



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 11, 2017 – 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:

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

A) Minutes of November 13, 2017

4. 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.*

5. 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.*

A) Juanita Muñoz, representing Iglesia Centro de Poder de Dios, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being 0.05 acre tract of land, more or less out of Lot 1, Pamaad Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1603 North Cage Boulevard, Suites 4, 5 and 6.

B) Teresa Flores, representing Hidalgo County Head Start Program (Longoria 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 a 9.05 acre tract of land, more or less out of Lot 142, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 2500 North Cypress Street.

C) Teresa Flores, representing Hidalgo County Head Start Program (Palacios 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 an Agricultural and/or Open Space District (A-O) and High Density Multi-Family Residential District (R-4). The property is legally described as being Lot 1, Thomas Road Elementary Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 801 East Thomas Road.

D) Teresa Flores, representing Hidalgo County Head Start Program (Carmen Anaya 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) Head Start in an Agricultural and/or Open Space District (A-O). The property is legally described as being 18.56 acre tract of land, more or less out of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 West Dicker Road.

E) Muy Pizza-Tejas, LLC, dba Pizza Hut, 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 the East 125.0' out of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1001 West Highway 83.

F) Margaritas Mexican Grill and Cantina, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.06 acre tract of land, more or less out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1305 South Cage Boulevard, Suites 1 and 2.

6. PLATS:

A) Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting final plat approval of the proposed HRES-CK Pharr Subdivision Phase I. The property is legally described as a tract of land containing 2.23 acres of land and also being a part or portion of Lots 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1100 and 1200 Block of East Ferguson Avenue.

7. ANNOUNCEMENTS/OTHER BUSINESS:

8. ABSENTEE REPORT:

9. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of December, 2017 at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. November 13, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 13, 2017. The meeting was called to order by Charlie Ramirez at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Andy Castro Romeo Robles
 Rafael Munguia (late) Ray Sanchez

ABSENT: Luis Madrigal Tom Greuner

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director of Development Services
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 George Martinez, Building Official
 Rita Galvan, Secretary
 Felipe Pedraza, Assistant Fire Marshal
 John Rigney, City Attorney

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of October 23, 2017.

Danny Wylie stated he was not in attendance for the Planning and Zoning meeting of October 09, 2017, therefore he could not have approved the minutes.

Rita Galvan, Secretary, stated the minutes would be corrected.

Being no further corrections, Charlie Ramirez **moved** to approve the minutes of October 23, 2017 with corrections. Romeo Robles second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Absent
R. Munguia: Late
R. Sanchez: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Absent
A. Castro: Approve

The motion carried unanimously to approve the minutes of October 23, 2017 with corrections.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up to speak at the Public Comments portion of the meeting. Rita Galvan, Secretary, advised there were 3 individuals who signed up for public comments and K.C. Fletcher was the first individual to speak. Danny Wylie called forth K.C. Fletcher.

An individual approached the podium and introduced himself as Kenneth C. Fletcher, residing at 504 South Diplomat and stated:

- Costco is making more noise with their HVAC. There is humming noise and they have done construction and he hasn't seen a change out permit for the HVAC equipment.
- The noise increases as it gets colder and the City of Pharr has an ordinance against working after 8:00 p.m. and they were working at 9:00 p.m. and he called the Police Department but they did not do anything.
- The Planning and Zoning Commission granted Costco permission to build so there needs to be a 14 foot buffer wall for the noise.
- He had signed up for public hearing and should he not get to speak he would like to talk about that since October 24, 2016 he has been denied to speak at the Public Hearing.
- He would like the corner clip on West Lee Street and Sugar Road to be looked into. It has a 30 foot corner clip because it was changed from office space to commercial.
- There were people in attendance paying to apply for a home occupation Conditional Use Permit while Former City Attorney, Michael Pruneda, works out of his home according to the City of Pharr.
- Thanked the commission.

(Rafael Munguia arrived at 6:07 p.m.)

Rita Galvan, Secretary, stated Crisanto Garcia had also signed up to speak. Danny Wylie called forth Crisanto Garcia.

An individual approached the podium and introduced himself as Crisanto Garcia, residing at 3700 Silver, Pharr, Texas and stated:

- The commission was familiar with what his complaint was about.
- He had been coming before the Planning and Zoning for over two years.
- Trancasa sent one of their representatives to his home to talk about the problem with his wife.

- Trancasa were not the ones responsible for the problem and he did not blame the City either. He blames management because there is poor management.
- He thinks the valley is corrupt.
- For two years the City did not do anything and he thanked Tancasa for showing up because they received false information or lies.
- If he were to take the City to court he would win it but he would need to sell one of his lots to pay for it.
- He does not want to fight the City he wants to fight the management.
- There are a lot of tax payers from the City in attendance.
- There needs to be more communication and the doctor was busy all the time saving lives.
- Thanked the commission.

Rita Galvan, Secretary, stated Myrna Balderas had also signed up to speak. Danny Wylie called forth Myrna Balderas.

An individual approached the podium and introduced herself as Myrna Balderas, residing at 223 E. Caffery, Pharr, Texas and stated:

- The individual addressed the Planning and Zoning Commission in Spanish.

There being no one else who signed up to speak, Danny Wylie closed the Public Comments portion of the meeting and proceeded with the next item.

PUBLIC HEARING:

Della Robles introduced herself as Planner I for the City of Pharr and stated she had three (3) items for recommendation and proceeded to introduce the first item as follows:

CARMEN GUERREO COSTURAS Y ALTERACIONES KARIMEL

**CUP-HO
CUP#171057**

Carmen E. Guerrero, dba Costuras y Alteraciones Karimel, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 17 and the E20' out of Lot 18, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 231 East Caffery Avenue. The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned General Business District (C) to the north and Single-Family Residential District (R-1) to the south, east and west. This area is generally designated for single-family residential use in the Land Use Plan. Thirty-seven (37) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one telephone call in opposition of the item. Development Services Staff is recommending approval of the request for a Conditional Use Permit to allow a home occupation (Seamstress shop) in a Single-Family Residential District (R-1) subject to the following conditions:

1. The **home occupation** shall be limited to a certain area of the home;
2. Customers to be taken by appointment only with one customer at a time for fittings, alterations, tailoring, or any other services provide by a seamstress/tailor;
3. Only one (1) non-illuminated sign of not more than eighteen (18) inches by twenty-four (24) inches identifying the name of the owner and his/her title or occupation may be permitted when attached flush to the main building;
4. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. Any request to revise, alter or amend the conditions or requirements shall require the applicant to reapply for a new Conditional Use Permit;
7. The applicant shall comply with all City of Pharr ordinance requirements, any violations will terminate this Conditional Use Permit;
8. The following shall be considered as grounds for revocation of a **home occupation** Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 -
 - Failure to pay the annual renewal fee of \$50.00 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.
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 - Conditional Use Permits for home occupations that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

Della Robles advised the applicant was in the audience.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Rafael Munguia asked if parking requirement were met and Della Robles affirmed.
- Della Robles affirmed.
- Andy Castro asked if the business would be by appointments and Della Robles affirmed.

- Ray Sanchez asked if the parking area would need to be paved or have black top and asked about the easement. Della Robles stated the parking area was currently paved.
- Roland Gomez, Asst. Director of Development Services, stated that the building had been in existence for many years and the current parking is sufficient for that type of home occupation.
- Ray Sanchez asked is there would only be one customer at a time. Della Robles affirmed and stated it would be by appointment only.
- Charlie Ramirez asked for clarification on the legal stating there was a portion on Lot 18 and if the deed showed Ms. Guerrero have the Lot and a half. He asked if the lady that had spoken earlier knew that because she is claiming the fence is on her property and she owns Lots 18 and 19 so there should be some clarification so there is less animosity.
- Della Robles affirmed that was correct. She stated she did not know if the other resident was aware of what the deed stated and Roland Gomez stated the department could clarify that for her.
- Danny Wylie asked if the current home was already on that property and if the home needed to be corrected.
- Roland Gomez stated that it did not at this time.
- Della Robles stated the homes had been there for more than fifteen years.
- Rafael Munguia suggested the staff give some clarification to the individual who believes to own Lot 18 and 19. Della Robles stated they would contact her.
- Ray Sanchez asked if it was required for the owner to have an insurance for the business should something were to happen who would be held liable.
- John Rigney, City Attorney, stated the City does not require them to carry insurance and the owner would be personally liable in this situation.

There being no further discussion, Rafael Munguia **moved** to approve the request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1). Ray Sanchez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Absent	R. Robles: Approve
R. Munguia: Approve	L. Madrigal: Absent
A. Castro: Approve	R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a Conditional Use Permit to allow a home occupation (Seamstress Shop) in a Single-Family Residential District (R-1).

JUAN ANTONIO REYNA

**CUP-OSU
CUP#171059**

Della Robles, Planner I, introduced the second item as follows:

Jose Antonio Reyna 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 (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lots 15 and 16, H. M. E. Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2712 South Fabian Street (H). 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, west and east. The area is generally designated for single-family residential in the Future Land Use Plan. Fifteen (15) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls, one in opposition of the item and one for information only and one person came in for information only. Upon conducting a routine inspection, Code Compliance noticed a storage unit and a perimeter fence being constructed without a permit and advised the home owner. On January 2017, the applicant applied for a building permit; however, it was denied due to noncompliance of having a Conditional Use Permit. He was taken to court on January and April of 2017. Finally, on October 03, 2017 the judge advised that he had 2 weeks to obtain the necessary permits to come into compliance. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1) subject to the following conditions:

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

Della Robles advised the Commission to disregard item #7 on the comments as it was not supposed to be there and that the applicant was in the audience.

Della Robles advised this item will go before the City Commission meeting of November 20, 2017 at 4:00 p.m.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

- Rafael Munguia asked what the height limit was for a storage unit in an R-1 area.
- George Martinez, Building Official, stated that the height limit for a storage unit was 10 feet.
- Ray Sanchez asked when the construction of the building started because it seemed like it had been started for a long time. He also stated that it looked to be two floors and what was the explanation for that.
- Della Robles stated that Code Compliance noticed the construction of the storage back in August of 2016. She affirmed that it was two floors and that the applicant was in the audience and would be able to answer further questions.
- Applicant Jose Antonio Reyna approached the podium and introduced himself and stated he resides at 126 Every Way, Pharr, Texas. Stated he has had the property in question for the past 10 years. He stated he had a lot of equipment and it had been stolen and he had tried to get a permit but it was denied. He could not construct any wider so he built up to fit his 16 foot ladders that he had currently tied to the trees so they would not be stolen.
- Ray Sanchez asked how the ladders would be placed if there was a floor on the second floor and asked if there was be a stairwell.
- Mr. Reyna stated the floor was only 8 feet on the 2nd floor. He stated there would be a stairwell.
- Danny Wylie asked if he lived on that lot. Mr. Reyna stated he did not live there and when he went to court in January City Attorney, John Rigney told him he needed to buy the lot next to him to have the storage unit.
- Danny Wylie asked the staff to clarify because he understood the storage had to be on the same property as the house.
- Roland Gomez stated that it was two lots but because it is fenced in and has one owner they consider it to be one lot.
- Ray Sanchez asked if he was encroaching on the setbacks.
- Mr. Reyna stated he was not. He stated that the City ordinance stated the storage unit could not be on an empty lot.
- Roland Gomez stated a storage unit is an accessory to the principal use and in this case the principal use is a single family residential home therefore a storage could be built on the same property or the next lot that is owned by the same owner.
- Ray Sanchez asked if the two lots became one. Ray Sanchez stated that you cannot build over the land line and if the two lots were to become one they would have to apply for it before the Planning and Zoning. Asked if they applied to make it one lot.
- Roland Gomez stated that yes the two lots became one because they are owned by the same owner and fenced in as one. He also stated no they did not apply to make it one lot, what they are applying for the storage unit and the way our department sees it is as one lot because the 2 lots are fenced in and therefore not a separate lot.

- Ray Sanchez stated he had been building for many years and the person is required to apply to merge the two lots.
- Roland Gomez stated that because he owned both lots he is allowed to use it as one.
- Danny Wylie asked why this was being applied for and if the roof would be encroaching on any power lines.
- Della Robles stated that it was because it was bigger than the 120 square feet allowed by the City.
- Mr. Reyna stated that he still had eight feet before hitting the power line.
- Danny Wylie asked once the roof was built if it would interfere with the power lines. Mr. Reyna stated it would have a flat roof.
- Andy Castro asked who was building the storage and if the contractor was licensed. Mr. Reyna stated it was a contractor he hired and he was licensed.
- Roland Gomez stated once the CUP was approved he would have to apply for a building permit.
- Ray Sanchez asked how they were going to inspect the foundation and mortar that was already there. Is it American block or Mexican Block.
- George Martinez stated the city is not taking any liability for what is already constructed but it will be inspected and make sure it complies with all city regulations. The engineer that Mr. Reyna hires would have to provide documents stating the existing structure is in compliance and he would be the one liable for the safety of that structure.
- John Rigney asked if this unit was built over an old septic tank. He remembers speaking to the applicant in code enforcement over this issue.
- George Martinez stated the engineer will revise all that information and if there is anything wrong with it he will not approve it.
- Mr. Reyna stated that there was a septic tank and they covered it with material they bought in December 2016.

The Planning and Zoning Commission went into executive session at 6:36 p.m.

The Planning and Zoning Commission reconvened at 7:06 p.m.

There being no further discussion, Ray Sanchez **moved** to approve the request for a Conditional Use Permit to allow an Oversized Storage Unit (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1). Rafael Munguia second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Absent
R. Munguia: Approve
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Absent
R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a Conditional Use Permit to allow an Oversized Storage Unit (11' x 16', 16 feet in height) in a Single-Family Residential District (R-1).

JUAN BARAJAS

**CUP-OSU
CUP#171060**

Della Robles, Planner I, introduced the third item as follows:

Juan Barajas has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 58, Block 18, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 528 East Saint Anne Drive. 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. This area is generally designated for single-family residential in the Future Land Use Plan. 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 no response to the letters or the legal notice. On October 04, 2017, while Code Compliance conducted their routine inspections they noticed a new metal storage unit on the property and made contact. No building permit was on file and advised the applicant a permit is required. The applicant advised he would come in to obtain the necessary permits; however, a week after making contact no permit had been filed. A Conditional Use Permit application was applied on October 17, 2017 and a building permit application on November 03, 2017. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1) subject to the following conditions:

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

Della Robles advised the Commission to disregard item #7 on the comments as it was not supposed to be there and that the applicant was in the audience.

Della Robles advised this item will go before the City Commission meeting of November 20, 2017 at 4:00 p.m.

Danny Wylie advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. Rita Galvan advised there was no one signed up for Public Hearing. There being no one who signed up, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Andy Castro moved to approve the request for a Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1). Charlie Ramirez second the motion and when put to a vote, it polled as follows:

D. Wylie: Approve
T. Greuner: Absent
R. Munguia: Approve
A. Castro: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Absent
R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for a Conditional Use Permit to allow an Oversized Storage Unit (12' x 24', 12 feet in height) in a Single-Family Residential District (R-1).

PLAT APPROVAL:

Cristina Garcia introduced herself as Senior Planner for the City of Pharr and advised she had four (4) items to be presented to the Commission and proceeded to introduce the first plat as follows:

B.I.G. ENGINEERING
Rep. ESTELA T. SOTELO, DIRECTOR
EVENING STAR PROPERTIES, INC.

LA ESTRELLA SUBDIVISION
SUB#170718

B.I.G. Engineering, representing Estela T. Sotelo, Director of Evening Star Properties Inc., is requesting preliminary plat approval of the proposed La Estrella Subdivision. The property is legally described as being 2.258 acres out of the West 3.64 acres of the East 5.00 acres of the North 10.00 acres of Lot 109, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of North East Nolana Loop (FM 3461). The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, west and east. The property is designated for

industrial use in the Land Use Plan. The property's proposed use is an existing Adult Day Care and Clinic. No variances are being requested. Development Services recommends preliminary plat approval of the proposed La Estrella Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Shall apply for a U.I.R. for sewer crossing on E. Nolana Loop at Public Works Department.

EASEMENTS:

1. Easement shall read "15' Exclusive easement to City of Pharr" for sewer south of the existing easement on the north side of the property.
2. Show all existing easements and label to whom it belongs.

**SIDEWALK:
ADA:**

1. Side walk required at subdivision stage, please show as part of the proposed improvements.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Water belongs to N.A.W.S.C.

SEWER:

1. Will need a U.I.R. permit.
2. Will need crossing permit from N.A.W.S.C.
3. Install M/H (drop structure) on south side of E. Nolana Loop see Detail A (see attachment).
4. Sanitary sewer bore will need to be 8" to connect to M/H on the north side of E. Nolana Loop see Detail B (see attachment).
5. A 16-inch steel casing will be required.
6. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Need to approve the drainage report.
2. Detention required if additional impervious area are proposed at building permit.
3. Provide an erosion and sediment control plan as part of the construction documents.

OTHER:

1. Provide "ATTEST" in front of City Clerk.
2. Provide seal and signature from surveyor.
3. On plat layout show existing R.O.W. or dedication.
4. Show a solid line on the south side of the R.O.W.
5. On lot verify the labeling of acreage.
6. Provide basis of bearings.
7. On metes & bounds label gross or net.
8. Label P.O.C and P.O.B on plat layout.
9. On location map point to site.
10. On plat notes #6, correct (I.H 36C).
11. Remove plat note #12.
12. Property lines should exclude the R.O.W. area if already existing, if it is being dedicated please note so.

13. Modify metes and bounds if required, if R.O.W. is existing.
14. Verify the square footage for Lot.
15. Acreage on plat should match metes and bounds.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat of the proposed La Estrella Subdivision. Andy Castro second the motion and when put to a vote it polled as followed:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Absent	R. Robles: Approve
R. Munguia: Approve	L. Madrigal: Absent
A. Castro: Approve	R. Sanchez: Approve

Motion carried unanimously to approve the request for preliminary plat approval of the proposed La Estrella Subdivision.

B.I .G. ENGINEERING
Rep. JESUS MELENDEZ, OWNER

MELENDEZ SUBDIVISION
SUB#170719

Cristina Garcia, Senior Planner, introduced the second item as follows:

B.I.G. Engineering, representing Jesus Melendez, owner, is requesting preliminary plat approval of the proposed Melendez Subdivision. The property is legally described as being a 0.58 acre tract out of Lot 77, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 6000 Block of North IH 69C. The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. The property is designated for commercial and R.O.W. use in the Land Use Plan. The property's proposed use is insurance offices. No variances are being requested. Development Services recommends preliminary plat approval of the proposed Melendez Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. On plat layout show existing R.O.W. or dedication.
2. Copy of TxDot driveway permit required before N.T.P is issued.

EASEMENTS:

1. Provide document number for existing utility easement.
2. The 30' irrigation easement continues north, show on plat layout.
3. Show all existing easements.

**SIDEWALK:
ADA:**

1. Plat note # 15, sidewalk required at building permit stage.

FIRE PROTECTION:

1. See attach comments.

- WATER:**
1. See attach comments.
 2. Follow City of Pharr construction standards manual.
- SEWER:**
1. See attach comments.
 2. Follow City of Pharr construction standards manual.
- DRAINAGE:**
1. Need an erosion and sediment control plan.
 2. Need to approve the drainage report.
- OTHER:**
1. Provide "ATTEST" in front of City Clerk.
 2. Proof of notification to HCID #2 that easement will be used as access.
 3. Add to plat note #4, "along east side of north" IH 69C.
 4. Provide basis of bearings.
 5. On metes & bounds label gross or net.
 6. Remove plat note #12.
 7. On plat layout verify set or found iron rods & match with metes & bounds.
 8. Show blow up detail for northwest corner of property.
 9. Label all monuments on plat layout.
 10. Verify spelling on metes & bounds.
 11. How will property be accessed?
 12. A 30' easement running North and South along the entire west side of property. We will allow an entrance crossing with a permit but requires minimal disturbance over our property. They will be required to place a concrete slab over our easement 6" in thickness expansion slots must be placed along the perimeter of the easement and within if a leak develops we will not replace or repair any improvements that placed over our easement.
 - We will allow small shrubs and grass but no trees on our easement if a sign is to be placed it will be only after we review and a permit must be granted there is no assertion that it will. Easement must be shown going North and South outside of subdivision as to show continuation. Easements must be clearly labeled Exclusive Hidalgo Irrigation District No 2 Easement.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Ray Sanchez **moved** to approve the preliminary plat approval of the proposed Melendez Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as followed:

D. Wylie: Approve
T. Greuner: Absent
R. Munguia: Approve

C. Ramirez: Approve
R. Robles: Approve
L. Madrigal: Absent

A. Castro: Approve

R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for preliminary plat approval of the proposed Melendez Subdivision.

HALFF ASSOCIATES, INC.
Rep. Dr. SHIRLEY A. REED
SOUTH TEXAS COLLEGE PRESIDENT

SOUTH TEXAS COLLEGE REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE SUBDIVISION
SUB#130714

Cristina Garcia, Senior Planner , introduced the third item as follows:

HALFF Associates, Inc., representing Dr. Shirley A. Reed, South Texas College, President, Owner, is requesting final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision. The property is legally described as being a 62.38 acres out of Lots 255, 258, 259 and 260, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property is located at the 3900 Block of South Cage Boulevard. The property is currently zoned General Business District (C). The adjacent zones are Agricultural and/or Open Space District (A-O), Planned Unit Development District (PUD) and City of Pharr ETJ to the North, Agricultural and/or Open Space District (A-O) and City of Pharr ETJ to the South, City of Pharr ETJ to the East and Agricultural and/or Open Space District (A-O) and General Business District (C) to the West. The property is designated for commercial, public/semipublic, and single family residential use in the Land Use Plan. The property's proposed use is for institutional use. No variances are being requested. Development Services recommends final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER:

1. Water meters to be approved with finished level.
2. The 30"X30"X6" wire mesh concrete collars at valves to be completed when grade level is done.
3. Follow City of Pharr construction standard manual.

SEWER: 1. Inside manhole will need tar.

2. Will need concrete collars around manhole 6'x6'.
3. Follow City of Pharr construction standard manual.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

Cristina Garcia advised that this item would go before the City Commission meeting of November 20, 2017, at 4:00 p.m.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Charlie Ramirez **moved** to approve the request for final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision. Rafael Munguia second the motion and when put to a vote, it polled as followed:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Absent	R. Robles: Approve
R. Munguia: Approve	L. Madrigal: Absent
A. Castro: Approve	R. Sanchez: Approve

Motion carried by unanimous vote to approve the final plat approval of the proposed South Texas College Regional Center For Public Safety Excellence Subdivision.

R.E. GARCIA & ASSOCIATES
Rep. SAUL AYALA, OWNER

PALMVIEW SOUTH SUBDIVISION
SUB# 170922

Cristina Garcia, Senior Planner, introduced the fourth item as follows:

R.E. Garcia & Associates, representing Saul Ayala, owner, is requesting preliminary plat approval of the proposed Palmview South Subdivision. The property is legally described as being a 2.58 acre tract of land, being a portion of Lot 5, Block 11, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1500 Block of West Dicker Road. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the east and south, Single-Family Residential District (R-1) and General Business District (C) to the north and city limits lie to the west. The property is designated for commercial use in the Land Use Plan. The property's proposed use is for a retail store. Development Services recommends preliminary plat approval of the proposed Palmview South Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. On plat layout label existing R.O.W. or proposed.
2. Thoroughfare map show 120'- 150' R.O.W. need to verify. (TEDSI is working on project from S. Jackson to 23rd street project engineer to verify with TEDSI for R.O.W. as well)
3. Provide street light layout and detail plan.

4. Provide 60' R.O.W from centerline required for S. Jackson Rd. and W. Dicker Rd.
5. Shall label and provide 30' x 30' corner clips on street corners.
6. Exclude R.O.W. (TxDOT) from property.
7. New subdivision/developments will pave 1/3 street R.O.W.
8. Project engineer to provide letter from county for work on the intersection of S. Jackson RD. and W. Dicker Rd.

EASEMENTS:

1. Project engineer needs to provide abandonment letters for easements on property.
2. Project engineer to apply for a release of the easement/R.O.W.
3. Utility easement on west side of the property shall not be overlapping the H.C.I.D. No. 2 R.O.W. easement, City of Pharr easements need to be exclusive.

SIDEWALK:

ADA:

1. The 5' sidewalk shall be built at building permit phase along Jackson Road and Dicker Road.
2. 5' sidewalk on South Loretta Drive is required.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Relocate 12" bend to the east side of the entrance
2. Will require 24" casing under main entrance driveways
3. Will need 12" G.V. for both the southwest and southeast corners of the property.
4. 8" waterline will be required to be places based on Fire Marshal's recommendations (fire hydrant placements).
5. Follow City of Pharr Construction Standards Manual.

SEWER:

1. Will need sewer crossing detail at water line intersection.
2. Sewer to property line only.
3. Sewer service to remain private.
4. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Submit approved drainage report.
2. Private drainage plan will be approved at building permit stage, only public drainage requirements to be approved at this stage.
3. Manhole cover should be the "No dumping" logo.
4. Provide three (3) copies of Storm Water Pollution Prevention Plan (S.W.P.P.P.) with Small Construction Site Notice. This will be required to be submitted before the Notice to Proceed (N.T.P.) s issued.
5. Discharge permit from Texas Department of Transportation via UIR system is required if connecting to TxDot system.

OTHER:

1. Text height to be consistent.
2. Check misspelled words on easement call outs.

3. Project engineer shall submit a tree survey plan & tree protection plan (a copy was provided to project engineer at the meeting).
4. Plat note #4, use exact decimal numbers for the benchmark.
5. Remove note #10.
6. Plat note #16, re-do the street order and add S. Loretta Dr., S. FM 2061 and W. FM 3072.
7. Construction entrance shall be a minimum of 20' X 50'.
8. Erosion and sediment control plan is missing location of material storage, concrete wash out, waste containers, office, IPB and inlets inside property are missing.
9. Concrete wash out details are missing (must prevent ground water contamination).
10. Add plat note: Owners to maintain R.O.W. and perimeter of subdivision.
11. Plat note #8, estimated area to be used for detention is shown as whole lot; provide a proper estimated number.
12. Plat note #9, eliminate, this information should be part of note #8 as the standard drainage directive.
13. Plat note #13, add R.O.W.; and reword as per P.W. requirements.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Rafael Munguia moved to approve the request for the preliminary plat approval of the proposed Palmview South Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as followed:

D. Wylie: Approve	C. Ramirez: Approve
T. Greuner: Absent	R. Robles: Approve
R. Munguia: Approve	L. Madrigal: Absent
A. Castro: Approve	R. Sanchez: Approve

Motion carried by unanimous vote to approve the request for the preliminary plat approval of the proposed Palmview South Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS: None.

ABSENTEE REPORT: Rita Galvan announced that Tom Gruener was involved in a minor accident and Luis Madrigal was ill, both were absent. Ray Sanchez moved the absent members be excused. Luis Madrigal second the motion and when put to a vote, it polled as follows:

D. Wylie: Excuse	C. Ramirez: Excuse
T. Greuner: Absent	R. Robles: Excuse
R. Munguia: Excuse	L. Madrigal: Absent
A. Castro: Excuse	R. Sanchez: Excuse

Motion carried unanimously to excuse the absent members.

ADJOURNMENT:

There being no further business, Romeo Robles **moved** that the meeting be adjourned. Ray Sanchez second the motion. All members unanimously consented, the Planning and Zoning Meeting adjourned at 7:20 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR CHURCH – FILE NO. CUP#171161 (IGLESIA CENTRO DE PODER DE DIOS)

GENERAL INFORMATION:

APPLICANT: Juanita Muñoz, representing Iglesia Centro de Poder de Dios, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.05 acre tract of land, more or less out of Lot 1, Pamaad Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1603 North Cage Boulevard, Suites 4, 5 and 6.

ZONING: The property is currently zoned General Business District (C). The surrounding area to the north and east is zoned General Business District (C) and the south and west is zoned Residential Mobile Home District (R-MH). This area is generally designated for commercial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Two (2) 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 request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C) subject to the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location of the building being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

NOTE: This item will go before the City Commission meeting of **December 18, 2017** at **4:00 p.m.**

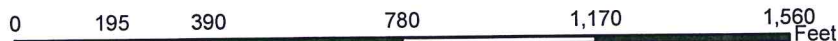
Proposed Conditional Use Permit
Pamaad Subdivision Lot 1 Suite 4 & 5
Juanita Munoz /R.M. Perez Const Co Inc.



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

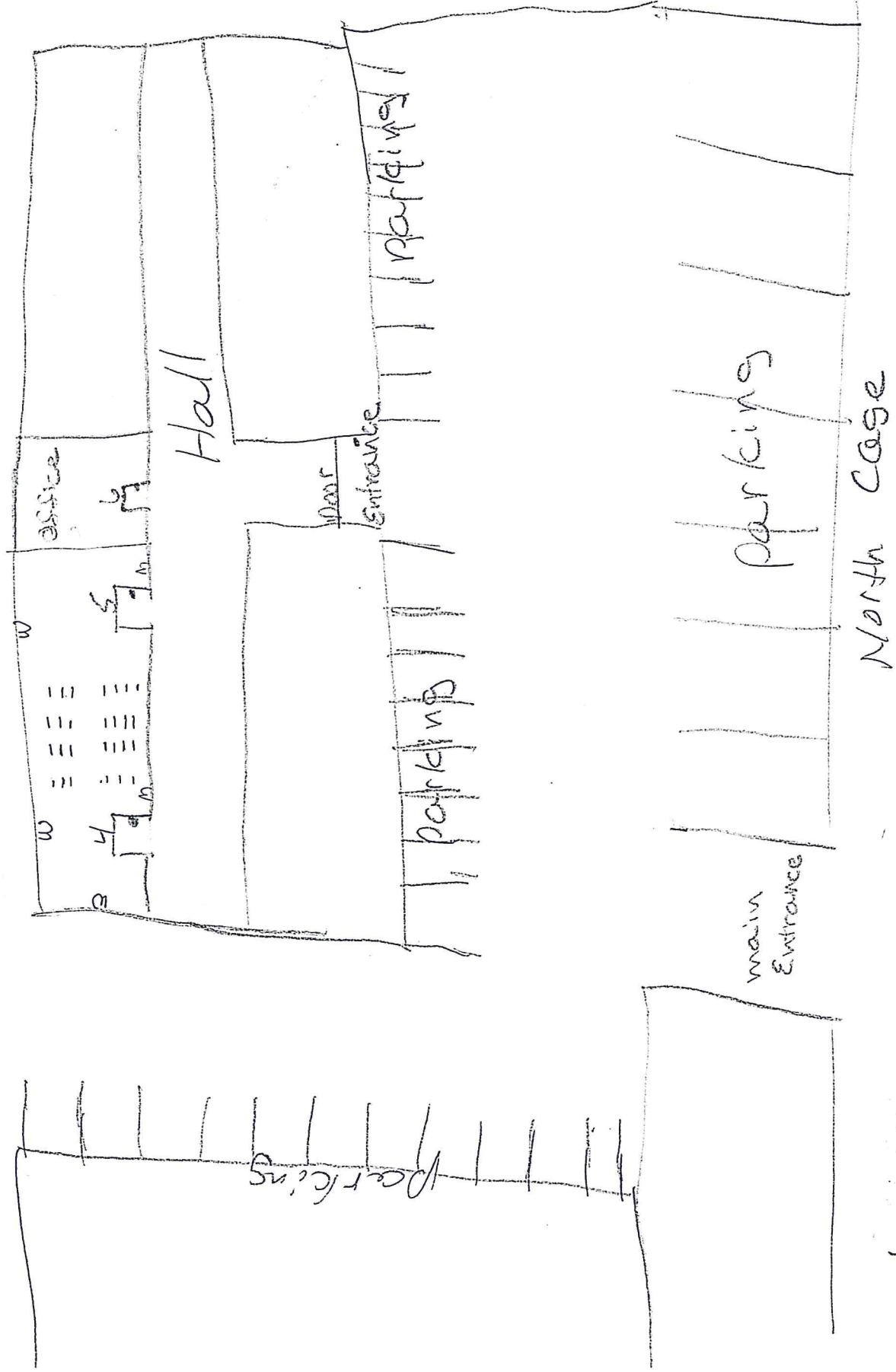
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 386 feet



Date: 11/16/2017

1603 N Case BLV



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR INSTITUTIONAL USE – FILE NO. CUP#171162 (LONGORIA HEAD START)
--

GENERAL INFORMATION:

APPLICANT: Teresa Flores, representing Hidalgo County Head Start Program (Longoria 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 a 9.05 acre tract of land, more or less out of Lot 142, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2500 North Cypress Street.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned General Business District (C), Agricultural and/or Open Space District (A-O), Heavy Commercial District (H-C) and Single-Family Residential District (R-1) to the south, Multi-Family Residential District (R-4) and Single-Family Residential District (R-1) to the north, Single-Family Residential District (Small Lots) (R-1A) to the west and Residential Mobile Home District (R-MH) to the east. This area is generally designated for public/semipublic use in the Land Use Plan.

**NOTIFICATION
OF PUBLIC:**

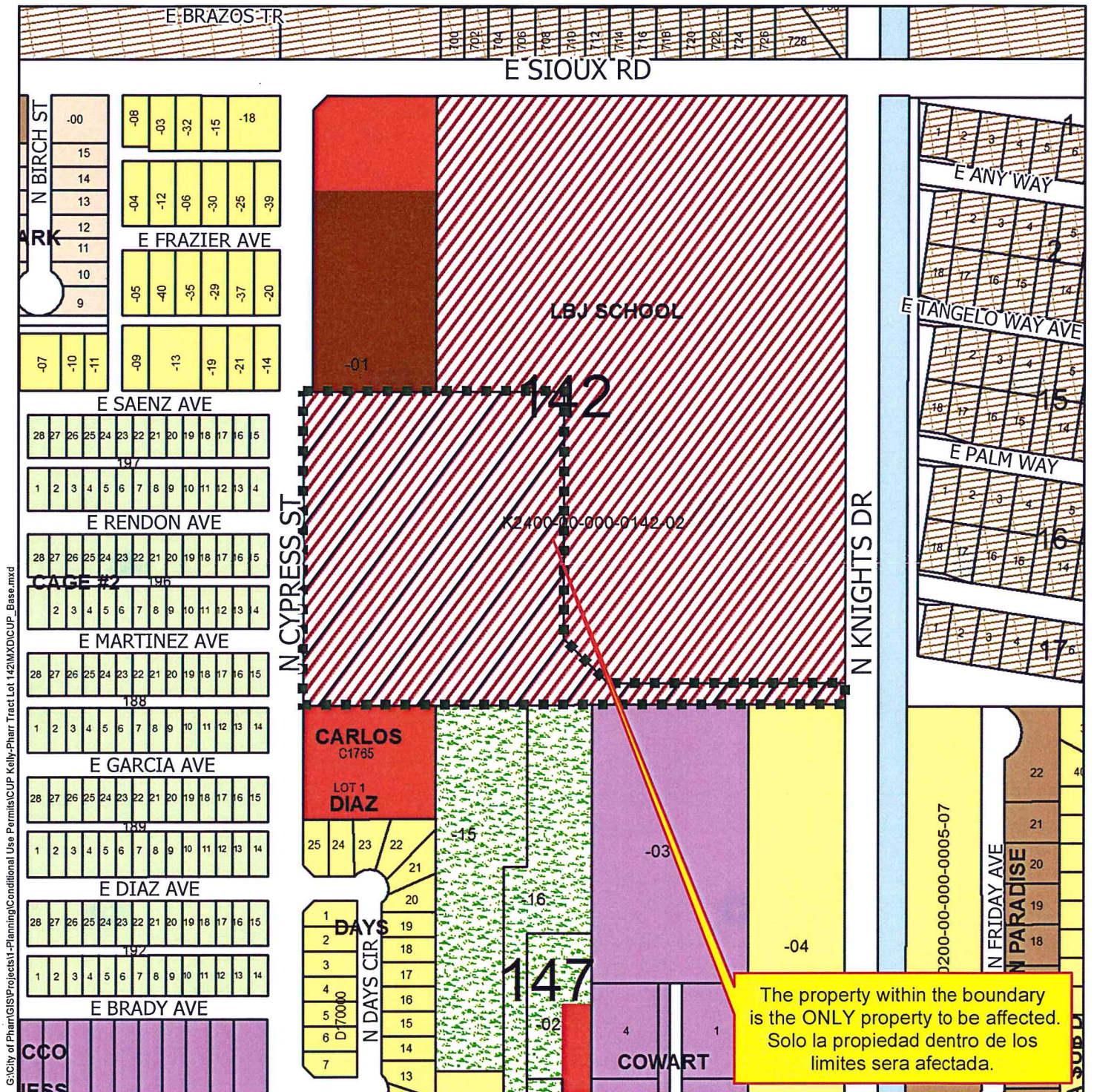
Sixty two (62) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**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 applicant and site being in compliance with all City Ordinances and City Department requirements.

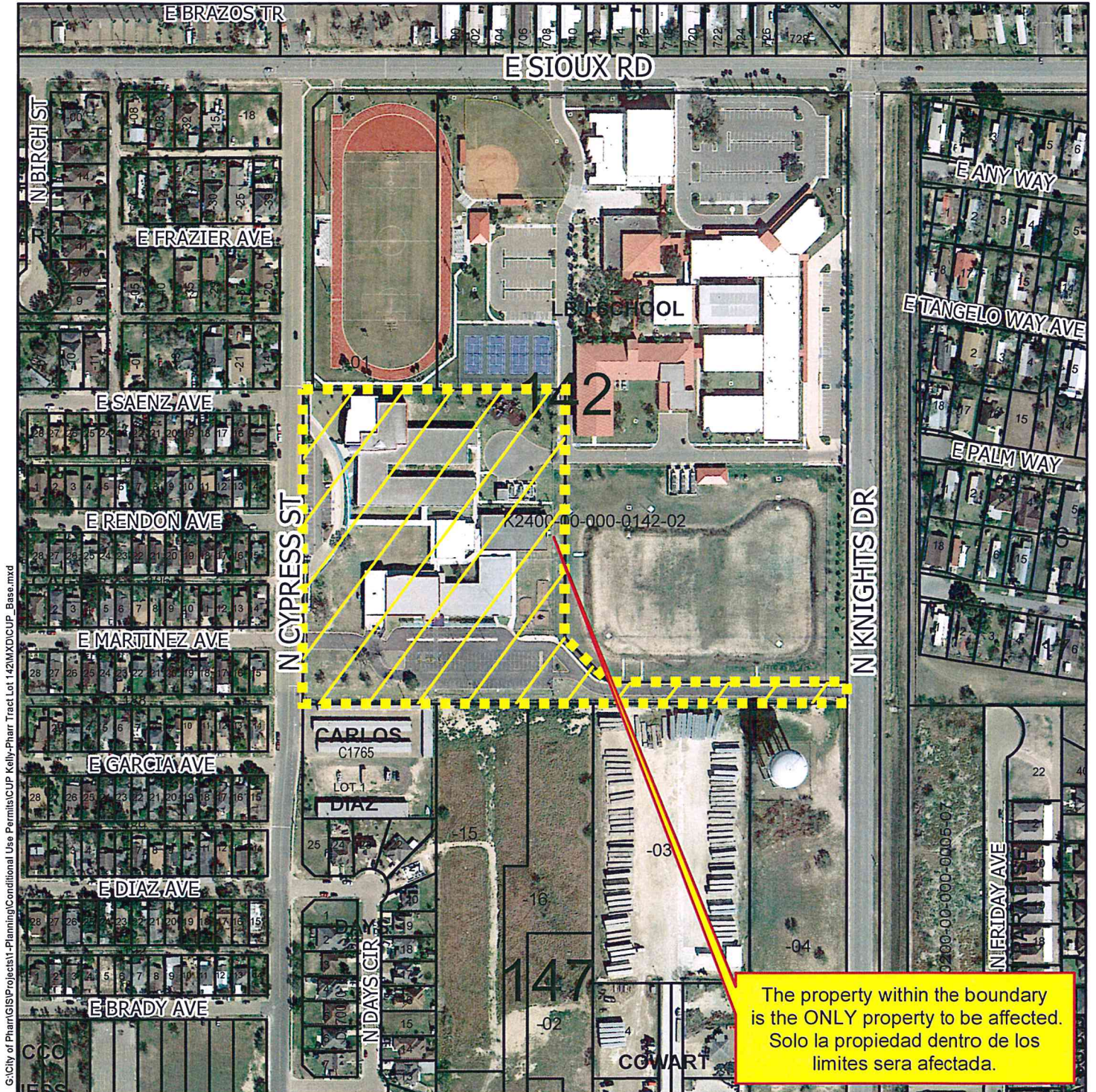
1. This permit shall be for the Life-of-the-Use and issued to the current owner only;
2. Applicant shall comply with all City of Pharr Ordinances and codes, any violation will terminate this Conditional Use Permit;
3. A fire alarm system must be installed in every unit and/or classroom;
4. An all weather 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.

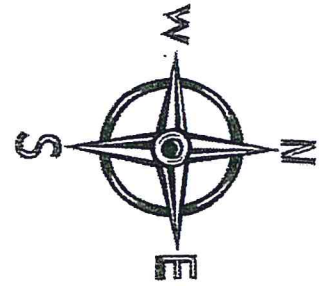
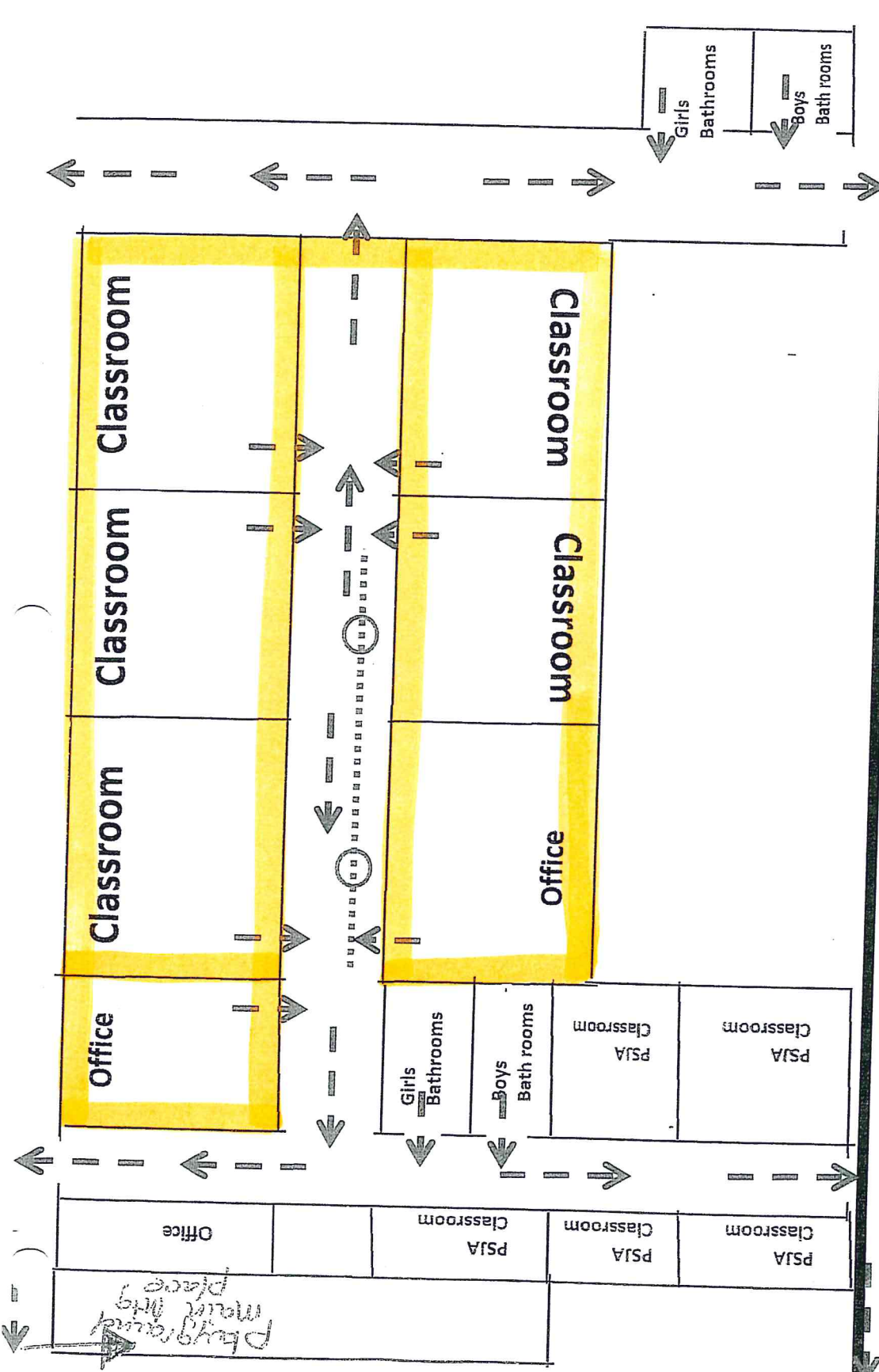
NOTE: This item will go before the City Commission meeting of **December 18, 2017** at **4:00 p.m.**



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







Emergency Relocation Site
 LONGORIA ELEMENTARY - South Corner of
 NORTH STADIUM Playground
 FIRE EVACUATION PLAN

PHARR CENTER
 415 E. CLARK
 PHARR, TX 78577
 (956)781-0116

SEVERE WEATHER PLAN

Head Start Center

LONGORIA

2500 N. CYPRESS
 PHARR, TX 78577
 (956)354-2110

MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR INSTITUTIONAL USE – FILE NO. CUP#171163 (PALACIOS HEAD START)
--

GENERAL INFORMATION:

APPLICANT: Teresa Flores, representing Hidalgo County Head Start Program (Palacios 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 an Agricultural and/or Open Space District (A-O) and High Density Multi-Family Residential District (R-4).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Thomas Road Elementary Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 801 East Thomas Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O) and High Density Multi-Family Residential District (R-4). The surrounding area is zoned Agricultural and/or Open Space District (A-O) to the north, west and south and High Density Multi-Family Residential District (R-4) to the east. This area is generally designated for public/semipublic use in the Land Use Plan.

NOTIFICATION OF PUBLIC: Ten (10) 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.

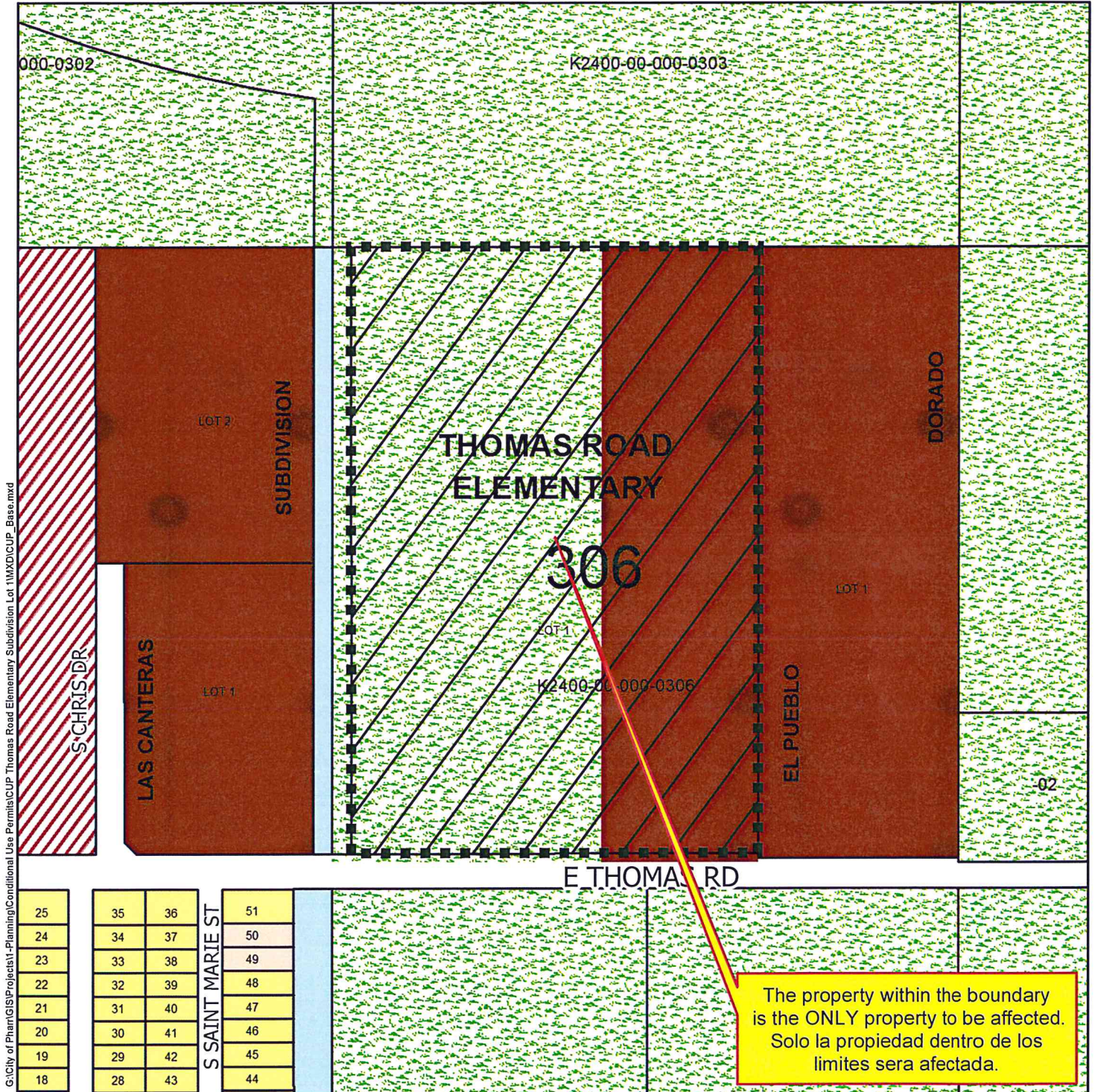
**DEVELOPMENT
SERVICES**

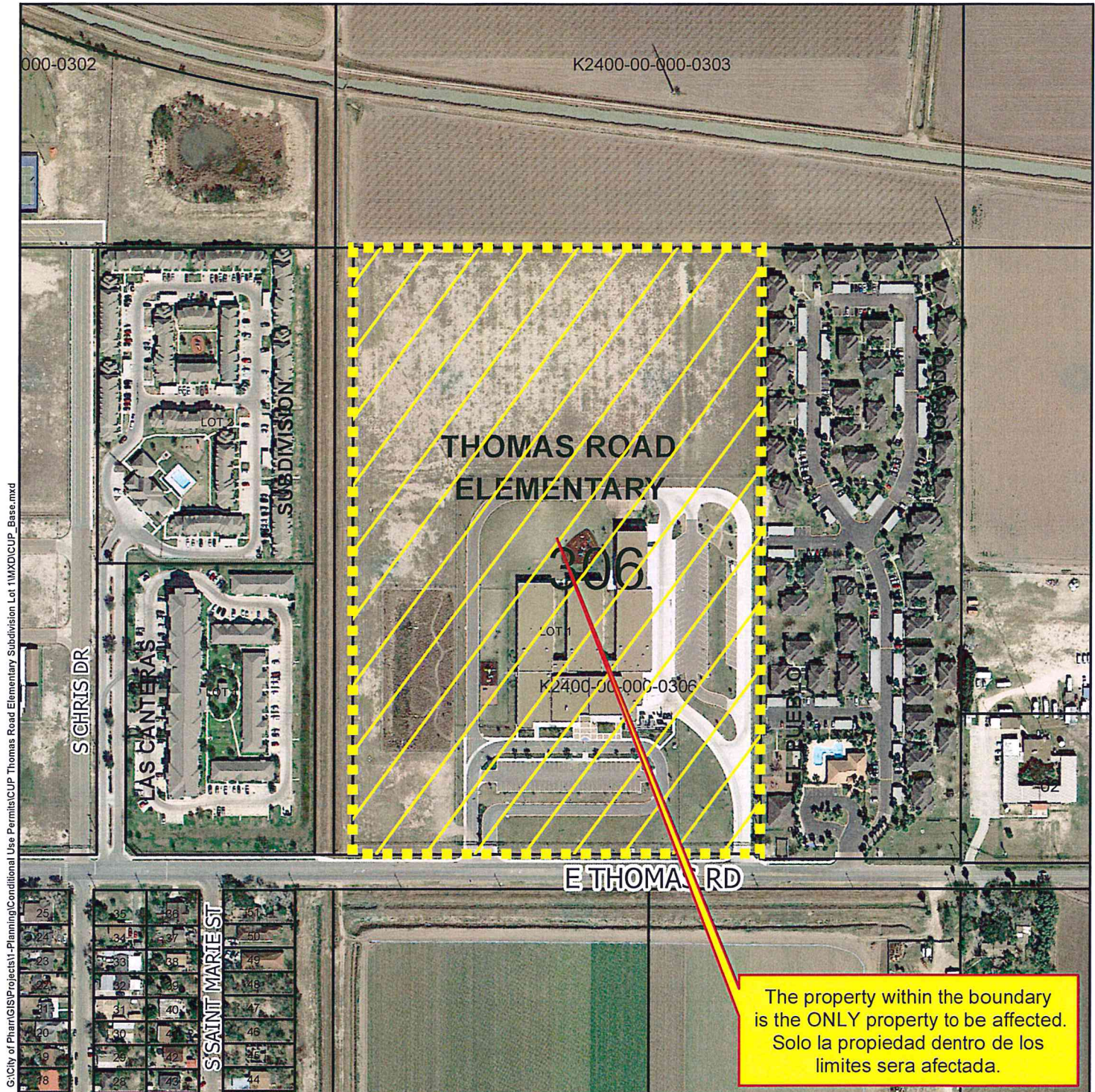
RECOMMENDATION:

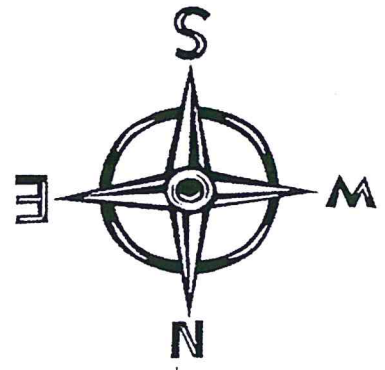
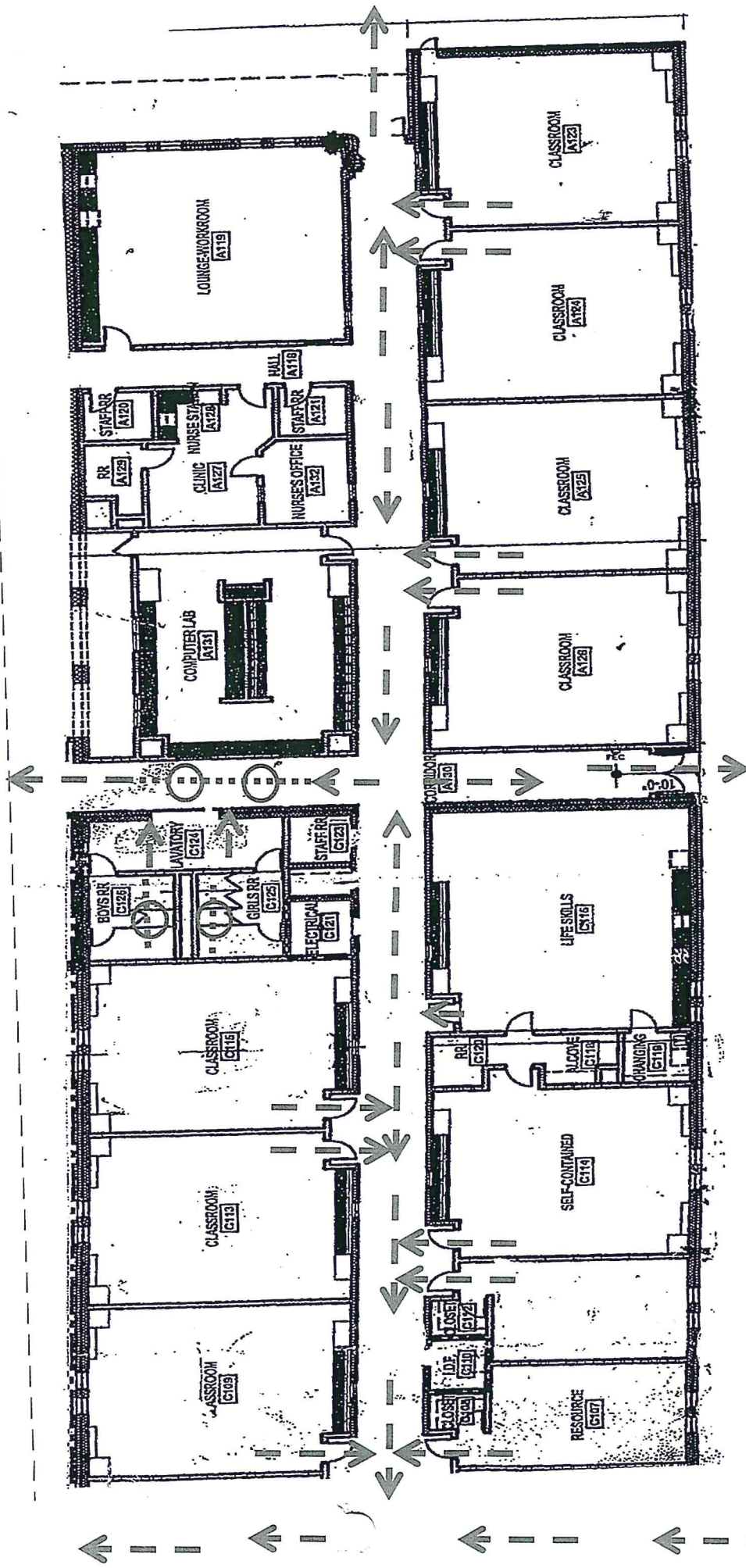
Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Agricultural and/or Open Space District (A-O) and High Density Multi-Family Residential District (R-4) subject to applicant and site being in compliance 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 **December 18, 2017** at **4:00 p.m.**







Head Start Center

PALACIOS-HEAD START
 801 E. THOMAS DRIVE
 PHARR, TX 78577
 (956) 354-2112

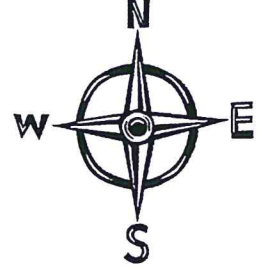
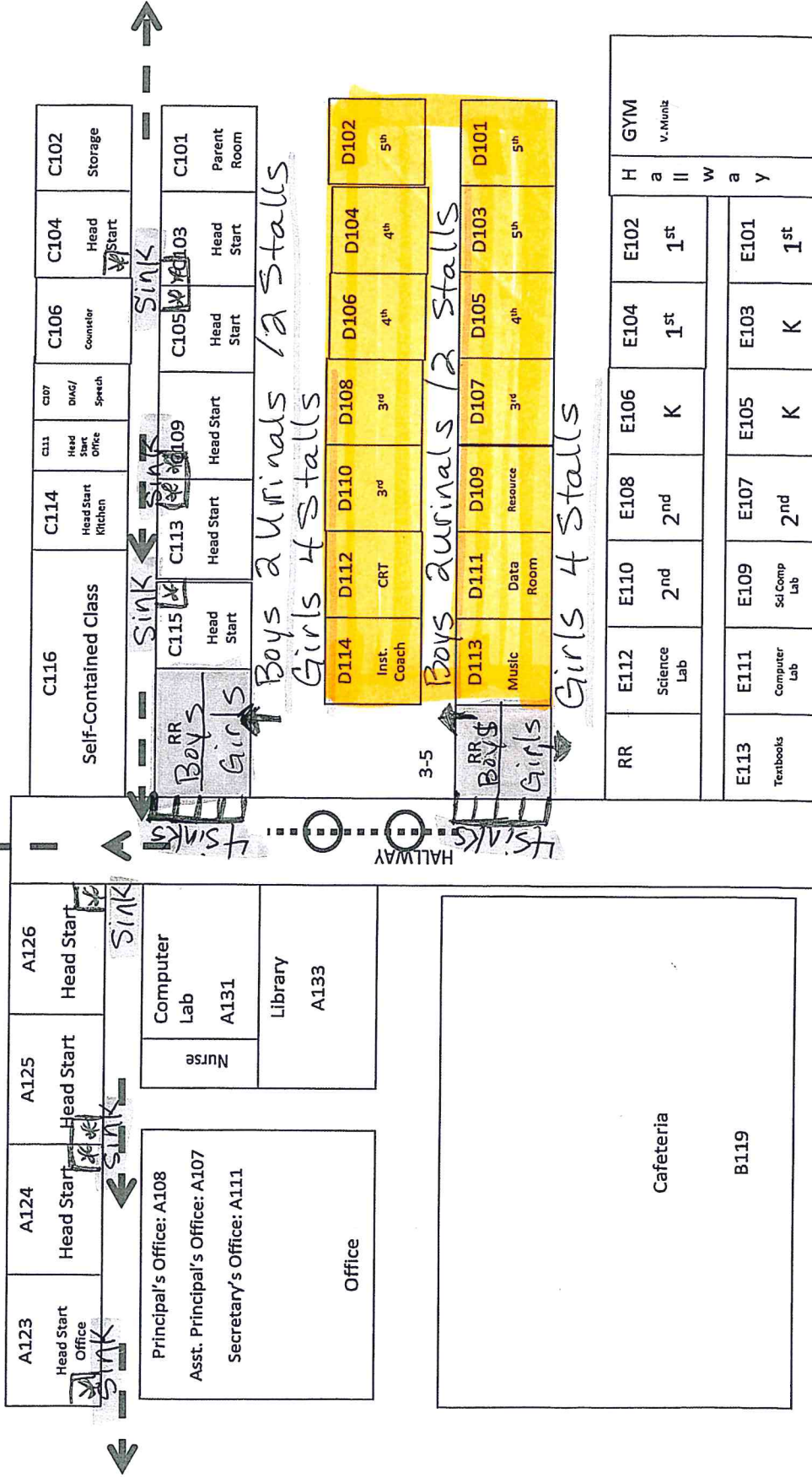
Emergency Relocation Site

JAMIE ESCALANTE
MIDDLE SCHOOL
 6123 S. CAGE
 PHARR, TX 78577
 (956) 354-2670

FIRE EVACUATION PLAN

SEVERE WEATHER PLAN

B. Palacios School Map 2015-2016



Head Start Center	Emergency Relocation Site
PALACIOS HEAD START 801 E. THOMAS DRIVE PHARR, TX 78577 (956) 354-2112	JAIME ESCALANTE MIDDLE SCHOOL 6123 S. CAGE PHARR, TX 78577 (956) 354-2670

FIRE EVACUATION PLAN
SEVERE WEATHER PLAN

MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR INSTITUTIONAL USE – FILE NO. CUP#171164 (CARMEN ANAYA HEAD START)
--

GENERAL INFORMATION:

APPLICANT: Teresa Flores, representing Hidalgo County Head Start Program (Carmen Anaya 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) Head Start in an Agricultural and/or Open Space District (A-O).

LEGAL DESCRIPTION: The property is legally described as being 18.56 acre tract of land, more or less out of Lot 327, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1000 West Dicker Road.

ZONING: The property is currently zoned Agricultural and/or Open Space District (A-O). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, west and Agricultural and/or Open Space District (A-O) to the east. This area is generally designated for public/semipublic and commercial use in the Land Use Plan.

NOTIFICATION OF PUBLIC: One hundred seven (107) 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.

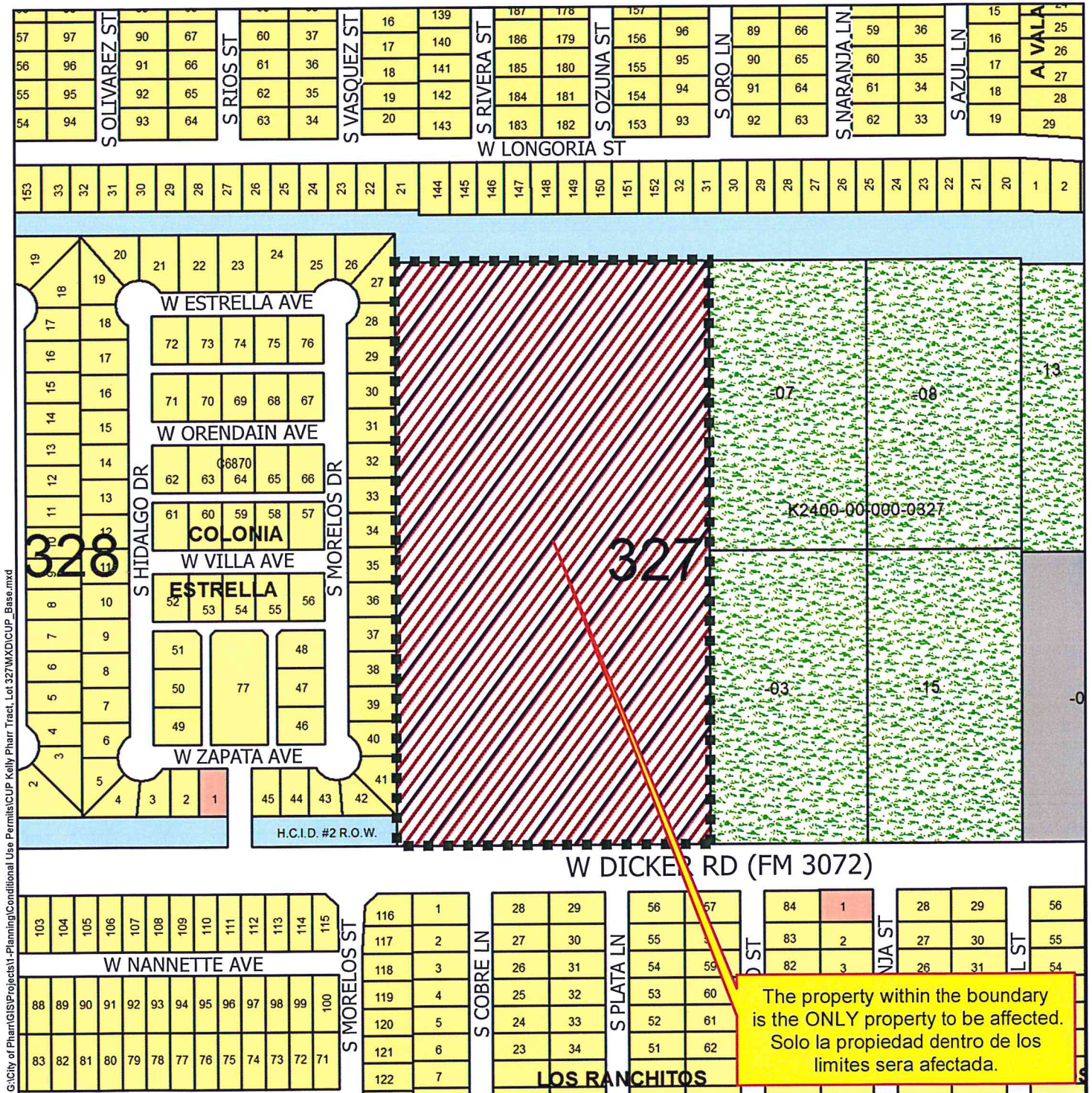
**DEVELOPMENT
SERVICES**

RECOMMENDATION:

Development Services is recommending **approval** of the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) Head Start in an Agricultural and/or Open Space District (A-O) subject to 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.

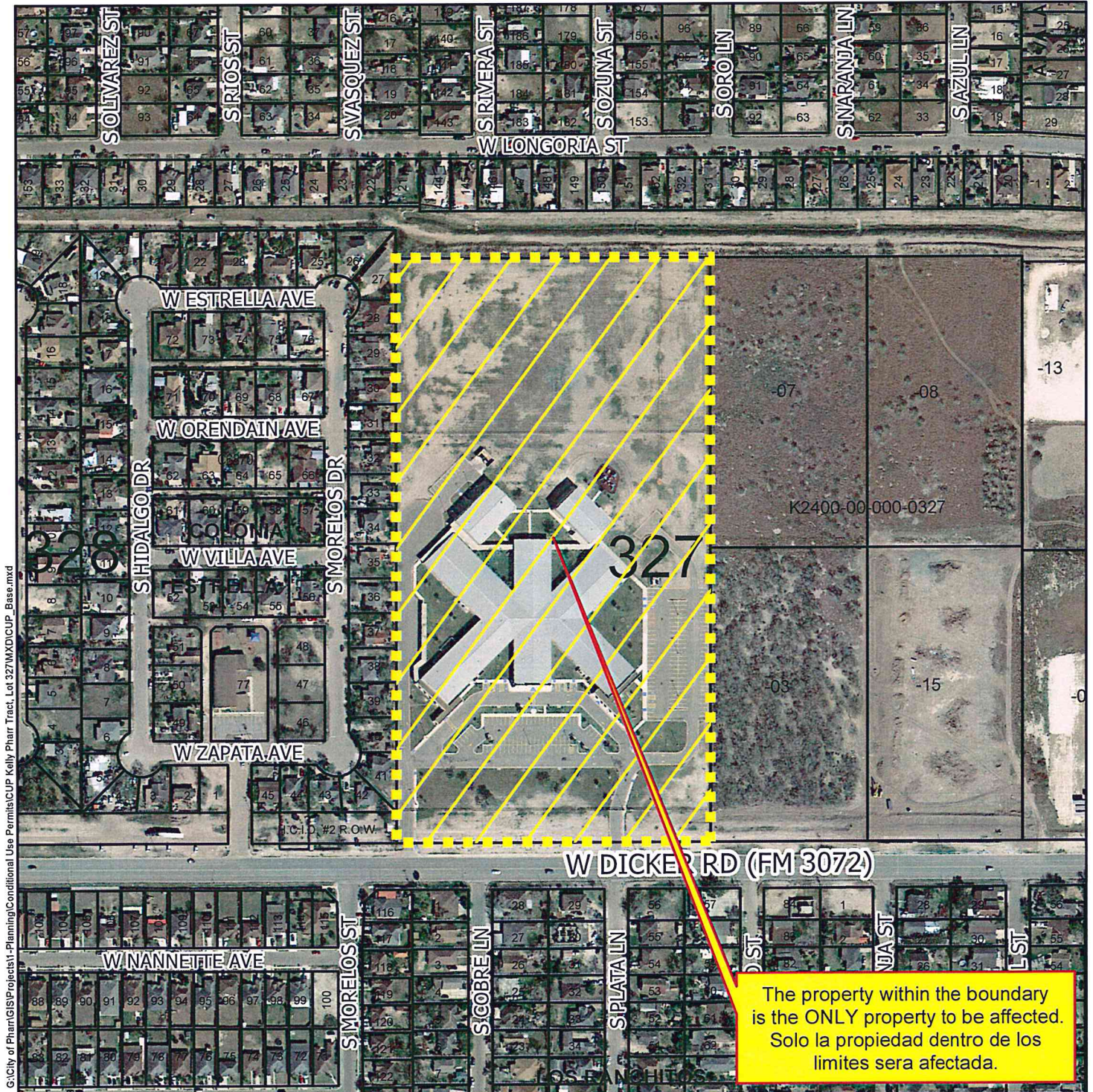
NOTE: This item will go before the City Commission meeting of **December 18, 2017** at **4:00 p.m.**



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

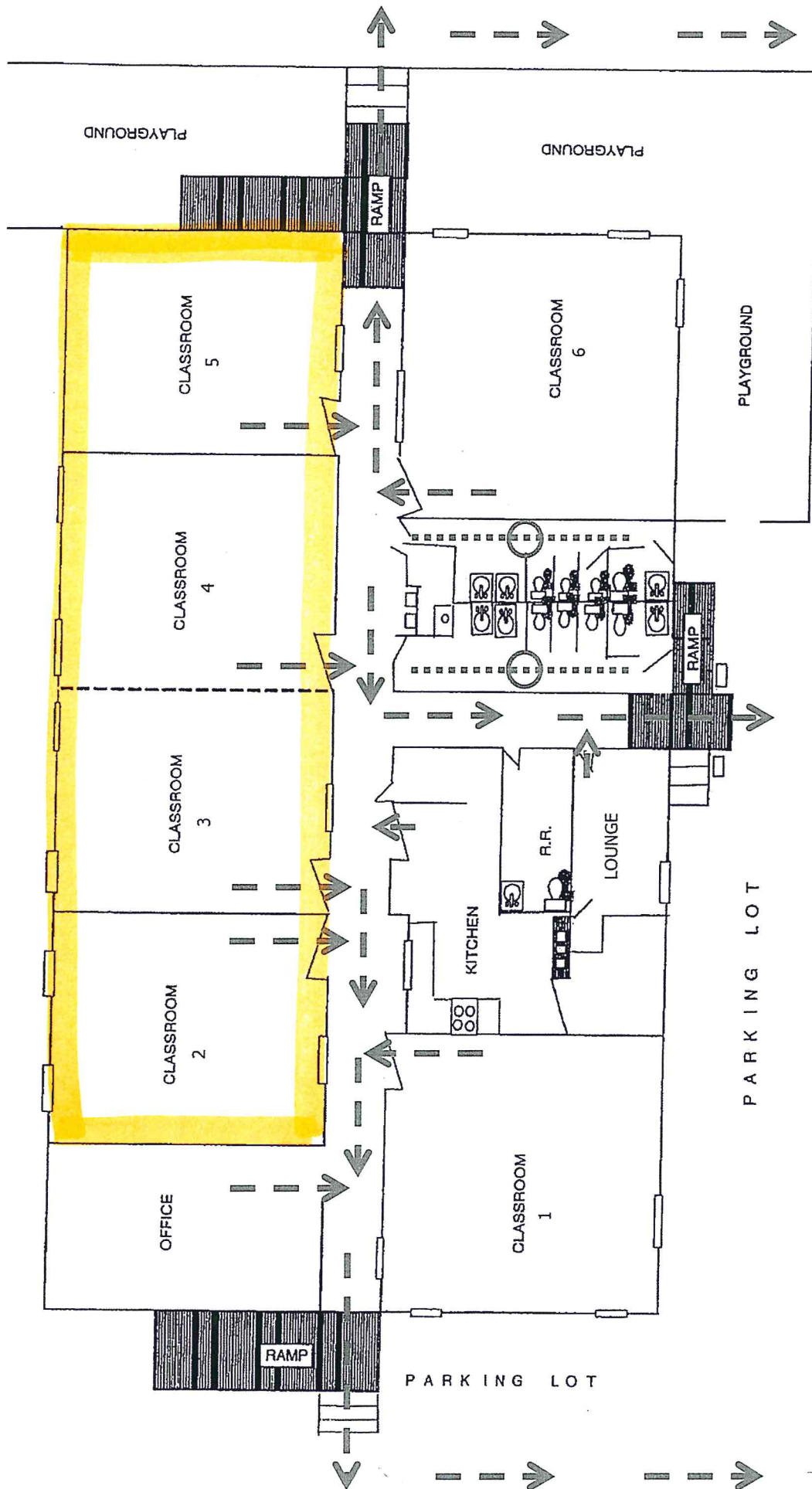




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- | | | | | |
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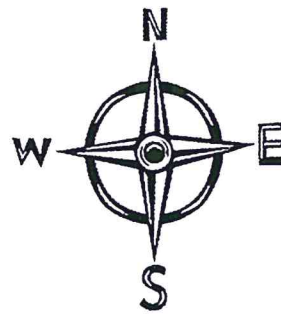




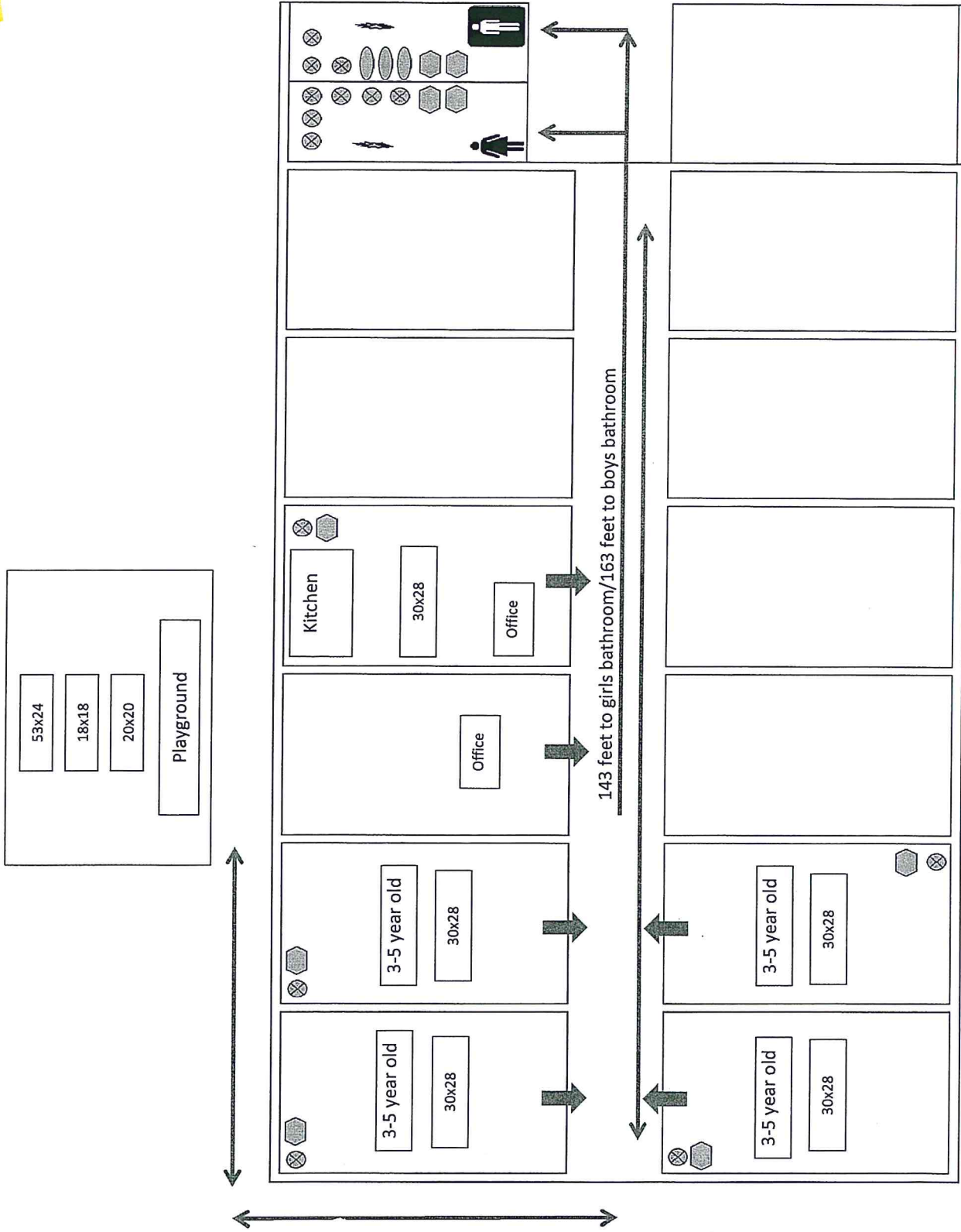
Emergency Relocation Site
EMPTY PARKING LOT
SOUTH SIDE OF BUILDING
714 ZAPATA AVE.

Lead Start Center
LA MILPAS I
714 ZAPATA AVE.
PHARR, TX 78577
(956)783-1723

LAS MILPAS II CENTER
901 E. THOMAS
PHARR, TX 78577
(956)787-6525



FIRE EVACUATION PLAN
SEVERE WEATHER PLAN



FIRE EVACUATION PLAN

Carmen Anaya Head Start

1000 W. Dicker Rd.

Pharr, Texas 78577

Emergency Relocation Site

Carmen Anaya Elementary

SEVERE WEATHER PLAN

MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#171165** (PIZZA HUT)

GENERAL INFORMATION:

APPLICANT: Muy Pizza-Tejas, LLC, dba Pizza Hut, 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 the East 125.0' out of Block 1, Palm Heights Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1001 West Highway 83.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the south east and west and Rail Road R.O.W. lies to the north. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit. (See attached memo)
PLANNING DEPARTMENT:	Recommends approval of the Conditional Use Permit. (See attached memo)

**NOTIFICATION
OF PUBLIC:**

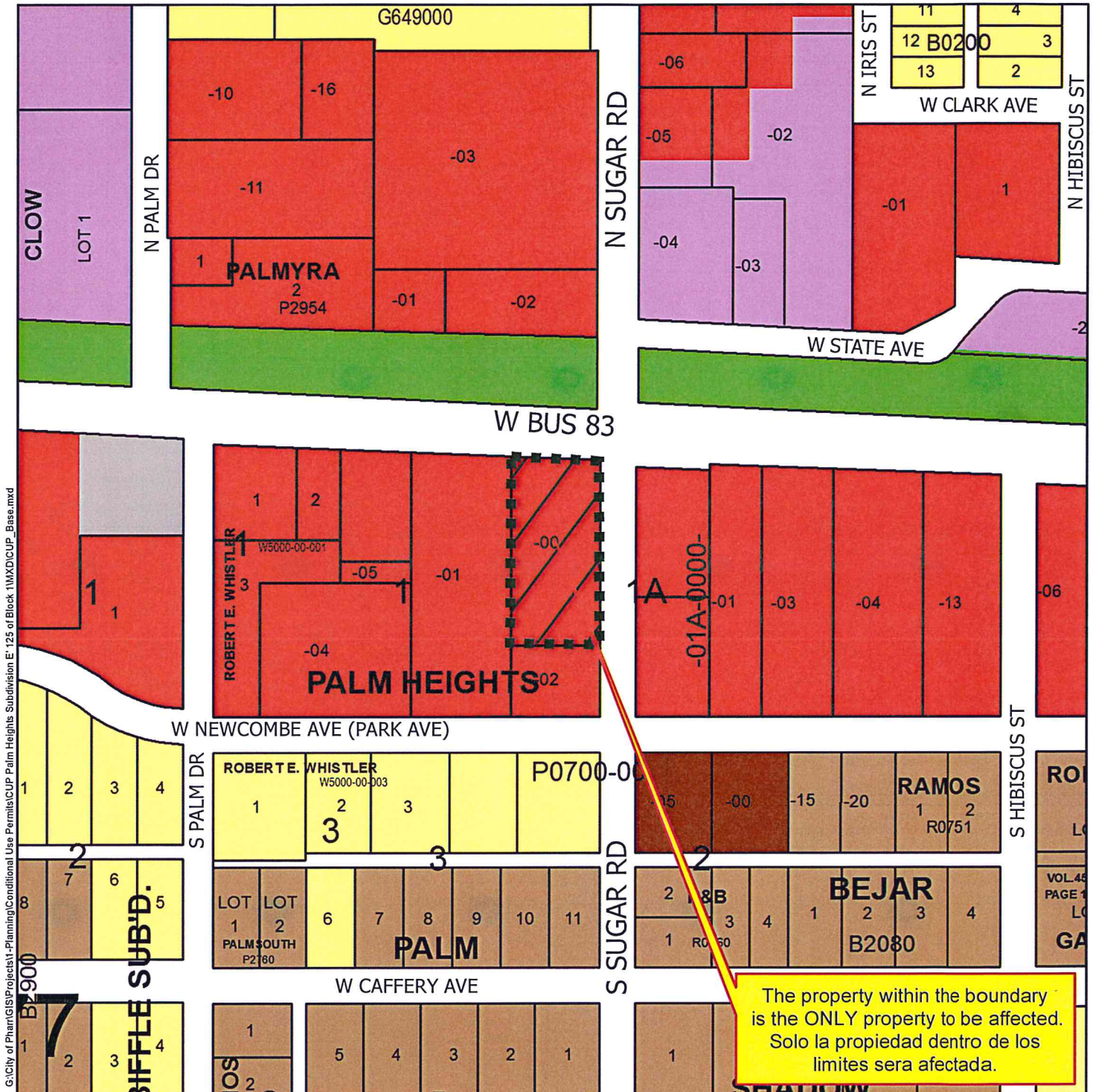
Eleven (11) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES STAFF
RECOMMENDATION:**

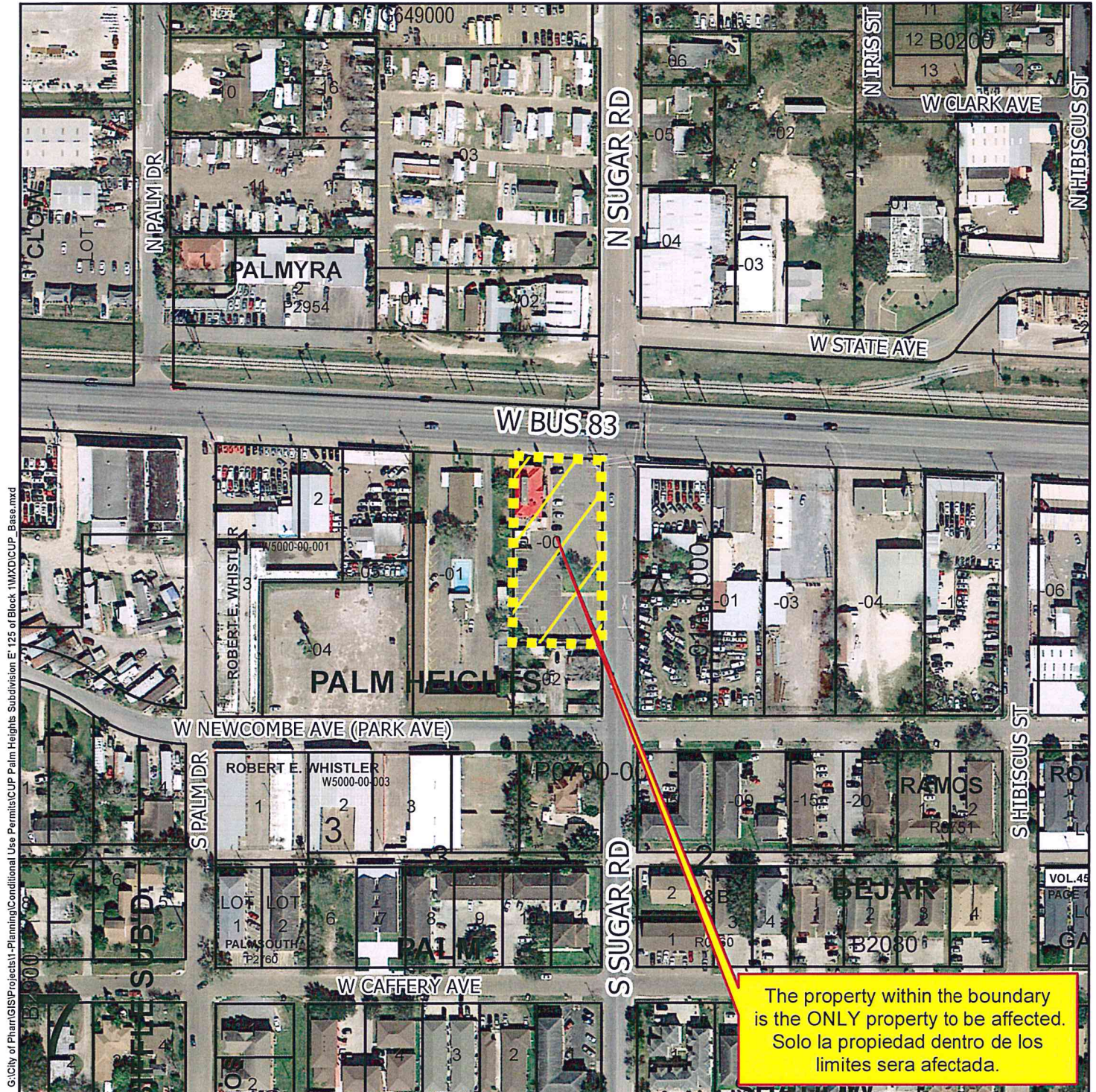
Development Services Staff is recommending **approval** of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission meeting of **December 18, 2017** at **4:00 p.m.**

Proposed Conditional Use Permit
E 125' of Block 1 Palm Heights Subdivision
James Bodenstedt/ Muy Pizza-Tejas, LLC



Proposed Conditional Use Permit
E 125' of Block 1 Palm Heights Subdivision
James Bodenstedt/ Muy Pizza-Tejas, LLC



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

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 200 feet



Date: 11/16/2017



POLICE CHIEF

Jose Luengo

1900 S. CAGE BOULEVARD

PH: 956-402-4700

FAX: 956-784-7844

To: Melanie Cano, Director of Development Services

From: Edward Chavez, Asst. Chief of Police

Date: 12/01/2017

Re: Conditional Use Permit to allow the sale and consumption of alcoholic beverages.

James Herbert Bodenstedt has submitted 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 described as follows:

Legal Description: Being the East 125.0' out of Block 1, Palm Heights Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

Physical Address: 1001 West Highway 83

Contact Number: 447

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

REPLY

Ms. Cano,

I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exists or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as name tags and/or uniforms that clearly identify them as employees.
2. The owners, managers and/or operators must agree not to use any advertisement on the property that is offensive, distasteful and/or creates a visual impairment to traffic.
3. In the event that the applicant conducts its business, endangers the general welfare, health, peace, morals or safety of the community, the Chief of Police will exercise his/her authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and/or safety of the community.

Assistant Chief of Police

A handwritten signature of Edward Chavez in black ink.

Edward Chavez

Office: 956-402-4709

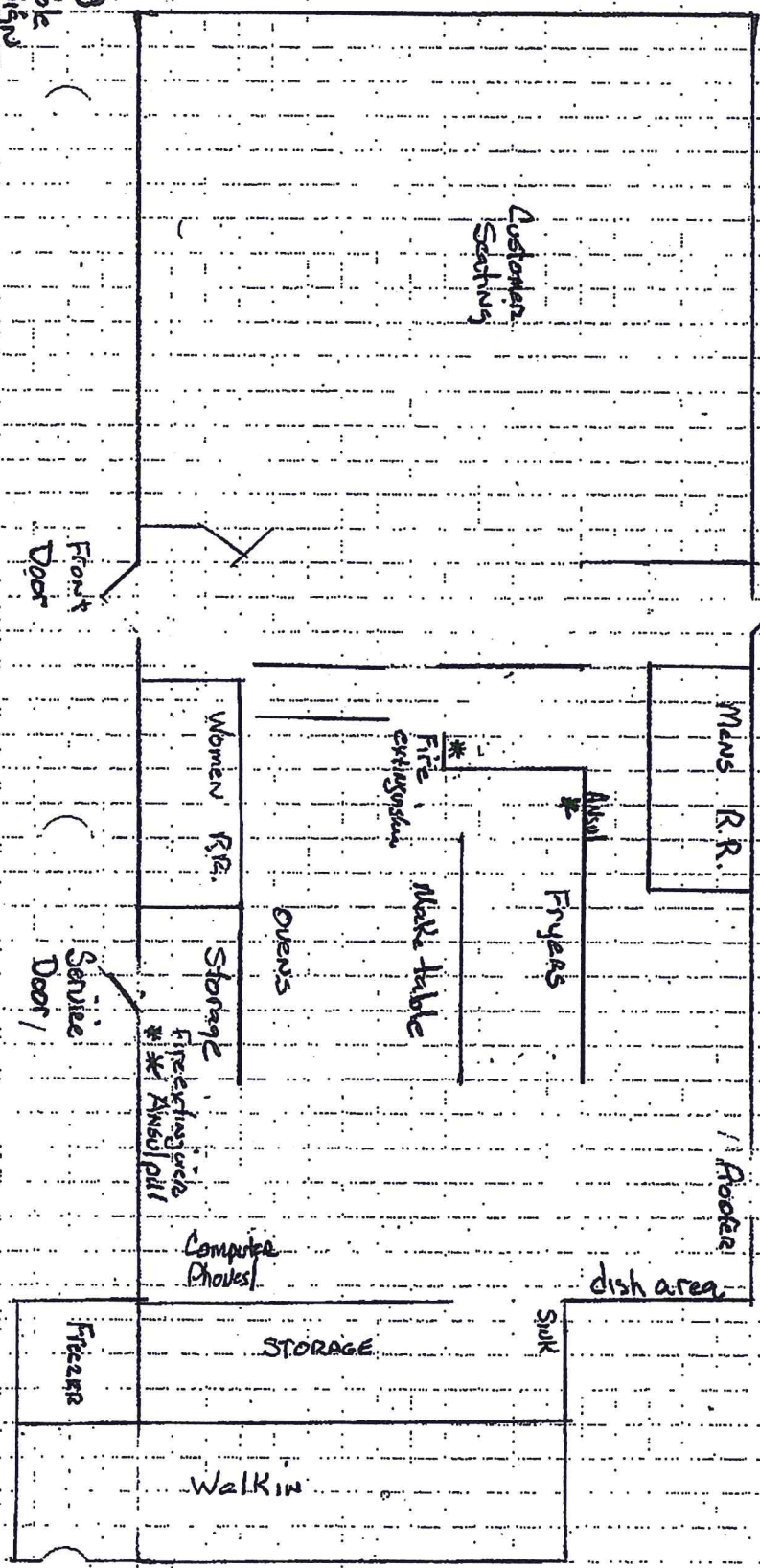
Edward.chavez@pd.pharr-tx.gov

RECEIVED
PHARR DEVELOPMENT
SERVICES DEPT.

DEC 05 2017

A handwritten signature of Jose Luengo in black ink, with the letters "BV" written below it.

OK
Sign



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#171166 (MARGARITA'S GRILL & CANTINA)
--

GENERAL INFORMATION:

APPLICANT: Margaritas Mexican Grill and Cantina, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.06 acre tract of land, more or less out of Lot 2, CVS Pharmacy No. 10142 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1305 South Cage Boulevard, Suites 1 and 2.

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

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit. (See attached memo)
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PLANNING DEPARTMENT:	Recommends approval of the Conditional Use Permit. (See attached memo)
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**NOTIFICATION
OF PUBLIC:**

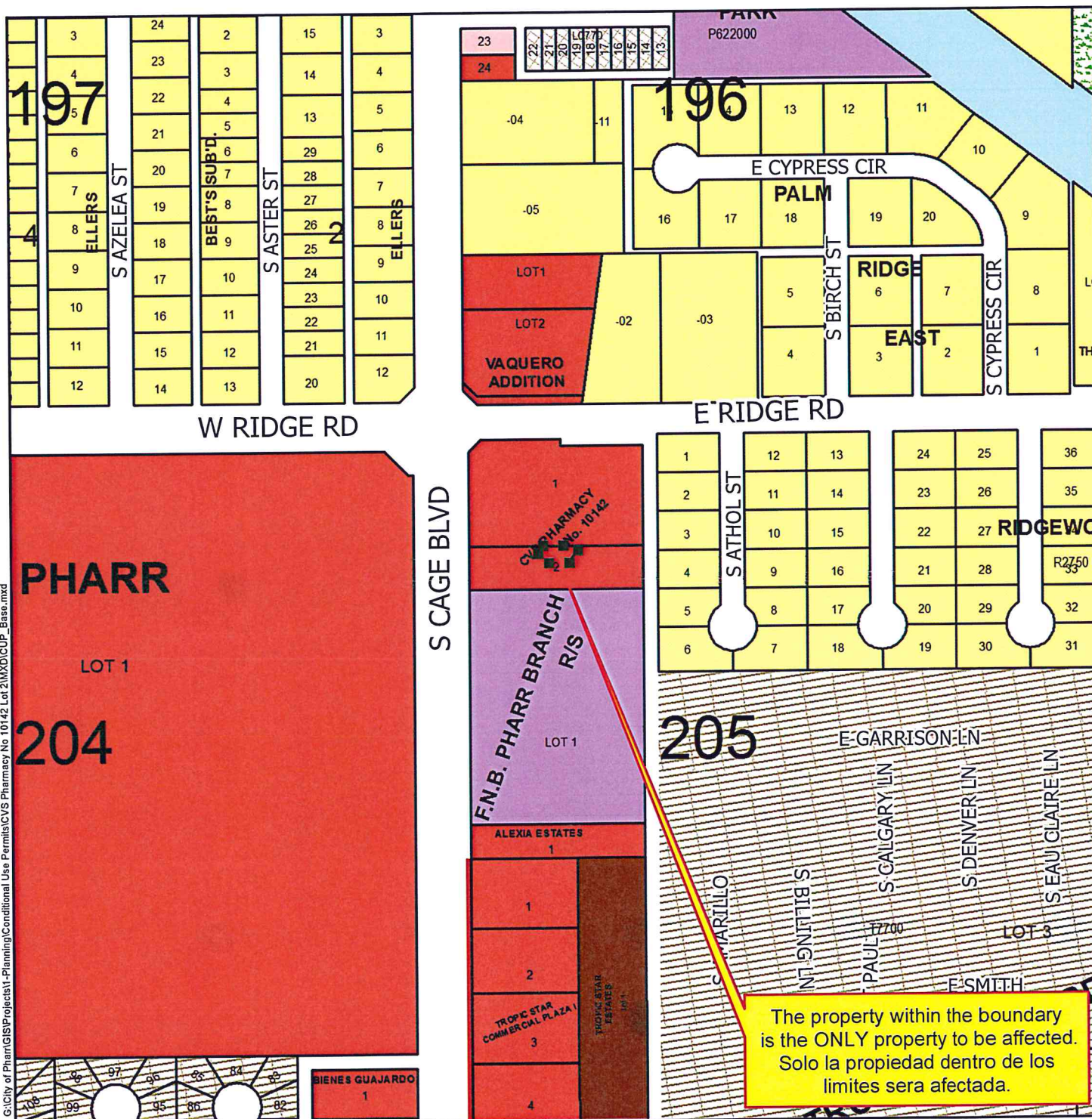
Seventeen (17) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES STAFF
RECOMMENDATION:**

Development Services Staff is recommending **approval** of the request for a 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 **December 18, 2017** at **4:00 p.m.**

Proposed Conditional Use Permit
 CVS Pharmacy No. 10142 Lot 2
 Jose Manuel Orozco Jr/ Chapa Blue, LTD

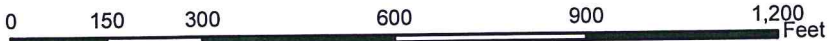


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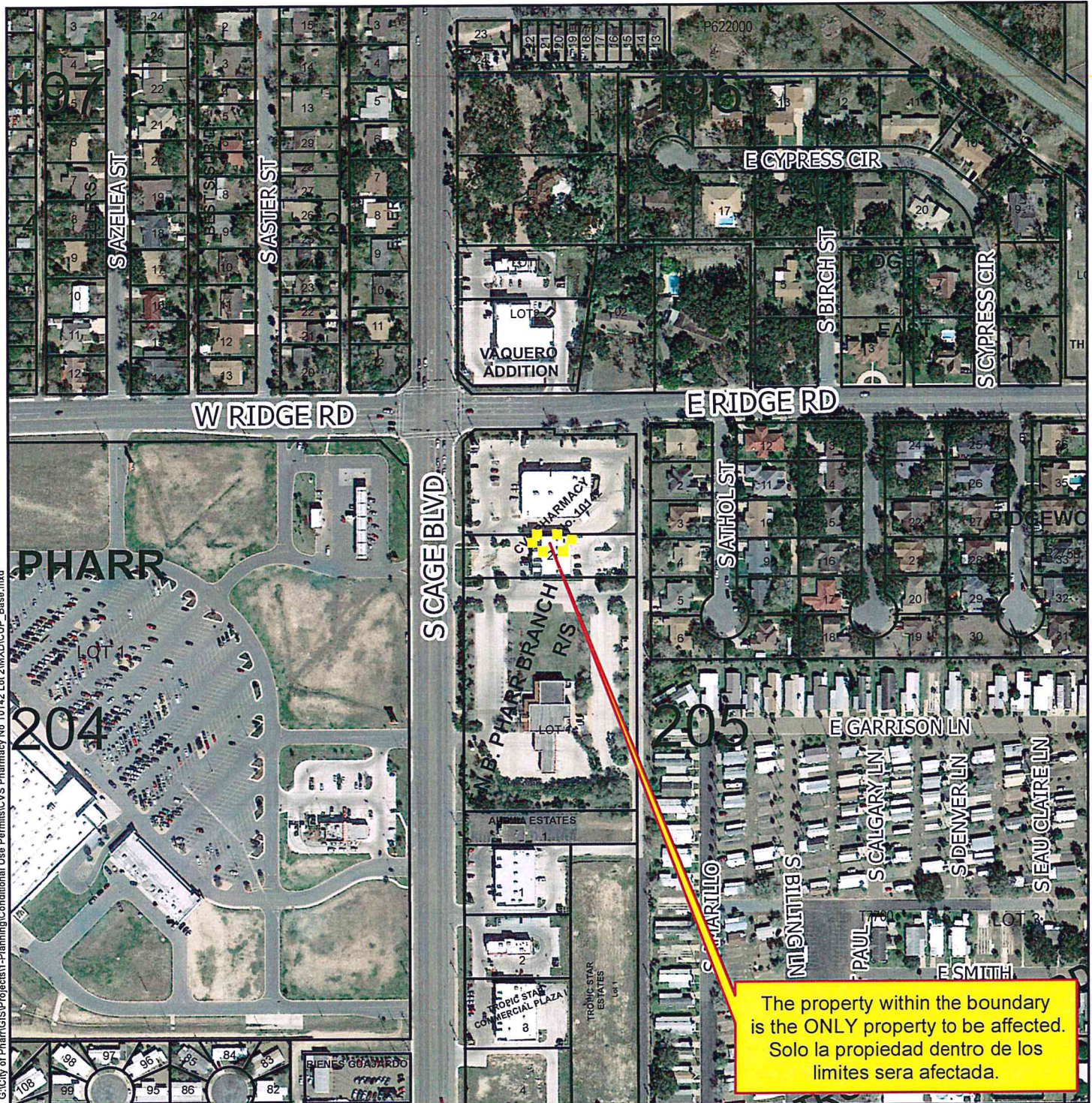
- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 300 feet



Date: 11/17/2017



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



1900 S. CAGE BOULEVARD
PH: 956-402-4700
FAX: 956-784-7844

To: Melanie Cano, Director of Development Services
From: Edward Chavez, Asst. Chief of Police
Date: 12/01/2017
Re: Conditional Use Permit to allow the sale and consumption of alcoholic beverages.

Jose Manuel Orozco has submitted 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 described as follows:

Legal Description: Being 0.06 acre tract of land, more or less out of Lot 2, CVS Pharmacy No. 10142 Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.
Physical Address: 1305 S. Cage Blvd, Suites 1 and 2
Contact Number:

In keeping with the requirements of ordinance # 0-84-44, I am providing you with the following comments:

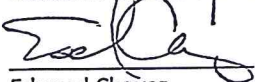
REPLY

Ms. Cano,

I have reviewed the proposed application. Based on the information we have on file for this establishment at this time, I recommend approval subject to the following documented requirements.

1. All state and local ordinances that currently exists or that may be enacted in the future that affect this business must be strictly adhered to. Personnel such as bartenders, waitresses and hostesses must be required to wear identifying insignia such as name tags and/or uniforms that clearly identify them as employees.
2. The owners, managers and/or operators must agree not to use any advertisement on the property that is offensive, distasteful and/or creates a visual impairment to traffic.
3. In the event that the applicant conducts its business, endangers the general welfare, health, peace, morals or safety of the community, the Chief of Police will exercise his/her authority under Section 11.612 of the Texas Alcoholic Beverage Code to recommend the cancellation of any and all permits for the same premises for up to one year after the date of cancellation.
4. The sale of alcoholic beverages to a minor inside the premises or on any area controlled by the aforementioned business will be considered an act that endangers the general welfare, health, peace, morals and/or safety of the community.

Assistant Chief of Police



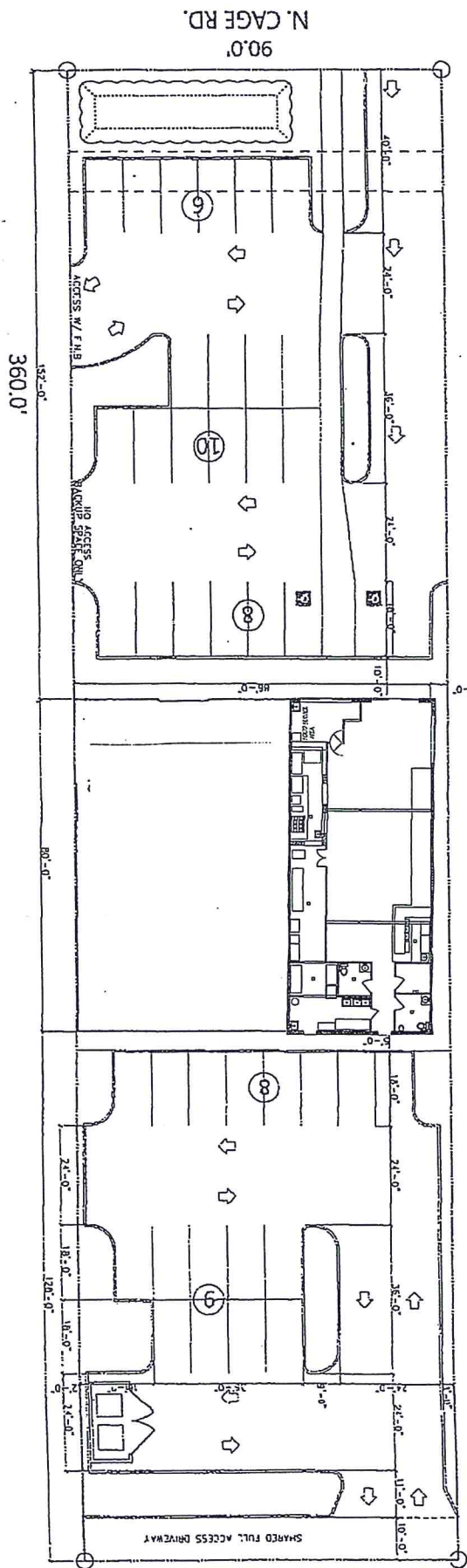
Edward Chavez
Office: 956-402-4709
Edward.chavez@pd.pharr-tx.gov

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PHARR DEVELOPMENT
SERVICES DEPT.

DEC 06 2017



BY: _____



PLAZA CAGE Y RIDGE

PHARR TX. 78577

SUITE 2 1,321 SQ. FT.

TOTAL 2,756 SQ. FT.

SITE PLAN

N. T. S.

Alvarado
& Guajardo

Builders Design

MODEL 050 568 91 65
e-mail: argphard@odtva.com

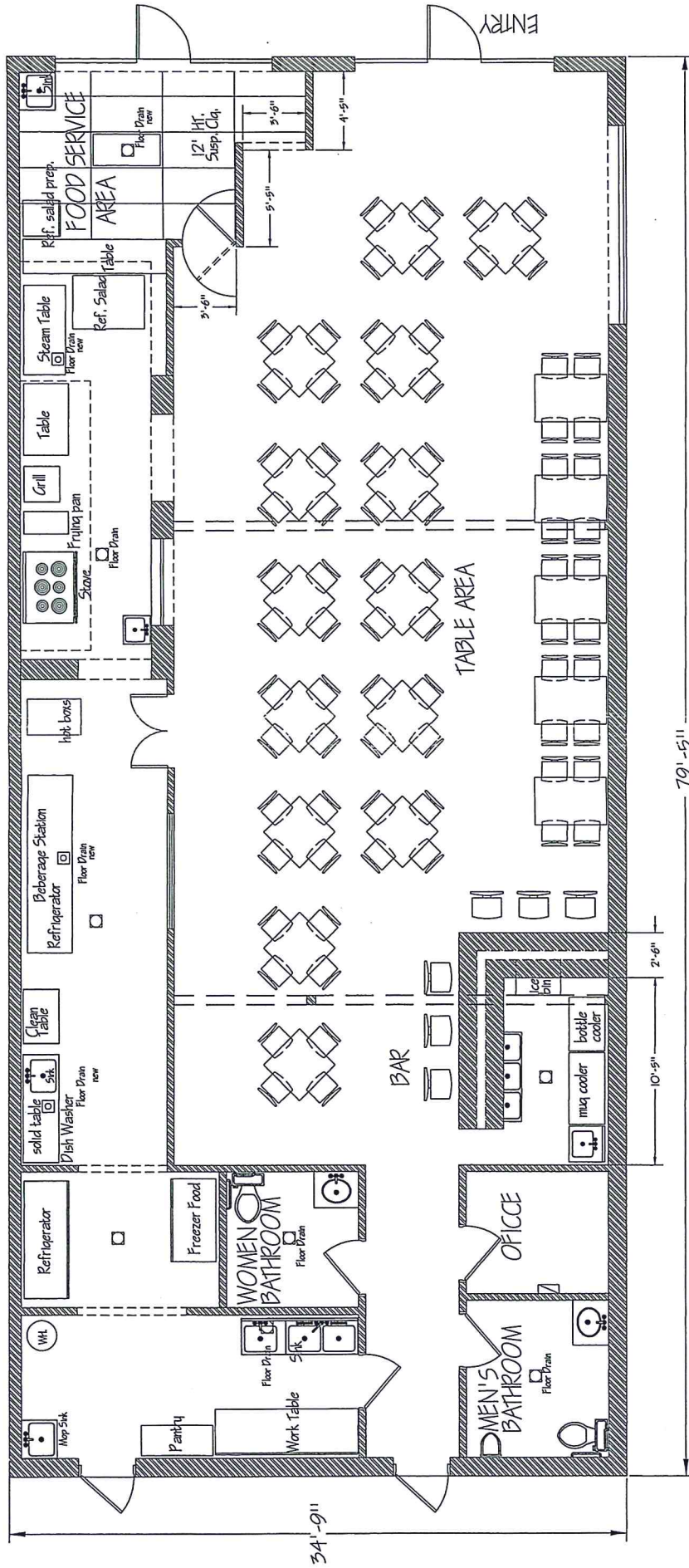


TABLE AREA 1,338 SQ. FT.
TOTAL AREA 2,756 SQ. FT.

1 FLOOR PLAN
N. T. S. PROPOSED

Alvarado & Guajardo

Builders Design

MOBILE 505 556 81 66 email: info@alvarguajardo.com

ALL-AMERICAN BREAKFAST 5.99

1. 2 Pancakes, 2 Eggs, 2 Bacon or Sausage
2. 2 French Toast, 2 Eggs, 2 Bacon or Sausage
3. 2 Eggs, Shredded Hash Browns, 2 Bacon or Sausage & Toast
4. 2 Eggs, Homemade Biscuits smothered with Country Peppered Gravy & Sausage
5. Short Stack Pancakes (3)

HEARTY BREAKFAST

6. *Super Omelette*: 3 eggs scrambled with bacon, ham, sausage, green peppers, onion then smothered with cheddar cheese served with hash browns & toast 7.99
7. *Huevos Rancheros*: 2 Eggs topped homemade salsa rancheras, 2 Bacon or Sausage served with refried beans and handmade tortillas 6.25
- 7a. *Huevos con Salsa de Chicharron or Chorizo* 6.50
- 7b. *Huevos con Salsa Verde y Queso Panela* 6.99
8. *Migas & Eggs*: crunchy tortilla strips scrambled with 2 eggs served with refried beans & handmade tortillas 5.50
9. *Machacado & Eggs*: shredded dried beef scrambled with 2 eggs served with refried beans & handmade tortillas 7.50
10. *Chorizo & Eggs*: fresh pork sausage with garlic, chili powder & ancho chilies scrambled with 2 eggs served with refried beans & handmade tortillas 5.99
11. *Potato & Eggs*: homemade country potatoes scrambled with 2 eggs served with refried beans & handmade tortillas 5.99
12. *Huevos a la Mexicana*: sautéed tomato, onion & jalapeño pepper scrambled with 2 eggs served with refried beans & handmade tortillas 5.99
13. *Biscuits & Gravy*: homemade biscuits smothered with country peppered gravy & sausage 4.99
14. *Oatmeal*: classic 100% whole-grain oats served with toast 4.99
(raisins available upon request)
15. *Denver Omelet*: ham & green peppers scrambled with 2 eggs smothered with cheddar cheese served with shredded hashbrowns & toast 6.50

APPETIZERS

Margaritas Sampler: If you can't decide, sample! chicken & cheese flautas, choriqueso, panchos plus sides of chile con queso, sour cream and guacamole 11.99

Super Fajita Panchos: fresh chips with beans, mexican cheeses, jalapeno, tomato, onion, guacamole & our famous chargrilled beef or chicken fajitas 10.99

Margarita's Chile con Queso: homemade blend of melted cheese & red chile sauce 5.99

Guacamole Molcajete: fresh from scratch, prepared tableside with avocado, tomato, onion, jalapeno, garlic, cilantro & lime 7.99

Quesadilla Compuestas: handmade flour tortillas stuffed with mexican cheese, grilled green chiles, onion, and our beef or chicken fajitas plus sides of sour cream, guacamole & pico de gallo 8.49

● **Queso Fundido:** melted mexican cheese topped with chorizo & fresh pico de gallo and served with "pan bolillo" 8.99

SPECIALS * OF THE HOUSE

served with choice of rice (mexican, cilantro-lime, or habanero) & beans (refried, charro, or black)

Chile Relleno: roasted poblano filled with seasoned ground beef, egg battered & cooked to perfection topped with a mild salsa ranchera & melted cheese, served with handmade tortillas 9.95
mexican cheese or queso fresco 10.95

Mexico City: chile relleno & choice of enchiladas: poblanas, suizas, beef, chicken or cheese, served with handmade tortillas 12.95

Chicken & Cheese Flautas: corn tortillas stuffed with spiced chicken & mexican cheese then rolled & fried to a golden crisp, served with guacamole & sour cream 8.99

RGV Burrito: flour tortilla the size of your face filled your choice of seasoned ground beef or spiced chicken smothered with chili con carne & mexican cheese topped with fresh lettuce, tomato & more cheese. Burrito? Enchilada? whatever, it is good 8.99

"Stuff it with carne guisada, beef or chicken fajita for 1.00 more"

Mole Poblano: lean chicken smothered with a special sauce made of pepper, cumin, allspice, cinnamon, coriander, chocolate & cloves. The spice blend features the mix of sweet and savory, served with handmade tortillas 9.95

Milanesa: seasoned beef steak or select tender chicken breast that is breaded then fried to golden crisp, served with fries & handmade tortillas 10.95

Carne Guisada: a traditional mexican stew kicked up by cumin, chili powder & peppers, served with handmade tortillas 9.95

COMBINATIONS

served with choice of rice (mexican, cilantro-lime, or habanero) & beans (refried, charro, or black)

• chicken enchilada	cheese enchilada	beef enchilada
• guacamole chalupa	beef chalupa	chicken chalupa
• crispy chicken taco	chicken & cheese flauta	crispy beef taco
CHOICE OF 2 / 7.99	CHOICE OF 3 / 8.99	CHOICE OF 4 / 9.99

TACOS

3 Per Order, served with choice of rice (mexican, cilantro-lime, or habanero), beans (refried, charro, or black) & pico de gallo

Fajita: tender chargrilled beef or chicken fajitas served with handmade tortillas 10.99

Monterrey: slightly grilled & seasoned corn tortillas, tender chargrilled beef or chicken fajitas, grilled onion, smothered with mexican cheese topped with fresh cilantro 10.99

Biste: slightly grilled & seasoned corn tortillas, tender cuts of steak, grilled onion, queso fresco & fresh cilantro 10.99

Plancha: flour tortillas stuffed with chargrilled beef or chicken fajitas & mexican cheese then brushed lightly with whipped butter and grilled. Wow! Is all we can say 10.95

Baja: blackened, pan-seared fish topped with our house chipotle slaw & pico de gallo all in handmade corn tortillas 10.99

Crispy: taco shells filled with seasoned ground beef or spiced chicken topped with fresh lettuce, tomato & cheddar cheese 8.99

ENCHILADAS

3 per order, served with choice of rice (mexican, cilantro-lime, or habanero) & beans (charro, refried, or black)

Cheddar Cheese: with our savory chili con carne. 7.99

Beef: seasoned ground chuck with chili con carne topped with cheddar cheese. 8.99

Chicken: spiced chicken with chili con carne topped with cheddar cheese. 8.99

Mexicanas: queso fresco then smothered with guajillo pepper sauce then topped with more queso fresco; try them once, you'll order them for life margaritas signature enchilada. 9.95

Suizas: spiced chicken topped with salsa verde, mexican cheese & sour cream. 8.99

Poblanas: spiced chicken smothered with our homemade house mole topped with mexican cheese. 8.99

FAMILY PLATTERS

served with choice of rice (mexican, cilantro-lime, or habanero), beans (refried, charro, black), guacamole, quesadilla & handmade tortillas

● **Parrillada:** chargrilled tender beef fajitas, chicken, sausage & seasoned vegetables

Botana: chargrilled tender beef fajitas, chicken or both, seasoned vegetables served on bed of super panchos. You've tried the rest, now try the best; nobody even comes close

1 person / 13.95 2 persons / 23.95 3 persons / 30.95 4 persons / 38.95

Mar Y Tierra: 1/2 Botana with our tender fajitas the other 1/2 shrimp & fish breaded in our homemade batter then fried to a golden crisp served with our house tartar sauce, handmade onion rings & fries

2 persons / 29.95 3 persons / 38.95 4 persons / 47.95

*******LUNCH MENU*******

SOUP & SALADS

Monday – Friday 11am to 3pm

soups served with choice of rice (mexican, cilantro-lime, or habanero) & handmade tortillas

Beef Soup: beef stock, chopped vegetables, stew beef & mexican spices 7.99

Chicken Soup: chicken stock, chopped vegetables, lean chicken & mexican spices 7.99

Tlapeño Soup: chicken stock, vegetables, shredded chicken, rice, mexican cheese, avocado & chipotle pepper 8.99

Seafood Tlapeño Soup: 11.99

Seafood Soup: is a medley of fresh seafood, chopped vegetables in a tomato & mexican spice flavored broth 10.99

Mexi-Cobb Salad: grilled select tender chicken breast, green chiles, cheese, avocados & tomatoes on a bed of fresh greens tossed in our house cilantro dressing 8.99

Grilled Chicken Salad: fajita chicken, tomatoes & avocados on a bed of fresh, mixed salad greens 7.99

MEXICAN SPECIALTIES

served with choice of rice (mexican, cilantro-lime, or habanero) & beans (refried, charro, or black)

-Mole Poblano -Carne Guisada -Asado de Puerco -Chicken Fajita Plate

-Chicken & Cheese Flautas -Crispy Tacos (seasoned beef or spiced chicken)

-Calabaza con Pollo -RGV Burrito (seasoned beef or spiced chicken) -Steak Poblano

-Tacos Plancha beef or chicken fajitas (2)

Your Choice 6.99

DESSERTS

Ask your friendly server for a dessert tray presentation.

SIDE ORDERS

Cilantro Rice 2.29

Habanero Rice 2.29

Mexican Rice 2.29

Refried Beans 2.29

Charro Beans 2.29

Black Beans 2.29

Queso Fresco 3.99

Fajita Taco 4.50

Baked Potato 3.99

Fries 2.79

Pico de Gallo 2.99

Chips 1.99

Corn or Flour Tortillas (3) 1.50

DRINKS

Coffee 2.29

Iced Tea 2.79

Freshly Squeezed Lemonade 2.99

Soft Drinks (Coke, Coke Zero, Sprite, Dr.Pepper, Pink Lemonade, Fanta Orange) 2.79

(☛) "served on a hot skillet". * ("please allow 15 minutes for these entrees")



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2017
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: HRES-CK PHARR SUBDIVISION PHASE I
FILE NO. SUB#170102

GENERAL INFORMATION:

APPLICANT: Javier Hinojosa Engineering, representing Zaragoza Hinojosa Jr., is requesting final plat approval of the proposed HRES-CK Pharr Subdivision Phase I.

LEGAL DESCRIPTION: The property is legally described as a tract of land containing 2.23 acres of land and also being a part or portion of Lots 13, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1100 and 1200 Block of East Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) 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 commercial use in the land use plan.

PROPERTY PROPOSED USE: Circle K convenient store.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed HRES-CK Pharr Subdivision Phase I subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Provide a 30'x30' corner clip for Lot 1, at E. Ferguson Ave. and N. Veterans Blvd.
2. Need driveway permit from TxDot

- EASEMENTS:**
1. All public utilities shall read "Exclusive Easement to City of Pharr".
 2. Add a 15' Exclusive Easement along E. Ferguson Avenue.
 3. Show all existing easements.
- SIDEWALK:**
1. In compliance.
- ADA:**
- FIRE PROTECTION:**
1. See attach comments.
- WATER:**
1. Need to replace waterline if it's an AC, need to upgrade to a 12" PVC.
 2. 12" waterline to stop at the northwest corner of Lot 1.
 3. Show the correct waterline size along N. Veterans Blvd.
 4. Follow City of Pharr construction standards manual.
- SEWER:**
1. Sewer line to be exposed by public utilities to verify the depth of flow line.
 2. Connect to existing sewer line, sewer line needs to be SDR26.
 3. Follow City of Pharr construction standards manual.
- DRAINAGE:**
1. Need approved drainage report.
 2. Did not identified site on FEMA FIRM, provide.
 3. Need discharge permit from TxDot.
 4. Need SWPPP with NOI.
 5. Show calculations for "C" values in drainage report.
- OTHER:**
1. Construction plans shall be provided for approval of public improvements.

This item will go before City Commission on December 18, 2017 at 5:00 p.m.



Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: HRES CK Pharr Subdivision Revised Pre-Construction

Reviewed By: Jacob Salinas Fire Marshal 9.8 Date: 9/25/17

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. Fire hydrants shall be installed at a maximum of 300 ft. intervals in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

☒ At the time of the pre-construction meeting proposed Phase I Lot 1 was found in reasonable compliance with City of Pharr Standards Manual requirements on fire protection.

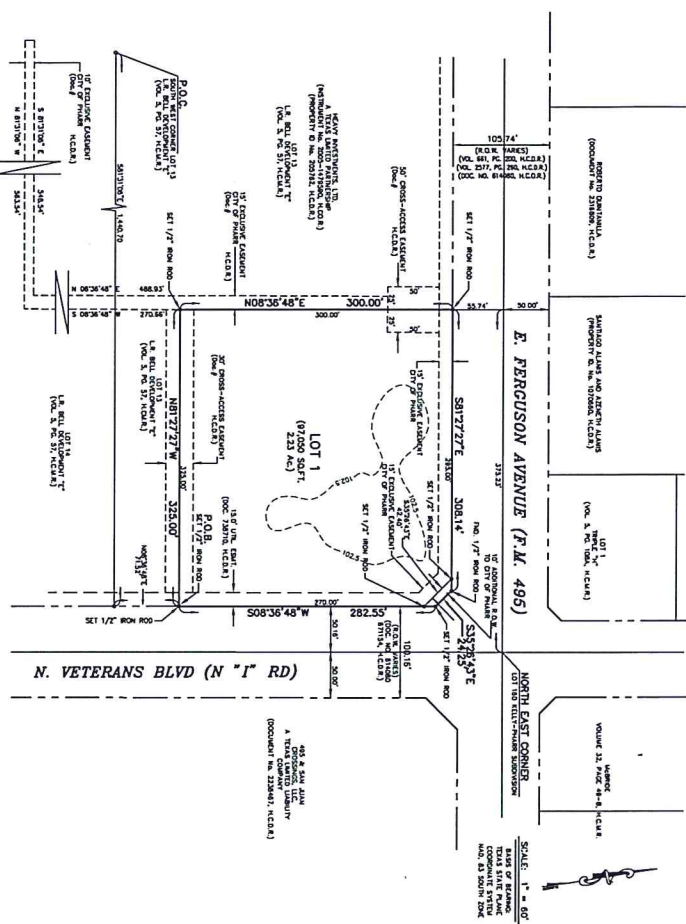
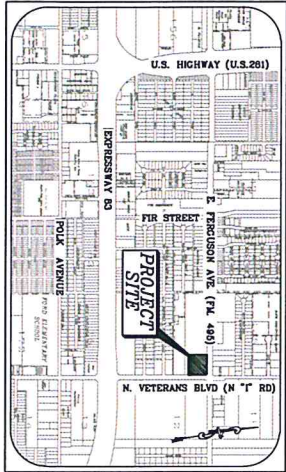
☐☐☐☐



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. DOW AVENUE SUITE 1500
HOUSTON, TEXAS 77004
PHONE (281) 444-1548
FAX (281) 444-1549
WWW.JHENGINEERING.COM

NAME	PRINCIPAL CONTRACTS	PHONE
OWNER: JAVIER HINOJOSA, LTD.	418 E. DOW AVENUE SUITE 1500 HOUSTON, TX 77004	601-917-9242
ENGINEER: JAVIER HINOJOSA, LTD.	418 E. DOW AVENUE SUITE 1500 HOUSTON, TX 77004	601-917-9242
DATE OF PREPARATION: JANUARY 2017	OWNER: JAVIER HINOJOSA, LTD.	601-917-9242

LOCATION MAP



GENERAL NOTES

1. THE PROPERTY IS LOCATED IN BLOCK "B" ON A 1000' SQUARE ACRES MAP - COMMUNITY PLAN, SUBDIVISION PLAT NO. 1, RECORDED IN THE PUBLIC RECORDS OF THE CITY OF PHARR, TEXAS. THE 100-ACRE MAP AND 1000' SQUARE ACRES MAP ARE SUBJECT TO 100-ACRE MAP RECORDING OF THE CITY OF PHARR, TEXAS. THE 100-ACRE MAP AND 1000' SQUARE ACRES MAP ARE SUBJECT TO 100-ACRE MAP RECORDING OF THE CITY OF PHARR, TEXAS.
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SUBDIVISION PLAT OF HRES-CK PHARR SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 2.23 ACRES OF LAND, SITUATED IN THE CITY OF PHARR, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 1, L.R. 1, BEL DEVELOPMENT "E", MAP REFERENCE: VOLUME 5, PAGE 57, HIDALGO COUNTY MAP RECORDS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND SUBDIVISION PLAT NO. 1, RECORDED IN THE PUBLIC RECORDS OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THE PLAT AND SUBDIVISION PLAT NO. 1, RECORDED IN THE PUBLIC RECORDS OF THE CITY OF PHARR, TEXAS, ARE TRUE AND CORRECTLY REPRESENT THE LAND SHOWN ON THIS PLAT AND SUBDIVISION PLAT NO. 1, RECORDED IN THE PUBLIC RECORDS OF THE CITY OF PHARR, TEXAS.

OWNER: JAVIER HINOJOSA, LTD., A TEXAS LIMITED PARTNERSHIP
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4480
SUITE 1500
HOUSTON, TEXAS 77004
BY: JAVIER HINOJOSA, JR.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MARCO ANTONIO JAVIER HINOJOSA, JR., PERSONALLY APPEARED AND PROVED, HINOJOSA HAS SEPARATELY OF THE SUBDIVISION PLAT NO. 1, RECORDED IN THE PUBLIC RECORDS OF THE CITY OF PHARR, TEXAS, AND ALSO BEING A PART OR PORTION OF LOT 1, L.R. 1, BEL DEVELOPMENT "E", MAP REFERENCE: VOLUME 5, PAGE 57, HIDALGO COUNTY MAP RECORDS, THAT HE EXERCISED THE SAME FOR THE PURPOSES THEREON EXPRESSED, ALL DONE UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO
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JAVIER HINOJOSA ENGINEERING

418 E. DOVE AVENUE WEAVER, TEXAS 78660
PHONE (512) 888-1588

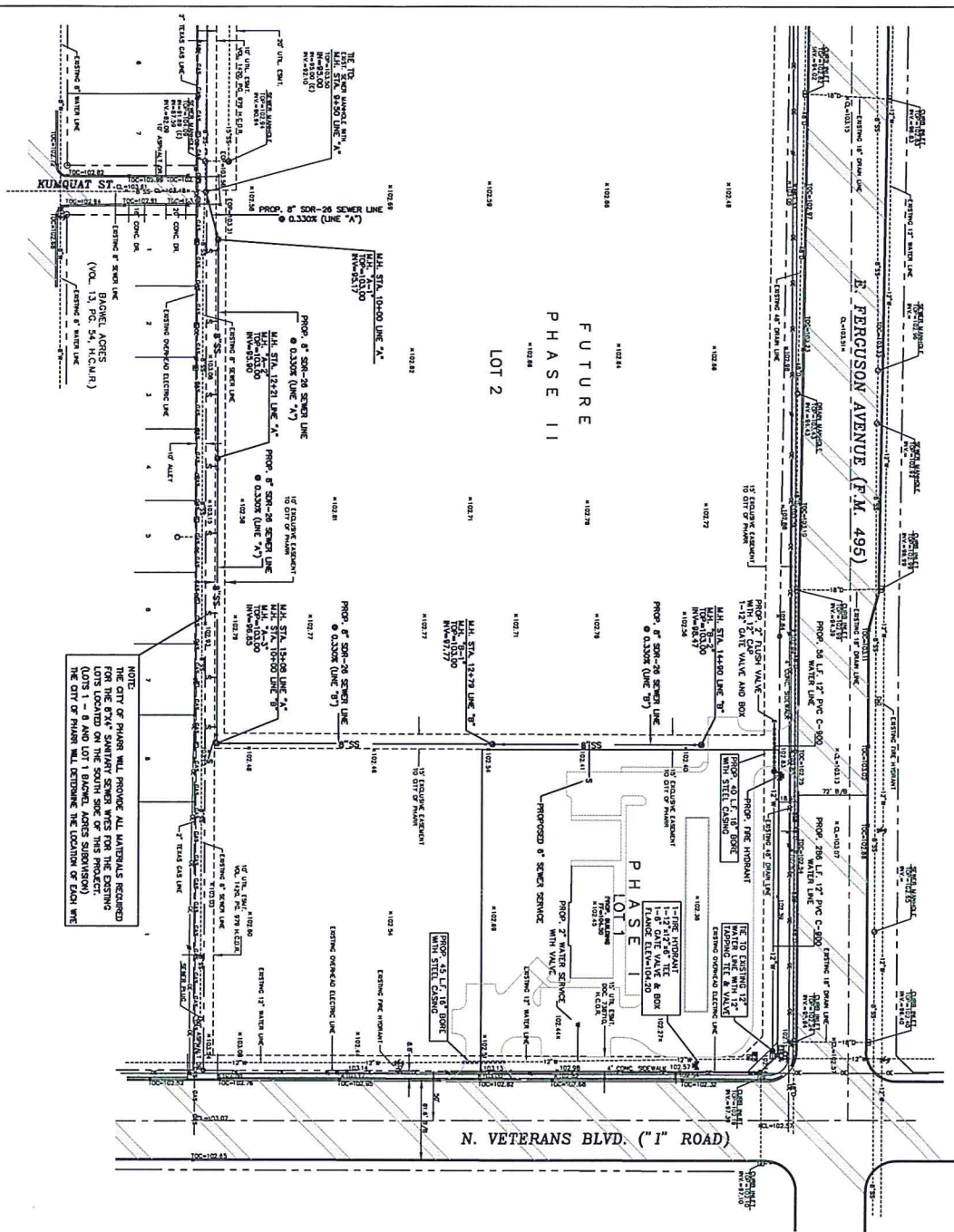
johnnyc@tiscali.com
TDFC 7504 No. F-1295

UTILITY & TOPOGRAPHICAL LAYOUT
HRES-CK PHARR SUBDIVISION PHASE 1
PHARR, TEXAS

PHARR, TEXAS

SHEET
1

of 9 SHEETS



SCALE: 1" = 50'

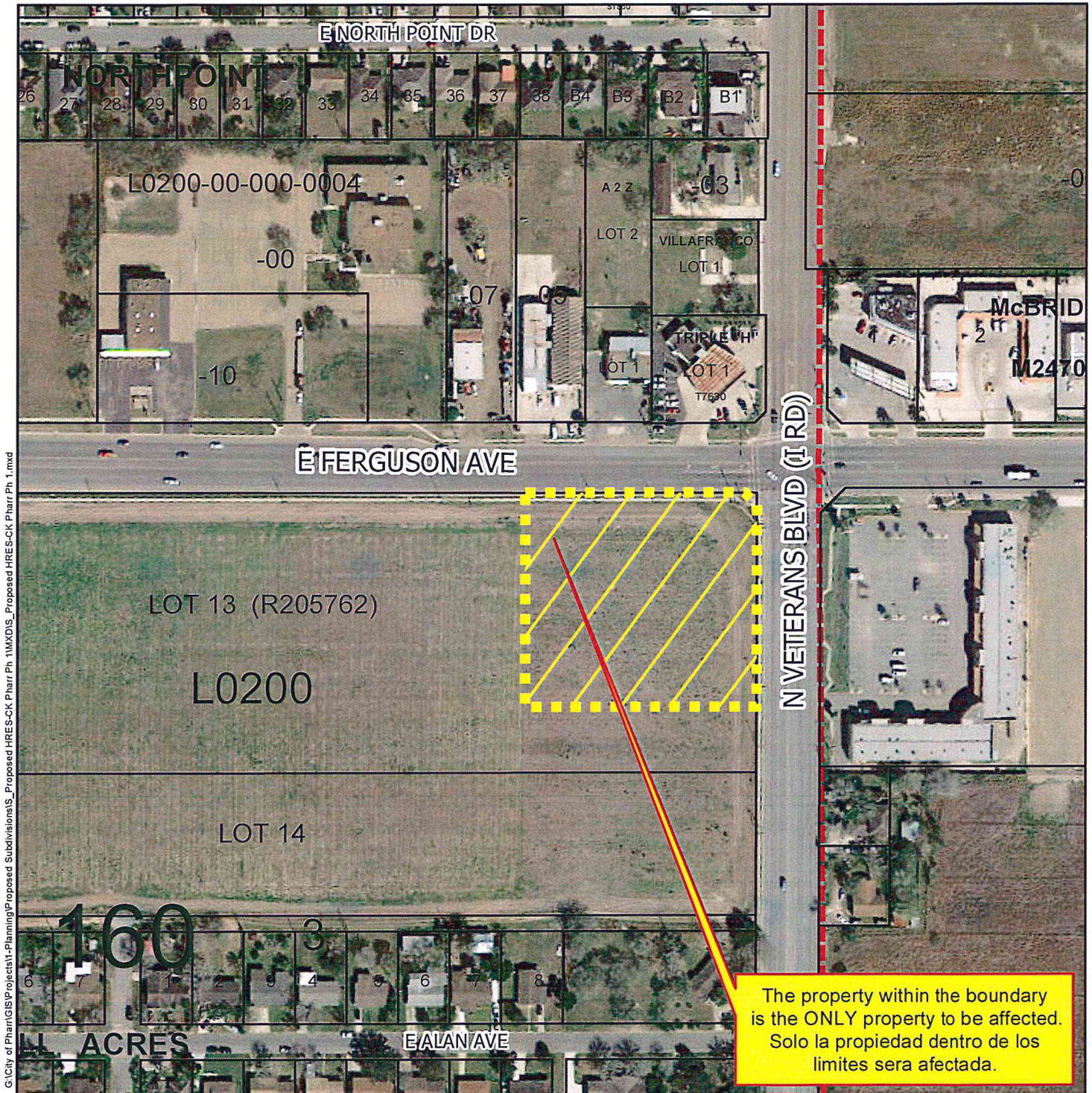


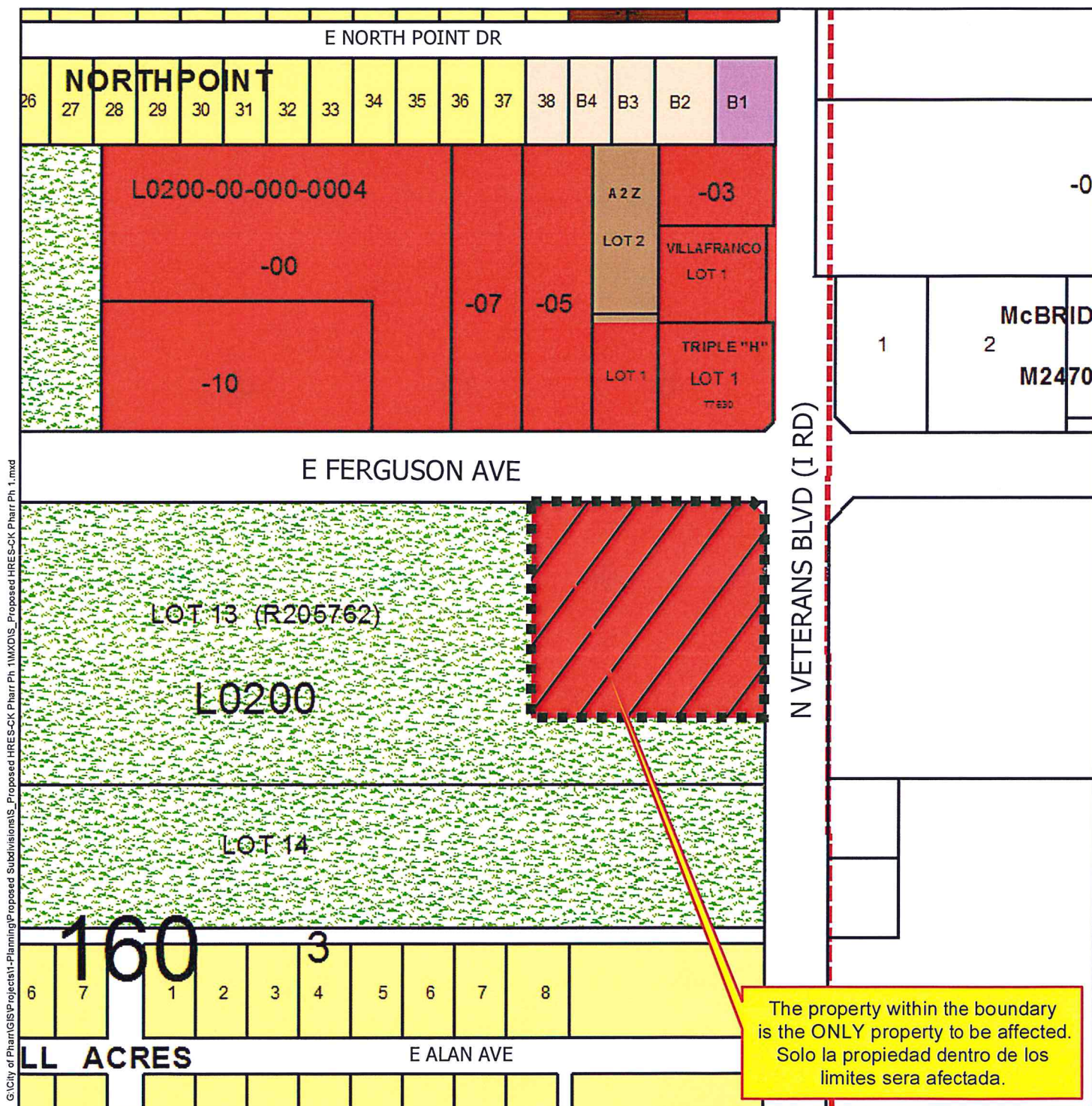
ELUCIDATION

- | | |
|----|-----------------------------|
| 16 | EXST1. WATER METER |
| 17 | EXST1. BACK FLOW PREVENTION |
| 18 | THATIC SIGN BOX |
| 19 | GAS METER |
| 20 | EXST1. MAIL BOX |
| 21 | EXST1. POWER POLE |
| 22 | EXST1. GUY WIRE |
| 23 | EXST1. SEWER CLEAN OUT |
| 24 | EXST1. WATER METER |
| 25 | EXST1. FINE HYDRANT |
| 26 | EXST1. REGULATION VALVE |
| 27 | EXST1. ROAD SIGN |
| 28 | EXST1. BRUSH WAREHOUSE |
| 29 | EXST1. SEWER WAREHOUSE |
| 30 | EXST1. FENCE LINE |
| 31 | EXST1. PAYMENT |
| 32 | EXST1. PAYMENT |
| 33 | PROG. PAYMENT |

GENERAL NOTES:

1. CONTRACTOR SHALL ASSUME RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES. WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES SHALL NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR AND PLACE THE DAMAGES BACK IN SERVICE AT AN EXPENSE TO THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS TO EXCAVATE, REPAIR AND REPLACE ANY AND ALL GAS PIPING SHALL COMPLY TO THE REQUIREMENTS OF THE CHICAGO OR ADJACENT SERVICE PROVIDER, THE FACILITY.
5. THE CONTRACTOR SHALL FURNISH EXTRA CARE TO PREVENT DAMAGE TO ALL PRELIMINARY UTILITIES, EITHER PUBLIC OR PRIVATELY OWNED.
6. UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION. AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATIONS, IF THE CONTRACTOR DETERMINES THAT ANY UTILITIES ARE AT RISK OF DAMAGE, HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY TO DAMAGE TO ANY PART OF THE UTILITIES. IF THE CONTRACTOR SHALL REPAIR, REPLACE, RESTORE AND MAKE GOOD ANY DAMAGE TO ANY UTILITIES, HE SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS TO EXCAVATE, REPAIR AND MAKE GOOD ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATELY OWNED.
7. NO OPEN TRENCHES OR EXCAVATIONS SHALL BE LEFT OPEN UNDEGRADED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS PROJECT FROM THE CITY OF PHOENIX.
9. ALL WATER LINES AND SERVICES CONNECTED MUST BE CONSTRUCTED ABOVE THE FINISHED GRADE OF THE STREET.
10. CONTRACTOR TO FOLLOW STORM WATER PREVENTION CONTROL PLAN.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF PHOENIX CONSTRUCTION STANDARDS MANUAL.
12. CONTRACTOR TO COMPLY WITH ALL WATER AND SANITARY SEWER WORK WITH THE CITY OF CHICAGO, CITY OF PHOENIX UTILITIES (303) 402-4300 PRIOR TO START OF CONSTRUCTION.
13. ALL PROPOSED HANDICAP RAMP(S) TO BE PAINTED RED AND HAVE TYPICAL DOWNS.
14. ALL SANITARY SEWER SERVICES TO BE 8" DIAMETER.
15. EXIST LOT TO HAVE A 2" SLOPE WATER SERVICE WITH ANGLE STOP.
16. ALL FIRE HYDRANTS TO BE PAINTED YELLOW WHEN INSTALLED.
17. CURB TO BE PAINTED RED 15" ON EACH SIDE OF ALL FIRE HYDRANTS (307 TOTAL) WITH LETTERING AT LEAST 3" TALL INDICATING "FIRE LANE-TOW AWAY ZONE".
18. ALL SANITARY SEWER MANHOLE UDS TO HAVE THE CITY OF PHOENIX LOGO.





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

