

**AGENDA**  
**BOARD OF ADJUSTMENT**  
*City Commissioner's Room*  
**118 S. Cage Blvd. August 17, 2023 - 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 BOARD OF ADJUSTMENT should determine that a closed, or executive session of the BOARD 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 Board of Adjustments Commission will meet to consider and act upon the following:

**1. CALL TO ORDER:**

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

**2. APPROVAL OF MINUTES:**

- A) Minutes for November 20, 2019.

**3. PUBLIC HEARINGS:** *(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.*

- A) Eduardo Guzman is requesting a variance to the City of Pharr Standards Manual Section VII – Driveway Entrance Standards to allow a fifty-six-foot (56 ft.) wide driveway as opposed to the maximum twenty-foot (20 ft.) wide driveway allowed in a Single-Family Residential District (R-1). The property is legally described as being Lot 42, Los Laureles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2101 South Dana Drive. **BOA#230610**

**4. ANNOUNCEMENTS/OTHER BUSINESS:**

**5. ADJOURNMENT:**

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Board of Adjustment 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](http://www.pharr-tx.gov). This Notice was posted on the 11th day of August 2023 at 3:30 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 11th day of August 2023**



  
\_\_\_\_\_  
HILDA PEDRAZA, TRMC, CMC  
CITY CLERK



## AGENDA MEMORANDUM



**BOARD:** Board of Adjustment

**AGENDA ITEM #:** 2.A.

**DATE SUBMITTED:** August 11, 2023

**MEETING DATE:** August 17, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Minutes for November 20, 2019

**Classification:** Regular

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

**Issue:** Minutes for November 20, 2019

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends approval.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### **ROUTING:**

Kimberly Mendoza

Created/Initiated - 8/11/2023

Kimberly Mendoza

Final Approval - 8/11/2023



## AGENDA MEMORANDUM

**BOARD:** Board of Adjustment

**AGENDA ITEM #:** 3.A.

**DATE SUBMITTED:** August 11, 2023

**MEETING DATE:** August 17, 2023

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Eduardo Guzman is requesting a variance to the City of Pharr Standards Manual Section VII – Driveway Entrance Standards to allow a fifty-six-foot (56 ft.) wide driveway as opposed to the maximum twenty-foot (20 ft.) wide driveway allowed in a Single-Family Residential District (R-1). The property is legally described as being Lot 42, Los Laureles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2101 South Dana Drive. **BOA#230610**

**Classification:** Public Hearing

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

**Issue:** Eduardo Guzman is requesting a variance to the City of Pharr Standards Manual Section VII – Driveway Entrance Standards to allow a fifty-six-foot (56') wide driveway as opposed to the maximum twenty-foot (20') wide driveway allowed in a Single-Family Residential District (R-1).

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza  
Ricardo Rodriguez  
Ruben Alfaro  
Roland Gomez  
Kimberly Mendoza

Created/Initiated - 8/11/2023  
Approved - 8/11/2023  
Approved - 8/11/2023  
Approved - 8/11/2023  
Final Approval - 8/11/2023



## MEMORANDUM

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**DATE** THURSDAY, AUGUST 17, 2023

**TO:** BOARD OF ADJUSTMENT

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** VARIANCE TO THE CITY OF PHARR STANDARDS MANUAL SECTION VII – DRIVEWAY ENTRANCE STANDARDS  
**FILE NO. BOA#230610**

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### GENERAL INFORMATION:

**APPLICANT:** Eduardo Guzman is requesting a variance to the City of Pharr Standards Manual Section VII – Driveway Entrance Standards to allow a fifty-six-foot (56') wide driveway as opposed to the maximum twenty-foot (20') wide driveway allowed in a Single-Family Residential District (R-1).

**LEGAL DESCRIPTION:** The property is legally described as being Lot 42, Los Laureles Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 2101 South Dana Drive.

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

**NOTIFICATION OF PUBLIC:** Seventeen (17) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on August 2, 2023, a legal notice was published in the McAllen Monitor on July 21-23, 2023. Staff has received 2 responses to the letters or

the legal notice not in favor of the request due to safety and drainage.

**FOR YOUR  
INFORMATION:**

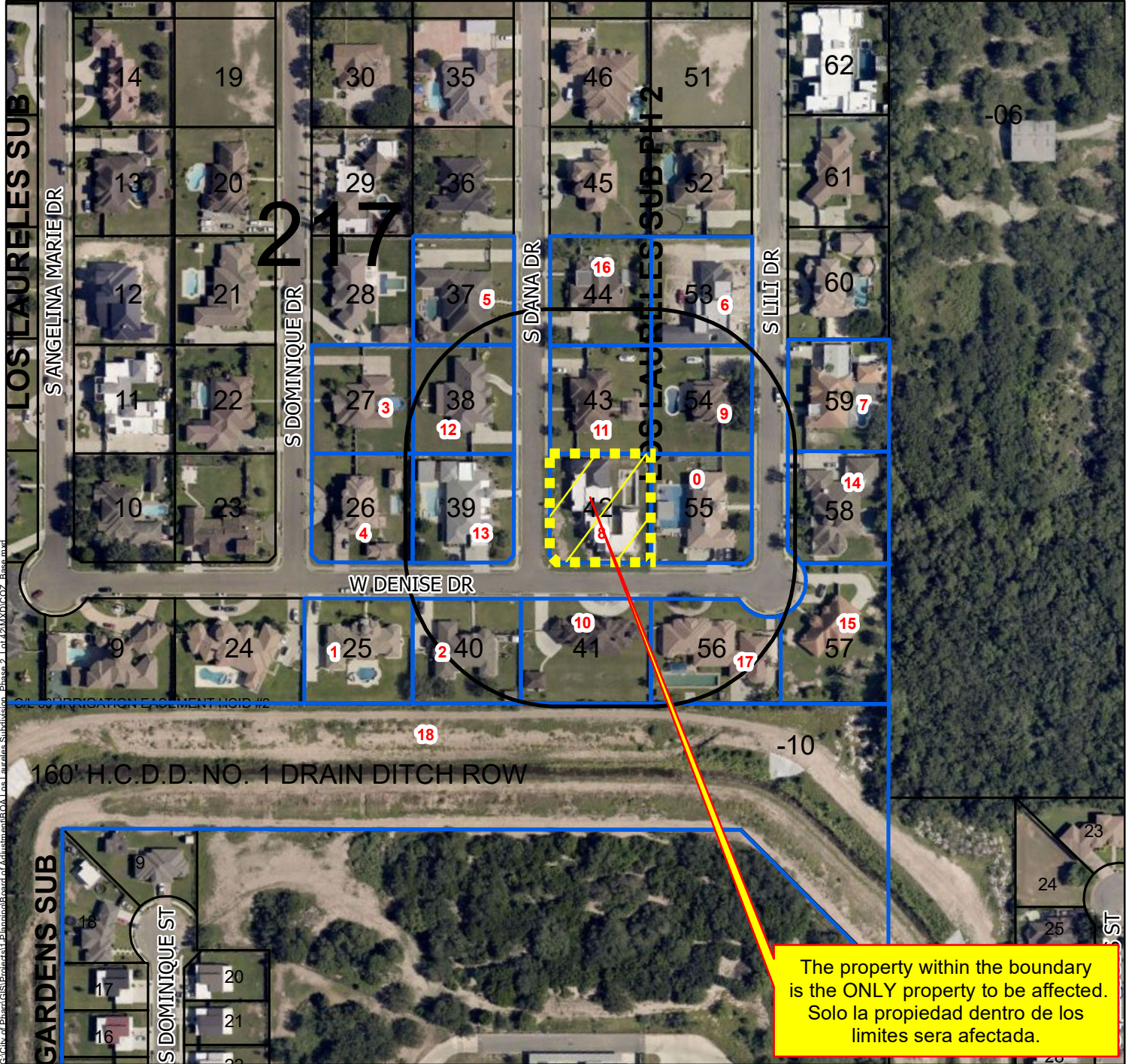
The variance request is for the following:

**Proposed:**

- 1) Applicant is proposing a fifty-six-foot (56') wide driveway as opposed to the maximum twenty-foot (20') wide driveway allowed along the south side of the lot that extends to the property line on the east side of the property. All other guidelines will be adhered to and followed in a Single-Family Residential District (R-1).

**City Requirements:**

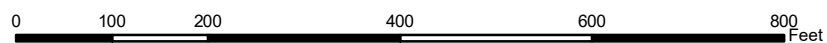
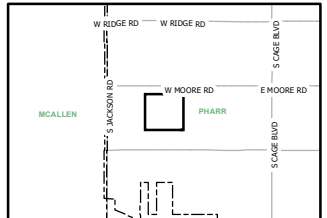
- 1) As per City of Pharr Standards Manual Section VII – Driveway Entrance Standards, Subsection VII – 2 Standard Details: DWY – 2.

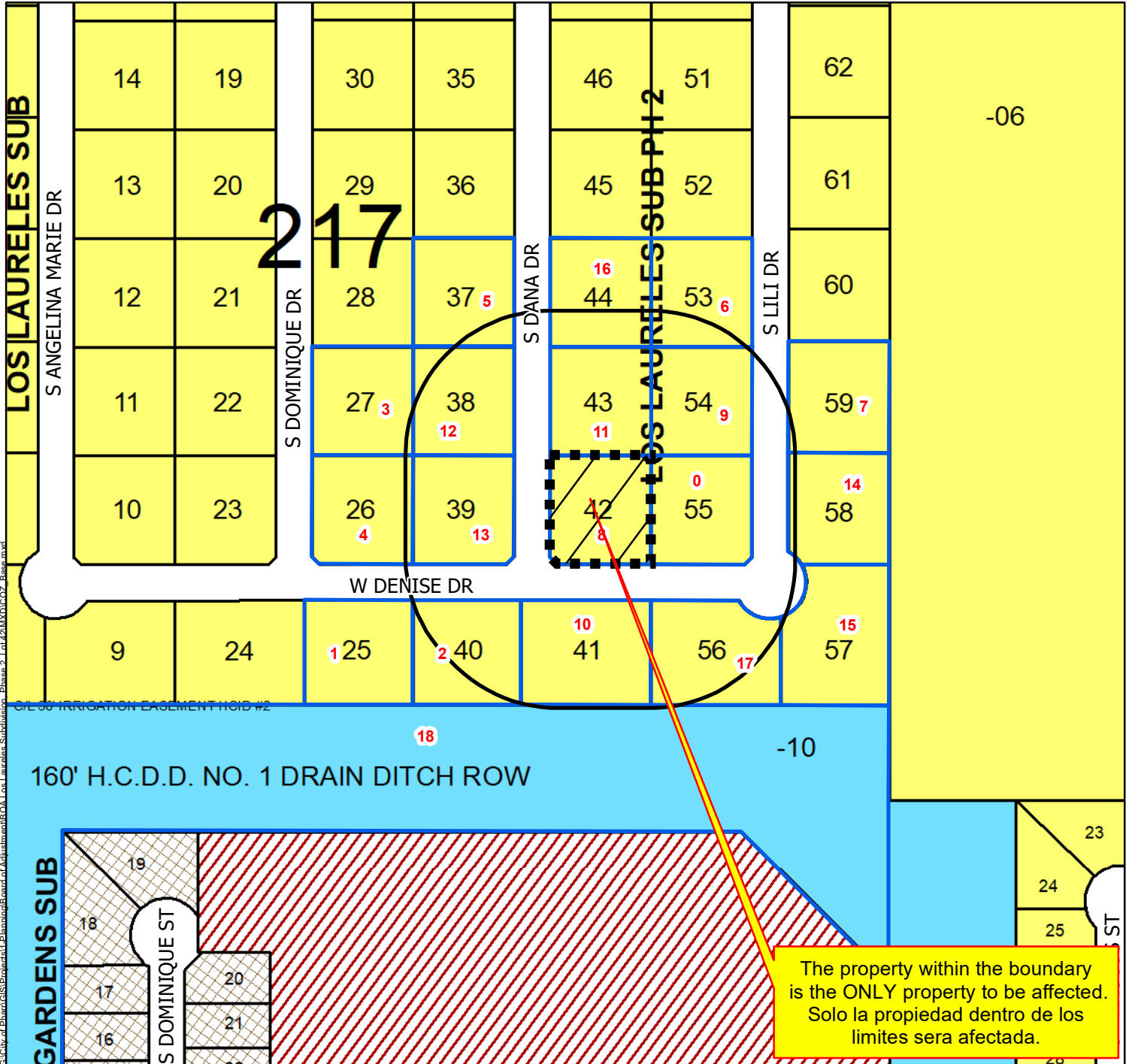


- |                            |                                       |                                     |
|----------------------------|---------------------------------------|-------------------------------------|
| <b>Zoning</b>              | Heavy Industrial                      | Schools                             |
| <b>LandUse</b>             | Limited Industrial                    | Single Family Residential           |
| Agricultural Open Space    | Mobile Home                           | Single Family Residential - Estate  |
| Business                   | Neighborhood Commercial               | Single Family Residential-Small Lot |
| Drainage Easement          | Office and Professional               | Townhouse Residential               |
| General Business           | Planned Unit Development              | Subject Property                    |
| Government Owned           | Rail                                  | 200 ft Notification Radius          |
| HUD-Code Manufactured Home | Residential Multi-Family District     | Notified Properties                 |
| Heavy Commercial           | Residential Multi-Family High Density |                                     |

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

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

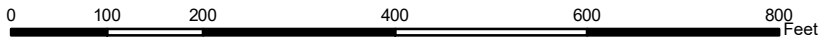
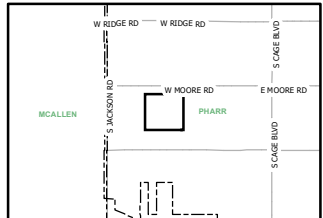


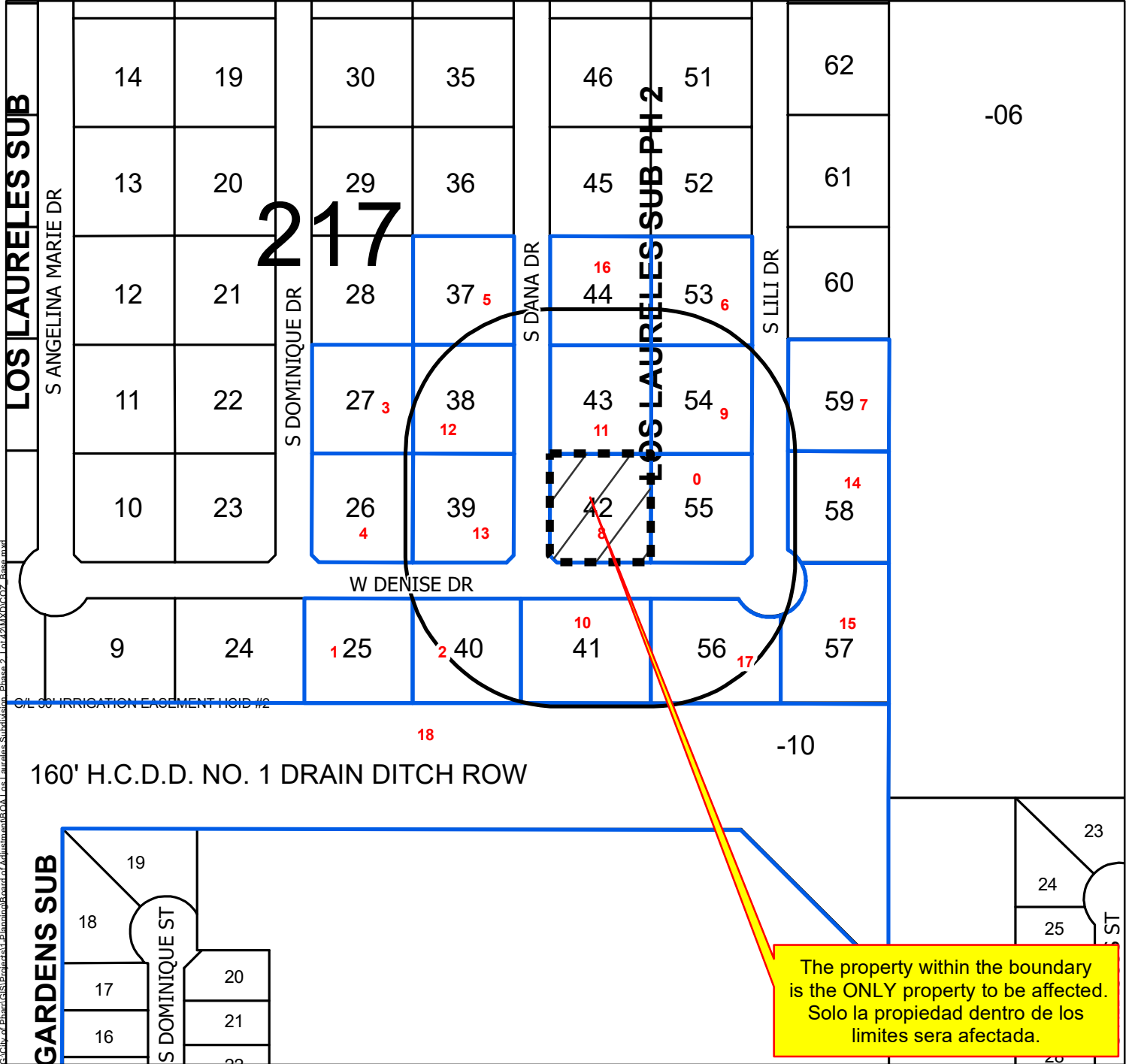


- |                            |                                       |                                     |
|----------------------------|---------------------------------------|-------------------------------------|
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| <b>LandUse</b>             | Limited Industrial                    | Single Family Residential           |
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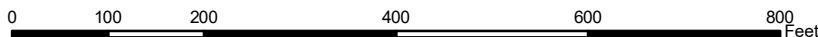


**Zoning**

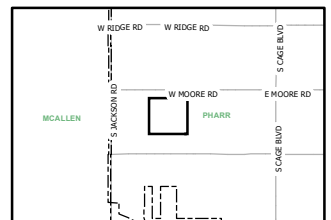
**LandUse**

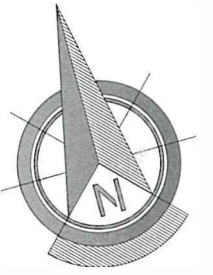
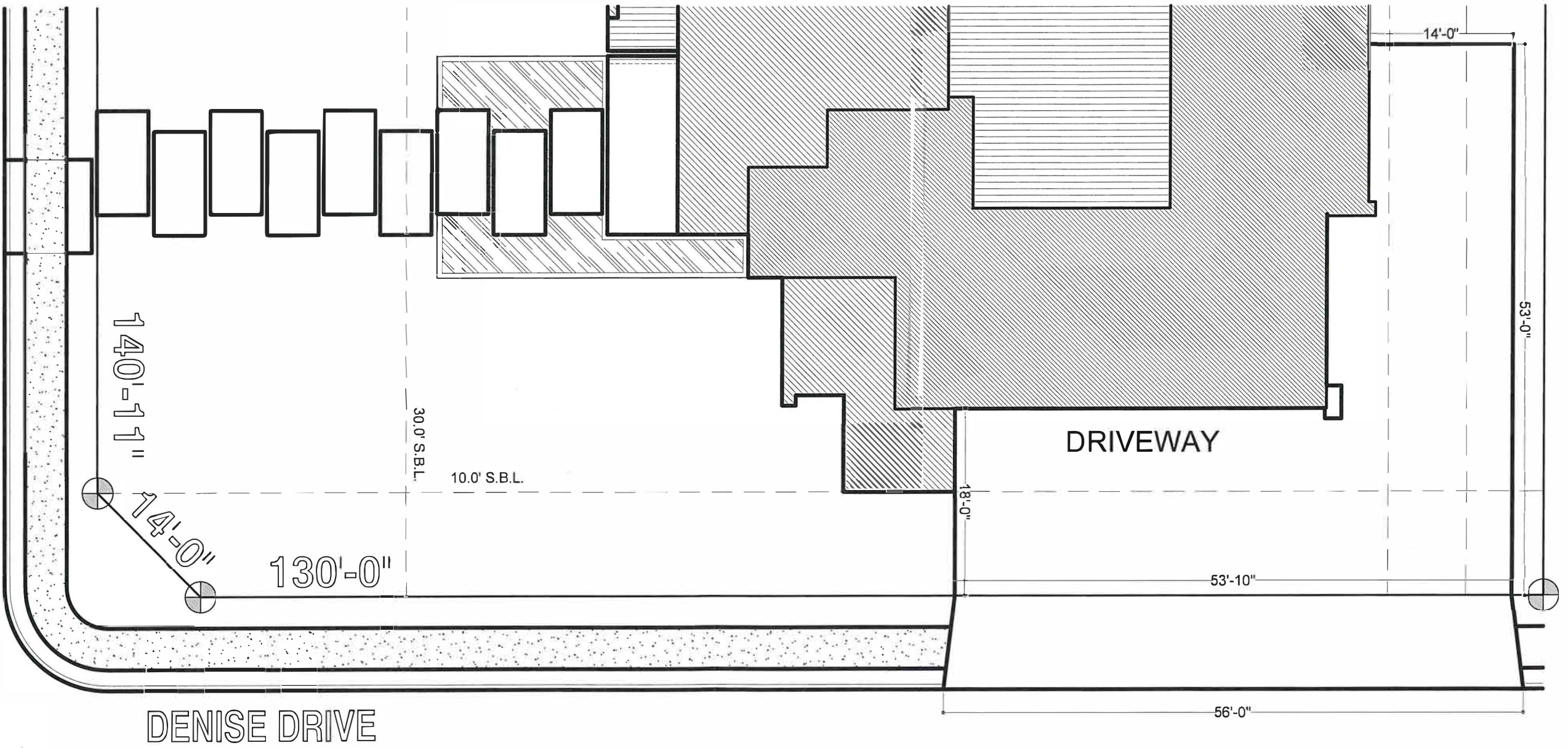
- Agricultural Open Space
- Business
- Drainage Easement
- General Business
- Government Owned
- HUD-Code Manufactured Home

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Mobile Home
- Neighborhood Commercial
- Office and Professional
- Planned Unit Development
- Rail
- Residential Multi-Family District
- Residential Multi-Family High Density
- Schools
- Single Family Residential
- Single Family Residential - Estate
- Single Family Residential-Small Lot
- Townhouse Residential



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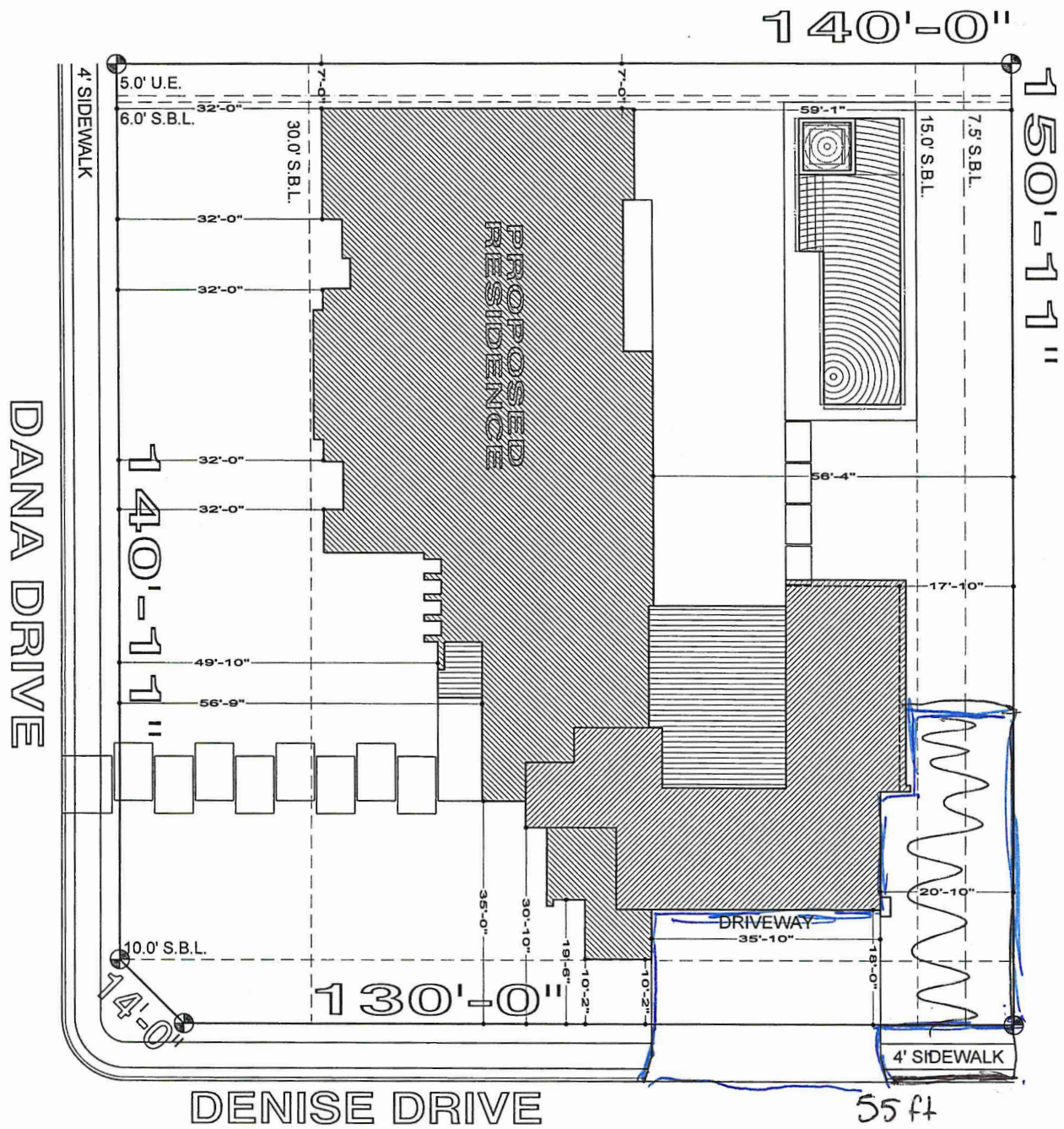
DATE: APRIL / 16 / 2021  
 SCALE:  
 SHEET: **1.2**

**DRIVEWAY PLAN**  
 JULISSA & EDUARDO GUZMAN



LOT #42 LOS LAURELES, SUBDIVISION  
 2101 DANA DR.  
 PHARR 78577, TEXAS

DMA2 M.



DANA DRIVE

DENISE DRIVE



DATE: APRIL / 16 / 2021 SCALE: SHEET: 1.0	SITE PLAN JULISSA & EDUARDO GUZMAN	 Ph. ( 956 ) 825-9095 guzmanconstructiongv.com	LOT#42 LOS LAURELES, SUBDIVISION 2101 DANA DR. Pharr 78577, TEXAS
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**Pharr**  
Development Services



APPLICATION TO THE  
CITY OF PHARR  
BOARD OF ADJUSTMENT  
FOR A

**VARIANCE/SPECIAL EXCEPTION**

CITY OF PHARR, TEXAS

# APPLICATION FOR VARIANCE/SPECIAL EXEPTION

Application Date: 6 / 30 / 23

Company Name or Business Entity: Guzman Construction LLC.

Applicant: Eduardo Guzman Phone No.: 956-827-2889  
(First) (Middle) (Last)

Mailing Address: 700 E. Redwood St. Pharr TX 78577  
(Address) (City) (State) (Zip)

Email: \_\_\_\_\_

Property Owner: Eduardo Guzman Phone No.: (956) 827-2899  
(First) (Middle) (Last)

Owner Mailing Address: 700 E. Redwood Pharr TX 78577  
(Address) (City) (State) (Zip)

Present Property Zoning: \_\_\_\_\_ Nature of Request: Curb cut over 35'

Property Address: 2105 Dana Dr.

Property Legal Description: Los Laureles 1 42  
(Subdivision) (Block) (Lot)

Current use of Property: vacant Proposed use of Property: New Residential Construction

I hereby certify that the information provided above is true and correct to the best of my knowledge. By signing this application I hereby grant the City of Pharr authorization to do the background and information check(s) necessary to process this application. I also hereby grant employees of the City of Pharr to enter the premises and conduct any inspections necessary to process this application. Alterations, changes or deviations from the plans authorized by this permit are unlawful without written authorization. The applicant hereby agrees to comply with all City Ordinances, Code, Subdivision Regulations, Restrictions, Local, State and Federal Laws and assumes all responsibility for such compliance. I understand that the City of Pharr does not enforce any private restriction, covenant rule, or regulation that may be imposed. If permit becomes invalid for any reason no refunds will be issued.

I hereby request a hearing before the Board of Adjustment and I acknowledge receiving the Guidelines / Restrictions as they will apply to the proposed use.

As agent, appointed by the owner, I am authorized to act on his/her behalf in regards to the above information.

[Signature] 7/6/23  
(Agent Signature) (Date)

Leigh Griffith 7/6/23  
(Agent Print Name) (Date)

As owner of the above described property, I hereby request a hearing before the Board of Adjustment in reference to the above information.

[Signature] 6/30/23  
(Property Owner Signature) (Date)

Eduardo Guzman  
(Property Owner Print Name) (Date)

## CONDITIONS NECESSARY FOR GRANTING A VARIANCE

Below are the conditions that are required to exist in order for the Board of Adjustment to grant a variance request. Describe in detail how the requested variance meets these conditions. (Attach additional pages if necessary.)

### 1. The variance is not contrary to the public interest.

Correct. Private Property and will not interfere with through traffic.

### 2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

We need to install a gate for service entrance as there is no other area large enough for a gate to access the rear of the home for service/maintenance, etc.

Proposed gate with driveway on Southeast corner of property.

3. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.

No. Residential use only.

4. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

No. It will not, it will have limited use.

5. The plight of the owner of the property is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

Correct, to the Best of my knowledge.

Hidalgo County  
Eddy Trevino  
County Clerk  
Edinburg, TX 78540



70 2005 01553026

Instrument Number: 2005-1553026

Recorded On: December 07, 2005

As  
Recording

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment: WD/E GUZMAN

**\*\* Examined and Charged as Follows: \*\***

Recording	20.00
Total Recording:	20.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2005-1553026  
Receipt Number: 725668  
Recorded Date/Time: December 07, 2005 11:39A  
Book-Vol/Pg: BK-SC VL-4 PG-96176  
User / Station: A Muniz - Cash Superstation 9

**Record and Return To:**

EDUARDO GUZMAN  
JULISSA GUZMAN  
2003 S. DANE DRIVE  
PHARR TX 78577

PHARR SIERRA TITLE  
 STC/65 OF# 3/3325

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## WARRANTY DEED

CONFORMS TO TEXAS STATE BAR FORM 2251 rev. 10-85

Date: October 14, 2005

Grantor: NEREIDA LOPEZ, a single woman

Grantor's Mailing Address (including county):  
 Rt. 15, Box 5811  
 Mission, Texas 78574  
 Hidalgo County

Grantee: EDUARDO GUZMAN and wife, JULISSA GUZMAN

Grantee's Mailing Address (including county):  
 2717 Toronto  
 McAllen, Texas 78503  
 Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Lot 42, LOS LAURELES SUBDIVISION PHASE 2, an Addition to the City of Pharr, Hidalgo County, Texas, according to map thereof recorded in Volume 42, Page 80, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:  
 Subject To:

Restrictions recorded in Volume 42, Page 80, Map Records of Hidalgo County, Texas, and filed for record in the Office of the County Clerk of Hidalgo County, Texas on June 17, 2003 under Clerk's File No. 1210721.

Right-of-Way Easement granted by Herma Ellen Marston to Central Power and Light Company, by instrument dated October 15, 1957 recorded in Volume 906, Page 564, Deed Records of Hidalgo County, Texas and amended on June 26, 1996, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on September 17, 1996, under Clerk's File No. 550964

Right-of-Way Easement granted by Herma Ellen Marston to Delhi-Taylor Oil Corp. and Mayfair Minerals, Inc., by instrument dated October 17, 1958, recorded in Volume 927, Page 114, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Grace E. Winslow Executrix of the Estates of Herma E. Marston to City of Pharr, by instrument dated January 5, 1982, recorded in Volume 1763, Page 486, Deed Records of Hidalgo County, Texas.

A seven and one-half (7.5) Utility Easement along the rear of subject property as shown on plat recorded in Volume 42, Page 80, Map Records of Hidalgo County, Texas.

A five foot (5') Utility Easement along the West, North and South sides of subject property as shown on plat recorded in Volume 42, Page 40, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo County Irrigation District No. 2.

Easements, or claims of easements, which are not of public record.

A twenty five foot (25') Minimum Setback Line along the front of said property or easement width, whichever is greater, as shown on plat recorded in Volume 42, Page 80, Map Records of Hidalgo County, Texas.

A six foot (6') Minimum Setback Line along the sides of said property or easement width, whichever is greater, as shown on plat recorded in Volume 42, Page 80, Map Records of Hidalgo County, Texas.

A fifteen foot (15') Minimum Setback Line along the rear of said property or easement width, whichever is greater, as shown on plat recorded in Volume 42, Page 80, Map Records of Hidalgo County, Texas.

Oil and Gas Lease dated December 11, 1946, from Mrs. R. L. Marston to Coastal Refineries, Inc. recorded in Volume 71, Page 95, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deeds recorded in Volume 481, Page 168, Deed Records of Hidalgo County, Texas and filed for record in the Office of the County Clerk of Hidalgo County, Texas, on July 9, 2001, under Clerk's File No. 691910.

Lien for assessment as set out in Declaration of Covenants, Conditions and Restrictions for Los Laureles Subdivision Phase II filed for record in the Office of the County Clerk of Hidalgo County, Texas on June 17, 2003 under Clerk's File No. 1210721.

All ad valorem taxes for the year 2005 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

*Nereida Lopez*  
\_\_\_\_\_  
NEREIDA LOPEZ

(Acknowledgment)

~~STATE OF TEXAS~~  
~~COUNTY OF HIDALGO~~

~~This instrument was acknowledged before me on the 2nd <sup>November</sup> day of ~~October~~, 2005, by NEREIDA LOPEZ.~~

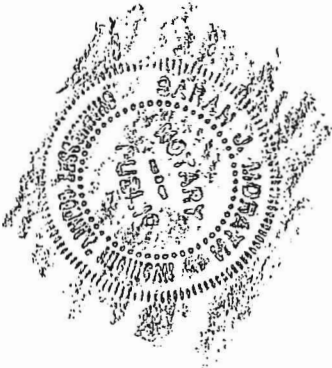
*Kimberly H. Keag*  
\_\_\_\_\_  
Notary Public, State of Texas ~~MI~~  
Notary's name (printed): *Kimberly H. Keag*  
My commission expires: *1-27-2012*

STATE OF MICHIGAN  
COUNTY OF INGHAM

This instrument was acknowledged before me on the 2nd day of November, 2005, by NEREIDA LOPEZ.

*Sarah J. Morath*  
\_\_\_\_\_  
Notary Public, State of MI  
Notary's Name:  
My Commission expires:

Sarah J. Morath, Notary Public  
State of Michigan, County of Shiawassee  
My Commission Expires 12/28/2010  
Acting in the County of *Ingham*



Filed for Record in:  
Hidalgo County  
by Eddy Trevino  
County Clerk  
On: Dec 07, 2005 at 11:39A  
As a Recordings  
Document Number: 1553026  
Total Fees: 20.00

AFTER RECORDING RETURN TO: Receipt Number - 725668  
EDUARDO GUZMAN and JULISSA GUZMAN, By,  
2003 S. Dane Drive Anna Maria Muniz, Deputy  
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:  
JOHN ROBERT KING  
3409 N. 10<sup>th</sup>, Suite 100  
McAllen, Texas 78501  
File No.: GF3113385 LA/ar



4229 Expressway 83, Ste. 5  
McAllen, TX 78503

June 24, 2020

To Whomever This May Concern,

I, Victor Guzman, authorize Leigh Griffith to sign documents pertaining to, but not limited to; building permits, water meter applications, etc. She is currently employed by my company and it is essential that she be allowed to sign these documents in my absence.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Guzman', with a large, stylized flourish at the end.

Victor Guzman  
Owner

 **Texas** USA  
DRIVER LICENSE  
Director: *Steven C. McEwen*

**DRIVER LICENSE**



4d. DL: **18552148** 9. Class: **C**  
3. DOB: **12/05/1979** 4b. Exp: **12/05/2029**  
4a. Iss: **02/13/2023**  
1. **GRIFFITH**  
2. **LEIGH ANNE**  
8. **500 E LA VISTA AVE APT B**  
**MCALLEN, TX 78501**  
12. Rest: **NONE** 9a. End: **NONE**  
16. Hgt: **5'-06"** 15. Sex: **F** 18. Eyes: **BRO**  
5. DD: **12629380125113668873** -

*Leigh Anne Griffith*



118 S CAGE BLVD  
 PHARR, TX 78577  
 (956) 402-4000

DATE : 7/11/2023 11:32 AM  
 OPER : JR  
 TKBY : JR  
 TERM : 529  
 REC# : R03407954

700.0000 Planning and Zone 750.00  
 Guzman Construction LLC 750.00  
 ZONING PERMITS 750.00  
 01-4-4551-000 -750.00

Paid By: Guzman Construction LLC  
 2 CK 750.00 REF: 2639

APPLIED 750.00  
 TENDERED 750.00  
 CHANGE 0.00



# Pharr



## Planning & Zoning

Telephone (956) 402-4242  
 118 S. Cage Blvd. • Pharr, Texas 78577

700

DATE: 07/11/23

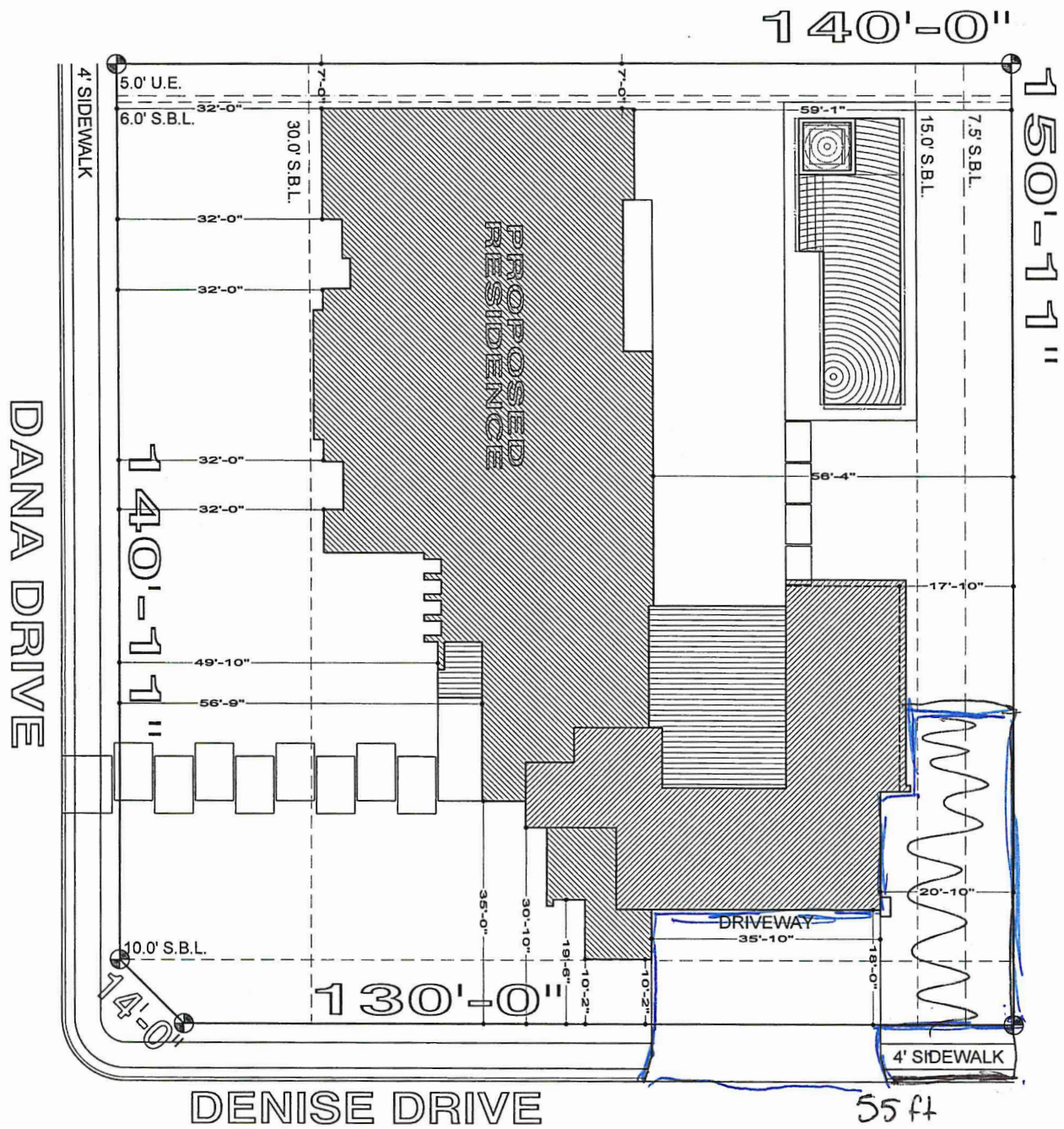
NAME: Guzman Construction, LLC

ADDRESS: 2115 E. 2 Mile Line Rd

PHONE: (956) 827-2889

CASH	CHECK #	MONEY ORDER #	CHARGE
	2639		

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	VARIANCE APPLICATION		750.00
	BOARD OF ADJUSTMENTS		
	BOA # 230610		
	Acct # 01-4-4551		
	Rec # 03571		
RECEIVED BY		TAX	
		TOTAL	750.00
PZ	03571	Thank You!	

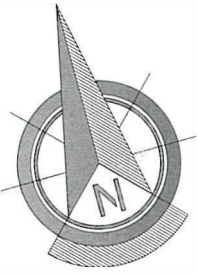
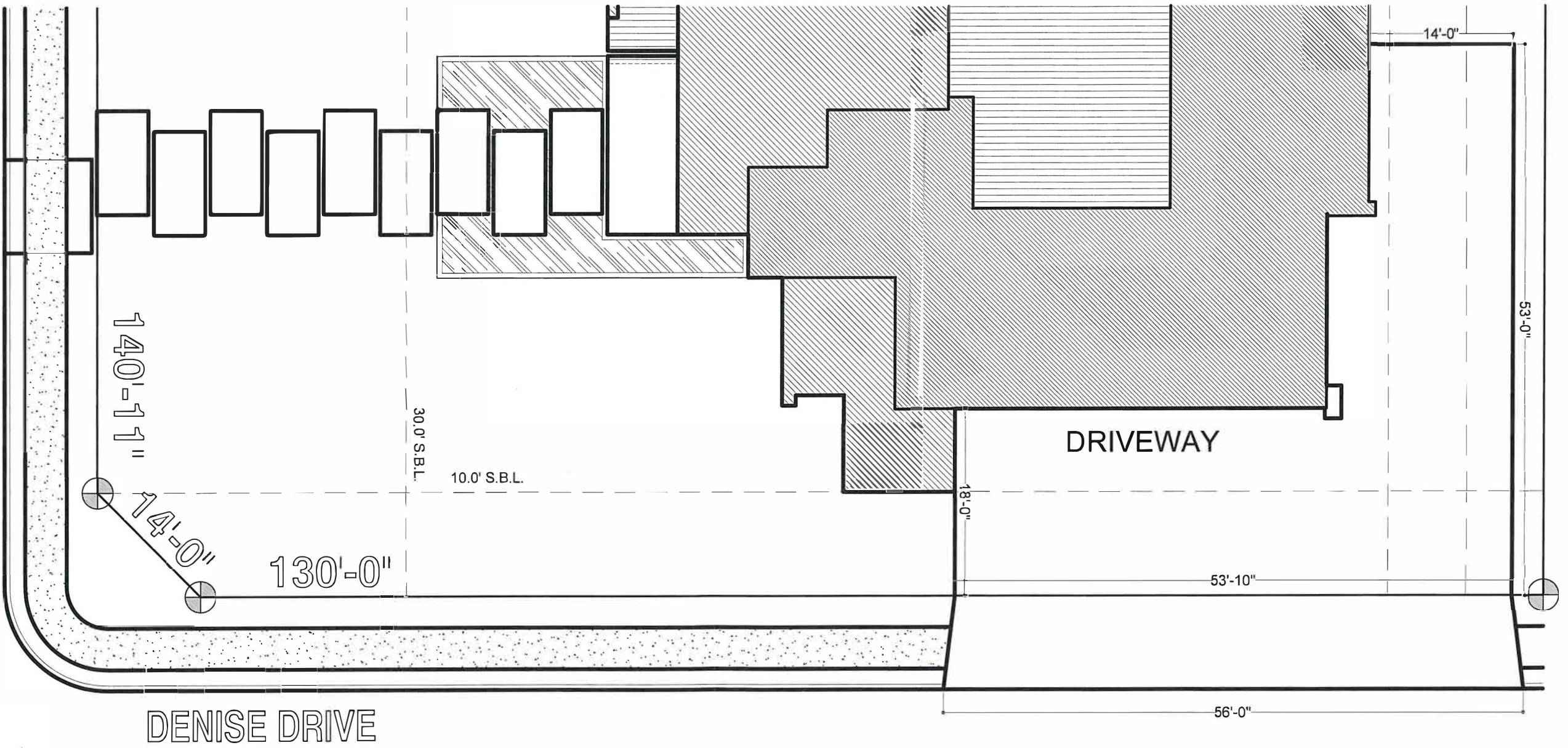


DANA DRIVE

DENISE DRIVE



DATE: APRIL / 16 / 2021 SCALE: SHEET: <b>1.0</b>	<b>SITE PLAN</b> JULISSA & EDUARDO GUZMAN	<b>Guzman</b> Construction, LLC Ph. ( 956 ) 825-9095 guzmanconstructiongv.com	<b>LOT#42 LOS LAURELES, SUBDIVISION</b> <b>2101 DANA DR.</b> <b>Pharr 78577, TEXAS</b>
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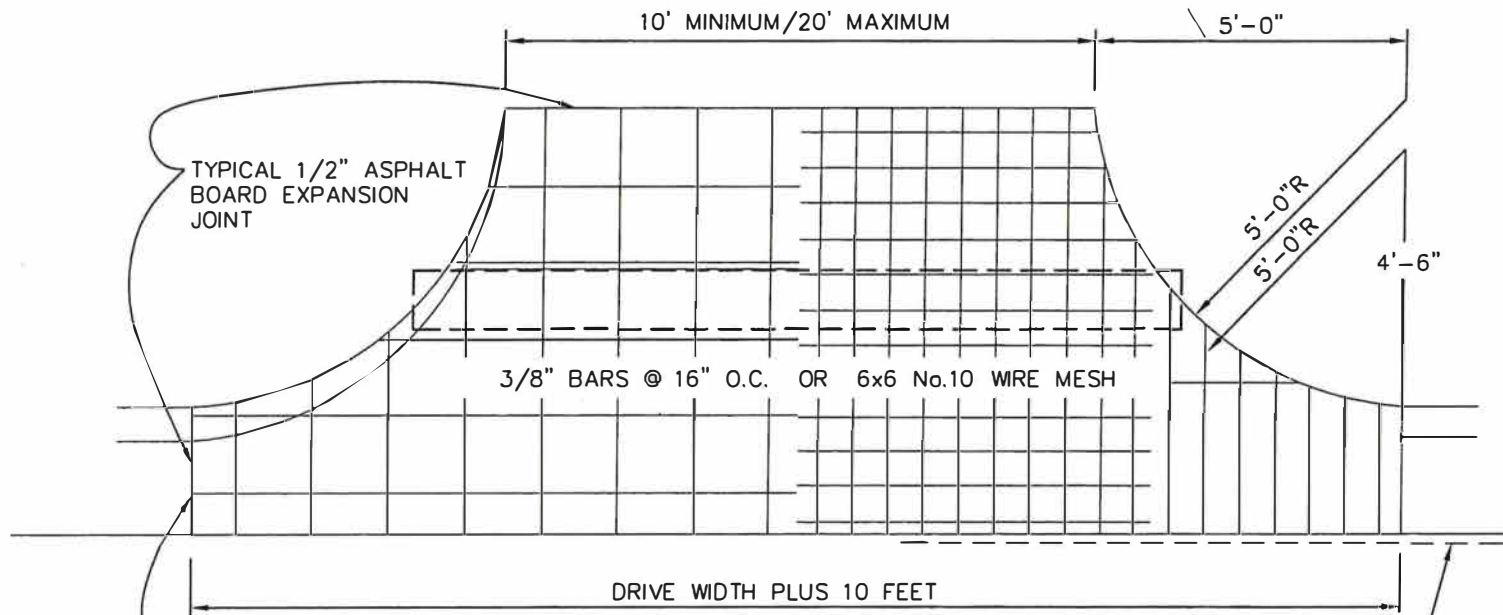
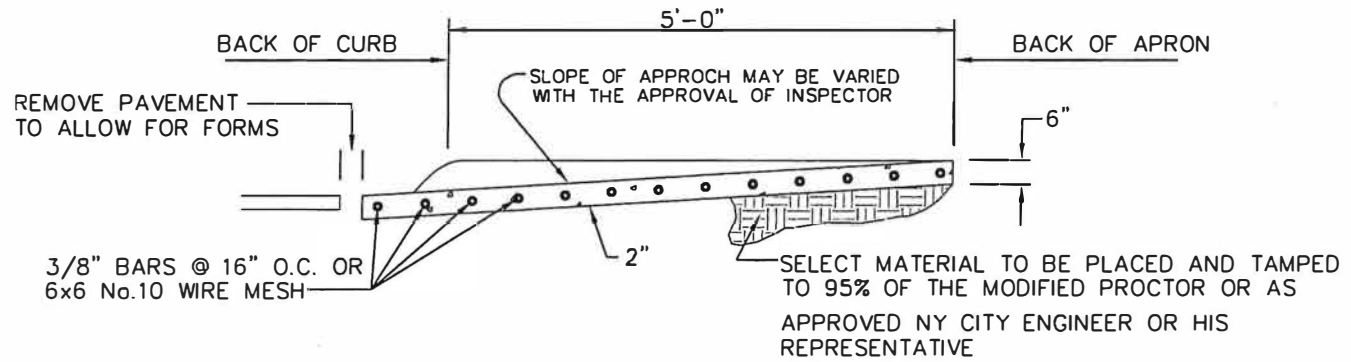
DATE: APRIL / 16 / 2021  
 SCALE:  
 SHEET: **1.2**

**DRIVEWAY PLAN**  
 JULISSA & EDUARDO GUZMAN



LOT #42 LOS LAURELES, SUBDIVISION  
 2101 DANA DR.  
 PHARR 78577, TEXAS

DMA2 M.



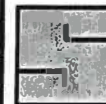
EXISTING CURB TO BE REMOVED TO THE NEAREST EXPANSION JOINT OR SAWED TO PROVIDE A CLEAN STRAIGHT LINE.

EXISTING PEVAEMENT TO BE REMOVED IN A CLEAN STRAIGHT LINE TO MAKE ROOM FOR FRONT APPROCH FORMS. REPLACE PAVEMENT WITH SAME OR BETTER MATERIAL.

NOTE: NOT TO SCALE

CITY OF PHARR  
STANDARDS MANUAL  
TYPICAL DRIVEWAY REINFORCEMENT DETAIL  
SINGLE FAMILY DRIVEWAYS

DRAWN: E. Y.  
APPROVED BY: S. M.  
STANDARD DETAIL: DWY-2  
JOB No. ENG 04 016F



**J.E. SAENZ & ASSOCIATES, INC.**

P.O. BOX 3293  
EDINBURG, TEXAS 78540

TEL. (956) 383-2984  
FAX (956) 383-3736

NO.	DESCRIPTION	CHK	DATE