

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 8, 2021 – 6:00 PM

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

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

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

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

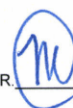
PRESIDING:

In accordance with social distancing guidelines, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at <http://www.pharr-tx.gov>

A. CALL TO ORDER:

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

B. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the



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

C. APPROVAL OF MINUTES:

- 1) Minutes of January 25, 2021.

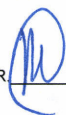
D. PUBLIC HEARING: (Ordinance No. O-2019-31). *A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public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

- 1) Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.01 acres, more or less, out of Lot 327, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 West Dicker Road. **CUP#201153 (TABLED)**

- 2) Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-HDMF). The property is legally described as being a 0.01 acres, more or less, out of 24.05 acres, PSJA I.S.D. Elementary No. 9 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 401 East Thomas Road. **CUP#201154 (TABLED)**

- 3) Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.01 acres, more or less, out of Lot 1, J. Connally Kelly Elementary Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 201 East Las Milpas Road. **CUP#201155 (TABLED)**

- 4) D&Gs, L.L.C., d/b/a El Tóxico Drive Thru, has filed with the Planning and Zoning Commission a request for Conditional Use and Late Hours 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 0.05 of an acre, more or less, out of Lot 203, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6713 South Jackson Road. **CUP#210101**

5) Jose Martinez, Vice President of UMOS Migrant and Community Programs, representing United Migrant Opportunity Services/UMOS, Inc., has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institution in a Single-Family Residential District (R-1). The property is legally described as being Lot 20, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 210 West Navarro Street. **CUP#210102**

6) Melden & Hunt Inc., representing Adelante Holdings, Ltd., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH) to Residential Multi-Family High-Density District (R-MFHD). The property is legally described as being a 2.17 acre tract of land, more or less, out of Lot 151, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 2605 North Sugar Road. **COZ#210103**

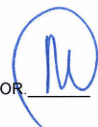
E. ANNOUNCEMENTS/OTHER BUSINESS:

F. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.



Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

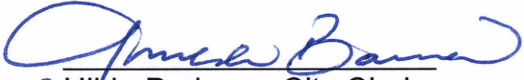
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

G. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

H. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 5th day of February, 2021 at 12:00 P.M. , and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 25, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 25, 2021 and following is the record of attendance.

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

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
Roy Rodriguez, Assistant Director/Building Official
Eddie Martinez, Planner II
Della Robles, Planner I
Iris Mata, Administrative Assistant
Carolina Herrera, Secretary
Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

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

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

ITEM B. PUBLIC TESTIMONY

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF DECEMBER 28, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of December 28, 2020. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) INSIGHT PUBLIC SECTOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.01 ACRES, MORE OR LESS, OUT OF LOT 327, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 WEST DICKER ROAD. CUP#201153**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

- 2) INSIGHT PUBLIC SECTOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) AND RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-HDMF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.01 ACRES, MORE OR LESS, OUT OF 24.05 ACRES, PSJA I.S.D. ELEMENTARY NO. 9 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 401 EAST THOMAS ROAD. CUP#201154**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

- 3) INSIGHT PUBLIC SECTOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.01 ACRES, MORE OR LESS, OUT OF LOT 1, J. CONNALLY KELLY ELEMENTARY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 201 EAST LAS MILPAS ROAD. CUP#201155**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

ITEM E.

PLAT APPROVAL

- 1) MELDEN & HUNT INC., REPRESENTING ZAED VIRGEN, MANAGER FOR FLAG POLK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BGRR MIDTOWN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 7.906 ACRES OUT OF LOTS 2 AND 3, BLOCK D, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 601 WEST POLK AVENUE. SUB#191227**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the East, Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the south and Agricultural and/or Open Space District (A-O) and Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the West. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff final plat approval of the proposed BGRR MIDTOWN Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to approve the request for final plat approval of the proposed BGRR MIDTOWN Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) MELDEN & HUNT, INC., REPRESENTING ERICKSON CONSTRUCTION, LLC., OF WEST OAK VILLAGES DEVELOPMENT, LLC, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE 3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.091 ACRES OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 500 BLOCK OF WEST MINNESOTA ROAD. SUB#190717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Single Family Residential District (R-1) to the north, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the south and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommends final plat approval of the proposed West Ridge Estates Phase 3 Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie, asked if there was a timeframe as there were several listed conditions.

Eddie Martinez, Planner II, stated the engineer and contractor were aware of the pending items and the Certificate of Occupancy would not be issued until all items had been addressed. He continued to state that each item would be taken care of on a case by case timeframe.

Fred Kurth, Project Engineer, stated the items had been corrected except movement of the power poles which would be done by end of the week.

There being no further discussion Rafael Munguia moved to **approve** the request for final plat approval of the proposed West Ridge Estates Phase 3 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Assistant Director, welcomed new Secretary, Carolina Herrera.

ITEM G. CLOSED SESSION

None.

ITEM H. RECONVENE

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:12 p.m.

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED:_____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: February 5, 2021

MEETING DATE: February 8, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.01 acres, more or less, out of Lot 327, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 West Dicker Road. **CUP#201153 (TABLED)**

Classification: Regular

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

Issue: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O).

Fiscal Consideration:

Staff Recommendation:

The items that were submitted are currently under review. Staff is recommending for the item to remain tabled.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Melanie Cano

Patricia Rigney

Created/Initiated - 2/5/2021

Approved - 2/5/2021

New - 1/1/1900



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: February 5, 2021

MEETING DATE: February 8, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-HDMF). The property is legally described as being a 0.01 acres, more or less, out of 24.05 acres, PSJA I.S.D. Elementary No. 9 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 401 East Thomas Road. **CUP#201154** **TABLED**

Classification: Regular

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

Issue: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in a Single-Family Residential District (R-1) and Residential Multi-Family High Density District (R-HDMF).

Fiscal Consideration:

Staff Recommendation:

The items that were submitted are currently under review. Staff is recommending for the item to remain tabled.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera
Melanie Cano
Patricia Rigney

Created/Initiated - 2/5/2021
Approved - 2/5/2021
New - 1/1/1900



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: February 5, 2021

MEETING DATE: February 8, 2021

FROM: Carolina Herrera, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.01 acres, more or less, out of Lot 1, J. Connally Kelly Elementary Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 201 East Las Milpas Road. **CUP#201155** **(TABLED)**

Classification: Regular

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

Issue: Insight Public Sector has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunications tower in an Agricultural and/or Open Space District (A-O).

Fiscal Consideration:

Staff Recommendation:

The items that were submitted are currently under review. Staff is recommending for the item to remain tabled.

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Carolina Herrera

Melanie Cano

Patricia Rigney

Created/Initiated - 2/5/2021

Approved - 2/5/2021

New - 1/1/1900



MEMORANDUM

DATE: MONDAY, FEBRUARY 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC
FILE NO. CUP#210101 (EL TOXICO DRIVE THRU)

GENERAL INFORMATION:

APPLICANT: D&Gs, L.L.C., d/b/a El Tóxico Drive Thru, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours 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 0.05 of an acre, more or less, out of Lot 203, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6713 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and City of Pharr limits lie to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Pending inspection of the Conditional Use Permit.
FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit
CODE COMPLIANCE DIVISION:	Pending inspection of the Conditional Use Permit.

HEALTH DIVISION:

Pending inspection of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be Sunday through Friday from 12:00 p.m. to 12:00 a.m. and Saturday from 12:00 p.m. to 1:00 a.m.

NOTIFICATION OF PUBLIC:

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 no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

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

NOTE: This item will go before the City Commission Meeting of **February 15, 2021** at **4:00 p.m.**

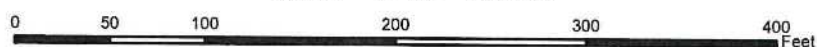


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

City of Pharr, Texas
Engineering Department
956.402.4242

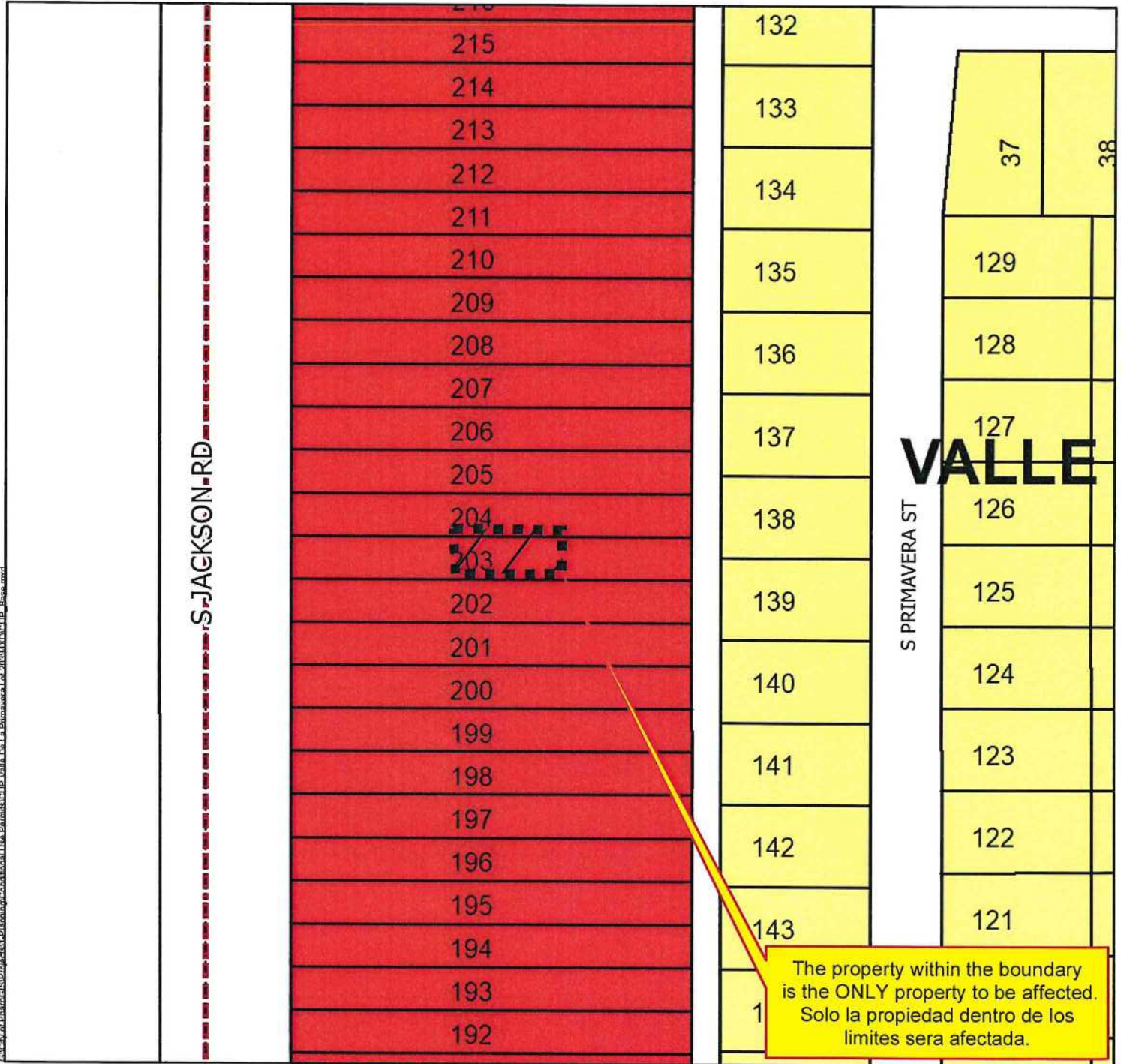
Date: 1/18/2021

Scale: 1 inch = 100 feet



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



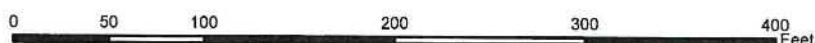


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|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot |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

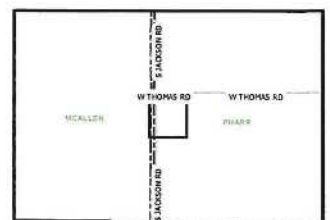
City of Pharr, Texas
Engineering Department
956.402.4242

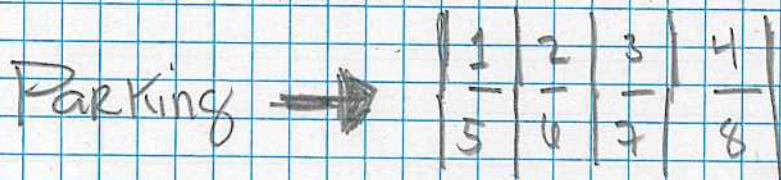
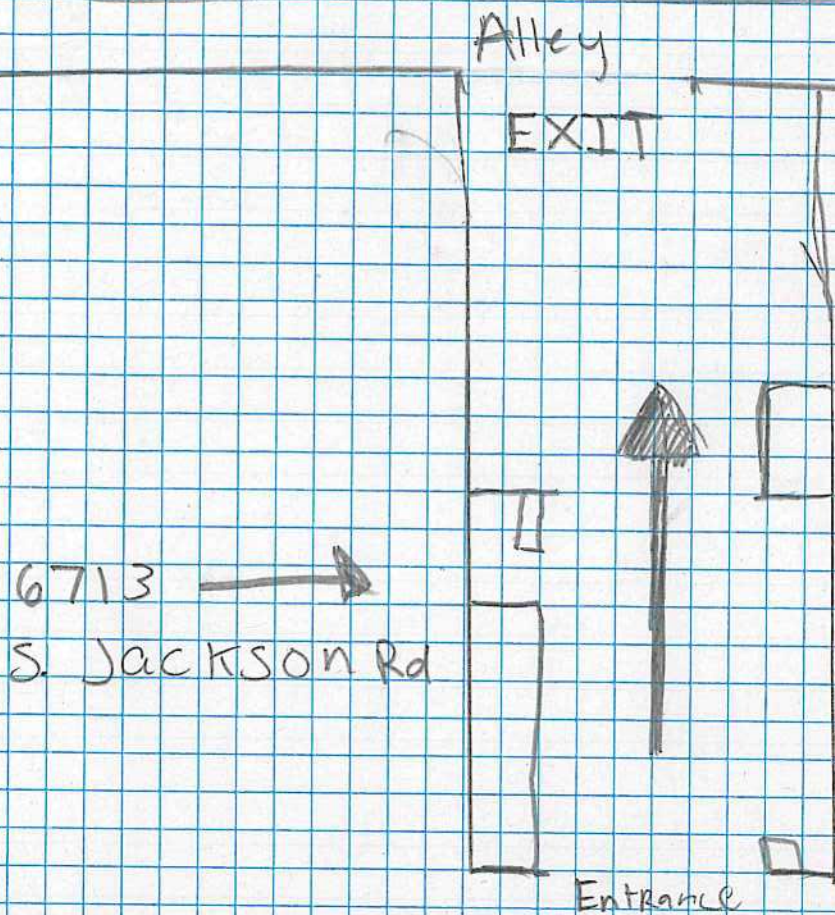
Date: 1/18/2021

Scale: 1 inch = 100 feet



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North

South

Jackson Rd.

EL TONCO

DRIVE THRU

SNACKS ANTOJITOS



Corn in The Cup- Elote En Vaso 🥤

Carne Seca Preparada 🐮

Crazy Corn Nuts 🌽

Crazy Chips 🥔

Fresas Con Crema 🍓

Fruit Cup- Vaso De Fruta 🍓🍌🍉

HotCheetos & Cheese 🥔

Nachos & Cheese 🍌🥔

Olive Cocktail- Vaso De Olivos 🍷

Pepino Preparda 🥒

Shrimp Cocktail- Còctel De Camarón 🍤🥒

Vaso Mar Y Tierra 🐮🍤

EL TOXICO

DRIVE THRU

EST. 2020

Frozen Drinks
Bebidas Granizadas



On The Rox
Bebidas En Hielo

Blue Hawaiian 
Mangonada 
Margarita 
PiNacolada 
Strawberry Colada 
Strawberry 

Specials
Especiales

La pareja Toxica 
Six Pack Preparada 
Jello Shots 
• Blue RazZ 
• WaterMelon 

Agua Mineral 
Agua Mineral Clamato 
Blue Hawaiian 
Bloody Mary 
Cucumber Limonada 
Hurricane 
Hypnotic 
Lemonade 
Margarita 
Michelada 
Mimosa 
Paloma 
Perro Salado 
Rusa 
Sexo En El Callejon 
Tequila Sunrise 
Vampire 

Cheers!

EL TOXICO

DRIVE THRU



713

MEMORANDUM

DATE: MONDAY, FEBRUARY 08, 2021
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: LIFE-OF-THE-USE CONDITIONAL USE PERMIT FOR INSTITUTION FILE NO. CUP#210102 (UMOS, INC.)
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GENERAL INFORMATION:

APPLICANT: Jose Martinez, Vice President of UMOs Migrant and Community Programs, representing United Migrant Opportunity Services/UMOS, Inc., has filed with the Planning and Zoning Commission a request for Life-of-the-Use Conditional Use Permit to allow an Institution in a Single-Family Residential District (R-1).

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

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

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

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

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Fifty-seven (57) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

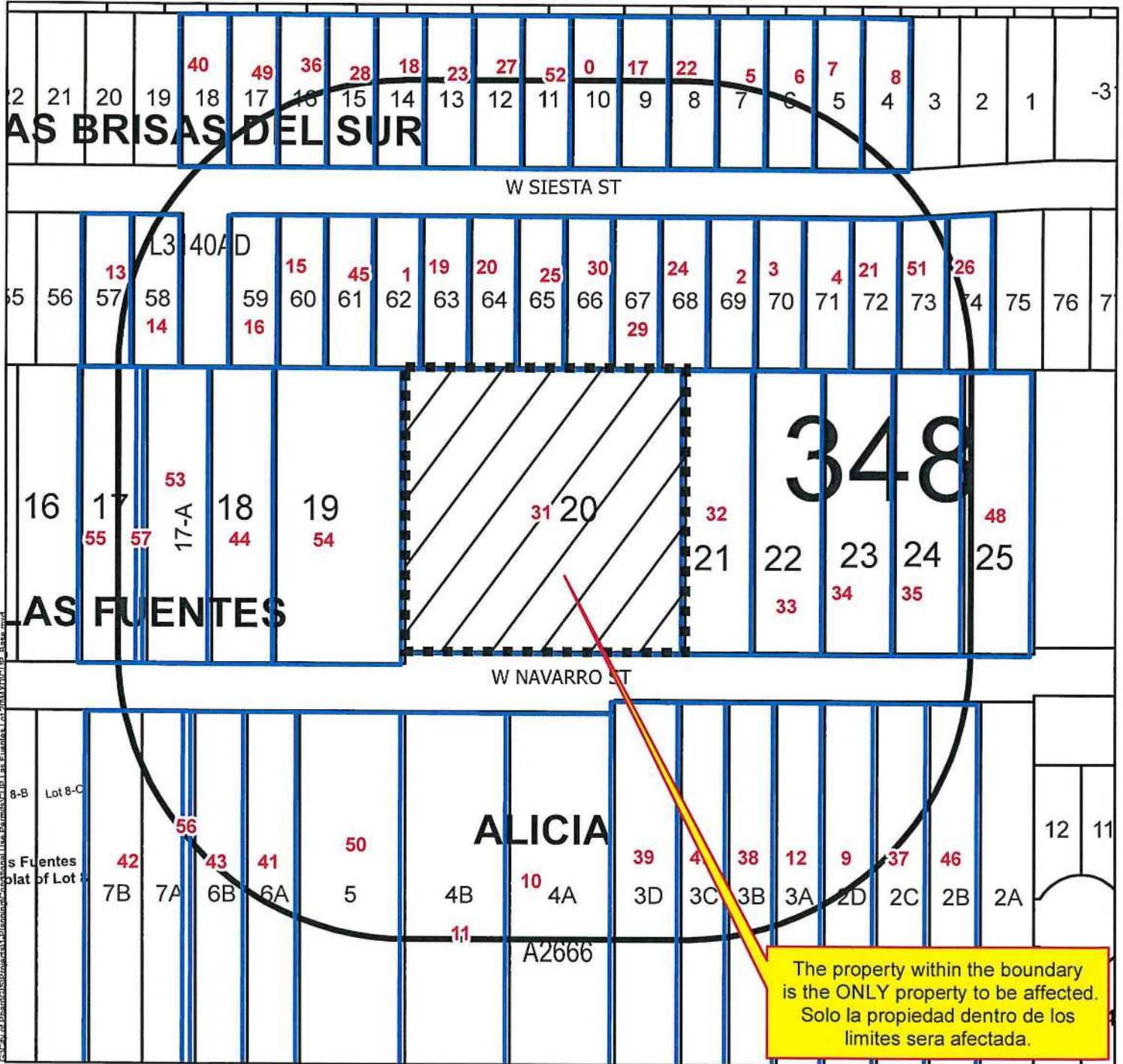
**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

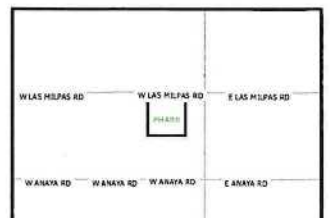
Development Services is recommending approval of the Life-of-the-Use Conditional Use Permit to allow an Institution in a Single-Family Residential District (R-1).

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 **February 15, 2021** at **4:00 p.m.**



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







Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: February 08, 2021

ROUTE TO BOARD:

☐ CITY COMMISSION

AGENDA ITEM: COZ:#210103

☒ PLANNING & ZONING COMMISSION

DATE SUBMITTED: January 08, 2021

1. **Applicant:** Melden & Hunt Inc., representing Adelante Holdings, Ltd., owners.
2. **Requested Action:** Re-zoning request from Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH) to Residential Multi-Family High-Density District (R-MFHD).
3. **Nature / Intent of Request:** In order to develop the property for multi-family residential use.

4. **Routing to Staff:**

A. Melanie Cano, Director


Initials

2/4/21
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations

Initials

Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

Date

☐ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, FEBRUARY 08, 2021

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH) to Residential Multi-Family High-Density District (R-MFHD): Being a 2.17-acre tract of land, more or less, out of Lot 151, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 2605 North Sugar Road.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Melden & Hunt Inc., representing Adelante Holdings, Ltd., owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH) to Residential Multi-Family High-Density District (R-MFHD) in order develop the property for multi-family residential use.

The subject site which is located on the east side of North Sugar Road with the physical address of 2605 North Sugar Road. The property is legally described as being a 2.17-acre tract of land, more or less, out of Lot 151, Kelly Pharr Tract, Pharr, Hidalgo County, Texas.

The property fronts North Sugar Road, an 80' major collector that runs north and south with a posted speed limit of 30 miles or less per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH). On March 03, 1987, the E185' of the W690' of the N145' of the subject property was zoned to Residential Townhouse District (R-TH). On November 27, 1984, the property to the north was zoned to Residential-Mobile Home District (R-MH), and on January 25, 2000, the property to the south was zoned to Residential Multi-Family District (R-MF). The property to the west was rezoned from General Business District (C) to Single-Family Residential District (R-1) on March 15, 2005, and the property to the east is zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Residential Multi-Family High Density District is established to provide adequate space and site diversification for medium to high density areas. This may be a zone for transitional areas developed for single-family usage, but because of the need for rehabilitation, or changes in the character of the neighborhood, are now deemed suitable for some multifamily development. This zone allows medium to high density developments, and should be located where additional requirements for streets, water and fire protection, wastewater, drainage and adequate open space shall be met. R-MFHD uses should not run traffic over long distances of single-family residential-sized streets or neighborhoods and should be located close to arterials or collectors capable of carrying the additional traffic. Multi-family developments are not a buffer between single-family and commercial uses and should be property buffered from nonresidential land uses and traffic, or from pollution and environmental hazards.

Forty-five (45) letter was mailed out to the surrounding property owner and a legal notice was published in the Advance News Journal. Staff received three (3) telephone calls in response to the letters, one (1) in opposition and two (2) for information only.

Development Services is recommending **approval** of the request to re-zone from Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH) to Residential Multi-Family High-Density District (R-MFHD) as the property meets area requirements and has adequate ingress and egress. The rezoning will allow for a reasonable use of the property and is compatible with adjacent uses. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **February 15, 2021** at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Melden & Hunt Inc., representing Adelante Holdings, Ltd.,
owners

APPLICANT

2605 North Sugar Road

ADDRESS

Agricultural and/or Open Space District (A-O)
and Residential Townhouse District (R-TH)

CURRENT ZONE

Residential Multi-Family
High-Density District (R-MFHD)

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?		X

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress. The rezoning will allow for a reasonable use of the property and is compatible with adjacent uses. If approved, the owner must comply with all City Ordinances and City Department requirements.

Della Robles

PREPARED BY

February 4, 2021

DATE

Proposed Change of Zone
 Kelly Pharr Tract 150' – N145' Lot 151 0.51 AC GR 0.37 AC NET
 & Kelly Pharr Tract E540" – W690"-N145" Lot 151 1.80 AC NET
 Adelante Holdings Ltd

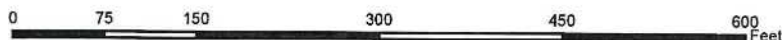


- | | | |
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| Mobile Home | Heavy Commercial | Planned Unit Development |
| Townhouse | Heavy Industrial | |
| HUD Code | Limited Industrial | |

City of Pharr, Texas
 Engineering Department
 956.402.4242

Date: 1/18/2021

Scale: 1 inch = 150 feet



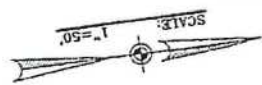
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



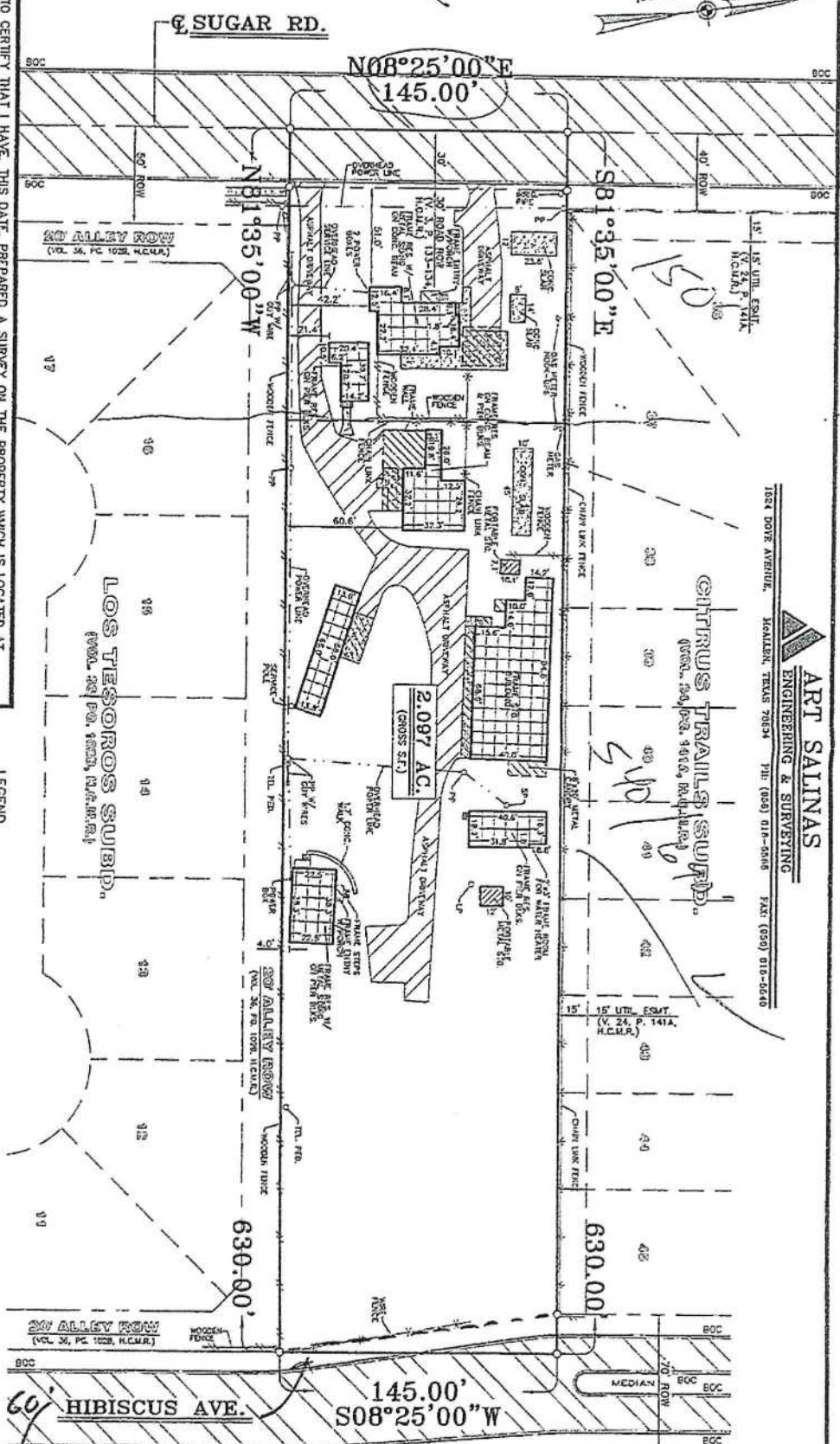
Adelante Holdings Ltd



W-150/2-145



ART SALINAS
ENGINEERING & SURVEYING
1001 DOW AVENUE, SCARLETT, TEXAS 75084
TEL: (950) 918-0508 FAX: (950) 918-0546



THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT SUGAR RD., IN, TEXAS, DESCRIBED AS FOLLOWS:
LOT - 0, SUBDIVISION, IN ADDITION TO THE CITY OF, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME, PAGE, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES. (SEE METES AND BOUNDS DESCRIPTION)
15-48222
Job No.
10-20-15
Date
©COPYRIGHT 2015 ART SALINAS ENGINEERING INC. THIS SURVEY WAS MADE FOR THE PURPOSES OF THE CITY OF HIDALGO COUNTY, TEXAS, AND NO OTHER RIGHTS OR INTERESTS ARE INTENDED TO BE CONVEYED BY THIS SURVEY.

- LEGEND**
- - DENOTES FOUND 1/2" ROD
 - - DENOTES FOUND 3/8" PIPE
 - - DENOTES SET 1/2" ROD
 - - DENOTES NO MONUMENT
 - - DENOTES RIGHT OF WAY
 - - DENOTES BACK OF CURB
 - - DENOTES POWER POLE
 - - DENOTES SERVICE POLE
 - - DENOTES LIGHT POLE

