



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 23, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. 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:

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

- 1) Minutes of April 9, 2018

A handwritten signature in blue ink, appearing to be "M", written over the line for the Director's signature.

C. PUBLIC COMMENTS: (Ordinance No. O-2015-28) *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

D. PUBLIC HEARING: (Ordinance No. O-2015-28). *A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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) 1500 Hall Acres, LLC has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) and General Business District (C) to Single-Family Residential District (R-1). The subject site is located on the north side of West Hall Acres with the physical address of 1500 West Hall Acres Road. The property is legally described as being a 13.785 acre tract of land, out of Lots 5 & 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.C. **COZ:#180316**

2) Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a temporary parking facility for six (6) months in a Limited Industrial District (L-I).The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas.The property's physical address is 1800 West Las Milpas Road. **CUP#180209**

3) Joel Cantu has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 12', 10 feet in height) in a Single-Family Residential District (Small Lots) (R-1A). The property is legally described as being all of Lots 7 & 8, Block 155, Fir Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 916 East Cortez Avenue. **CUP#180320**

4) Las Pupusas Del Itacate, LLC. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.054 acres out of Lot 1A, Tim Development Subdivision, Pharr, Hidalgo County, Texas.The property's physical address is 807 South Jackson Road, Suite 6. **CUP#180318**



E. PLATS:

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.

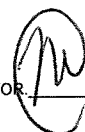
Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or 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 20th day of April, 2018 at 2:00 p.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. April 9, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 9, 2018 and following is the record of attendance.

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

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
George Martinez, Building Official
Rita Galvan, Administrative Assistant
Angie Resio, Secretary
Jose Villegas, Director Public Utilities

ITEM A. CALL TO ORDER

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MARCH 26, 2018

Chairman, Danny Wylie introduced the item.

Luis Madrigal **moved** to approve the minutes as submitted. Charlie Ramirez seconded the motion and when put to a vote it carried majority.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated his neighborhood was still experiencing vibration noises and lights from Costco. He further referred to an illustration to show Trancasa USA was violating TECQ and the Pharr Municipal Court because of the dust being produced. He suggested paving the road with concrete or asphalt instead in caliche because it could cause cancer. He also spoke on CUP#180209

and stated a caliche parking lot would be creating the same issue as Trancasa.

ITEM D. PUBLIC HEARING

- 1) FERNANDO DE JESUS RODRIGUEZ, D/B/A TRES HERMANOS DROP YARD, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3B, RE-SUBDIVISION OF LOT 3 SPAMER BUSINESS PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1800 WEST LAS MILPAS ROAD. CUP#180209**

Eddie Martinez, Planner II, introduced the item and recommended the item remain tabled. No action was necessary at this time.

- 2) LADY B. SEGUNDO, D/B/A THE ALLEY CABANA BAR & GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PERMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 4 AND 5, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5808 SOUTH CAGE BOULEVARD. CUP#180210**

Eddie Martinez, Planner II, introduced the item and requested the item be untabled.

Luis Madrigal moved to untable the item. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Eddie Martinez, Planner II, stated the property was currently zoned General Business District (C). The surrounding area was zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. The area was generally designated for commercial use in the Future Land Use Plan. He further reported twenty-seven (27) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. He stated staff received no response to the letters or the legal notice.

Eddie Martinez, Planner II, further stated staff recommended approval of the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements and advised the item will be presented to the City Commission meeting of April 16, 2018 for final approval.

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

At this time, Luis Madrigal recommended the item be discussed in closed session. There was no objection.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:09 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:41 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. 2) LADY B. SEGUNDO, D/B/A THE ALLEY CABANA BAR & GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PERMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 4 AND 5, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5808 SOUTH CAGE BOULEVARD. CUP#180210

Eddie Martinez, Planner II, re-introduced the item.

Tom Greuner moved to approve the request for a period of 6 months and if there were no violations, they would review the case and approve for the remainder of the 6 months. Rafael Mungia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) CDSMUERY ENGINEERS, REPRESENTING, TODD IRELAND, REAL ESTATE MANAGEMENT MANAGER FOR AEP TEXAS CENTRAL COMPANY IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED AEP NORTH PHARR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BENING A 20.836 ACRE TRACT OF LAND LYING IN PORCION 69, JUAN JOSE HINOJOSA SURVEY, ABSTACT 40, SAME BEING A PORTION OF LOT 93, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF E. MINNESOTA ROAD. SUB# 180105

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Limited Industrial District (L-I). The adjacent zones were Limited Industrial District (L-I) to the north, south, east and west. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. He added no variances were being requested and staff recommended preliminary plat approval of the proposed AEP North Pharr Subdivision subject to the conditions.

Luis Madrigal moved to approve. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. AJOURNMENT

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 6:46 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

APPROVED: _____



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: April 23, 2018

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#180316

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 15, 2018

1. Applicant: 1500 Hall Acres, LLC., owner.
2. Requested Action: Re-zoning request from Agricultural and/or Open Space District (A-O) and General Business District (C) to Single-Family Residential District (R-1).
3. Nature / Intent of Request: In order to develop the property into a single-family residential subdivision.
4. Routing to Staff:

A. Melanie Cano, Director	 _____ Initials	<u>4/19/18</u> _____ Date	☒ Approval ☐ Denial
B. Planning Staff Recommendations	 _____ Initials	<u>4-19-18</u> _____ 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



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 23, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) and General Business District (C) to Single-Family Residential District (R-1): Being three (3) tracts which total 13.785 acres, more or less, out of Lots 5 & 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1500 West Hall Acres Road.

REZONING CHECKLIST / GOALS:

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:

1500 Hall Acres, LLC has filed with the Planning and Zoning Commission a request for a change of zone from Agricultural and/or Open Space District (A-O) and General Business District (C) to Single-Family Residential District (R-1). The subject site is located on the north side and within the 1500 block of West Hall Acres Road. The property consists of three (3) tracts which total 13.785 acres, more or less, out of Lots 5 & 6, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Hall Acres, 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) and General Business District (C). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, Agricultural and/or Open Space District (A-O), High-Density Multi-Family District (R-4) and Residential Townhome District (R-TH) to the west, Agricultural and/or Open Space District (A-O), General Business District (C) and Residential Townhome District (R-TH) to the south and Single-Family Residential District (R-1) and Residential Townhome District (R-TH) to the east. The property is generally designated for commercial, multi-family residential and public/semi-public use in the Land Use Plan.

One of the properties to the east was zoned to Single-Family Residential District (R-1) on February 19, 2002, another was rezoned from Single-Family Residential District (R-1) to Residential Townhome District (R-TH) on May 15, 2007 and the last property to the east was zoned on November 01, 2004. One of the properties to the south was zoned to Residential Townhome District (R-TH) on January 08, 1985 and the other was zoned to General Business District (C) on February 21, 1995. The property to the west was zoned to High-Density Multi-Family Residential District (R-4) on December 21, 1982. There have been no other zoning requests within the general vicinity of the subject property since that time.

The owner of the property is requesting a change of zone to Single-Family Residential District (R-1) in order to develop the property into a 58 lot single-family residential subdivision.

The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage.

One hundred (100) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice.

Development Services is recommending **approval** of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **May 07, 2018** 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.



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

1500 Hall Acres, LLC

APPLICANT

1500 West Hall Acres Road

ADDRESS

Agricultural and/or Open Space District and General Business District (C)

CURRENT ZONE

Single-Family Residential District (R-1)

PROPOSED ZONE

		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, has adequate ingress and egress and is compatible with

the surrounding properties.

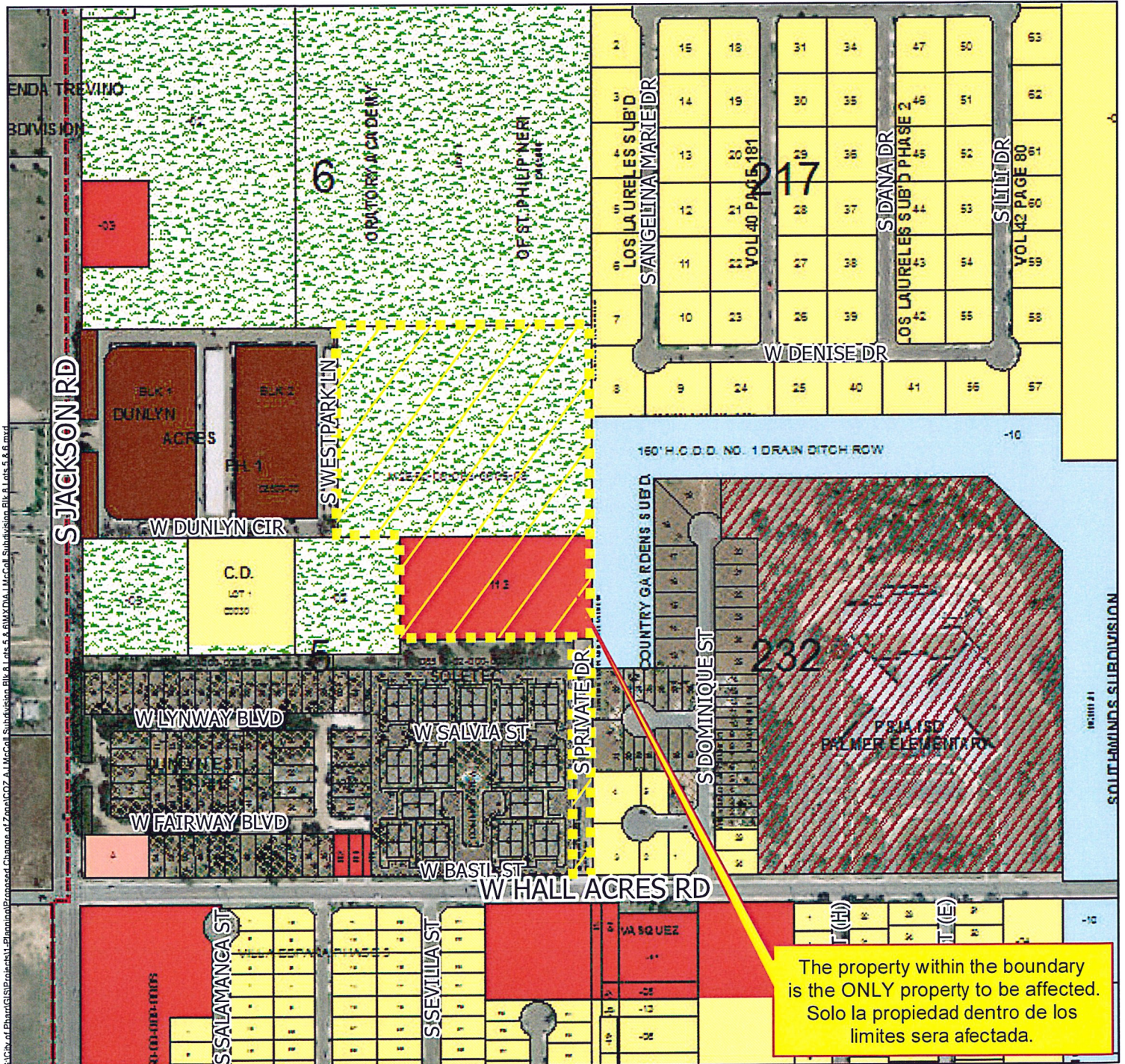
Della Robles, Planner I

PREPARED BY

April 16, 2018

DATE

Proposed Change of Zone
 13.785 Acre Block 8, Lots 5 & 6
 1500 Hall Acres LLC / Jorge Antonio Kamel



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

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|--------------------------|
| Valley View ISD |
| Planned Unit Development |

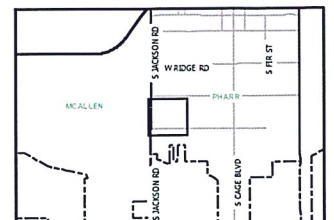
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 4/5/2018

Scale: 1 inch = 400 feet

0 200 400 800 1,200 1,600 Feet





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

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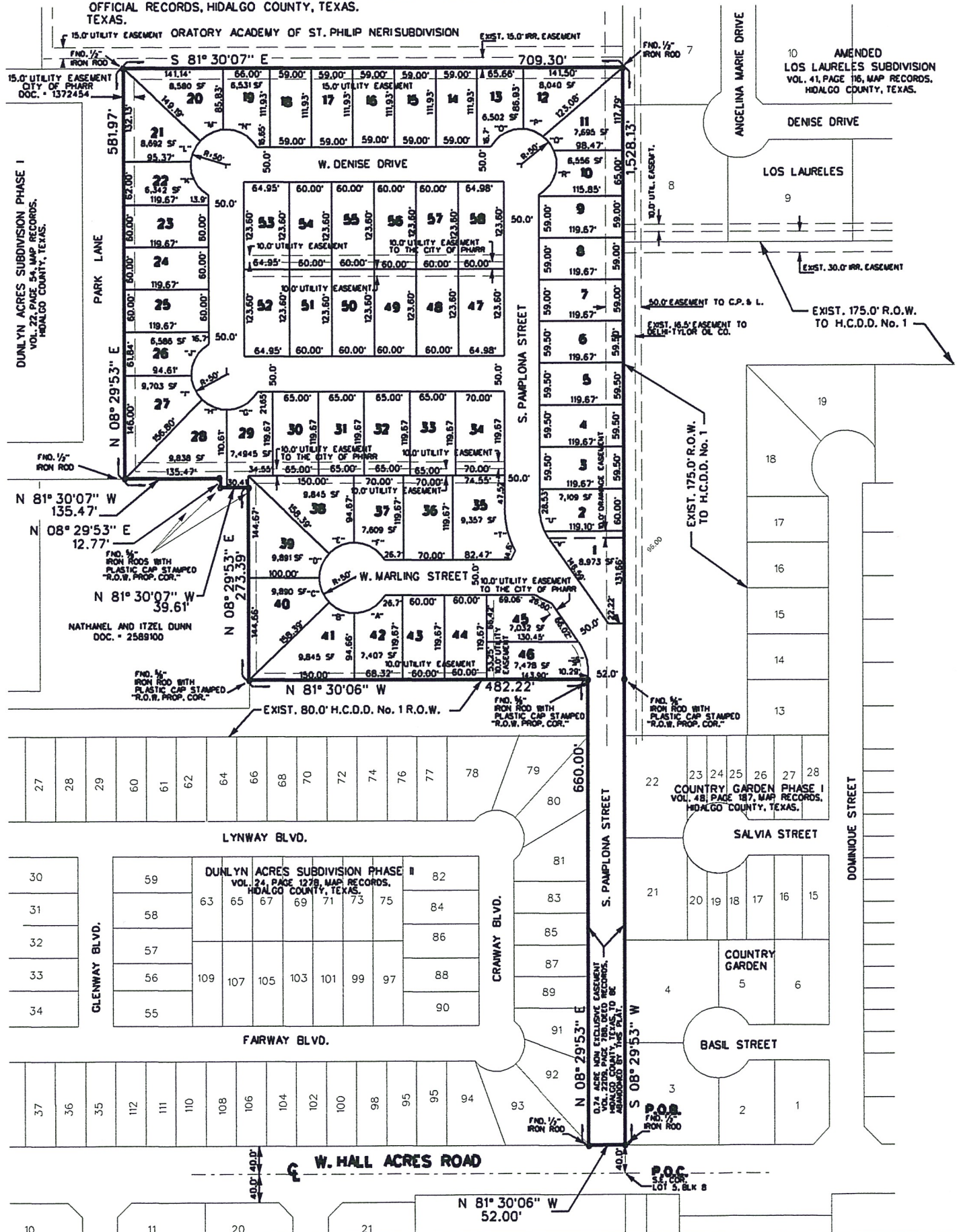


Year	Number of People (Millions)
1990	200
1991	300
1992	400
1993	500
1994	600
1995	100

Date: 4/5/2018

A 13.785 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 8, A. J. McCALL SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2667810, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 13.785 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, BLOCK 8, A. J. McCALL SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2667810, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 23, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#180209 (TRES HERMANOS DROP YARD, LLC)
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GENERAL INFORMATION:

APPLICANT: Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a temporary parking facility for six (6) months in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1800 West Las Milpas Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, east and west and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south. The area is generally designated for single family residential use in the Future Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Pending re-inspection of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

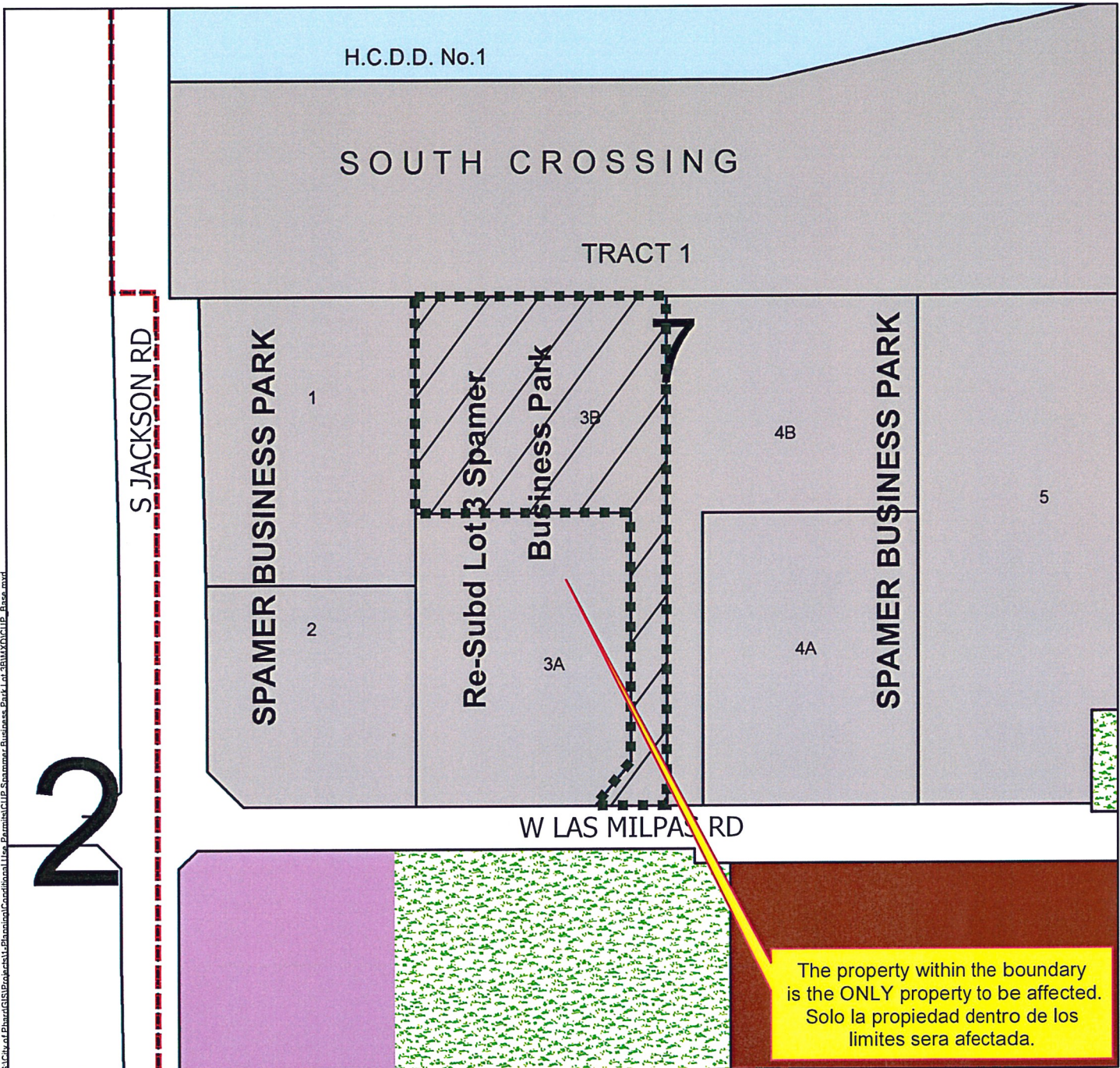
**NOTIFICATION
OF PUBLIC:**

Eight (8) 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.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending to table the request for a Conditional Use Permit to allow a temporary parking facility for six (6) months in a Limited Industrial District (L-I) subject to the following conditions:

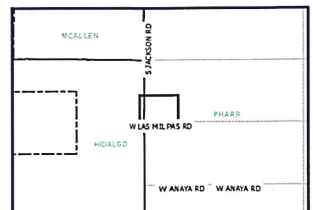
1. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property
4. A concrete entrance leading into the property will be necessary for the operation of any business; and
5. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

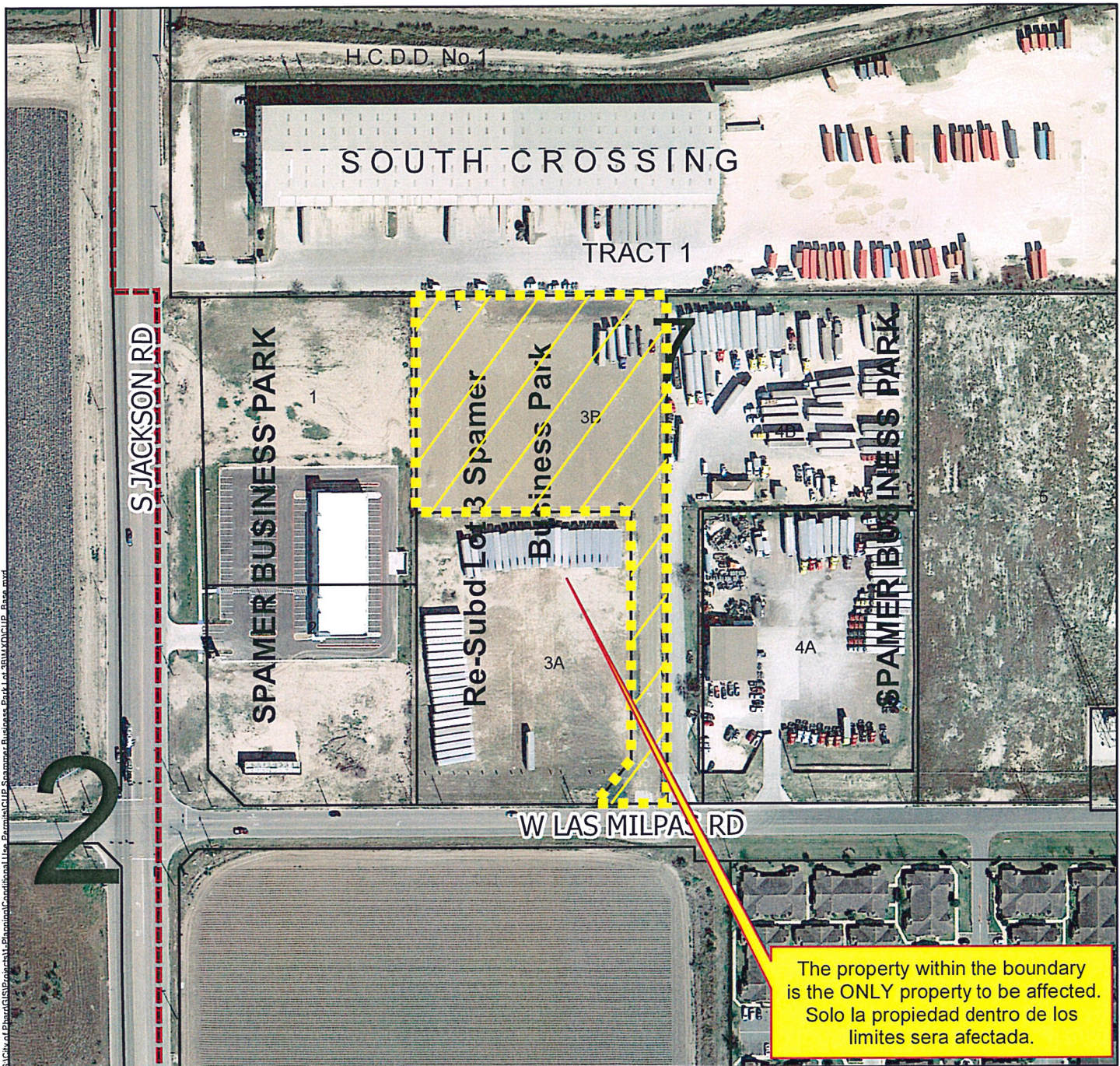


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|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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

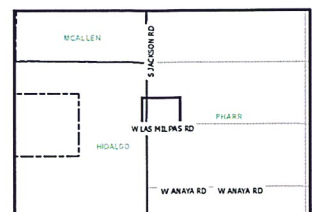
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|--------------------------|
| Valley View ISD |
| Planned Unit Development |

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AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned Notary, on this the 10th day of April, 2018, personally appeared Fernando de Jesus Rodriguez, owner of the property described as:

Spamer Business Park, Lot 3B, Pharr, Hidalgo County, Texas and with a physical address of 1800 West Las Milpas Road.

Known to me to be a credible people and of lawful age, who being by me first duly sworn, on his oath depose and say:

- I formally withdraw the request to the Planning and Zoning Commission for a Conditional Use Permit to allow a parking facility on the property indicated above and said property will not be used during this time. Once the paving of the property is complete, I will go to the Department of Development Services and request the Conditional Use Permit required to comply with all city ordinances and the requirements of the city department.
- Retiro formalmente la solicitud a la Comisión de Planificación y Zonificación para un Permiso de Uso Condicional para permitir una instalación de estacionamiento en la propiedad indicada anteriormente y dicha propiedad no será utilizada durante este tiempo. Una vez que se complete la pavimentación de la propiedad, acudiré al Departamento de Servicios de Desarrollo y solicitaré el Permiso de Uso Condicional requerido para cumplir con todas las ordenanzas de la ciudad y los requisitos del departamento de la ciudad.

10-5-A

Signature of Affiant

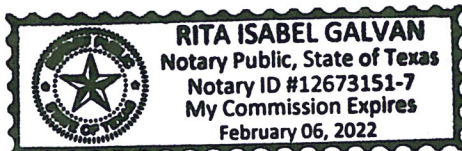
105-A PARRIS

Printed Name of Affiant

Signed at:
118 S. Cage Blvd.
Pharr, Texas

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

Sworn to and subscribed before me on the 10th day of April, 2018.



[Signature]

Notary Public

AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned Notary, on this the 3rd day of march, 2015, personally appeared Jose Angel Rodriguez Islas, Fernando de Jesus Rodriguez, and Joaquin Spamer, owners of the property described as:

Legal Description: Spamer Business Park, Lot 3B
Physical Address: 1800 Block of W. Las Milpas Rd.

Known to me to be each a credible person and of lawful age, who being by me first duly sworn, on oath depose and say:

We are the owners of the above-referenced tract of land and hereby agree to the following conditions with respect to said property:

- The existing caliche pad will be used for maintenance only (i.e.: weedy lot, shrubs, grass, and the like);
- The existing caliche pad will not be used for any commercial use (i.e.: no outside storage of equipment/materials, no parking);

Any violation will result in the issuance of a Notice of Violation or Notice Order and/or referral to a Court Hearing. If this Affidavit is violated, we freely and willingly admit guilt and responsibility.

José A. Rodríguez
Signature -
Signed at: 118 S. Cage Blvd.
Pharr, Texas

José A. Rodríguez
Printed Name of Affiant

[Signature]
Signature -
Signed at: 118 S. Cage Blvd.
Pharr, Texas

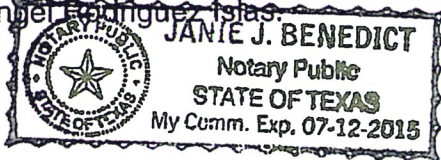
Fernando de Jesus Rodriguez Mendoza
Printed Name of Affiant

[Signature]
Signature
Signed at: 118 S. Cage Blvd.
Pharr, Texas

Joaquin Spamer
Printed Name of Affiant

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

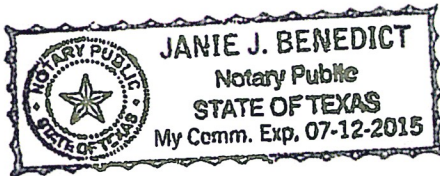
This instrument was acknowledged before me on this the 3rd day of ^{march}~~February~~, 2015 by Jose Angel Rodriguez Islas.



Janie J. Benedict
Notary Public

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

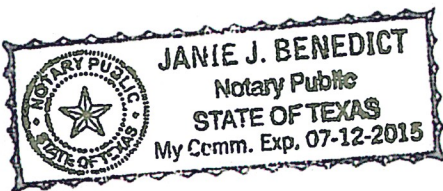
This instrument was acknowledged before me on this the 3rd day of ^{march}~~February~~, 2015 by Fernando de Jesus Rodriguez.



Janie J. Benedict
Notary Public

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this the 5th day of ^{march}~~February~~, 2015 by Joaquin Spamer.



Janie J. Benedict
Notary Public

Welcome Della (1405)

Features

Voicemail / Fax

Reporting



Call Logs

Log Criteria

From Date
mm/dd/yyyy

4/10/2018

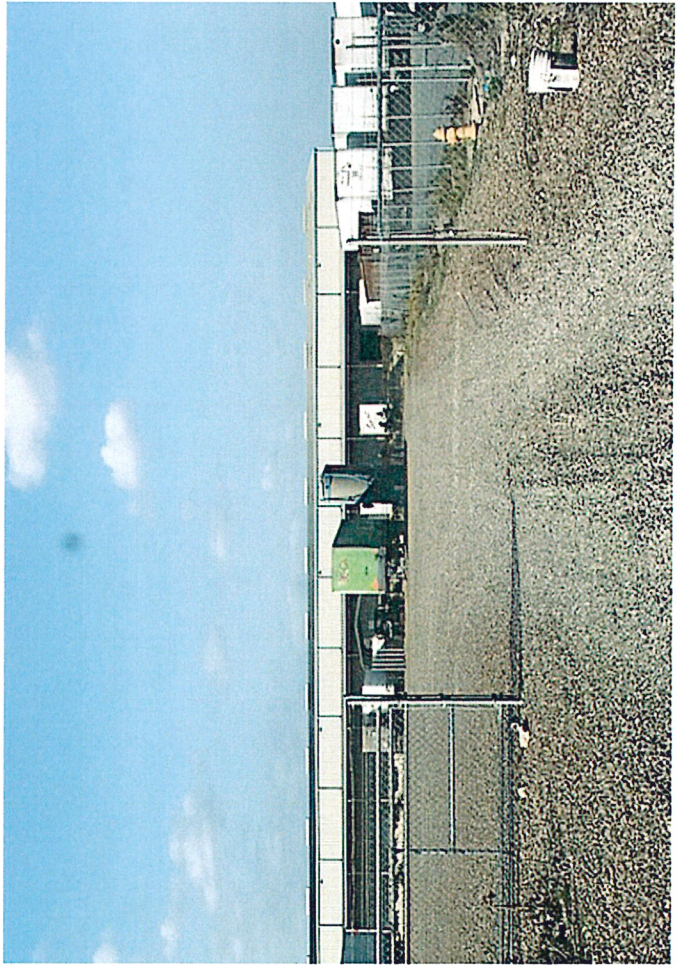
To Date
mm/dd/yyyy

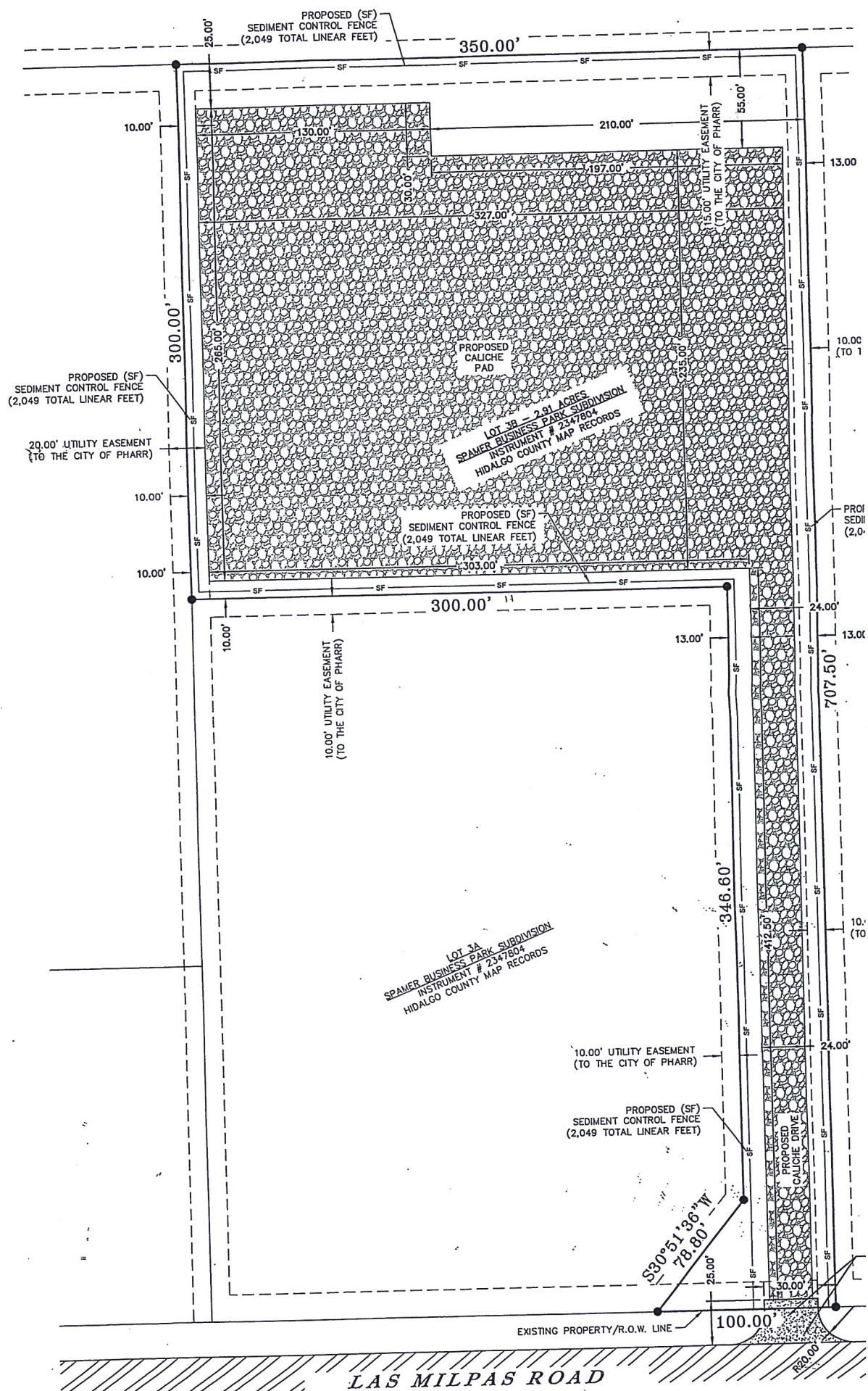
4/10/2018

Call Logs

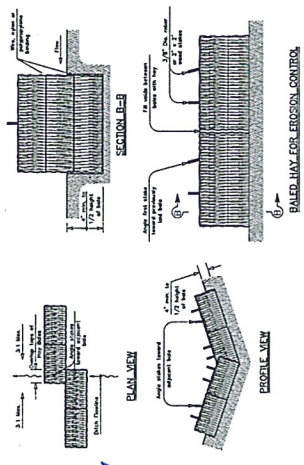
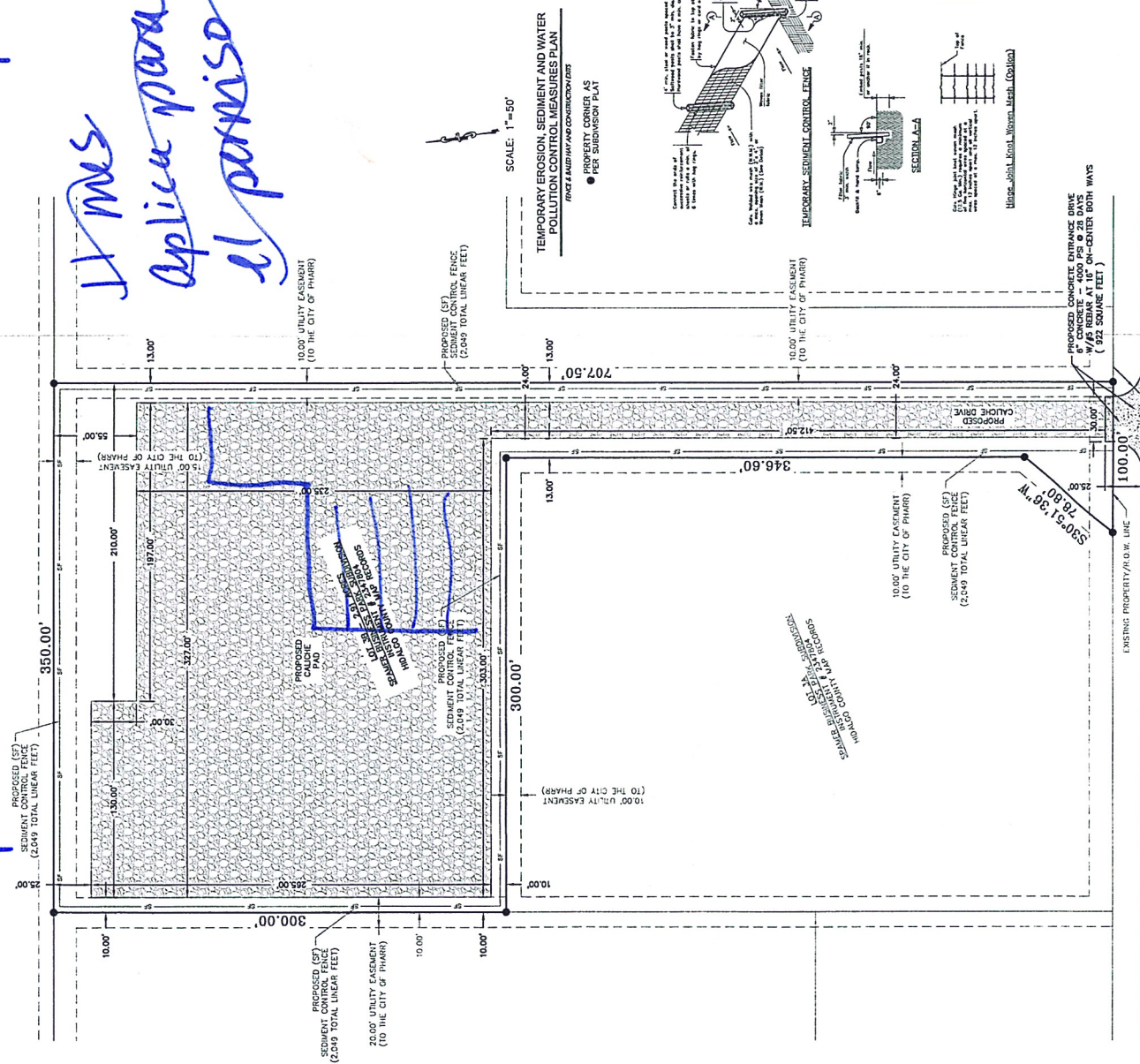
Showing: 4/10/2018 10:18 AM to 4/10/2018 8:59 AM (1 to 13 of 13 total)

	From	To	Type	Call Time	Talk Time	Actions
4/10/2018 10:18 AM	Della Robles <1405>	93092479	outgoing	35s	2s	
4/10/2018 9:57 AM	Della Robles <1405>	93092479	outgoing	42s	8s	
4/10/2018 9:47 AM	528999362373 <528999362373>	Della Robles <1405>	incoming	5m, 0s	4m, 51s	
4/10/2018 9:43 AM	Della Robles <1405>	Hilda Pedraza <1003>	outgoing	28s	21s	
4/10/2018 9:41 AM	528999362373 <528999362373>	Della Robles <1405>	incoming	3m, 55s	3m, 48s	
4/10/2018 9:38 AM	Maricela Salinas <1401>	Della Robles <1405>	incoming	28s	0s	
4/10/2018 9:38 AM	Della Robles <1405>	93092479	outgoing	38s	5s	
4/10/2018 9:37 AM	LONGORIA <9565348886>	Imelda Barrera <1007>	incoming	9m, 1s	8m, 55s	
4/10/2018 9:19 AM	WIRELESS CALLER <9564603966>	Della Robles <1405>	incoming	7m, 2s	6m, 57s	
4/10/2018 9:13 AM	Della Robles <1405>	95324023	outgoing	50s	45s	
4/10/2018 9:11 AM	Della Robles <1405>	93092479	outgoing	37s	4s	
4/10/2018 9:00 AM	Della Robles <1405>	Cristina Garcia <1415>	outgoing	27s	23s	
4/10/2018 8:59 AM	Della Robles <1405>	93092479	outgoing	41s	5s	



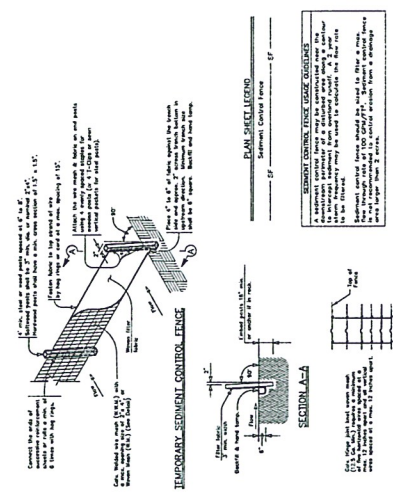
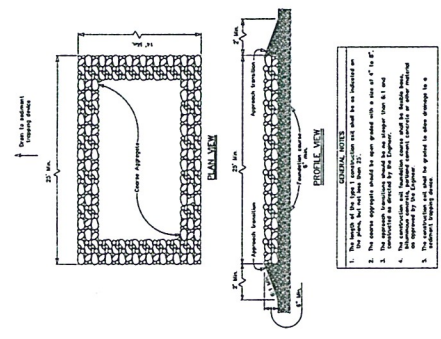


11 mes aplica para el parviseo



- [illegible]

- [illegible]



Hinge Joint Knot Woven Mesh (Cotton)

CONSTRUCTION EXT (TYPE 1)



MEMORANDUM

DATE: MONDAY, APRIL 23, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN OVERSIZED STORAGE UNIT (12' x 12', 10' IN HEIGHT) FILE NO. CUP#180320
--

GENERAL INFORMATION:

APPLICANT: Joel Cantu has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 12', 10 feet in height) in a Single-Family Residential District (Small Lots) (R-1A).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 7 & 8, Block 155, Fir Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 916 East Cortez Avenue.

ZONING: The property is currently zoned Single-Family Residential District (Small Lots) (R-1A). The surrounding area is zoned Single-Family Residential District (Small Lots) (R-1A) 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: Sixty eight (68) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. One person called in for information only.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit

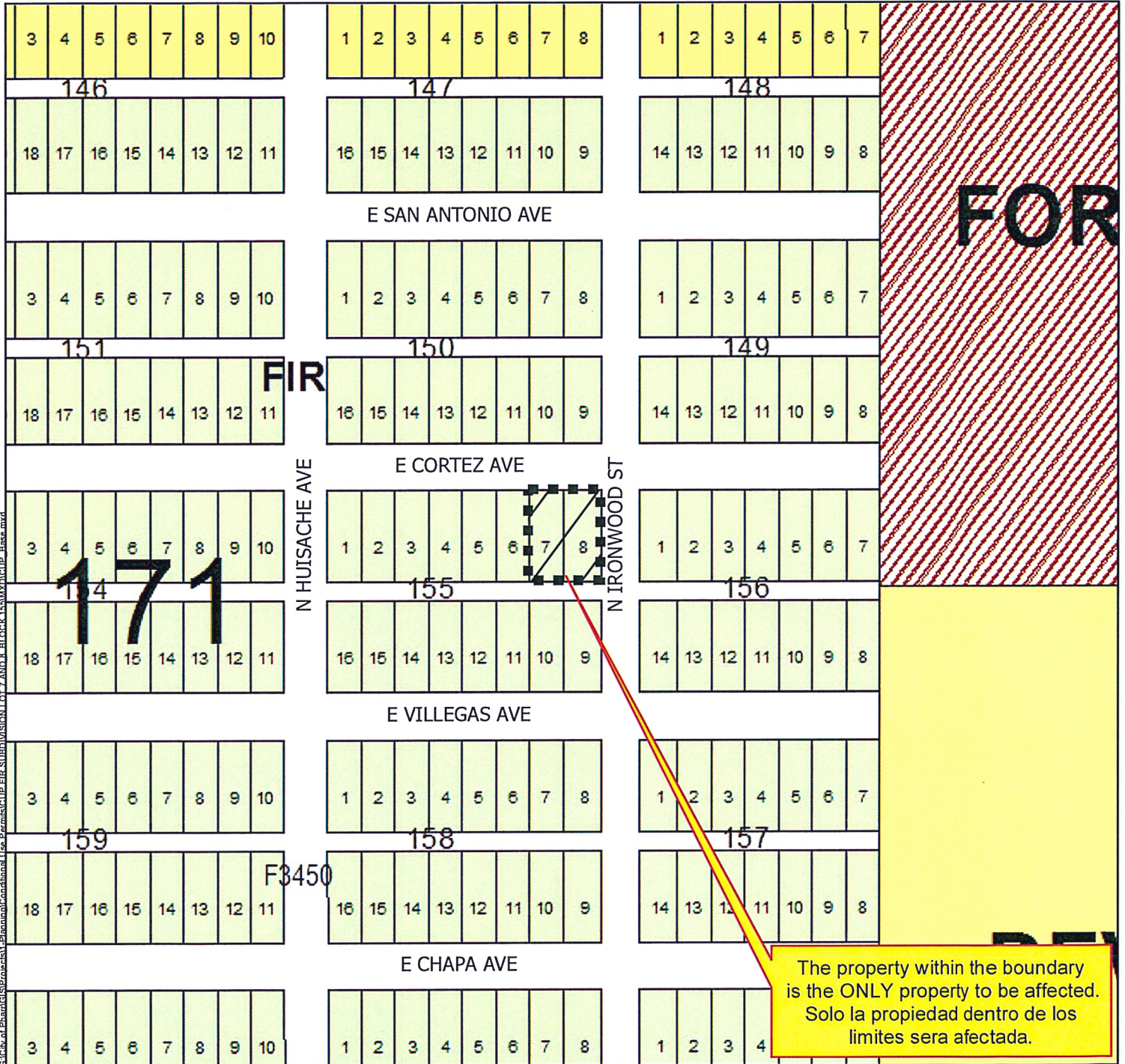
**DEVELOPMENT
SERVICES**

RECOMMENDATION:

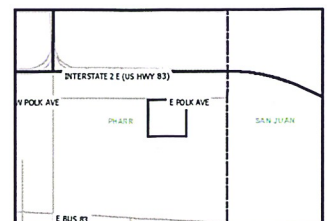
Development Services is recommending **approval** the request for Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 12', 10 feet in height) in a Single-Family Residential District (Small Lots) (R-1A) subject to the following conditions:

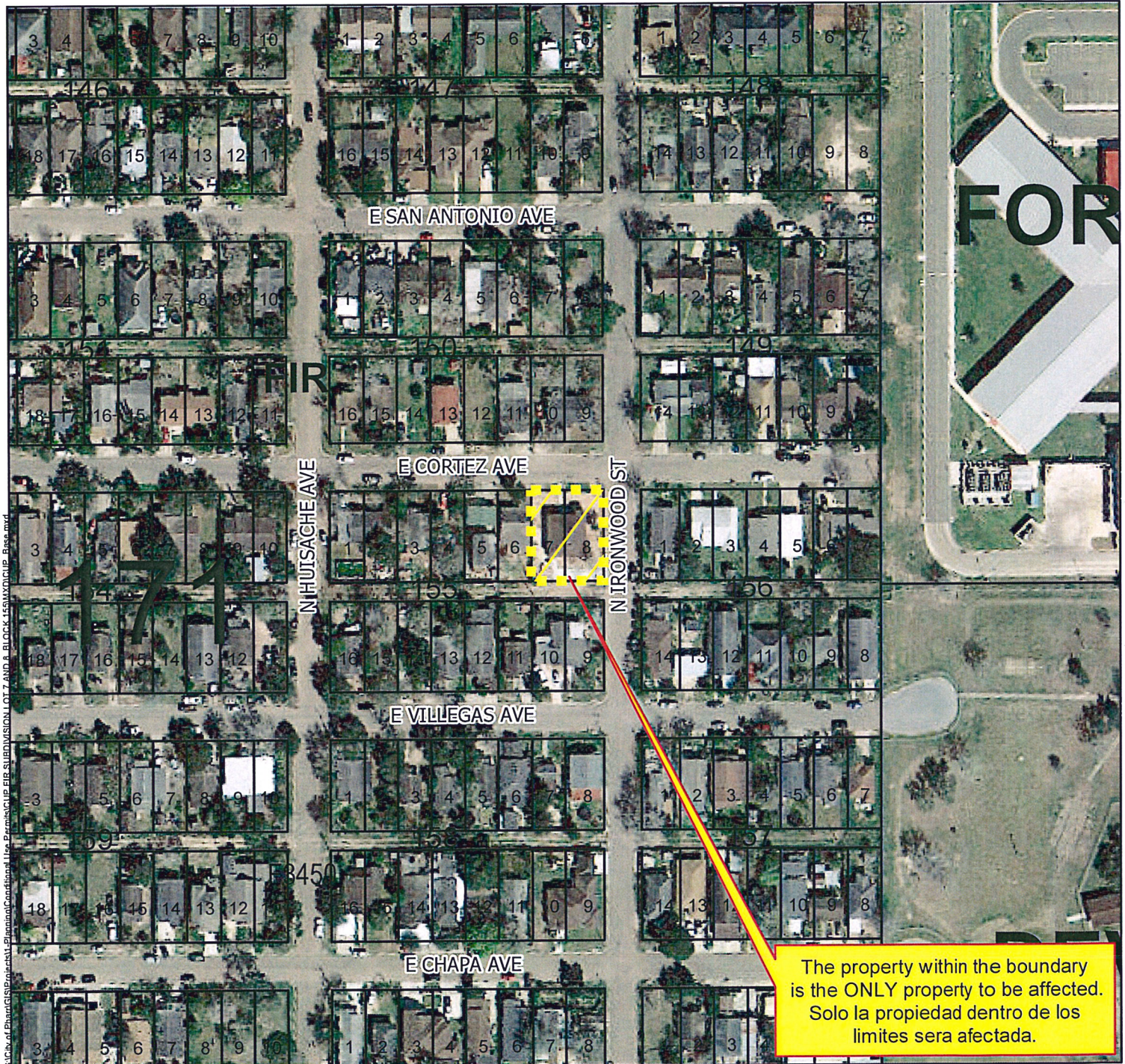
1. This permit shall be for the Life-of-the Use and issued to the current owner only;
2. The accessory use structure shall not have a separate electrical service;
3. No living amenities shall be installed in unit;
4. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
5. Applicant must acquire a building permit before start of construction;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission Meeting of **May 07, 2018 at 4:00 p.m.**



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

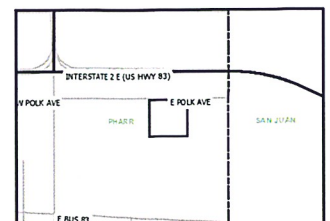




The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

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

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.



SITEPLAN

Address: _____

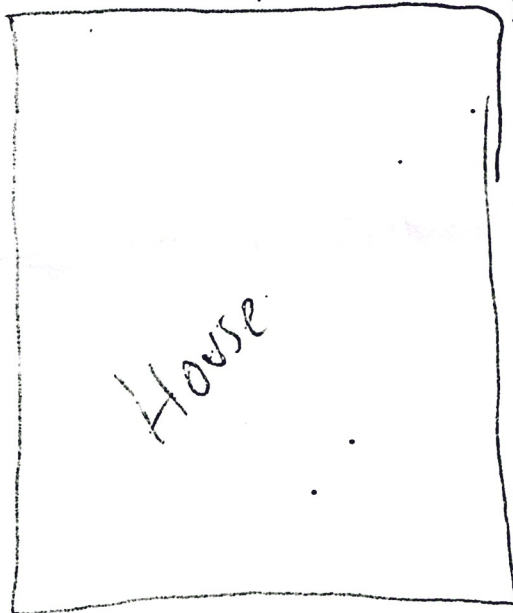
Subdivision: _____

Phase: _____ Block# _____ Lot# _____

_____ Street

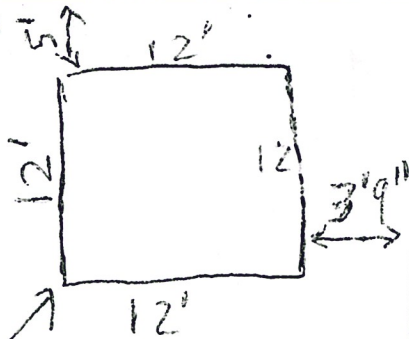
SIDE Dimension

12 ft



_____ REAR Dimension

12 ft



SIDE Dimension

12 ft

_____ Street



12 ft FRONT Dimension

Cortez

Street

COMMENTS: _____







Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 23, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180318 (LAS PUPUSAS DEL ITACATE, LLC.)
--

GENERAL INFORMATION:

APPLICANT: Las Pupusas Del Itacate, LLC. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.054 acres out of Lot 1A, Tim Development Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 807 South Jackson Road, Suite 6.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east, and City of Pharr limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

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

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

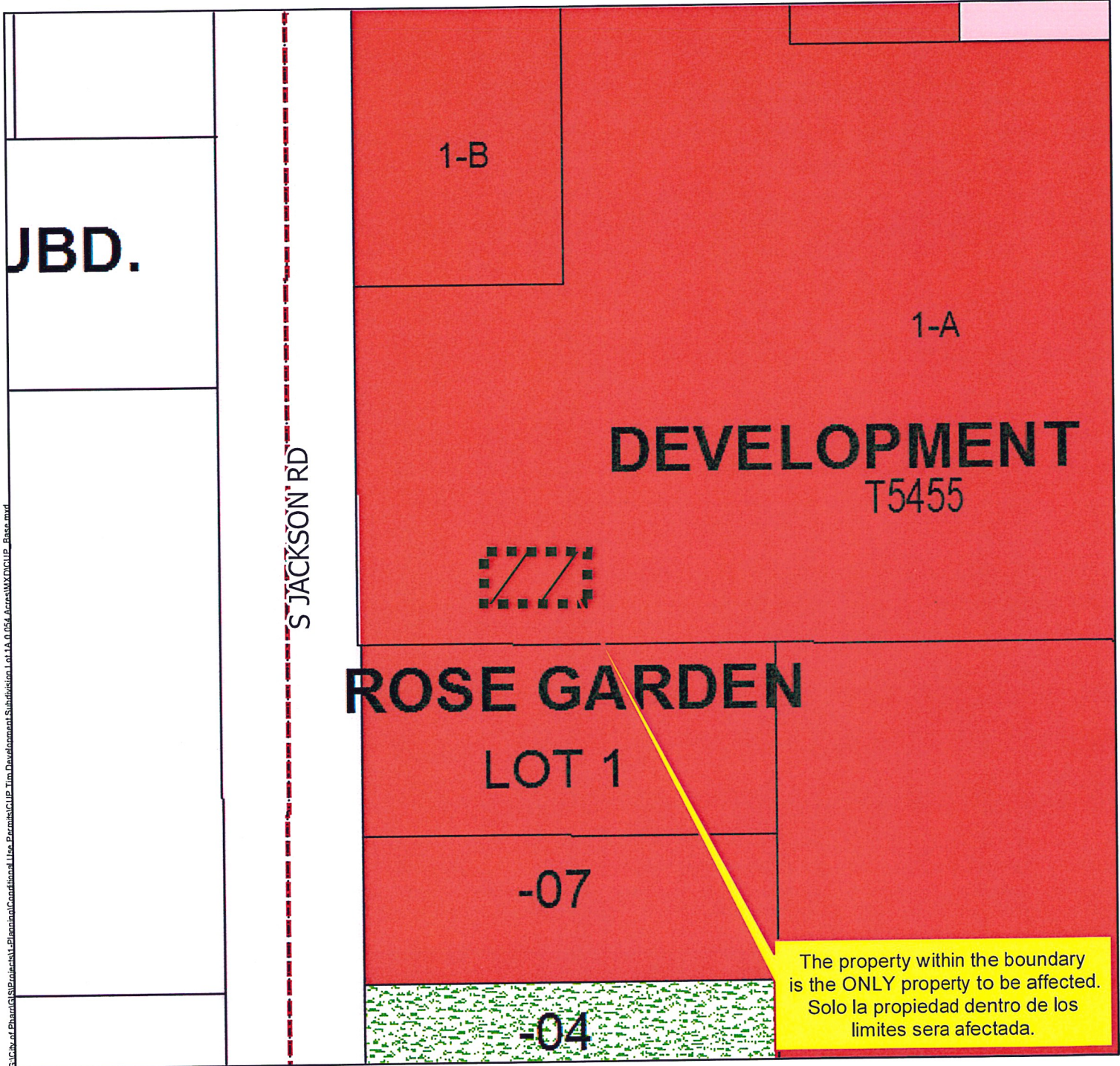
Twelve (12) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

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

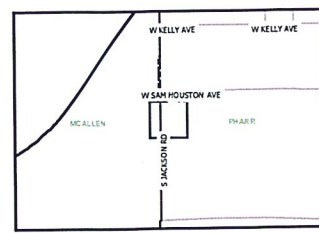
NOTE: This item will go before the City Commission Meeting of **May 07, 2018** at **4:00 p.m.**

Proposed Conditional Use Permit
 Tim Development Subdivision,
 0.054 acres out of Lot 1A
 Las Pupusas de Itacate LLC/ Claudia Bajos

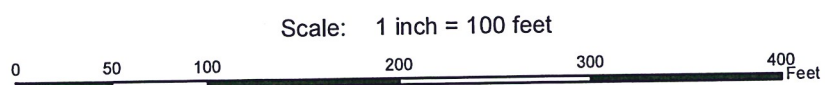


- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail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

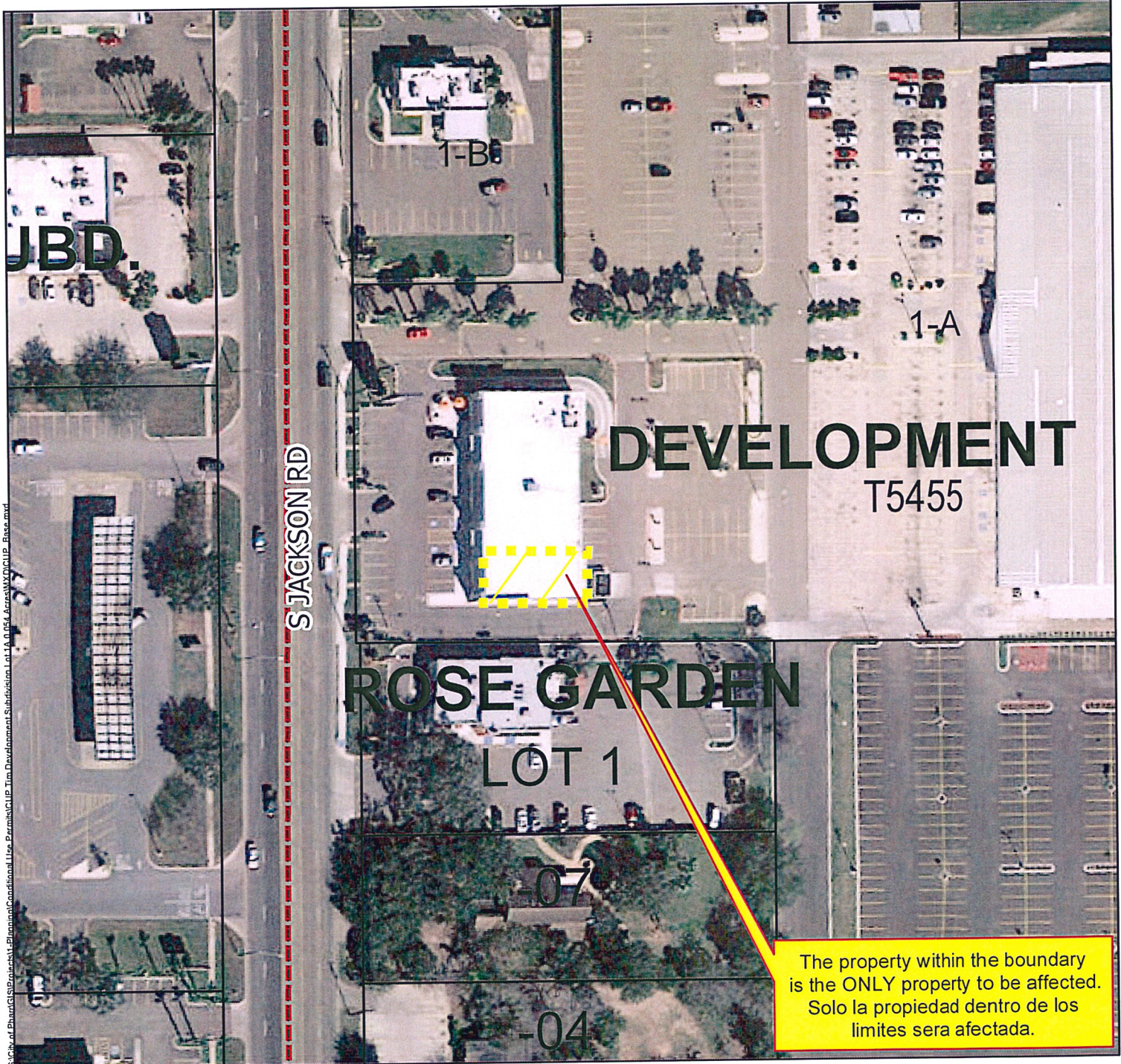
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



City of Pharr, Texas
 Engineering Department
 956.402.4242
 Date: 4/16/2018



Proposed Conditional Use Permit
 Tim Development Subdivision,
 0.054 acres out of Lot 1A
 Las Pupusas de Itacate LLC/ Claudia Bajos



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

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.



City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 4/16/2018

Scale: 1 inch = 100 feet



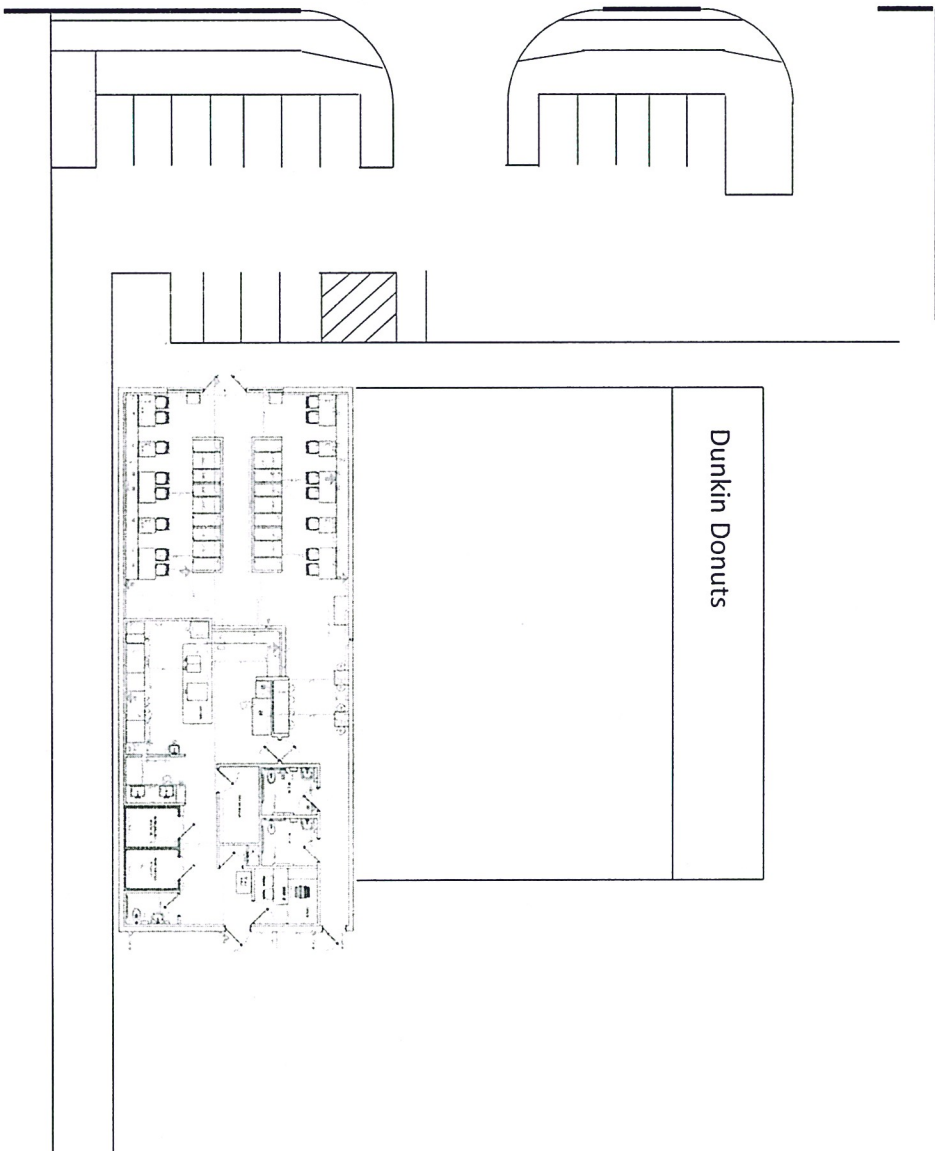
Jackson Ave

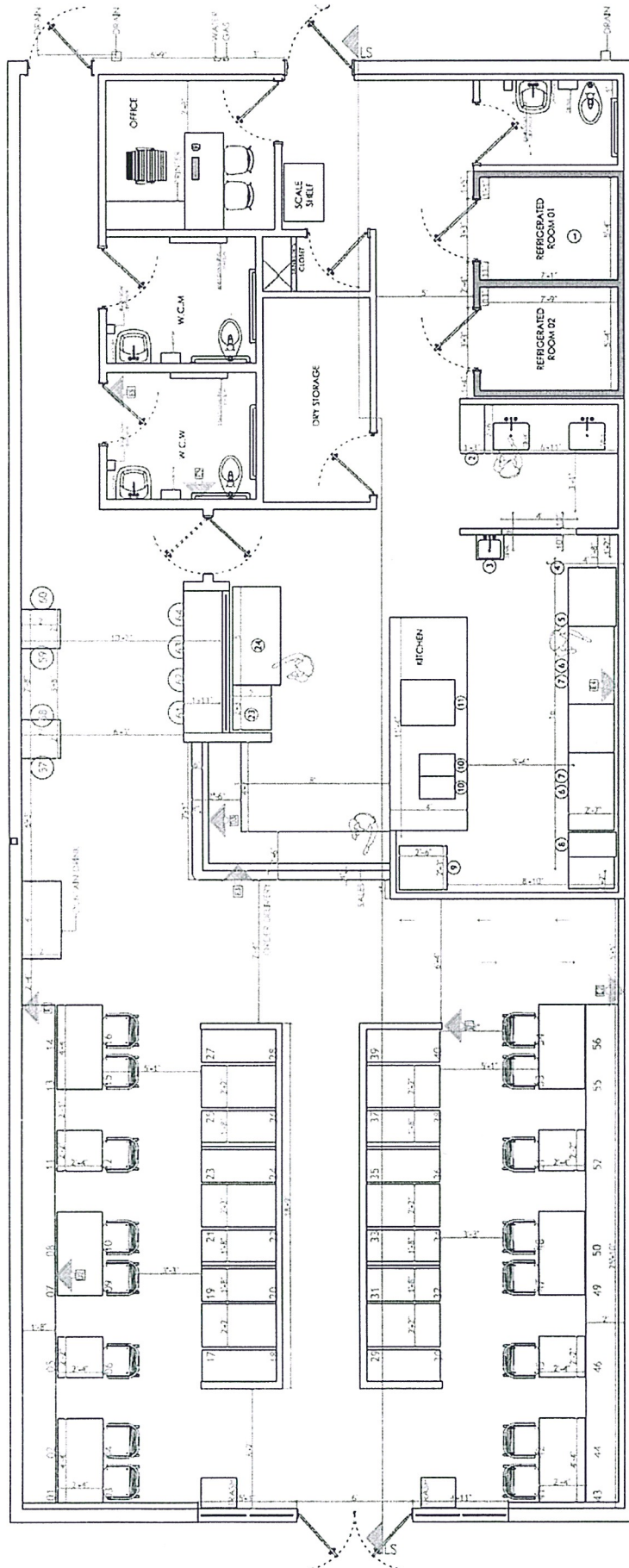
Sam Houston

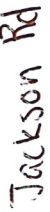
S Jackson Rd

Sams Club

Dunkin Donuts







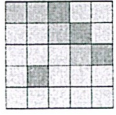
SITE PLAN

SCALE: 1" = 20'-0" 05

DETAILS

N.T.S.	01
--------	----

\$31.00



PRO PLANS

COMMERCIAL, RESIDENTIAL
PLANS & 3D RENDERINGS

208 ALHAMBRA AVE. UNIT 4
IRVINE, CA 92618-7511
TEL: 949.455.0344 FAX:
949.455.0345

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FROM PRO PLANS

PROJECT NO.
CHARLEEN OFFICE
DATE: 10/18

ARCH.
PMP, EVS

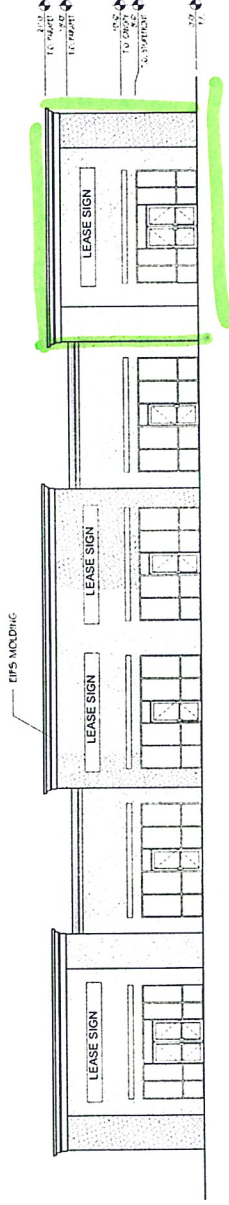
DATE:

BY: 1.1.4, 1.2.2, 1.2.3, 1.2.4

PROJECT
EXETER
11/16/2016

DATE: 10/18
BY: JVA
CHK: MHA

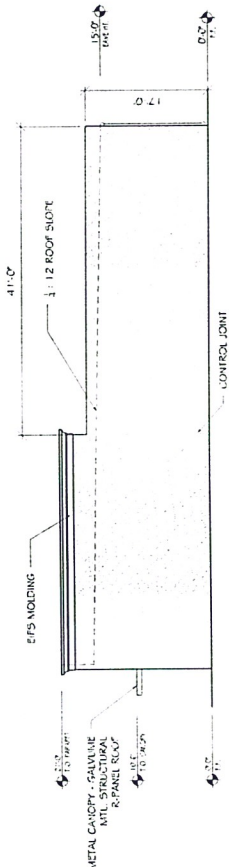
03.00



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

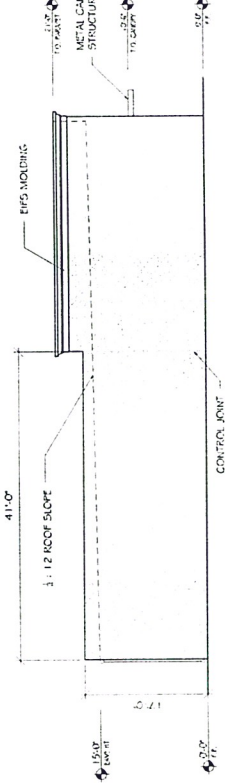
04



LEFT SIDE ELEVATION

3/32" = 1'-0"

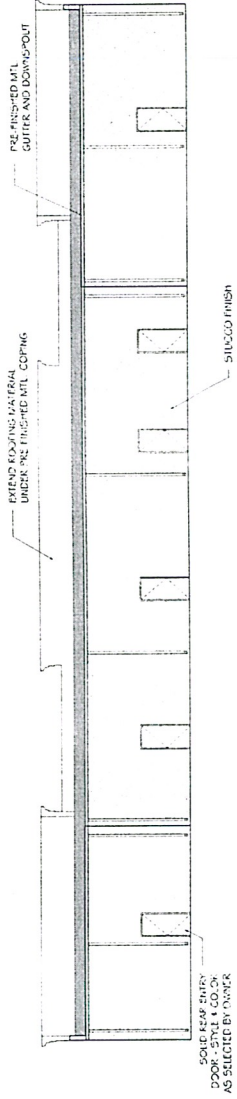
03



RIGHT SIDE ELEVATION

SCALE: 3/32" = 1'-0"

02



REAR ELEVATION

SCALE: 3/32" = 1'-0"

01

1 3 PUPUSAS <i>Meat or Veggies</i> \$5.49 <i>Beans & Cheese</i>	2 4 TACOS PLANCHA \$6.99	3 3 TACOS LLORARÁS \$6.99
4 4 GORDITAS \$7.99	5 TORTA & PAPAS \$6.99	6 ENCHILADAS \$6.99
7 2 OVNIS \$5.49	8 FLAUTAS & PAPAS \$7.49	9 ATÁCATE \$7.99

OUR PLATES!

Make it a combo for :

*FOUNTAIN DRINK +\$1.49
 *MEXICAN COKE +\$1.99
 *AGUA FRESCA +\$2.49

956-715-8024

807 S Jackson Rd . Suite 6 . Pharr, TX . 78577

WE CATER!

SAVE BY ORDERING BY THE DOZEN

Mon-Thru
3PM-8PM
Happy Hour!
\$1.49
 dine-in only
Pupusas & Gorditas
Tacos



ORDER BY THE ITEM

PUPUSAS

\$2.49 each

- Pork + Beans + Cheese *Original*
- Beef + Beans + Cheese
- ✓ Poblano Peppers + Cheese
- ✓ Collard Greens + Spinach + Cheese
- ✓ Beans + Dry Red Chiles *Vegan*
- ✓ Zucchini *Vegan*
- ✓ Beans + Cheese **\$1.99** each
- ✓ Cheese **\$1.99** each

GORDITAS

\$2.99 each

- Pork or Beef
- ✓ Beans + Cheese

TACOS A LA PLANCHA

\$1.99 each

TACOS LLORARÁS

\$2.49 each

- Original* Jalapeño Pepper + Cheese + Beef + Pork
- ✓ *Vegetarian* Jalapeño Pepper + Cheese
- Morita* Morita Chile + Chicken

Las Pupusas del Itacate

QUESADILLAS

\$1.79 each

Flour or Corn Add Meat \$8.99

TORTA

\$6.99 each

Pork or Beef + Veggies + Avocado + Cream

FLAUTAS

\$7.49 each

TOSTADAS

\$1.99 each

- Beans + Veggies + Beef + Cream
- ✓ Beans + Veggies + Cream

ENCHILADAS SAN MIGUEL

\$6.99 each

- ✓ Queso Fresco + Dry Chiles Salsa & Almonds + Lettuce + Potatoes

OVNI

\$2.99 each

Pork + Beef + Bacon + Cream + Cheese

CALDO TLALPEÑO

\$6.99 each

Chicken broth + Veggies + Avocado + Cheese

956-715-8024

807 S Jackson Rd . Suite 6 . Pharr, TX . 78577

www.LasPupusasdelItacate.com

<https://www.facebook.com/LasPupusasdelItacatePhar>

