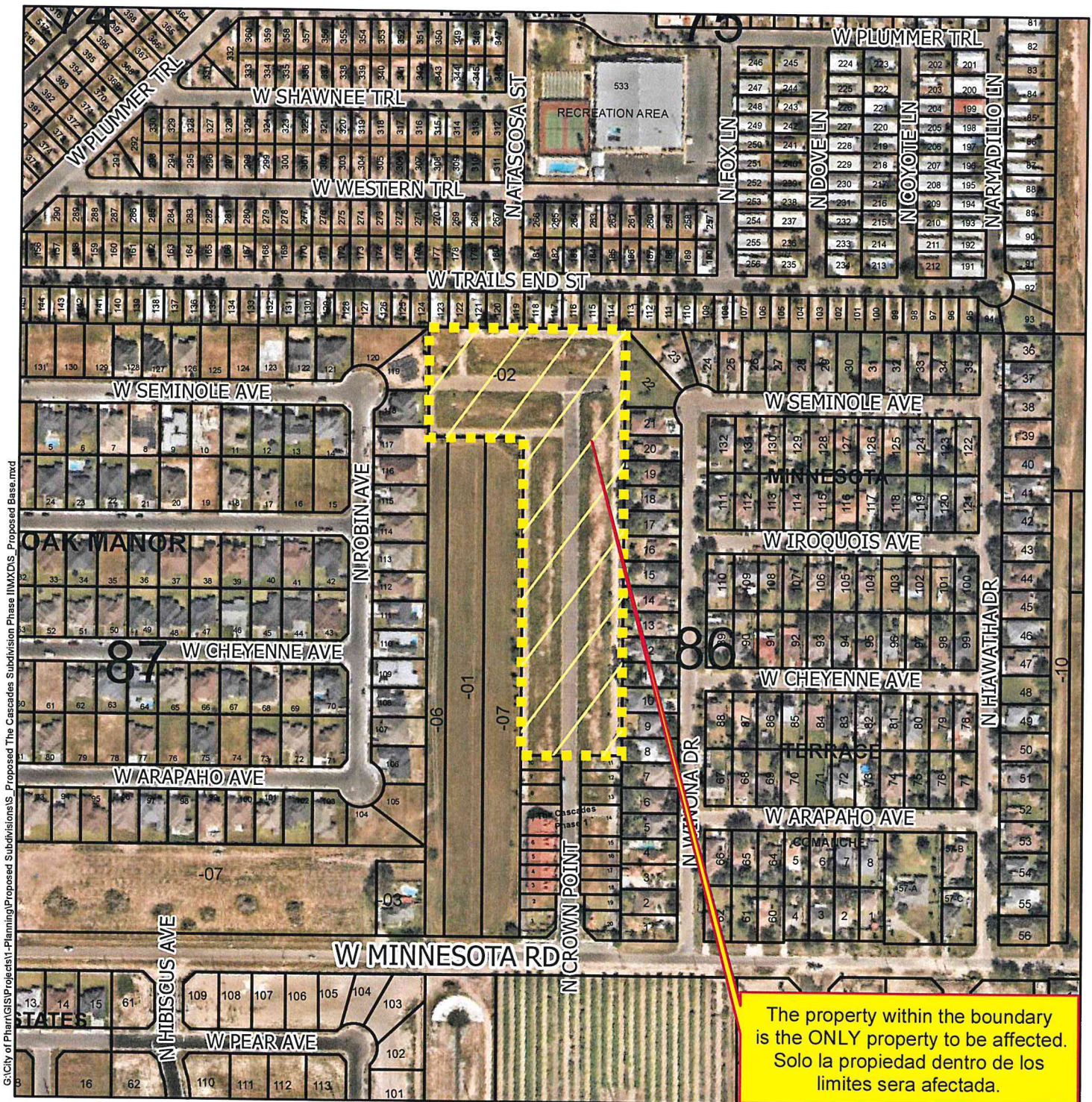
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before City Commission on June 21, 2021 at 4:00 p.m.





G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed The Cascades Subdivision Phase II\MXDS - Proposed Base.mxd

