

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 10, 2020 – 6:00 PM

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

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

1) Minutes of January 27, 2020.

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) La Vitamina Jarocha, LLC 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 General Business District (C). The property is legally described as being all of Lot 6, Raider Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4005 North Veterans Blvd. ("I" Rd.) **CUP#200103**

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 7th day of February 2020 at 12:00 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. January 27, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 27, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Luis Madrigal
 Romeo Robles Jonathan Larraga

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Patricia Rigney, City Attorney
 Roland Gomez, Assistant Director
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Anaisha Licerio, Planner I
 Roy Rodriguez, Building Official
 Iris Mata, 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. Jonathan Larraga seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF JANUARY 13, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of January 13, 2020. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **LEONEL CANTU, REPRESENTING CDFP DEVELOPERS, LLC., OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM OFFICE PROFESSIONAL DISTRICT (O-P) TO RESIDENTIAL TOWNHOUSE DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.38-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 186, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 700-800 BLOCK OF WEST SAM HOUSTON AVENUE. COZ#200101**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Office Professional District (O-P). On March 30, 1982, the property and the property to the south, east and west were zoned to Residential Multi-Family District (R-MF) when the city adopted the current zoning ordinance we use today. Later the subject property and the property to the east were re-zoned to Office Professional District (O-P) on March 21, 2006. The property to the north was zoned to Office Professional District (O-P) on July 01, 1986, another portion was zoned to General Business District (C) on July 19, 1990 and on September 02, 2003 the remaining portion to the north was re-zoned to Single-Family Residential District (R-1). The property is generally designated for commercial use in the Land Use Plan. She further reported fourteen (14) 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 legal notice.

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, have adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

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

There being no discussion Rafael Munguia moved to approve the rezoning request for a change of zone from Single-Family Residential District (R-1) to Residential Townhouse District (R-TH). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

Charlie Ramirez arrived at 6:03 p.m.

ITEM E. PLAT APPROVAL

- 1) **R. GUTIERREZ CORPORATION, REPRESENTING ANDRES RODRIGUEZ AND ISMAEL RODRIGUEZ, OWNER'S, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED REPLAT OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE TRACT OF LAND, BEING ALL OF LOT 28, ADDITION TO LAS MILPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY PHYSICAL ADDRESS IS 304 WEST LAS MILPAS ROAD. SUB#180825**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Medium Density Multi-Family District (R-3). The adjacent zones are Two Family Multi-Family District (R-2) to the north and west, Single Family Residential District (R-1) to the south and Two Family Multi-Family District (R-2) and High Density Multi-Family District (R-4) to the east. The property is designated for single family in the Land Use Plan. He added no variances were being requested and staff recommended final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas 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 Larraga moved to **approve** the request for final plat approval of the proposed Replat of Lot 28, Addition to Las Milpas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM F. CLOSED SESSION

None.

ITEM G. RECONVENE

None.

ITEM H. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn** Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:08 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____

MEMORANDUM

DATE: MONDAY, FEBRUARY 10, 2020
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. CUP#200103 (LA VITAMINA JAROCHA, LLC)
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GENERAL INFORMATION:

APPLICANT: La Vitamina Jarocha, LLC 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 General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 6, Raider Plaza Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 4005 North Veterans Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the west and city limits lie to the east. This 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:	Pending Re-Inspection for the Conditional Use Permit
	CODE COMPLIANCE DIVISION:	Pending Re-Inspection for the Conditional Use Permit

HEALTH DIVISION:

Pending Re-Inspection for the Conditional Use Permit

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Monday through Sunday from 7:00 AM to 10:00 PM.

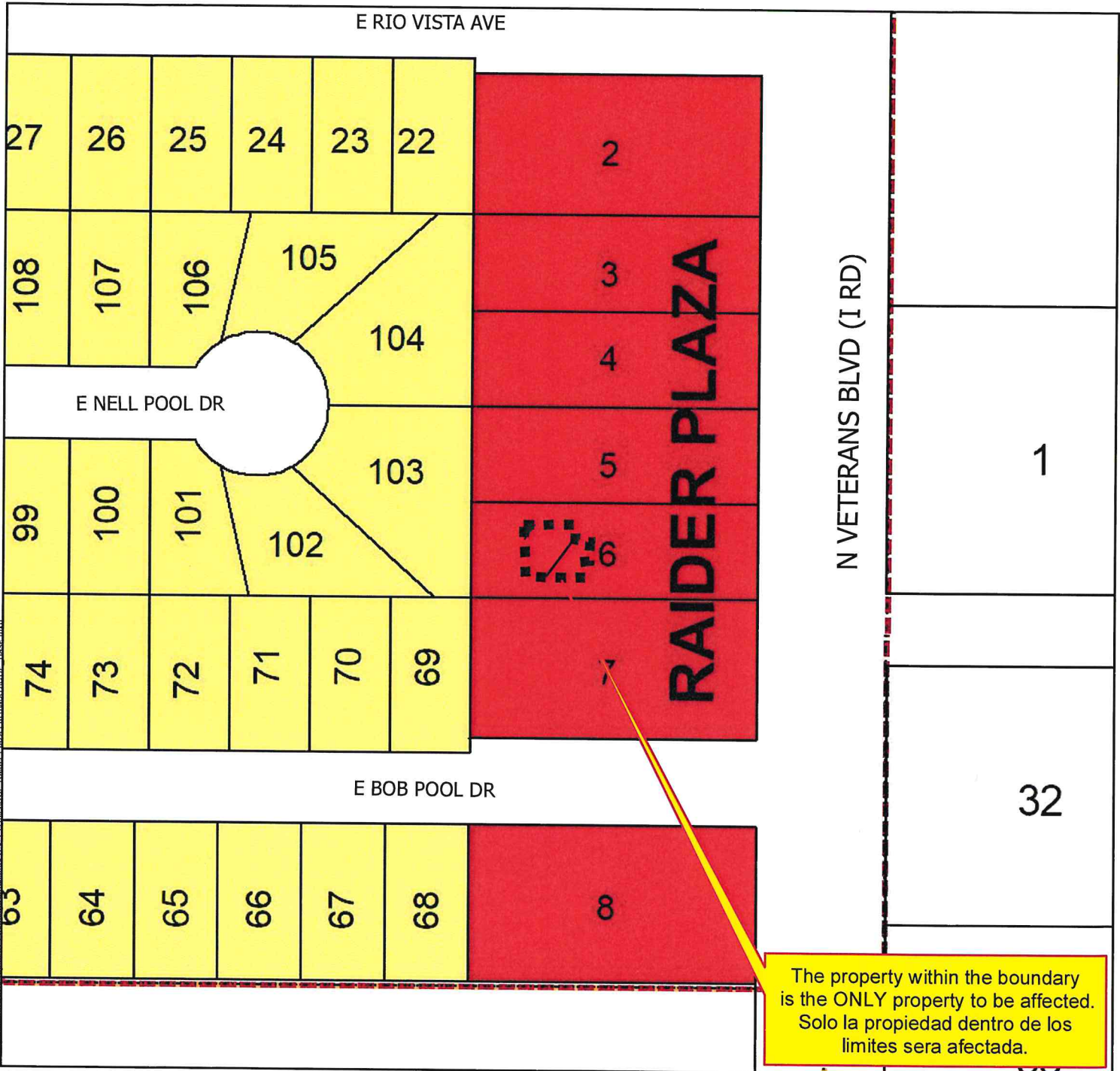
NOTIFICATION OF PUBLIC:

Twenty-six (26) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

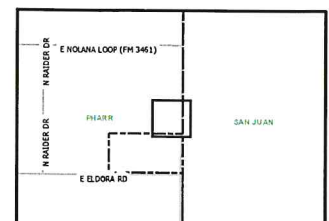
DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a 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 **February 17, 2020** at **4:00 p.m.**



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



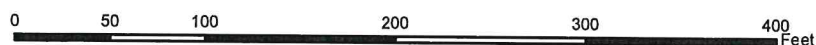


The property within the boundary is the **ONLY** property to be affected.
Solo la propiedad dentro de los limites sera afectada.

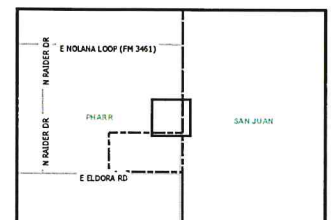
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential Multi-Family | Business District | Hidalgo ISD |
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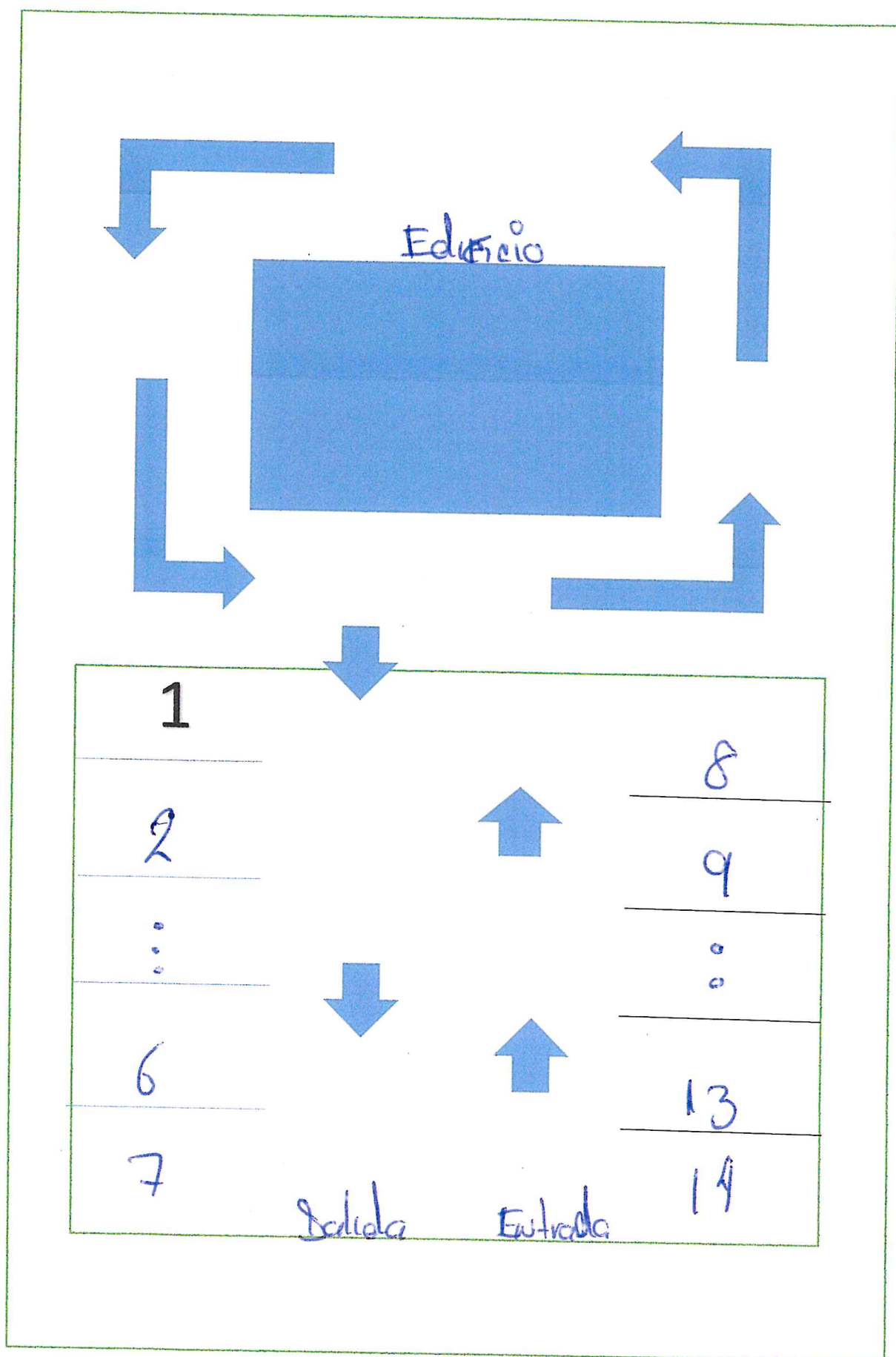
City of Pharr, Texas
Engineering Department
956.402.4242

Scale: 1 inch = 100 feet



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.







Menu

Cerveza

DOMESTICA	\$2.79
IMPORTADA	\$3.59
MICHELADA DOMESTICA	\$6.59
MICHELADA IMPORTADA	\$7.59
MICHELADA ESPECIAL	\$9.95



Entradas

CHORRIQUESO	\$7.99
QUESO MIXTO	\$7.99
QUESO FLAMEADO CON CAMARON	\$9.99
GUACAMOLE	\$4.99
TOSTADAS JAROCHO	\$3.89
TOSTADAS DE CAMARON	\$3.25
TOSTADAS DE CEVICHE	\$2.99

BOTANA PARA 2	\$19.99
PARRILLADA PARA 2	\$23.99



Platillo Especial

STEAK CON CAMARONES 16oz. \$21.99
(CAMARONES (5) O PAPAS(3))

VOLCAN DE:
MARISCOS \$13.99
FAJITAS \$12.99
MIXTO \$13.99

RIB-EYE 16 oz. \$17.99

T-BONE 16 oz. \$17.99

TACOS (3) (INCLUYE ARROZ Y ENSALADA)
GOBERNADOR \$8.79
DE PULPO \$8.98
DE PESCADO \$7.98

CHICHARRONES (INCLUYE ARROZ, ENSALADA, PAPAS Y TORTILAS)
5 CHICHARRONES \$ 7.89
10 CHICHARRONES \$14.78
15 CHICHARRONES \$21.59
20 CHICHARRONES \$27.58

PECHUGA DE POLLO \$8.69
(ARROZ BLANCO, ENSALADA Y PAPAS)

PECHUGA A LA CORDON BLUE \$9.99
(ARROZ BLANCO Y ENSALADA)

PARRILLADA \$12.95
(ARROZ, FRIJOLES, AGUACATE Y TORTILLAS)

TAMPIQUEÑA \$11.95
(1 TACO CRUJIENTE, 1 ENCHILADA AMERICANA, ARROZ, FRIJOLES Y TORTILLAS)

PLATO DE FAJITA DE RES \$10.89
(ARROZ, FRIJOLES, ENSALADA Y TORTILLAS)

MILANESA DE RES \$8.89
(ARROZ, FRIJOLES, ENSALADA, PAPAS A LA FRANCESA Y TORTILLAS)

HAMBURGUESA \$5.99

HAMBURGUESA DE POLLO \$5.99
(LECHUGA, TOMATE, QUESO Y PEPINILLOS)

HAMBURGUESA MEXICANA \$8.99
(LECHUGA, TOMATE, QUESO, JAMON, TOCINO AGUACATE)

BOTANA BOCA DEL RIO \$28.99
(PARA 2 PERSONAS)
CHIPS, FAJITA, FAJITA DE POLLO, FRIJOL, QUESO AMARILLO Y AGUACATE
4 CHICHARRONES DE PESCADO, 4 CAMARONES EMPANIZADOS
2 JAIBAS RELLENAS, 2 JALAPEÑOS RELLENOS DE CAMARÓN
ARROZ A LA TUMBADA, ENSALADA Y PAPAS.

PARRILLADA DE MARISCOS \$36.99
(PARA 3 PERSONAS)
9 CHICHARRONES DE PESCADO, 6 CAMARONES EMPANIZADOS
3 TACOS GOBERNADOR, 1 FILETE ZARANDEADO
ARROZ A LA TUMBADA, ENSALADA Y PAPAS.

Para los Niños

ENCHILADAS PARA NIÑO \$4.99
(2 ENCHILADAS, ARROZ Y FRIJOLES)

TIRAS DE POLLO \$4.99
(4 TIRAS DE POLLO Y PAPAS A LA FRANCESA)

MINI CORDON BLUE(4) \$4.99



Camarones y Pescado

TOUR JAROCHO

2 COCKTELES DE CAMARON CHICOS
2 TOSTADAS DE CEVICHE
4 CHICHARRONES DE PESCADO,
4 CAMARONES EMPANIZADOS
2 CAMARONES JAROCHOS
(ARROZ BLANCO, ENSALADA Y PAPAS)

\$26.99

CAMARONES A LA MEXICANA O CAMARONES A LA DIABLA A LA PARRILLA

CAMARONES Y HONGOS

(INCLUYE ARROZ BLANCO Y ENSALADA)

\$12.59

PESCADO Y CAMARONES EMPANIZADOS **\$13.59**

CAMARONES EMPANIZADOS **\$12.59**

PESCADO EMPANIZADO **\$ 9.99**
(ARROZ BLANCO ENSALADA Y PAPAS)

MOJARRA CON PAPAS **\$12.99**

CAMARONES A LA PARRILLA Y PESCADO

\$12.99

TILAPIA AL GUSTO

\$9.79

PESCADO A LA PARRILLA

\$9.79

FILETE DE HUACHINANGO

\$12.99

PESCADO Y CAMARONES

\$13.99

AL VAPOR

(TODOS INCLUYEN ARROZ Y ENSALADA)



Mariscos

CARNITAS DE HUACHINANGO **\$18.99**

CAMARONES A LA TOCINETA **\$14.89**

PESCADO RELLENO CON CAMARON **\$12.99**
(ARROZ BLANCO Y ENSALADA)

CAMARONES COSTA AZUL **\$14.99**

CAMARONES EMPANIZADOS RELLENOS
DE QUESO ASADERO Y JAMON ENVUELTOS
EN TOCINO BAÑADOS CON CREMA CHIPOTLE

SALMON AL GUSTO **\$14.89**

PIÑA RELLENA DE MARISCOS **\$16.99**

MOJARA AL GUSTO **\$12.99**

Cocktel

DE CAMARON

CHICO **\$5.99**
MEDIANO **\$8.99**
GRANDE **\$10.99**

OSTIONES (6) **\$ 8.95**

OSTIONES (12) **\$12.95**

VUELVE A LA VIDA **\$13.99**

CAMARONES AL AGUACHILE **\$10.99**



PLATO CHICO MEXICANO

(2 ENCHILADAS CON QUESO,
2 TACOS DE BISTECK,
ARROZ Y FRIJOLES)

\$9.59**BISTEC RANCHERO****\$9.89****PLATO MEXICANO
COMBINADO**

(2 ENCHILADAS CON QUESO
1 TACO DE BISTECK
1 CHALUPA, ARROZ Y FRIJOLES)

\$9.59

Caldos y Pastas

CALDO DE MARISCOS**GRANDE****\$13.59****MEDIANO****\$8.99****CALDO DE PESCADO Y CAMARON****\$11.99****\$7.99****CALDO DE CAMARON****\$12.59****\$6.99****CALDO DE PESCADO****\$ 9.89****\$5.99****HUACHINANGO FRITO**

(ARROZ BLANCO, PAPAS A LA FRANCESA Y ENSALADA)

\$18.99**QUAIL**

(ARROZ BLANCO Y ENSALADA)

\$13.59**PASTA ALFREDO****\$9.58****PASTA ALFREDO CON CAMARONES****\$11.78****PASTA ROCKEFELLER**

(CREMA DE CHAMPIÑONES, TOCINO,
ESPINACAS Y JAMÓN)

12.98

Aguas

FRESCAS**\$2.99**

Refrescos

MEXICANOS**\$2.49**

Bebidas

DE LA FUENTE**\$1.89****LIMONADA NATURAL**

**JAMAICA
HORCHATA
MELON**

COCA COLA

**SPRITE
FANTA DE NARANJA
FANTA DE UVA
FANTA DE MANZANA
FANTA DE FRESA**

COCA COLA

**COCA COLA DE DIETA
SPRITE ZERO, RED FLASH
LIMONADA, TE HELADO**

BOTELLA DE AGUA \$1.50