



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 24, 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 governing body.

B. APPROVAL OF MINUTES:

- 1) Minutes of September 10, 2018

2) Minutes of September 17, 2018

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) Vanguard Academy, Inc. has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P). The property is legally described as being Lot 1, Templo Bethel Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 South Veterans Boulevard. **CUP#180862**

2) Community Development Institute-Head Start has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 20, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 210 West Navarro Street. **CUP#180863**

3) Azor Trucks and Equipment has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C). The property is legally described as being all of Lots 1, 2 & 3, Aztec Commercial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1102 East Interstate Highway 2. **CUP#180865**

4) Tropical Island #2 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 all of Lot 2-B, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1801 West Ridge Road. **CUP#180857 (TABLED)**



5) Nydia Cavazos, d/b/a Tropical Island, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being all of Lot B1, Northpoint Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1911 North Veterans Boulevard.
CUP#180858 (TABLED)

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 21st day of September, 2018 at 3:00 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. September 10, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 10, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Jonathan Larraga
 Luis Madrigal Romeo Robles
 Andy Castro

ABSENT: Charlie Ramirez Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 John Rigney, City Attorney
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

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

Luis Madrigal **moved** to excuse the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF August 13, 2018

Chairman, Danny Wylie, introduced the item.

Jonathan Larraga **moved** to approve the minutes as submitted. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he is still trying to reside and have a quality life living right next to Costco. He then referred to CUP# 180749 and how the residents in the surrounding area are experiencing the same vibration, noise

and lights as the residents residing near Costco but thankfully they are not experiencing the dust the other residents are. He further stated both himself and the neighbors who reside at 3319 North Cage boulevard are being deprived of full use and enjoyment of their property. Dr. Fletcher mentioned after researching Central Materials, which is located at 3301 North Cage Boulevard, he found they have a Certificate of Occupancy but do not have a Conditional Use Permit for outside storage of materials. He further stated the fine for not having a Conditional Use Permit is \$200.00 a day and believes they owe the City of Pharr \$312,150.00. Dr. Fletcher closed by stating he signed up to speak during the Public Hearing portion of the meeting.

Roland Gomez, Assistant Director, advised the Commission there was one more person signed up to speak.

Angie Resio, Secretary, stated Janie Zamaripa signed up but was not present.

ITEM D. PUBLIC HEARING

- 1) IRAM A. LOPEZ HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (TUTORING SERVICES) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING WEST ½ OUT OF LOT 4, BLOCK 6, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 214 EAST BELL AVENUE. CUP#180752**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan. She further reported forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one individual who called in opposition of the item and one person signed up for Public Hearing in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow a Home Occupation (Tutoring Services) in a Single-Family Residential District (R-1) subject to the conditions.

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 item for discussion and action.

Luis Madrigal asked to hear from the applicant on the request for a Conditional Use Permit.

Iram Alejandro Lopez, residing at 214 East Bell Avenue, stated only his wife, daughter and himself live at the residence. Mr. Lopez further stated he has provided tutoring services in the past in public places like Starbuck's but that is not always convenient, so he decided to submit an application for a Conditional Use Permit for a Home Occupation. He also stated that the front of his house would be used to conduct the tutoring services for students that attend South Texas College and UTRGV. He continued stating he would be providing tutoring for science and chemistry since that is his major.

Jonathana Larraga, asked applicant how many students would be tutoring at a time, if there was enough room to park the vehicles, and if the vehicles would be blocking the street.

Iram Lopez, stated he would tutor four to five students at the same time and they would be able to park their vehicle in the front driveway and he would park his truck in the back of the house. Mr. Lopez stated he would advise his students to car pool so that there would not be an issue with parking.

Roland Gomez, Assistant Director, advised the Commission that one person had signed up to speak in the Public hearing portion of the meeting and that person was Ramiro Zamarripa.

Luis Madrigal, asked staff if there will be multiple students attending tutoring at one time how would that affect item 2, which stated customers are to be taken by appointment one person at a time. He further asked if that item would have to be modified.

Della Robles, Planner I, stated tutoring would be by appointment and at a certain time. Ms. Robles further stated the students will be carpooling and would not have multiple vehicles at the location. She stated that issue was addressed to Mr. Lopez when he submitted the application for the Conditional Use Permit for Home Occupancy and the students attending the tutoring would have to be advised and only one vehicle would be parked at the location.

City Attorney, John Rigney, stated that the recommendation from Development Services states that the Conditional Use Permit for Home Occupancy states that customers should be seen by appointment only and one customer at a time.

Roland Gomez, Assistant Director, stated Development Services recommendation is one customer by appointment at a time, but the Planning and Zoning Commission can recommend multiple customers with the condition they would be carpooling.

City Attorney, John Rigney, asked staff to clarify that the applicant's intent is to tutor four or five students at a time, so legally he needs to understand what the board is approving.

Chairman, Danny Wylie, stated it could be one or more students attending the class, but they would have to carpool to park one vehicle at location.

Iram Lopez, stated if he has multiple students attending the tutoring class for one or two hours he would notify them to carpool so there would not be multiple vehicles parked at the residence.

Chairman, Danny Wylie, asked staff if the Commission needed to specify the conditions in the outline of the Conditional Use Permit.

City Attorney, John Rigney, stated he would suggest the Planning and Zoning Commission and Development Services specify the conditions that will be approved. He further stated this will let the applicant and the City Commission know what is being approved and what conditions need to be followed whether it be one customer at a time or multiple customers with the condition they carpool.

Roland Gomez, Assistant Director, stated yes sir and that requirement will be outlined in the Conditional Use Permit that we issue out.

Luis Madrigal stated to the applicant that the Commission would like him to understand that there should not be multiple vehicles at the residence.

Iram Lopez, stated he understood the conditions and that he would park his vehicles in the back of his residence so that he does not cause any inconvenience to his neighbors.

Roland Gomez, Assistant Director, stated one of the main focuses for a home occupancy is to ensure all vehicles are parked on the property and not on the street.

Iram Lopez, stated he would have the student's park in his driveway and in front of his driveway.

Chairman, Danny Wylie asked applicant what he meant when stating they would be parking in front of his driveway and if that would be blocking other vehicles.

Roland Gomez, Assistant Director, stated that would be on the street and we need to make sure the vehicles are off the street.

Chairman, Danny Wylie, stated to the applicant he cannot block the driveway, or the side walk and do if the Commission needs to change this stipulation.

Roland Gomez, Assistant Director, stated what the Planning and Zoning Commission approves will be specified on the Conditional Use Permit as a requirement.

There being no further discussion Luis Madrigal **moved** to approve the request for a Conditional Use Permit to allow a Home Occupation (Tutoring Services) in a Single-Family Residential District (R-1) with the condition of a maximum of one vehicle on site

and call their customers to carpool. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) **NSGI LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM NEIGHBORHOOD COMMERCIAL DISTRICT (N-C) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 7, TARA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1032 WEST SAM HOUSTON. COZ#180753**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Neighborhood Commercial District (N-C). The surrounding properties are zoned General Business District (C) to the north and east, Office Professional District (O-P) to the west and Residential Mobile Home District (R-MH) to the south. The property is generally designated for commercial use in the Land Use Plan. She further reported eleven (11) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff is recommending approval of the request to re-zone to General Business District (C) 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 and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

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 item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Change of Zone Permit.

Abelino Olivarez, residing at 303 South Ridge, San Juan, stated he represents the owners and would like to be able to lease the commercial property. Mr. Olivarez further stated he would like to maybe open up a drive thru cleaners and open it up to more businesses. He continued stating he hopes they have met all the conditions that required to comply with the city ordinance. Mr. Olivarez further stated there is another property east of that location and would like to do more. He closed by stating NSGI, LLC is owned by Dr. Antonio Esparza and he has done everything required to comply.

Chairman, Danny Wylie, stated the City of Pharr welcomes new businesses.

There being no further discussion Andy Castro moved to approve request for a change of zone from Neighborhood Commercial District (N-C) to General Business

District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) SHAVI MAHTANI/ DOMAIN DEVELOPMENT, REPRESENTING GARY A. HOSMER, TRUSTEE OF THE HOSMER LIVING TRUST, AND BARBARA A. SMITH, HAS FILED WITH THE PLANNING AND ZONING COMMISSION REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 17.272 ACRES, MORE OR LESS, OUT OF LOT 90, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 800 BLOCK OF WEST MINNESOTA ROAD. COZ#180855**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the north, south and east and Single-Family Residential District (R-1) to the west. The property is generally designated for commercial use in the Land Use Plan. She further reported ten (10) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended 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 and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

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 item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

There being no further discussion Jonathan Larraga moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 4) RAMON ROQUE 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 (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY'S IS LEGALLY DESCRIBED AS BEING LOT 72, LOS EBANOS SUBDIVISION PHASE I, PHARR,**

**HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS
IS 713 EAST ANAYA ROAD. CUP#180856**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, east and west and Agricultural and/or Open Space District (A-O) to the south. The area is generally designated for single-family residential use in the Land Use Plan. She further reported forty-two (42) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one telephone call for information only.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the conditions and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

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 item for discussion and action.

Andy Castro, asked staff, referring to the picture on the screen if there is another storage unit on location.

Della Robles, Planner I, stated no that is the storage unit the applicant applied for approval and it has already been built.

There being no further discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Luis Madrigal recommend presenting the agenda items D-8 and D-9 before D-5, D-6, and D-7.

- 8) BENITO LOPEZ 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 (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE N180'-W100', BLOCK U, PHARR ORIGINAL TOWNSITE, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 229 WEST JONES AVENUE. CUP#180860**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north and west, High Density Multi-Family Residential District (R-4) to the east and Two-Family Residential District (R-2) to the south. This area is generally designated for single-family residential use in the Land Use Plan. She further reported twenty-eight (28) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the conditions and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

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 item for discussion and action.

Romeo Robles asked if Dr. Fletcher would be allowed to speak about this case.

Chairman, Danny Wylie, stated Dr. Fletcher does not live in the affected area and the process is the individual must live in the affective area to be able to speak about the item.

City Attorney, John Rigney, stated the City of Pharr Ordinance states that only individuals that live in the affected area are allowed to speak during the Public Hearing portion of the meeting, but the Chairman may allow him to speak if he wishes too.

Chairman, Danny Wylie, stated he would not allow it and would follow the City's ordinance.

There being no further discussion Luis Madrigal **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 9) DELFINA VILLALOBOS 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 (LARGER THAN 120 SQUARE FEET) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 59, SAN GABRIEL PHASE I SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE**

**PROPERTY'S PHYSICAL ADDRESS IS 901 WEST STARR AVENUE.
CUP#180539**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. The area is generally designated for single-family residential use in the Land Use Plan. She further reported forty-seven (47) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1) subject to the conditions and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

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 item for discussion and action.

There being no discussion Andy Castro **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 5) TROPICAL ISLAND #2 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 ALL OF LOT 2-B, JACKSON RIDGE COURT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1801 WEST RIDGE ROAD. CUP#180857**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and west and Agricultural and/or Open Space District (A-O) to the east and west. The area is generally designated for commercial use in the Land Use Plan. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the 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 September 17, 2018 for final approval.

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 item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Ivan Cavazos, residing at 1801 West Ridge Road, stated the business currently holds a BQ license that allows the sale of alcoholic beverages for off premise consumption and they would like to change it to a BG license in order to sell for off and on-premise consumption that would include mix drinks on the go. Mr. Cavazos stated the alcohol will be wine and alcohol based lower than fourteen or seventeen percent alcohol. He further stated hard liquor, such as tequila or rum, would not be allowed and the main drink they would be selling would be micheladas that would come in a sealed bottle with a tamper evident seal. He further stated he's had a TABC license for three years without any incidents and Tropical Island #1 has had their TABC license for twelve years without any incidents. Mr. Cavazos closed by stating he would be glad to answer any question the Commission might have.

Romeo Robles asked in order for you to be able to sell mix drinks for on premise consumption wouldn't there need to be an area for customers to sit and consume the beverages.

Ivan Cavazos stated TABC requires a sitting area that includes picnic tables and that is what they would be using. He further stated their main use is for off premise consumption because they are a drive-thru but in order to be allowed to mix drink they would need to obtain a BG permit which includes off premise consumption.

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 6:39 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 7:25 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

- 5) TROPICAL ISLAND #2 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 ALL OF LOT 2-B, JACKSON RIDGE COURT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1801 WEST RIDGE ROAD. CUP#180857**

There being no further discussion Andy Castro moved to table the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 6) TROPICAL ISLAND 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 HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT B-1, NORTHPOINT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1911 NORTH VETERANS BOULEVARD. CUP#180858**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the north, south, Two-Family residential District (R-2) to the west and City limits of Pharr lie to the east. The area is generally designated for single-family residential use in the Land Use Plan. She further reported nineteen (19) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the 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 September 17, 2018 for final approval.

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 item for discussion and action.

There being no discussion Andy Castro moved to table the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 7) **ELENA OCHOA-GUDINO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW THE OUTSIDE STORAGE OF MATERIALS AND/OR EQUIPMENT IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 20.31 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 5 & 6, BLOCK 13, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 901 WEST STARR AVENUE. CUP#180589**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) and General Business District (C) to the south and west, and Agricultural and/or Open Space District (A-O) to the east. This area is generally designated for industrial use in the Land Use Plan. She further reported eighteen (18) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O) subject to the conditions and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

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 item for discussion and action.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Mario Reyna, with Melden and Hunt, Inc., stated the property is currently going through the subdivision process. He further stated it will be an industrial subdivision where the applicant would store structural steel at the location. Mr. Reyna stated the applicant is going to take down another building and would like to store it there in the meantime and closed by stating you will see this in a month or so.

There being no further discussion Luis Madrigal moved to approve the request for a request for a Special Use Permit to allow the outside storage of materials and/or equipment in an Agricultural and/or Open Space District (A-O). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 1) MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 17.727 ACRES OF LAND, MORE OR LESS, BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 800 AND 900 BLOCK OF WEST MINNESOTA ROAD. SUB# 180718**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed West Ridge Estates Phase II Subdivision subject to the 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 Jonathan Luis Madrigal **moved** to approve the request for preliminary plat approval of the proposed West Ridge Estates Phase II Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT, INC., REPRESENTING MARIA ELENA RAMIREZ LOPEZ, MARIA TERESA RAMIREZ LOPEZ AND MARIA EUGENIA RAMIREZ LOPES, ALL TRUSTEES ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED SHADDAI ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 10.00 ACRES OUT OF LOT 82, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB# 180716**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Heavy Commercial District (H-C) to the north, Agricultural and/or Open Space District (A-O) to the east and south and Single-Family Residential District (R-1) to the west. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Shaddai Estates Subdivision subject to the 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 Luis Madrigal moved to approve the request for preliminary plat approval of the proposed Shaddai Estates Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 3) MELDEN & HUNT, INC., REPRESENTING CITY OF PHARR, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED P.S.J.A. AG BARN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A SUBDIVISION OF 19.434 ACRES BEING A PART OR PORTION OUT OF LOT 224, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2100 BLOCK OF SOUTH VETERANS BOULEVARD ("I" ROAD). SUB#180823**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Medium Density Multi-Family District (R-3) to the north, Agricultural and/or Open Space District (A-O) to the south and west and City limits to the east. The property is designated for public/semi public use in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed P.S.J.A. AG Barn Subdivision subject to the conditions.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for preliminary plat approval.

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 Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed P.S.J.A. AG Barn Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 4) MELDEN & HUNT, INC., REPRESENTING SHAVI MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORP., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 17.727 ACRE OUT OF LOT 90, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 5100 BLOCK OF NORTH SUGAR ROAD. SUB#170410**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Single-Family Residential District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, east, and south, Heavy Commercial District (H-C) and Medium Density Multi-Family District (R-3) to the west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed West Ridge

Estates Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

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 Luis Madrigal **moved** to approve the request for final plat approval of the proposed West Ridge Estates Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business, Romeo Robles **moved** to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:40 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____

MINUTES
PLANNING & ZONING COMMISSION SPECIAL MEETING
City Commissioner's Room
118 S. Cage Blvd. September 17, 2018 - 3:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 17, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Jonathan Larraga
 Charlie Ramirez Rafael Munguia
 Romeo Robles Andy Castro

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Director
 Roland Gomez, Assistant Director
 Patricia Rigney, City Attorney
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Rita Galvan, Administrative Assistant

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 3:00 p.m. Roll call established a quorum.

Rafael Munguia **moved** to excuse the absent members. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC HEARING

- 1) **THE CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, 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 THE NORTH TEN (N10) ACRES OF THE WEST ONE HALF (W ½) OF LOT NO. TWO HUNDRED TWENTY-ONE (221), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1801 SOUTH CAGE BOULEVARD. COZ#180861**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding properties are zoned Agricultural and/or Open Space District (A-O) to the east and south. General Business District (C), Agricultural and/or Open Space District (A-O), and Office Professional District (O-P) to the west and General Business District (C) to the north. The property is generally designated for commercial and parkland 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. She stated one person came in for information only and one person sent in a letter of opposition.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, the property must be subdivide and comply with all City Ordinances and City Department requirements once it is ready for development and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak.

Rita Galvan, Administrative Assistant, stated Joe Cisneros had signed up to speak during the public hearing portion of the meeting.

Attorney Joe Cisneros, representing 3 property owners, asked staff what particular area was proposed to be rezoned and how many acres the property was.

Melanie Cano, Director of Development Services stated the property is approximately ten (10) acres.

Mr. Cisneros stated he was speaking on behalf of himself, Rene Trevino, and Oscar Palacios. He further stated several years ago when the City was under a different administration they requested them to provide an easement and he believes that was done with no cost to the City of Pharr. He continued stating that the City had asked the property owners to donate ten (10) acres of land to the City of Pharr but that request was declined informally because no formal request was ever made. Mr. Cisneros also stated the majority owners of the property were Rene Trevino and Oscar Palacios; Oscar Elizondo, Sr., who is now deceased, and Mr. Cisneros were the minority owners. Mr. Cisneros continued stating Oscar Elizondo, Jr. has stated since his fathers passing he is now one fourth owner of the property but he, Rene Trevino, and Oscar Palacios were unable to attend the meeting.

Rita Galvan, Administrative Assistant, advised Jose Cisneros the time allowed to speak during the public hearing was up.

Mr. Cisneros asked the Chairman for more time to speak.

Chairman, Danny Wylie, advised Mr. Cisneros he would allow him to speak for two more minutes.

Joe Cisneros stated he sent a letter to the City of Pharr in opposition of the change of zone and the reason for the opposition is explained in that letter. Mr. Cisneros further stated he sent a memo to Patricia Rigney, City Attorney, regarding the potential conflict of interest in the Planning and Zoning Commission approving the change of zone. He continued stating the Planning and Zoning Commission is appointed by the Mayor and City Commission and they may not be at liberty to deny a request that is being requested by the City itself. He asked the Commission if they would be able to make their own decision and tell City staff they would not pass the item and do what is fair and just. He stated the property owners will apply for a change of zone when they think it is the proper time to do so because they would like the property value to increase. He continued stating the property owners would like the property to be zoned not only in the best interest of the City of Pharr but also in the best interest of the property owners. He closed by stating he would like to Commission to deny the request.

There being no one else in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

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

ITEM E. 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 3:12 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 F. RECONVENE:

The time being 3:34 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM B. PUBLIC HEARING

- 1) THE CITY OF PHARR, FOR THE BETTERMENT OF THE CITY, 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 THE NORTH TEN (N10) ACRES OF THE WEST ONE HALF (W ½) OF LOT NO. TWO HUNDRED TWENTY-ONE (221), KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1801 SOUTH CAGE BOULEVARD. COZ#180861

There being no further discussion Rafael Munguia moved to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Jonathan Larraga seconded the motion and when put to a vote it carried by majority vote of five (5) ayes and one (1) nay. Charlie Ramirez voted against the motion.

ITEM C. PLAT APPROVAL

- 1) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING CANO ENTERPRISES, LLC, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED GRANDE PRODUCE WAREHOUSE NO. 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.10 ACRES OF LAND OUT OF THE WEST 200.00 FEET OF LOT 9. BLOCK 16, JOHN CLOSNER ET. AL SUBDIVISION, SAN JUAN, HIDALGO COUNTY, TEXAS/ THE PROPERTY IS LOCATED WITHIN THE 2900 BLOCK OF WEST DICKER ROAD.**

Eddie Martinez, Planner II, introduced the item. He stated the northern portion of the property is located within San Juan City Limits and the southern portion is located in the City of Pharr's Extraterritorial Jurisdiction (ETJ). The property is designated for Commercial (C), Single Family Residential District (R1) and Multi-Family use in the Land Use Plan. He added variances requested were explained in the attached letter and staff recommended denial of the preliminary plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision subject to the conditions and advised the item will be presented to the City Commission meeting of September 17, 2018 for final approval.

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

Ramiro Gutierrez, Project Engineer, asked staff to clarify if Development Services was recommending denial of the preliminary plat approval or just the variance.

Eddie Martinez, Planner II, stated Development Services was recommending denial of the preliminary plat approval.

Ramiro Gutierrez, Project Engineer, explained the variance was being requested due to the fact that there is no sanitary service anywhere near the property. He further stated the sanitary service for the property is the City of San Juan and the closest sewer line is approximately three (3) miles away and would cost several million dollars to

connect to it. He continued stating that would not be cost efficient for an independent business owner and even if the City of Pharr and San Juan would come to an agreement to connect to the City of Pharr's sewer system it would still cost over a million dollars. Mr. Gutierrez further stated the City of San Juan has already approved the preliminary plat along with the variance and they are requesting the same from the City of Pharr.

There being no further discussion Rafael Munguia **moved** to approve the denial for preliminary plat approval of the proposed Grande Produce Warehouse No. 2 Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM G. 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 3:41 p.m.

Chairman, Danny Wylie

ATTEST:

Luis Madrigal, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, SEPTEMBER 24, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR INSTITUTIONAL USE FILE NO. CUP#180862 (VANGUARD ACADEMY, INC.)
--

GENERAL INFORMATION:

APPLICANT: Vanguard Academy, Inc. has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Templo Bethel Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 400 South Veterans Boulevard.

ZONING: The property is currently zoned Office Professional District (O-P). The surrounding property is zoned Single-Family Residential District (R-1) to the north and west, Office Professional District (O-P) and Single-Family Residential District (R-1) to the south and the City of Pharr limits lie to the east. This area is generally designated for single-family residential and public/semi-public use in the Land Use Plan.

COMMENTS:	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:**

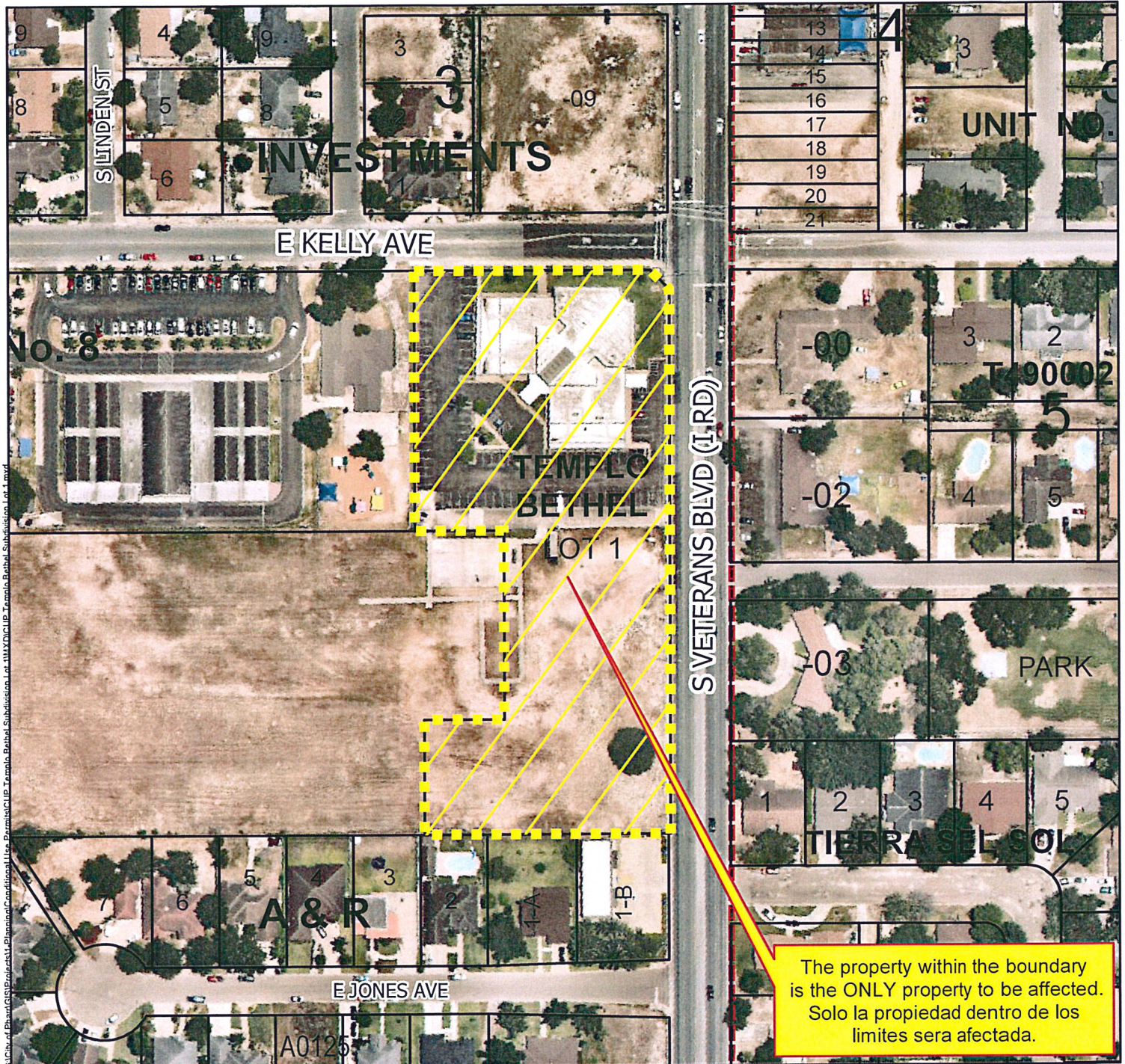
Twenty five (25) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two calls for information only and one person signed up to speak at the public hearing in opposition of the item.

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

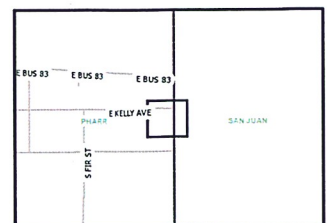
Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P) subject to the following conditions:

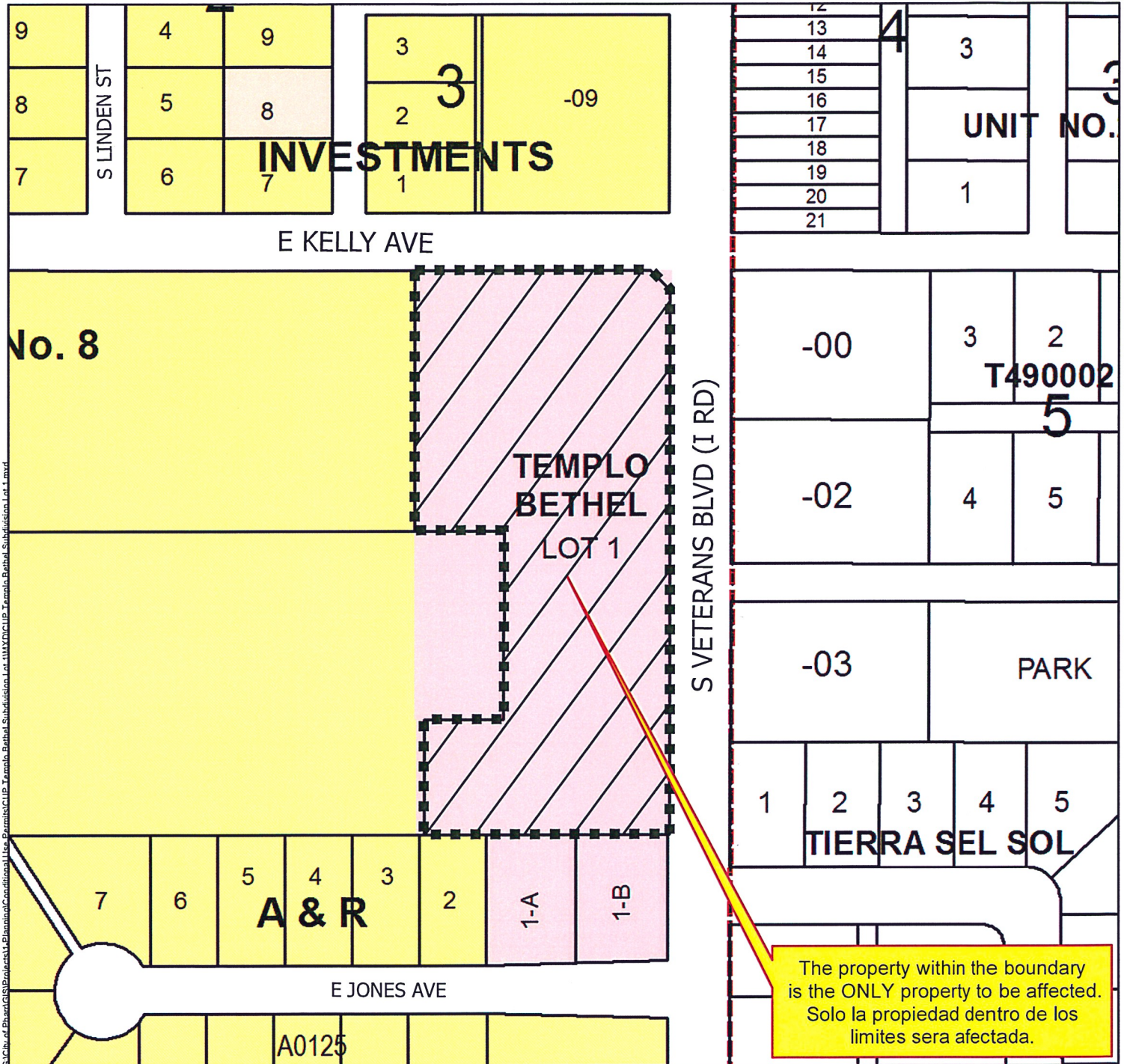
1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
3. A fire alarm system must be installed in every unit and/or classroom;
4. An all-weather surface must be provided for emergency access; and
5. The following shall be considered as grounds for revocation of the Conditional Use Permit; and
 - 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 (1) year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **October 01, 2018 at 4:00 p.m.**

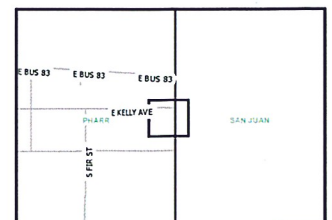


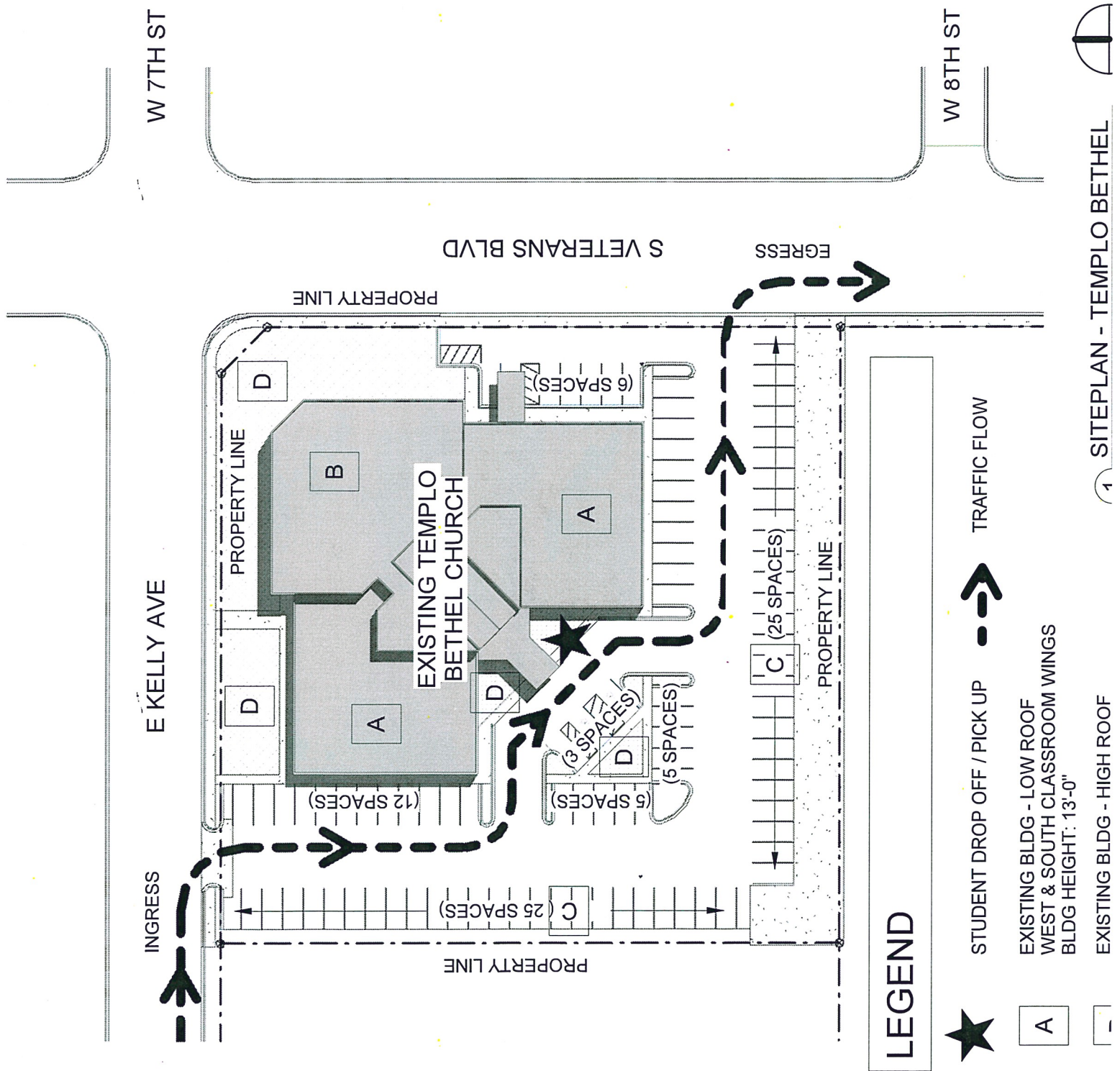
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

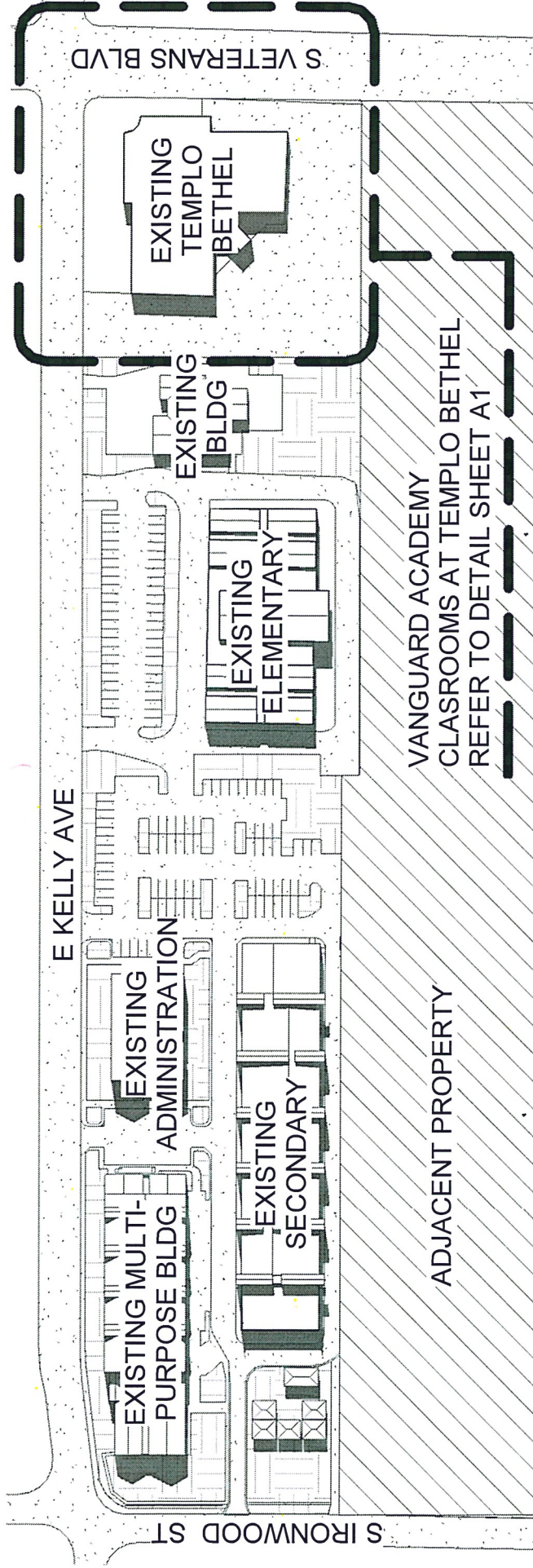




VANGUARD ACADEMY REMBRANDT CAMPUS

PHARR TEXAS

TEMPLO BETHEL CLASSROOMS



VANGUARD ACADEMY
CLASSROOMS AT TEMPLO BETHEL
REFER TO DETAIL SHEET A1



INTENDED USE OF EXISTING CLASSROOMS AT
TEMPLO BETHEL FOR VANGUARD ACADEMY
CLASSROOMS 2018 - 2019







MEMORANDUM

DATE: MONDAY, SEPTEMBER 24, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (COMMUNITY DEVELOPMENT INSTITUTE-HEAD START) FILE NO. CUP#180863

GENERAL INFORMATION:

APPLICANT: Community Development Institute-Head Start has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 20, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 210 West Navarro Street.

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

COMMENTS:	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:

Fifty-Seven (57) 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 of the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
3. A fire alarm system must be installed in every unit and/or classroom;
4. An all-weather surface must be provided for emergency access; and
5. The following shall be considered as grounds for revocation of the Conditional Use Permit; and
 - 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 (1) year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **October 01, 2018 at 4:00 p.m.**

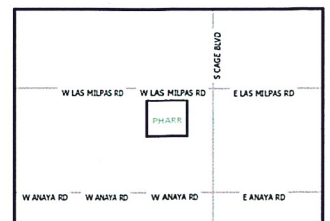


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| 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 |

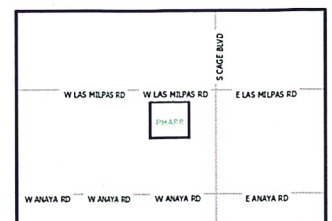
- | |
|--------------------------|
| Valley View ISD |
| Planned Unit Development |

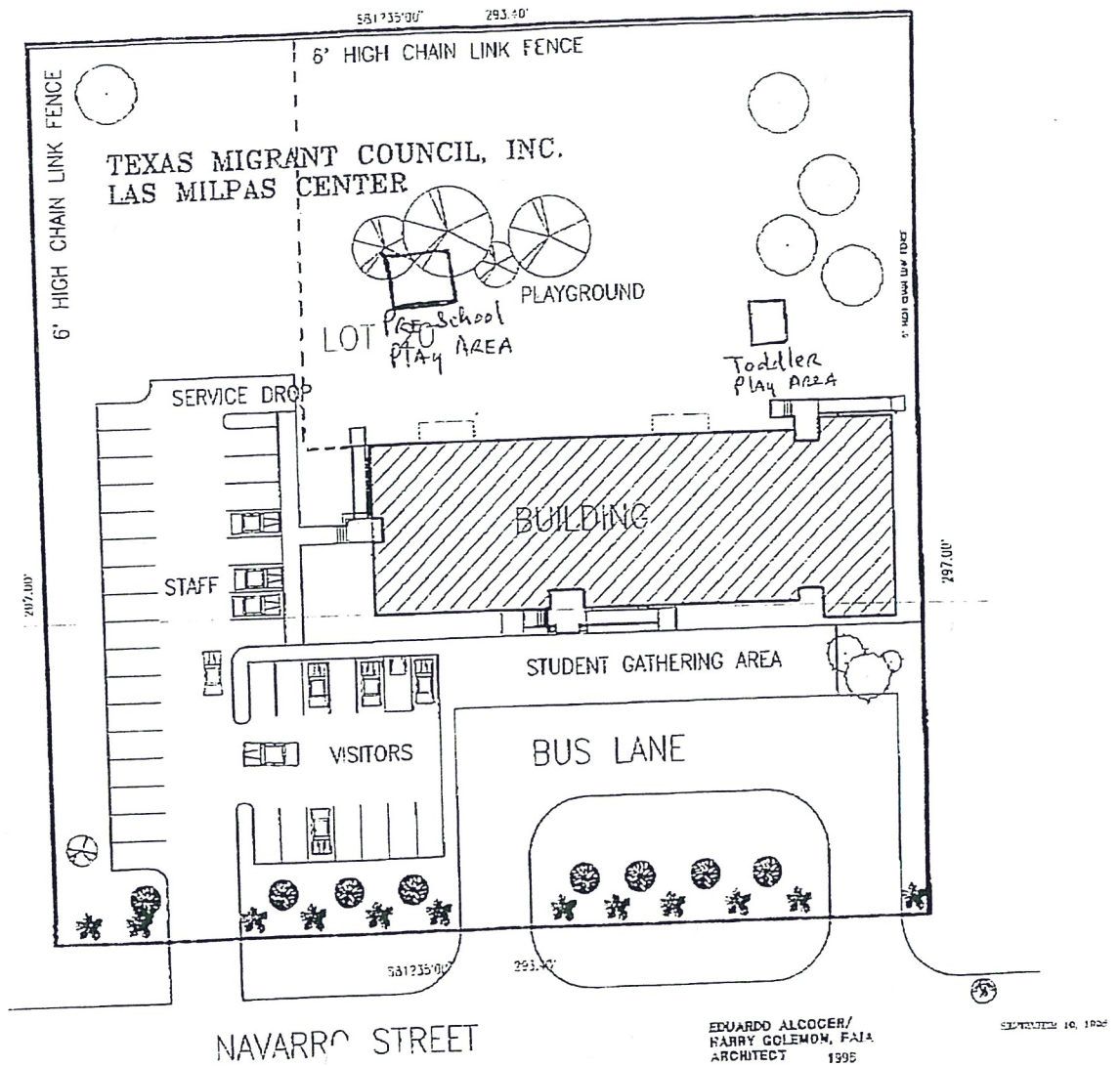
All information displayed on this map is subject
to verification by field survey or by the agency
responsible for maintaining the information.
This map is intended for general information only.





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.









MEMORANDUM

DATE: MONDAY, SEPTEMBER 24, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY – FILE NO. CUP#180865 (AZJOR TRUCKS AND EQUIPMENT)
--

GENERAL INFORMATION:

APPLICANT: Azjor Trucks and Equipment has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 1, 2 & 3, Aztec Commercial Park Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1102 East Interstate Highway 2.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned Heavy Commercial District (H-C) to the east and west, General Business District (C) to the north and Single-Family Residential District (R-1) to the south. The area is generally designated for commercial use in the Future Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received a letter of opposition, via email, of the request in lieu of speaking at the public hearing (see attachment).

**DEVELOPMENT
SERVICES
RECOMMENDATION:**

Development Services is recommending approval the request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

1. Applicant shall comply with all City of Pharr Landscaping, screening and buffer and paving requirements, any violations will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. A buffer fence at least 6' tall must be installed as well as installation of adequate lighting to eliminate dark areas; 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.
 - Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit or revocation of the permit if not paid by the 31st day.
 - 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.

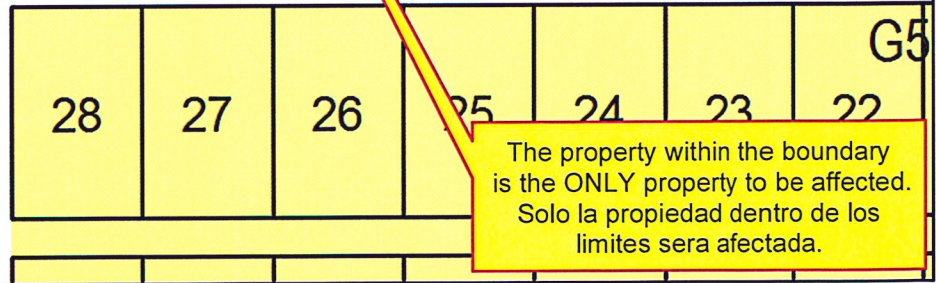
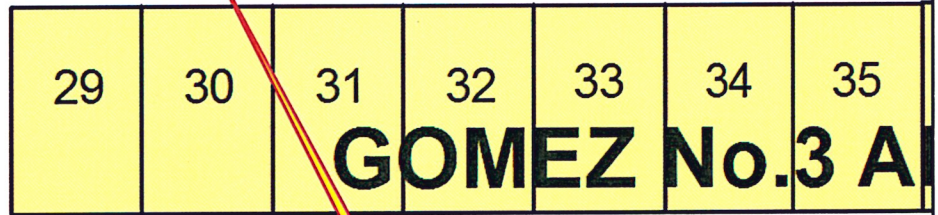
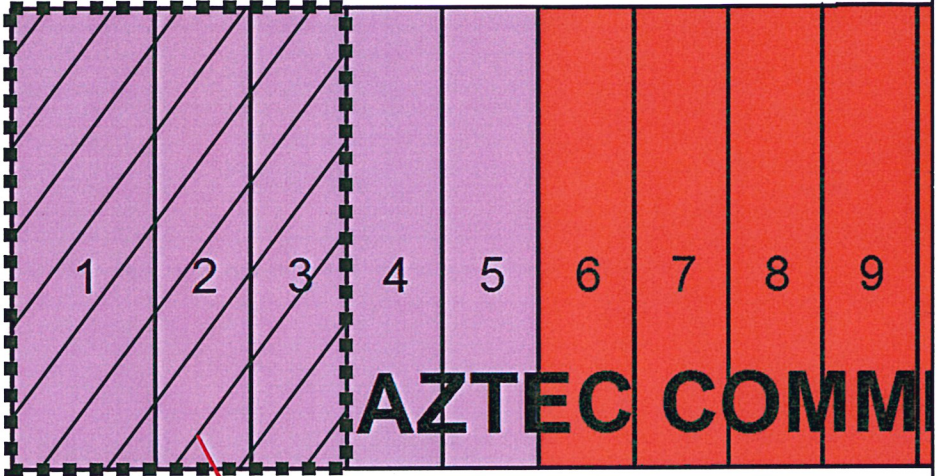
NOTE: This item will go before the City Commission meeting of **October 01, 2018** at **4:00 p.m.**

INTERSTATE 2 E (US HWY 83)

IH 2 EXIT

IH 2 FRONTAGE RD

N JUNIPER ST



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

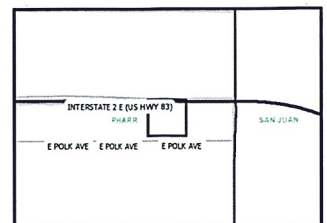
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

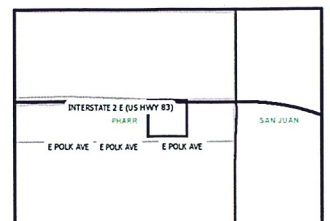
- Valley View ISD
- Planned Unit Development

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.





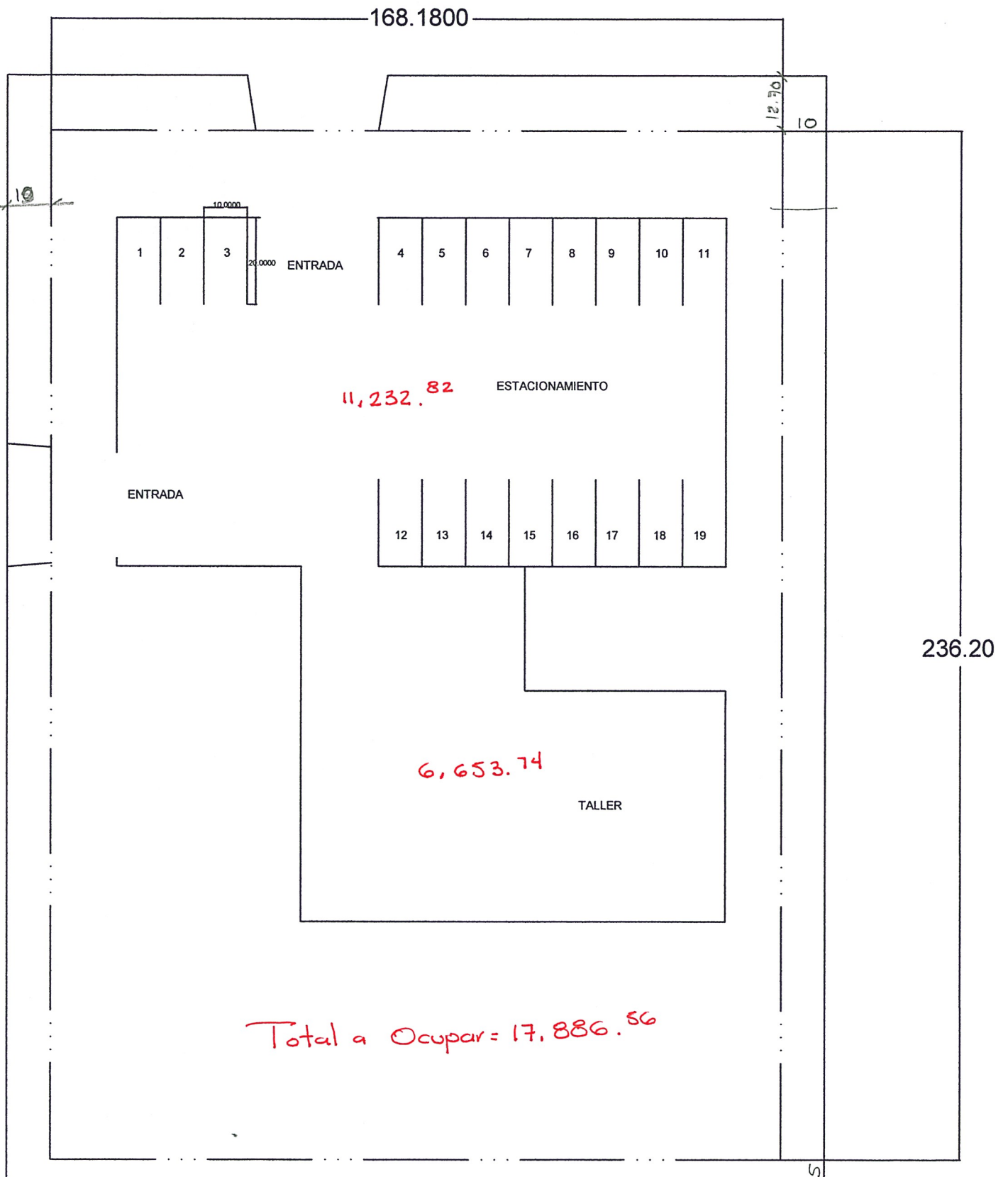
- All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



A horizontal number line with arrows at both ends. The line is marked with the numbers 0, 50, 100, 200, 300, and 400. The word "Feet" is written at the right end of the line.

E EXPY 83 E FRONTAGE RD

E. JUPITER ST



September 13, 2018

Protest to CUP# 180865

Via: electronic.

Protest to proposed zone change.

This is to notify that I am AGAINST the proposed CUP.

The opposition to the proposal includes, but not limited to, the following:

1. Heavy equipment has damaged property such as utilities.
2. The loss of personal usage due to heavy equipment in transit has caused power outages
3. The proposed changes will increase the accumulation of water; a public hazard
4. Increased heavy equipment traffic in a residential/school/public areas
5. Debris from the existing surface must be properly moved to an appropriate landfill

If the issues addressed are resolved in favor of the public, then the protest will be lifted.

Don't condone this as an objection of progress, rather to guard the public.

This will serve as my protest in lieu of a verbal protest.

Best Regards,

Jose OS

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

SEP 13 2018

BY: _____





MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180857 (TROPICAL ISLAND #2)
--

GENERAL INFORMATION:

APPLICANT: Tropical Island #2 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 all of Lot 2-B, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1801 West Ridge Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and west and Agricultural and/or Open Space District (A-O) to the east and 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:**

Thirteen (13) 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 of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

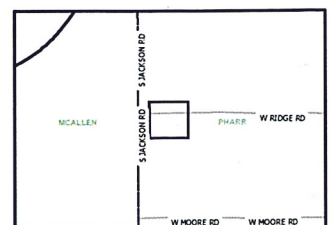
NOTE: This item will go before the City Commission Meeting of **October 1, 2018** at **4:00 p.m.**

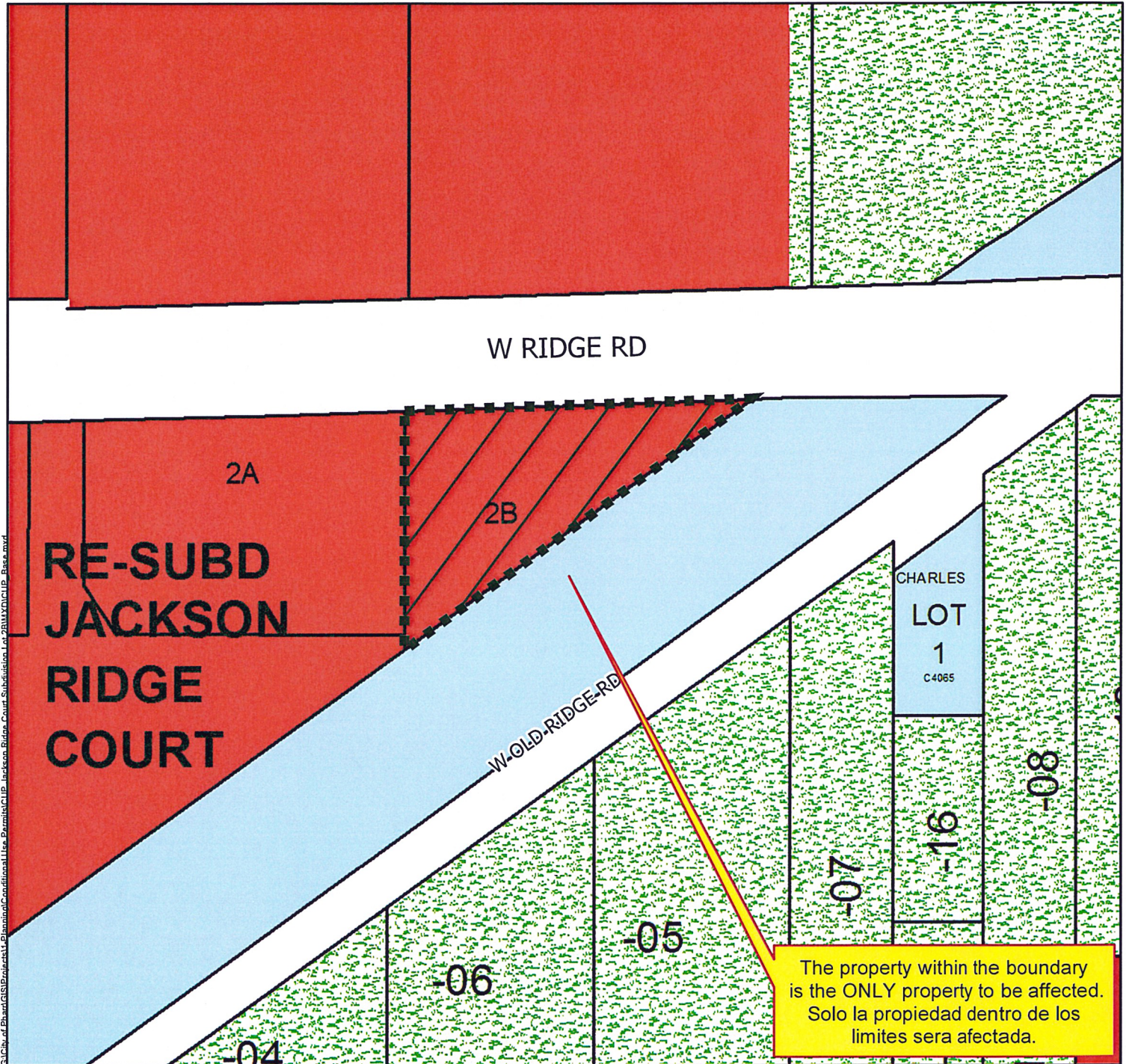


Agricultural Open Space	Townhouse	Heavy Commercial
Single Family	HUD Code	Heavy Industrial
Single Family Small Lot	Rail Road R.O.W.	Limited Industrial
Two Family	Government Owned	Neighborhood Commercial
Medium Density Multi-Family	General Business	Office Professional
High Density Multi-Family	Business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

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.





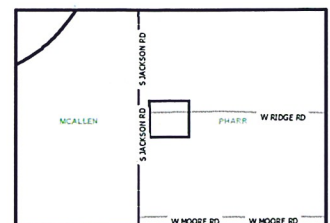
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- 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.



SNOWBALL FLAVORS

Banana	Kiwi	Strawberry Shortcake
Blue Coconut	Lemon	Strawberry Daiquiri
Coconut	Lemon Lime	Tamarindo
Blueberry	Natural Lemon	Natural Tamarindo
Bubble Gum - Pink or Blue	Mango	Tigers Blood
Cantaloupe	Margarita	Tropical Punch
Cherry	Orange	Tutti Frutti
Cherry Kola	Peach	Watermelon
Wild Cherry	Piña Colada	
Cotton Candy - Pink	Pineapple	
Daiquiri	Pink Lemonade	
Grape	Raspberry	
Green Apple	Rootbeer	
Hawaiian Delight	Silver Fox	
Ice Cream	Strawberry	

CREAMY FLAVORS

Pink Milk
Banana
Cinnamon
Coconut
Horchata

SPECIALTIES

SNOWBALL DELIGHT



DIABLO



COOKIE MONSTER



CHAMORASPA



CHAMORASPA TROPICAL



THE JIMMY



TAMARINDO LOCO



CARIBBEAN



BANANA SPLIT RASPA



HOT CHEETO RASPA



TROPICAL ISLAND

RASPAS AND SNACKS!



1911 N VETERANS BLVD (I RD), PHARR, TX.



1801 W RIDGE RD, PHARR, TX.

HOT DOG



CHILLI DOG



NACHOS



NACHOS WITH CHILLI



SNACKS



FRITO PIE



HOT CHEETO MIX



PICA CHEETOS



CACAHUATES PREPARADOS



TAMIRICO



CRAZY CORN NUTS



XTREMES WITH CHAMOY



TAKIS WITH CHEESE



CHEESY CORN NUTS



ELOTES

ELOTE EN VASO



ELOTES ENTEROS



ELOTE ENTERO CHORREADO



CAMARONES MAR Y TIERRA



MARRANADAS



ELOTE CHORREADO



LAYS CON CAMARONES



PEPINO LOCO



PREPARA TUS FRITOS FAVORITOS A TU GUSTO! CON QUESO, CREMA Y SALSA, MARRANADA, PARAISO O CON CAMARONES

MORE SPECIALTIES...

TROPICIAMATO



WILD RASPA



LECHE DELIGHT



PICADILLY



UNICORN



CHARUGO



RAINBOW SPECIAL



SNOWBALL SUNDAE



CHAMOYADA



KIDS SPECIAL

\$2.00 REFILL FOR 1.00



MONSTER RASPAS

MONSTER PICADILLY



MONSTER HOT CHEETO RASPA



CUCUMBERDILLY



LA CHECA FRESA



MONSTER DELIGHT



FRUTA CON
LIMÓN Y CHILE

FRESH FRUITS

REVOLTIJO

MANGO CHUNKS

COCO CON
LIMÓN Y CHILE

COCO MIX

PEPINO CON
LIMÓN Y CHILE

PEPINO SHOTS

REBANADITAS

PIÑA TROPICAL

SUSHI TROPICAL

MANZANA LOKA

TAKITOS DE TAMARINDO

FRESAS CON
CREMA

FRUTA CON YOGURT

FRUTA-BIONICA

PEPINO O PICKLE
SPLIT



BANANÁ SPLIT

ICE CREAM

THE BOWL

ICE CREAM
DELIGHT

GANSITO
POLAR

FERRERO DELIGHT

ICE CREAM SHAKES

OREO SHAKE

FROZEN
YOGURT

SUPER BANANA

CHOCO
BANANA

DRINKS

TROLEBUSES

TROLEBUS DEL
CALLEJON

LICUADOS

JUMEX
PREPARADO

SMIRNOFF
ESPECIAL

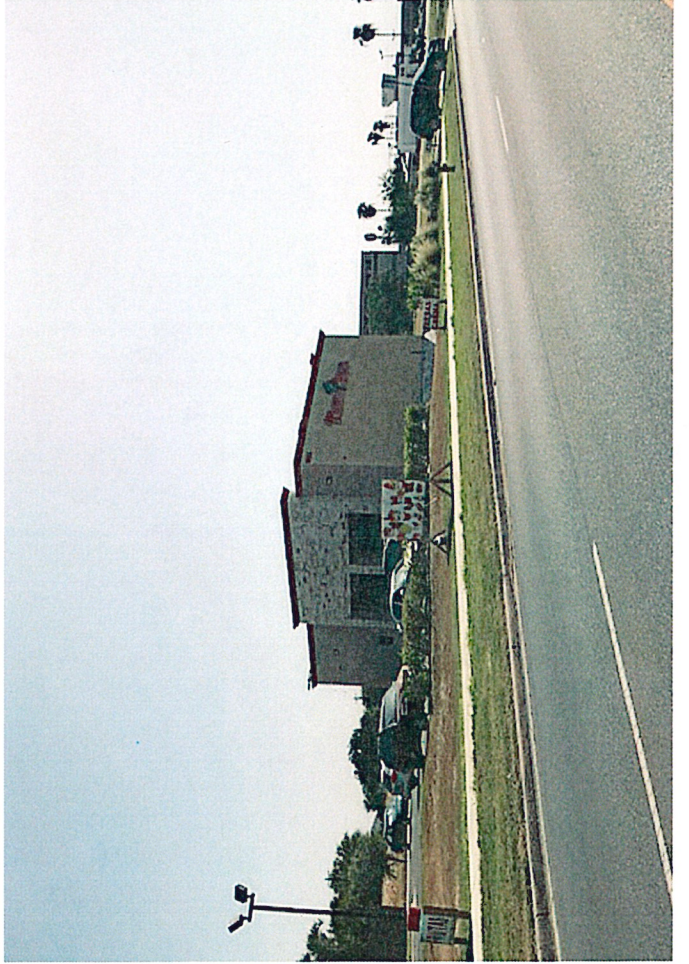
AGUAS FRESCAS

TOPO CHICO, CLAMATO
O MICHELADA ESPECIAL

PIÑA TROPICAL CON
SMIRNOFF/SQUIRT

RUSA







MEMORANDUM

DATE: MONDAY, SEPTEMBER 10, 2018
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180858 (TROPICAL ISLAND)

GENERAL INFORMATION:

APPLICANT: Tropical Island 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 Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot B-1, Northpoint Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1911 North Veterans Boulevard.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the north, south, Two-Family residential District (R-2) to the west and City limits of Pharr lie to the east. The area is generally designated for single-family residential 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.

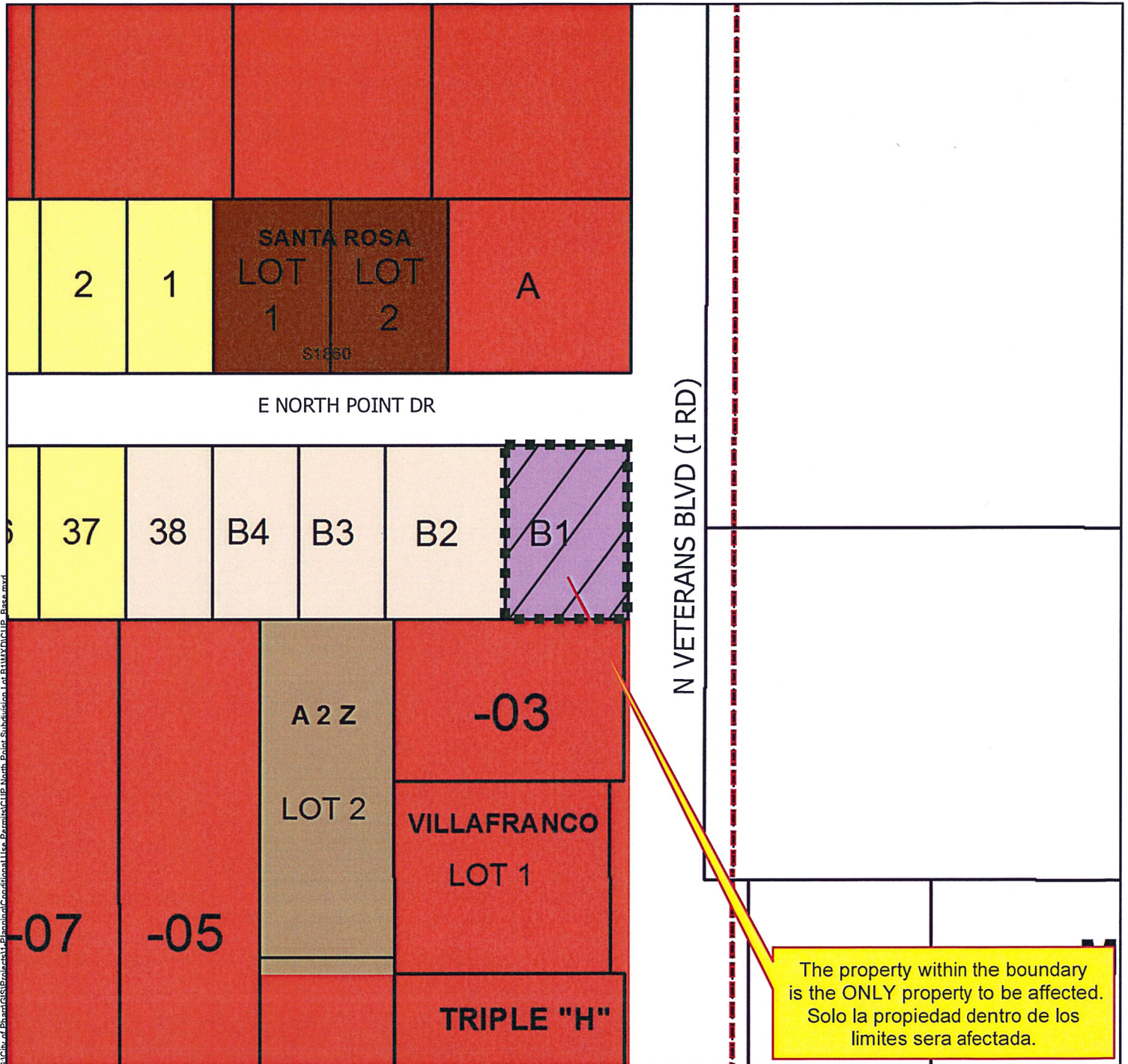
**NOTIFICATION
OF PUBLIC:**

Nineteen (19) 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:**

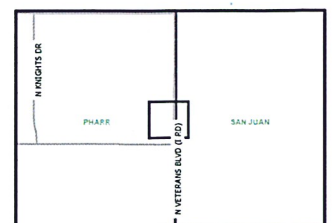
Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **October 1, 2018** at **4:00 p.m.**



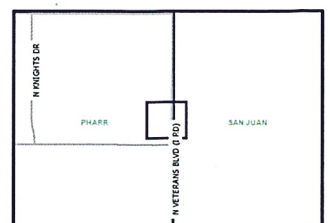
- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail 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 | |

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.





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	



Northpoint Dr

Northpoint Dr

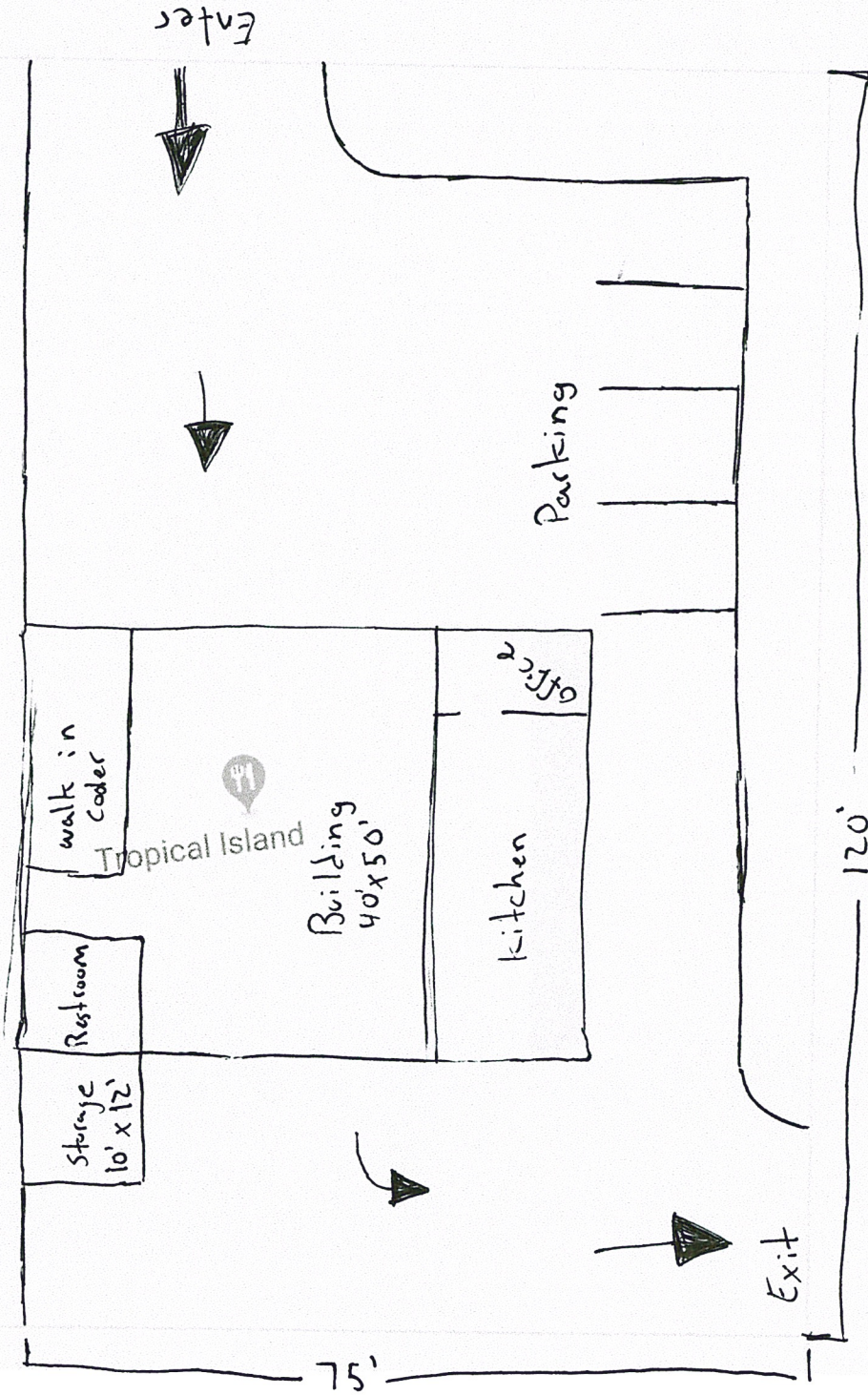
Northpoint Dr

N Veterans Blvd

NIRd

N Veterans Blvd

NIRd



1911 N Veterans Blvd (I R.)

SNOWBALL FLAVORS

Banana	Kiwi	Strawberry Short Cake
Blue Coconut	Lemon	Strawberry Daiquiri
Coconut	Lemon Lime	Tamarindo
Blueberry	Natural Lemon	Natural Tamarindo
Bubble Gum - Pink or Blue	Mango	Tigers Blood
Cantaloupe	Margarita	Tropical Punch
Cherry	Orange	Tutti Frutti
Cherry/Kola	Peach	Watermelon
Wild Cherry	Pina Colada	
Cotton Candy - Pink	Pineapple	CREAMY FLAVORS
Daiquiri	Pink Lemonade	Pink Milk
Grape	Raspberry	Banana
Green Apple	Rootbeer	Cinnamon
Hawaiian Delight	Silver Fox	Coconut
Ice Cream	Strawberry	Horchata

SPECIALTIES



SNOWBALL DELIGHT



DIABLITO



COOKIE MONSTER



CHAMORASPA



TAMARINDO LOCO



THE JIMMY



CARIBBEAN



BANANA SPLIT RASPA



CHAMORASPA TROPICAL



HOT CHEETO RASPA

TROPICAL ISLAND

RASPAS AND SNACKS!



1911 N VETERANS BLVD (I RD), PHARR, TX.



1801 W RIDGE RD, PHARR, TX.

FRESH FRUITS

FRUTA CON LIMÓN Y CHILE
MANGO CHUNKS
COCO CON LIMÓN Y CHILE
COCO MIX
REVOLTITO

PEPINO CON LIMÓN Y CHILE
PEPINO SHOTS
REBANADITAS
PIÑA TROPICAL

SUSHI TROPICAL
MANZANA LOKA
TAKITOS DE TAMARINDO
PEPINO O PICKLE SPLIT

FRESAS CON CREMA
FRUTA CON YOGURT
FRUTA-BIONICA

**FRUTA CON
¡MON Y CHILE**

MANGO CHUNKS

COCO CON LIMÓN Y CHILE

COCO MIX

**PEPINO CON
LIMÓN Y CHILE**

PEPINO SHOTS

REBANADITAS

PIÑA TROPICAL

MANZANA LOKA

TAKITOS DE TAMARINDO

**FRESAS CON
CREMA**

FRUTA CON YOGURT

FRUTA-BIÒNICA

PEPINO O PICKLE SPLIT

BANANA SPLIT

ICE CREAM

THE BOWL

**ICE CREAM
DELIGHT**

FERRERO DELIGHT

ICE CREAM SHAKES

OREO SHAKE

SUPER BANANA

DRINKS

TROLEBUSES

TROLEBUS DEL CALLEJON

LICUADOS

**JUMEX
PREPARADO**

**SMIRNOFF
ESPECIAL**

AGUAS FRESCAS
TOPÔ CHICO, CLAMATO
O MICHELADA ESPECIAL

**PIÑA TROPICAL CON
SMIRNOFF/SQUIRT**

RUSA

