

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. October 10, 2022 – 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:

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. MINUTES:

- 1) Approval of Minutes for September 12, 2022.
- 2) Approval of Minutes for September 26, 2022.

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) Elbow's Mac and Cheese Texas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being 0.067 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1401 South Jackson Road, Suites 3 & 4. CUP#220950 **This item supports EV - Economic Vitality.**

2) Rich Heritage Construction Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 0.28 acres, more or less, out of Lot 121, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1506 West Heritage Drive. COZ#220848 **This item supports EV - Economic Vitality.**

3) Tropical Snacks LLC., D/B/A Tropical Island has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lot B1, Northpoint Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1911 North Veterans Boulevard. CUP#220949 **This item supports EV - Economic Vitality.**

4) Ruben Pacheco representing Encarlen, LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.22 acres more or less, out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2500-2600 Block of South Salamanca Street. COZ#220952 **This item supports EV - Economic Vitality.**

5) I Cavazos Management, LLC., D/B/A Tropical Island #2, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being Lot 2B, Re-subdivision of Lots 2 & 3, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1801 West Ridge Road. CUP#220951 **This item supports EV - Economic Vitality.**

E. ANNOUNCEMENTS:

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, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 7th day of October 2022 at 12:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 7th day of October 2022




Hilda Pedraza, City Clerk

**MINUTES
PLANNING & ZONING COMMISSION
MONDAY, SEPTEMBER 12, 2022
118 S. CAGE BLVD. 2ND FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 12, 2022, and following is the record of attendance.

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

MEMBERS ABSENT: Luis Madrigal
Jonathan Larraga

STAFF PRESENT: Kimberly Mendoza, Director
Patricia Rigney, City Attorney
Roy Rodriguez, Asst. Director
Eddie Martinez, Planner II
Anaïsa Licerio, Planner II

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

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

Danny Wylie moved to excuse absent members. Jonathan Larraga seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 22, 2022

Danny Wylie introduced the item.

Danny Wylie moved to table. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **MARIO ANAYA, REPRESENTING ANGO INVESTMENTS, LLC OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN ORDER TO DEVELOP AND CONSTRUCT SINGLE FAMILY DWELLINGS. THE SUBJECT SITE IS LOCATED ON THE WEST SIDE OF NORTH SUGAR ROAD, APPROXIMATELY 330 NORTH OF WEST MINNESOTA ROAD AND HAS A PHYSICAL ADDRESS OF 5414 NORTH SUGAR ROAD. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 6, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. COZ: #220844**

Anaisa Licerio, Planner II, introduced the item and stated the property to the north, south, east, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on March 6, 1984. On August 25, 2015, the subject property was rezoned to Residential Multi Family High Density District (R-MFHD). A portion of the property to the west was rezoned to General Business District (C) on November 20, 2012. Later, the remaining portion to the west was rezoned to Single Family Residential (R-1) on September 8, 2020. The properties to the east were rezoned to Single Family Residential District (R-1) on March 20, 2017. There have been no other zoning requests in the general vicinity since that time. The property is generally designated for commercial and single-family use in the Land Use Plan. She further reported twenty-eight (28) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one response for information to the letters and the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements and was in line with the future land use plan and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

After discussion, Rafael Munguia moved to **approve** the request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to Single Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) BALLI INVESTMENTS AND HOLDINGS LLC., D/B/A CALACAS TACOS AND BEER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT 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 0.062 ACRES, MORE OR LESS, OUT OF LOT 1, JUNCTION VIEW SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 2101 North CAGE BOULEVARD, SUITE 110 AND 111. CUP#220845**

Anaisa Licerio, Planner II, introduced the item and stated the property was currently zoned General Business District (C) and the surrounding area was zoned General Business District (C) to the north, south, east, and west. She further stated this area was generally designated for commercial use in the Land Use Plan. She reported 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 one response in opposition.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). If approved, the owner must comply with all City Ordinances and City Department requirements.

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

Mr. Castro asked staff if a permit would be issued if the business was still pending items. Anaisa Licerio, Planner II, stated the business was still under construction and would not be issued a conditional use permit until all inspections have passed. Once all conditions are met the final permit would be issued.

After some discussion, Andy Castro moved to approve to request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS

- 1) SALINAS ENGINEERING, REPRESENTING OLIVER E. GUTIERREZ AND ENRIQUE GUTIERREZ CANTU, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED OLIVER SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.08 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 5, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3000 BLK. OF NORTH JACKSON RD. SUB#210829**

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned General Business District (C). The adjacent zones were Agricultural and/or Open Space District (A-O) to the north and south, Heavy Commercial District (H-C) to the east, and the city limits to the west. He further stated the property was designated for commercial use in the Land Use Plan—and no variances were being requested. He stated staff recommended final plat approval of the proposed Oliver Subdivision subject to the listed conditions.

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

There being no discussion, Andy Castro moved to approve the request for final plat approval of the proposed Oliver Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

2) MELDEN & HUNT, INC., REPRESENTING JEFFREY ERICKSON, MANAGER, FOR ERICKSON CONSTRUCTION, LLC., A TEXAS LIMITED LIABILITY COMPANY, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED MINNESOTA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 15.455 ACRE TRACT OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 600 BLOCK OF WEST MINNESOTA RD. SUB#210935

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Residential Multi-family District (R-MF). The adjacent zones were Residential Town House District (R-TH) and Single-Family Residential District (R-1) to the north, Residential Multi-Family District (R-MF) to the east, Single-Family Residential District (R-1) to the west and Agricultural and/or Open Space (A-O) to the south. He further stated the property was designated for commercial use in the Land Use Plan and no variances were being requested. He stated staff recommended final plat approval of the proposed Minnesota Estates Subdivision subject to the listed conditions.

At this time, 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 Minnesota Estates Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

3) MAS ENGINEERING, LLC., REPRESENTING ARMANDO GONZALEZ, OWNER, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED ROJAS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.25 ACRE TRACT OF LAND OUT OF THE NORTH 99.00 FEET OF THE SOUTH 198.00 OF THE NORTH 448 FEET OF THE EAST 220.00 FEET OF THE WEST 297.00 FEET OF LOT 233, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF WEST HALL ACRES RD. SUB#210720

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1). The adjacent zones were General Business District (C) to the north and Single-Family Residential District (R-1) to the east, south and west. He stated the property was designated for Single-Family residential use in the Land Use Plan and no variances were being requested. He stated staff recommended final plat approval of the proposed Rojas Subdivision subject to the listed conditions.

At this time, 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 Rojas Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

4) PABLO SOTO JR. P.E., REPRESENTING LISANDRO ESPINOZA, OWNER, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED LEELAND HEIGHTS ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.48 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 175, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 220 NORTH SUGAR ROAD. SUB#220720

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1). The adjacent zones were Single-Family Residential District (R-1) to the north, east, south, and west. He stated the property was designated for public/semi-public use in the Land Use Plan and no variances were being requested. He stated staff recommended final plat approval of the proposed Leeland Heights Estates Subdivision subject to the listed conditions.

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

There being no discussion, Charlie Ramirez moved to **approve** the request for final plat approval of the proposed Leeland Heights Estates Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

5) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING EDUARDO CANTU, VICE PRESIDENT OF ESPONJAS DEVELOPMENT, LTD-REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED VACATE AND PLAT OF MARIA ELISE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 18.07 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THROUGH 74 AND ALL OF THE 50 FOOT STREET RIGHT OF WAYS, MARIA ELISE ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST OWASSA ROAD. SUB#210618

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Single-Family Residential District (R-1). The adjacent zones were city limits to the north, Limited Industrial District (L-I) to the east, Single-Family Residential District (R-1) to the south and Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the west. He stated the property was designated for industrial use in the Land Use Plan and no variances were being requested. He further stated staff recommended preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision subject to the listed conditions.

At this time, Rafael Munguia advised a public hearing was not required and opened the item for discussion and action.

There being no discussion, Andy Castro moved to **approve** the preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

6) PABLO SOTO JR. P.E., REPRESENTING NOE PRUNEDA, OWNER, REQUESTED PRELIMINARY PLAT APPROVAL OF THE PROPOSED LILY SOFIA ESTATES SUBDIVISION THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE TRACT OF LAND BEING THE WEST HALF (1/2) OF LOT 50 AND LOT 51, ADDITION TO LAS MILPAS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 300 BLOCK OF WEST RUISENOR AVENUE. SUB#220516

Eddie Martinez, Planner II, introduced the item and stated the property was currently Residential Multi-family District (R-MF). The adjacent zones were Residential Multi-family High Density District (R-MFHD) to the north and Residential Multi-family District (R-MF) to the east, south and west. He further stated the property was designated for single family residential use in the Land Use Plan and no variances were being requested. He further stated staff recommended preliminary plat approval of the proposed Lily Sofia Estates Subdivision subject to the listed conditions.

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

There being no discussion, Romeo Robles moved to **approve** the request for preliminary plat approval of the proposed Lily Sofia Estates Subdivision. Guadalupe Cano seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to **adjourn**. Carlos Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:24 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED:_____

**MINUTES
PLANNING & ZONING COMMISSION
MONDAY, SEPTEMBER 26, 2022
118 S. CAGE BLVD. 2ND FLOOR**

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 26, 2022, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles
Charlie Ramirez
Andy Castro
Luis Madrigal

MEMBERS ABSENT:
Jonathan Larraga
Rafael Munguia
Guadalupe Cano
Joel Ordaz

STAFF PRESENT: Kimberly Mendoza, Director
Roy Rodriguez, Asst. Director
Eddie Martinez, Planner II
Anaisa Licerio, Planner II
Laura Fonseca Planner I
Melissa Ramirez Administrative Assistant

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

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

Danny Wylie moved to excuse absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF AUGUST 22, 2022

Danny Wylie introduced the item.

Danny Wylie moved to table. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) MARCO ANTONIO ALVARADO HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) IN ORDER TO DEVELOP AND CONSTRUCT A TRIPLEX. THE SUBJECT SITE IS LOCATED on the east side of South Saint Marie Drive, APPROXIMATELY 270 FT. SOUTHEAST THOMAS ROAD AND HAS A PHYSICAL ADDRESS OF 6617 SOUTH SAINT MARIE DRIVE. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 47, BLOCK 1, HIDALGO PARK ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. COZ: #220846**

Laura Fonseca, Planner I, introduced the item and stated the property to the west and south were zoned to Single Family Residential District (R-1) on December 15, 1987. The property to the north was rezoned to Residential Multi-Family District (R-MF) on March 1, 2021. The property is generally designated for single-family residential use in the Land Use Plan. She further reported twenty-three (23) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received one response for information to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements and was in line with the future land use plan and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

After discussion Luis Madrigal moved to approve the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) Residential Multi-Family District (R-MF) Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) JORGE A. ESPINO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN ORDER TO DEVELOP AND CONSTRUCT A SINGLE-FAMILY RESIDENCE. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.684 ACRES, MORE OR LESS, OUT OF LOT 191, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY,**

TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 904 E. SAM HOUSTON AVENUE. COZ#220847

Laura Fonseca, Planner I, introduced the item and stated the property to the west was rezoned from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) on April 1, 1997. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on February 19, 2005. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Residential Single Family District (R-1) on April 19, 1983. There has been no other zoning request within the general vicinity of the subject property since that time. The property is generally designated for single family use in the Land Use Plan. She further reported 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 one response for information to the letters and the legal notice.

Laura Fonseca, Planner I, further stated staff recommended approval of the request to re-zone to Single Family Residential District (R-1) as the property meets area requirements and was in line with the future land use plan and has adequate ingress and egress. She stated if approved, the owner must comply with all City Ordinances and City Department requirements.

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

After discussion, Luis Madrigal moved to **approve** the request to re-zone from Single Family Residential District (R-1) to Residential Multi-Family District (R-MF) Residential Multi-Family District (R-MF) Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS

- 1) PEREZ CONSULTING ENGINEERS, REPRESENTING CARLOS CANALES MELHEM, OWNER OF PHARR BRIDGE INVESTMENT, LP., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MASTER PLAN PHARR BRIDGE BUSINESS PARK PHASE 4 AND 5 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20.58 ACRES OF LAND AND ALSO BEING A PART OR PORTION OF LOT 377, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 9800 BLOCK OF WEST HI-LINE ROAD. SUB#210826**

Eddie Martinez, Planner II, introduced the item and stated the property was currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O) and Limited Industrial District (L-I) to the north and west,

Limited Industrial District (L-I) to the east and Agricultural and/or Open Space District (A-O) to the south. The property is designated for industrial use in the Land Use Plan-and no variances were being requested. He stated staff recommended preliminary plat approval of the proposed Master Plan Pharr Bridge Business Park Phase 4 and 5 Subdivision subject to the listed conditions.

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

There being no discussion, Luis Madrigal moved to **approve** the request preliminary plat approval of the proposed Master Plan Pharr Bridge Business Park Phase 4 and 5 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM I. ADJOURNMENT

There being no further business Andy Castro moved to **adjourn**. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:19 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.1.

DATE SUBMITTED: October 5, 2022

MEETING DATE: October 10, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Elbow's Mac and Cheese Texas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being 0.067 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1401 South Jackson Road, Suites 3 & 4. CUP#220950 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Elbow's Mac and Cheese Texas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 10/5/2022
Approved - 10/7/2022
Final Approval - 10/7/2022

MEMORANDUM

DATE: MONDAY, OCTOBER 10, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#220950** (ELBOW'S MAC AND CHEESE TEXAS, LLC)

GENERAL INFORMATION:

APPLICANT: Elbow's Mac and Cheese Texas, LLC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.067 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1401 South Jackson Road, Suites 3 & 4

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Pending inspection of the 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 from Sunday through Saturday from 6:00 A.M. to 11:00 P.M.

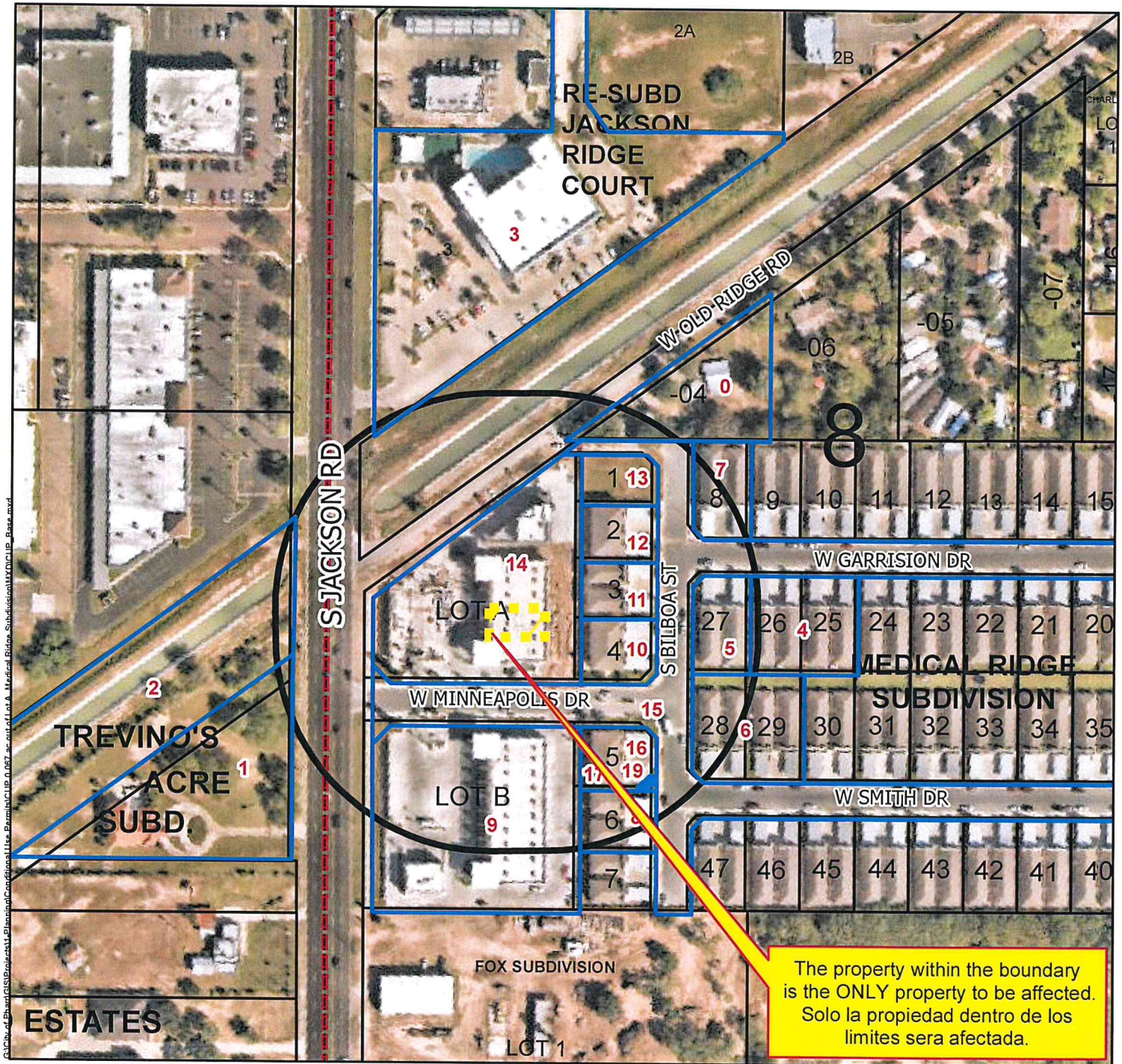
**NOTIFICATION
OF PUBLIC:**

Eighteen (18) surrounding property owners were notified of the request by letter on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received no response to the letters or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

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

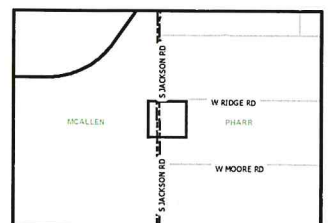
NOTE: This item will go before the City Commission Meeting of **October 17, 2022**, at **4:00 p.m.**

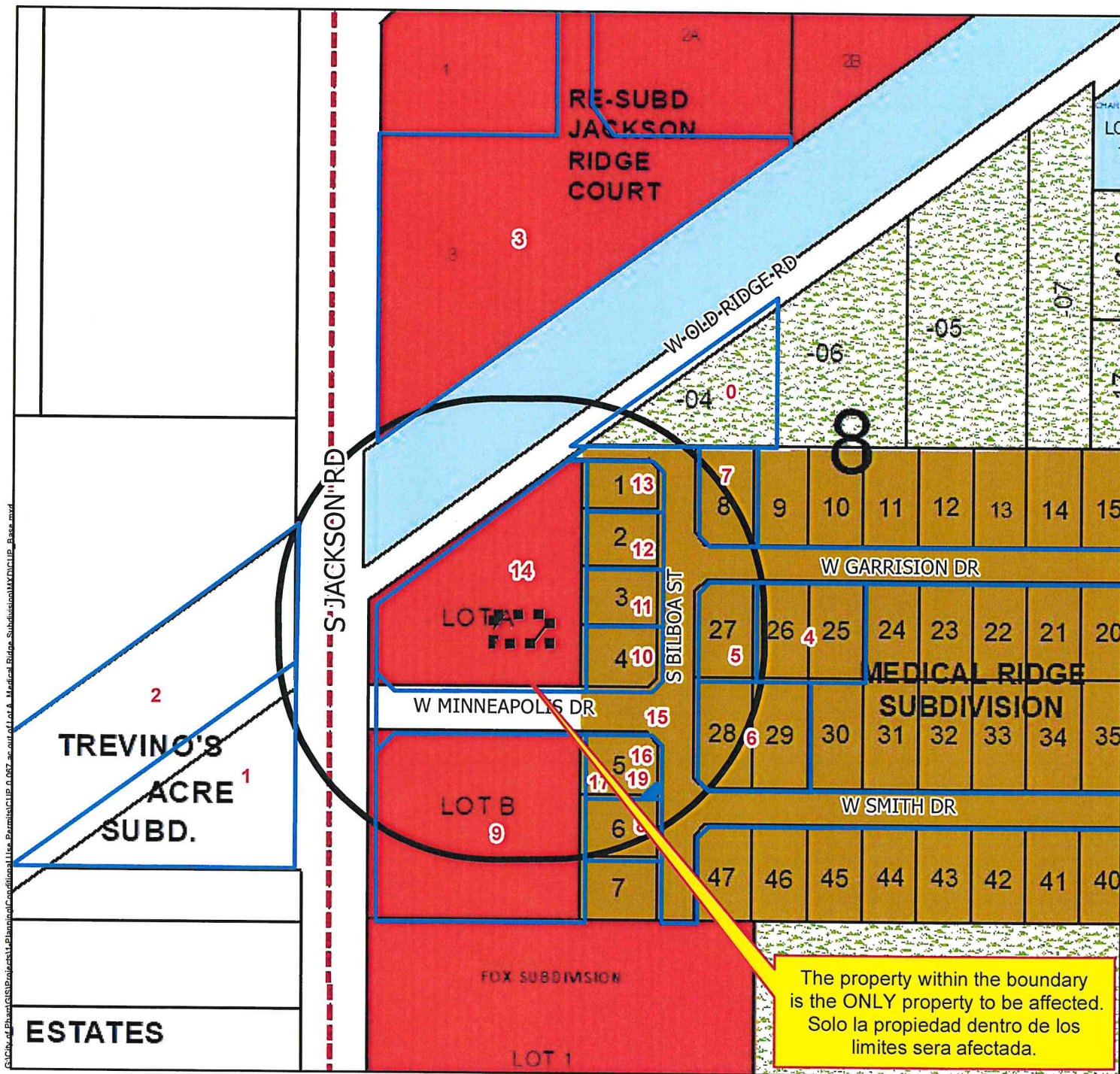


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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 | |

- Subject Property
- Notified Properties
- 300 ft Buffer Zone

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





- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Subject Property
- Notified Properties
- 300 ft Buffer Zone

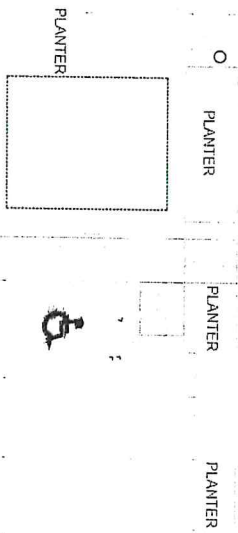
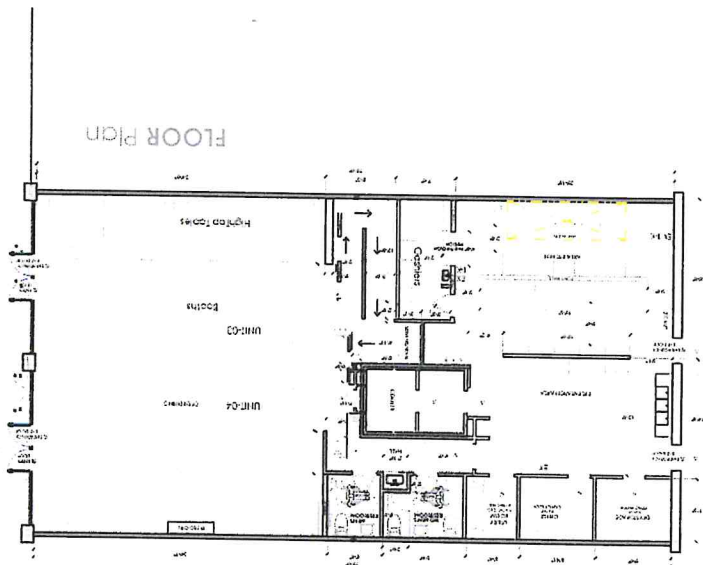
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



1401 S. Jackson Rd.
Suite 3 & 4
Pharr, TX
78577

elbowus
MAC N' CHEESE

Suite 3 Suite 4
1,532.31 SQFT 1,532.31 SQFT
Total SQFT
3,064.62



S. Jackson Rd.

S. Jackson Rd.

W. Minneapolis Rd

MENU

MAC N' CHEESE

MULTI-GRAIN MAC +\$1.00 GLUTEN FREE MAC +\$2.00

CLASSICS

THE BLUE BOX 
Our Craftier Version

REG LRG

7.55 9.55

MORE CHEESE 4 ME 
Our Signature Four Cheese Mac

8.55 10.55

FAVORITES

WHEN PIGS FLY
Swiss, Gruyere & Smoked Applewood Bacon

9.55 11.55

WINGIN' IT
Hot Wing Sauce with Cheddar topped with
Chicken & Blue Cheese

9.55 11.55

JALEPEÑO BUSINESS 
Spicy Jalepeños with Sharp Cheddar &
Habanero Jack

9.55 11.55

PIZZA MY HEART
Cheese, Pepperoni or Veggie

9.55 11.55

SPECIALTIES

HOLY COW
Angus Burger, Bacon, Mushrooms,
Cheddar & Swiss

9.55 11.55

CAJUN SENSATION
Habanero Jack & Sharp Cheddar with
Holy Trinity & Andouille Sausage

9.55 11.55

THE HANGOVER
Breakfast Mac, Eggs, Peppers, Onions
& Potatoes with Cheddar & Muenster

9.55 11.55

Add Bacon, Sausage or Lemon +\$1.50 REG/+\$2.00 LRG

MACSALA 

Exotic Indian Spice, Peppers & Onions
Add Lemon or Sausage +\$1.50 REG/+\$2.00 LRG

REG LRG

9.55 11.55

ELOTÉ MAC 

Mexican Corn, Grilled Onions with Manchego
& Parmesan

9.55 11.55

CHILLIN' OUT

Cheddar Mac topped with Homemade Chili

9.55 11.55

SO SHELLFISH

Lobster & Asparagus with Asiago & Parmesan

13.55 16.55

DON'T BE AFRAID O

Chicken & Broccoli or Seasonal Vegetables
in Alfredo Mac

9.55 11.55

THIS LITTLE PIGGY GOT PULLED

Three Cheese Mac topped with
BBQ Pulled Pork

9.95 11.95

OKEY DOKEY ARTICHOKEY 

Spinach & Artichoke Dip Mac

9.55 11.55

EASY CHEESY CAPRESE 

Roasted Tomatoes, Garlic & Basil

9.55 11.55

FUN GUY 

Mushrooms, White Truffle Oil & Garlic with
Gouda, Parmesan & Swiss

10.55 12.15

**I CAN'T BELIEVE IT'S NOT CHEESE
(VEGAN)** 

Cashew Cheese, Roasted Peppers & Onions

10.55 13.15

BUILD YOUR OWN MAC

Choose Size, Noodles, Cheeses, Veggies,
Proteins & Spices

Starts at \$6.95

MORE MENU



COMBOS

HALF MAC

Any Choice Mac with Choice of Half Salad (Caesar or Garden) or Fries 9.95
 *Lobster +\$3.00
 *Vegan +\$1.00
 *Add Beverage +\$1.50

HALF SANDWICH

Any Choice Of Sandwich & Choice of Half Salad (Caesar or Garden) or Fries 9.95
 *Add Beverage +\$1.50

TRIO MAC

CHOOSE ANY 3 LARGE MACS

*Lobster +\$5.00 30.50
 *Vegan +\$1.00

MINI BOWS (FOR KIDS)

OUR BLUE BOX OR GRILLED CHEESE SANDWICH OR CHICKEN NUGGETS

Comes with Veggie Sticks & Cookie 5.99
 *Add 4 Piece Nuggets +\$1.89

GRILLED CHEESE

ADD A LAYER OF FRIED MAC 'N' CHEESE +\$2.00
 GLUTEN-FREE BREAD +\$2.00

CLASSIC GRILLED CHEESE

Made with Sharp Cheddar 6.50

SIGNATURE FOUR CHEESE

Grilled Cheese with Parmesan, Asiago, Fontina & Romano 7.50

SMOKED TURKEY

Smoked Turkey with Cheddar & Pepper Jack 7.95

SPINACH & ARTICHOKE

Spinach & Artichoke with Parmesan & Cream Cheese 7.50

MASALA

Cheddar, Onions, Peppers & Indian Spices 7.50
 Add Chicken or Paneer +\$1.50

PHILLY CHEESESTEAK

Steak, Onions & Peppers with Provolone & American Cheese 7.95

PASTRAMI

Swiss & Gruyere 7.95

PULLED PORK

Swiss, Cheddar & Parmesan 7.95

TUNA MELT

Tuna with Pepper Jack & Cheddar 7.95

VEGGIE MELT

Grilled Veggies with Parmesan 7.95

CHICKEN PESTO MELT

Grilled Chicken Breast with Pesto & Provolone 7.95

MORE MENU

PIZZA

CHEESE	6.50
PEPPERONI	7.95
MAC N' CHEESE	8.95

SIDES

CHIPSTIX	4.95
With Cheese Sauce or Ranch	
FRENCH FRIES	3.85
GREEN BEAN FRIES	6.95
TRUFFLE FRIES	5.95
MAC N' CHEESE BITES	5.95
GARLIC BREAD	2.95
CHICKEN NUGGETS (6 Piece)	3.85
CHURROS (2)	4.00
TATOR TOTS	2.50

Pizza Tots 4.95 Cheesy Tots 3.95

SALAD

ADD CHICKEN +\$1.50

	HALF	FULL
GARDEN SALAD	6.50	8.50
CAESAR SALAD	6.50	8.50
CHINESE CHICKEN	7.50	9.50
MEDITERRANEAN	7.50	9.50

DRINKS

FOUNTAIN DRINKS	2.50
BOTTLED SODA	2.50

CHECK OUT OUR PICTURES
ON INSTAGRAM

@elbowsmacncheese

#elbowsmacncheese



SHOOT IT!



SHARE IT!



HASHTAG IT!







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.2.

DATE SUBMITTED: October 5, 2022

MEETING DATE: October 10, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rich Heritage Construction Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 0.28 acres, more or less, out of Lot 121, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1506 West Heritage Drive. COZ#220848 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Rich Heritage Construction Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Residential Multi-Family High Density (R-MFHD).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 10/5/2022
Approved - 10/7/2022
Final Approval - 10/7/2022



MEMORANDUM

DATE: OCTOBER 10, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 0.28 acres, more or less, out of Lot 121, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1506 West Heritage Drive. COZ#220848

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:

Rich Heritage Construction Inc. has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct a duplex on subject property.

The subject site is located on the North side of West Heritage Drive, approximately 1,195 feet west of North Sugar Road and has a physical address of 1506 West Heritage Drive. The property is legally described as being 0.28 acres out of Lot 121, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Heritage Drive, a 50' – 60' local street that runs east and west with a posted speed limit of 20 to 30 miles 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). The subject property and the properties to the north, south, east, and west were zoned to Agricultural and/or Open Space District (A-O) when the properties were annexed to the City of Pharr on November 18, 1986. The property to the east was rezoned to General Business District (C) on February 15, 2000. Later, on November 3, 2014, the property was rezoned to Heavy Industrial District (H-I). The property to the south was rezoned to Medium Density Multi-Family Residential District (R-3) on June 4, 2018. The property to the north was rezoned to Single Family Residential District (R-1) on October 5, 1993. The properties to the west were zoned to Single Family Residential District on April 20, 2004. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for single family 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.

Twenty-two (22) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone to Residential Multi-Family High Density (R-MFHD) as the property meets area requirements and has adequate ingress and egress. 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 **October 17, 2022**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**

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



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Rich Heritage Construction Inc.

APPLICANT

1506 West Heritage Drive.

ADDRESS

Agricultural and/or Open Space District
(A-O)

CURRENT ZONE

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

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone to Residential Multi-Family High Density (R-MFHD) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

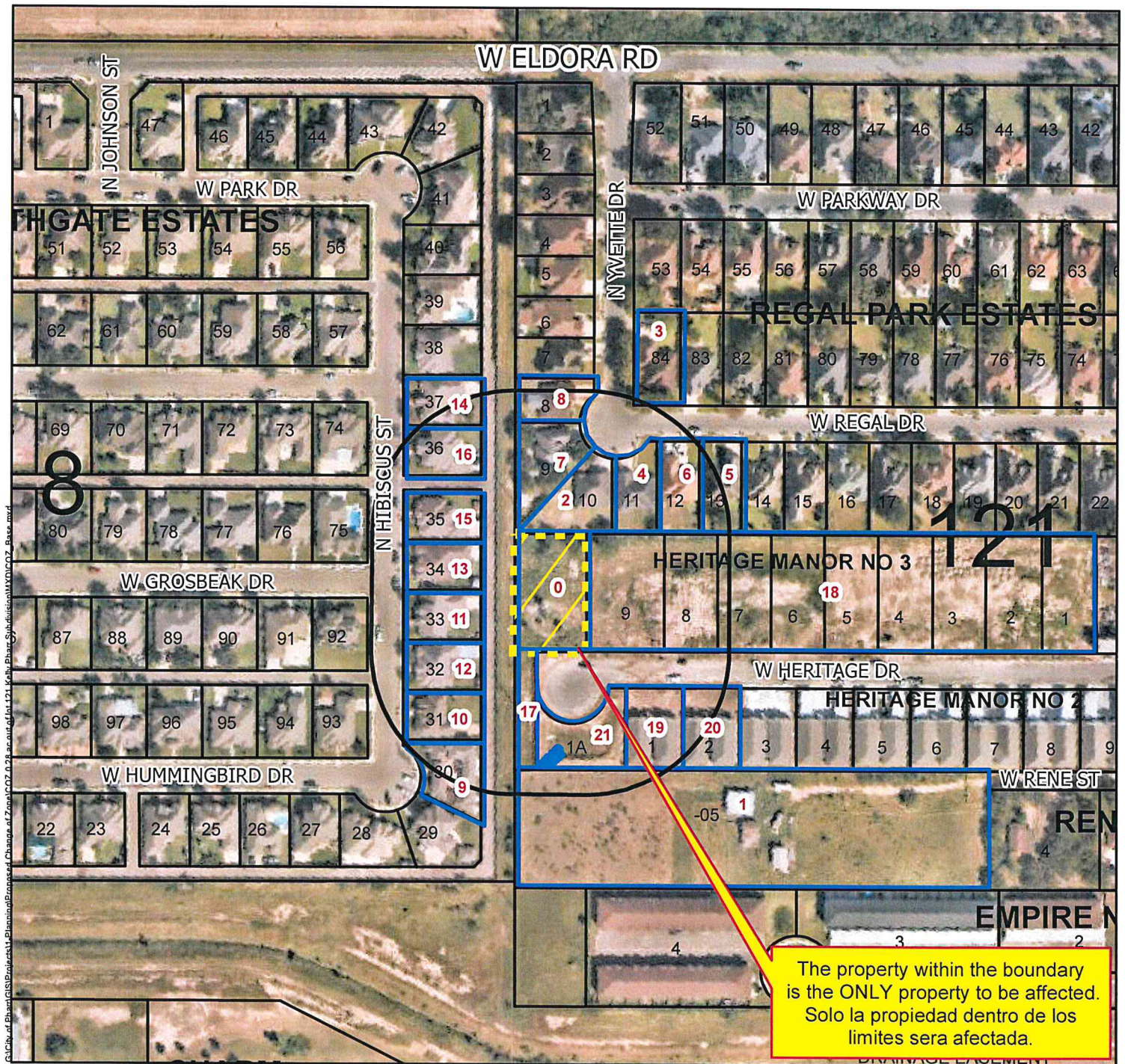
Anaisa Licerio, Planner II

PREPARED BY

October 4, 2022

DATE

Proposed Change of Zone
 1506 W Heritage Dr / 0.28 ac out of Lot 121 Kelly Pharr Subdivision
 Rich Heritage Construction Inc



Zoning

ZONE

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

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

- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

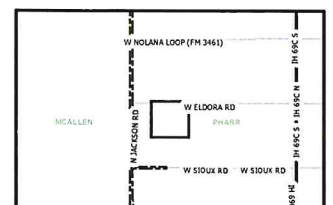
- 200 ft. Buffer Zone
- Notified Properties
- Subject Property

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

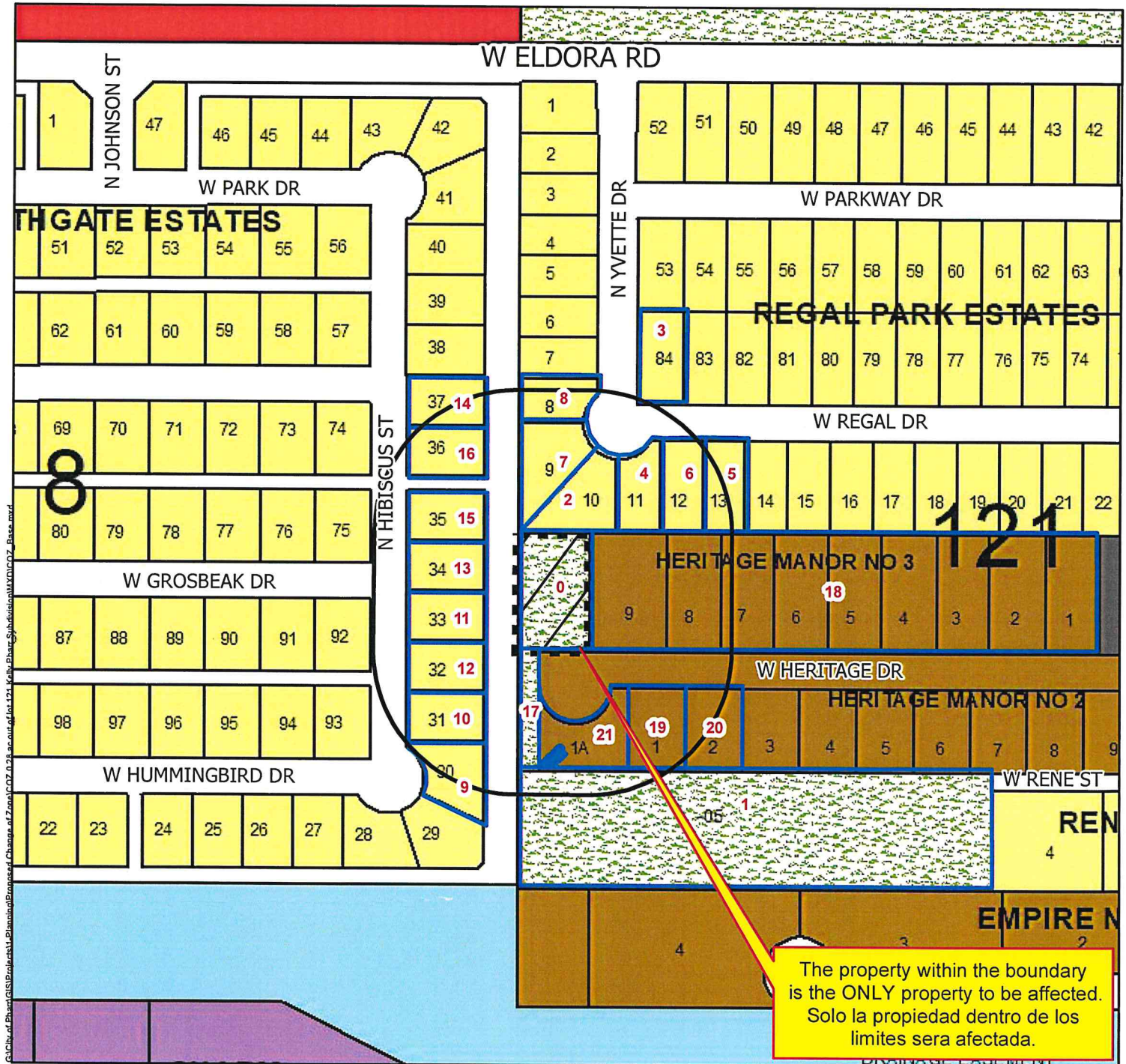
City of Pharr, Texas
 Engineering Department
 056 402 4242

Scale: 1 inch = 200 feet

0 100 200 400 600 800



Proposed Change of Zone
 1506 W Heritage Dr / 0.28 ac out of Lot 121 Kelly Pharr Subdivision
 Rich Heritage Construction Inc



Zoning

ZONE

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

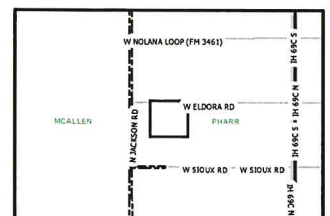
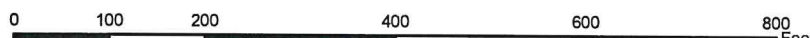
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

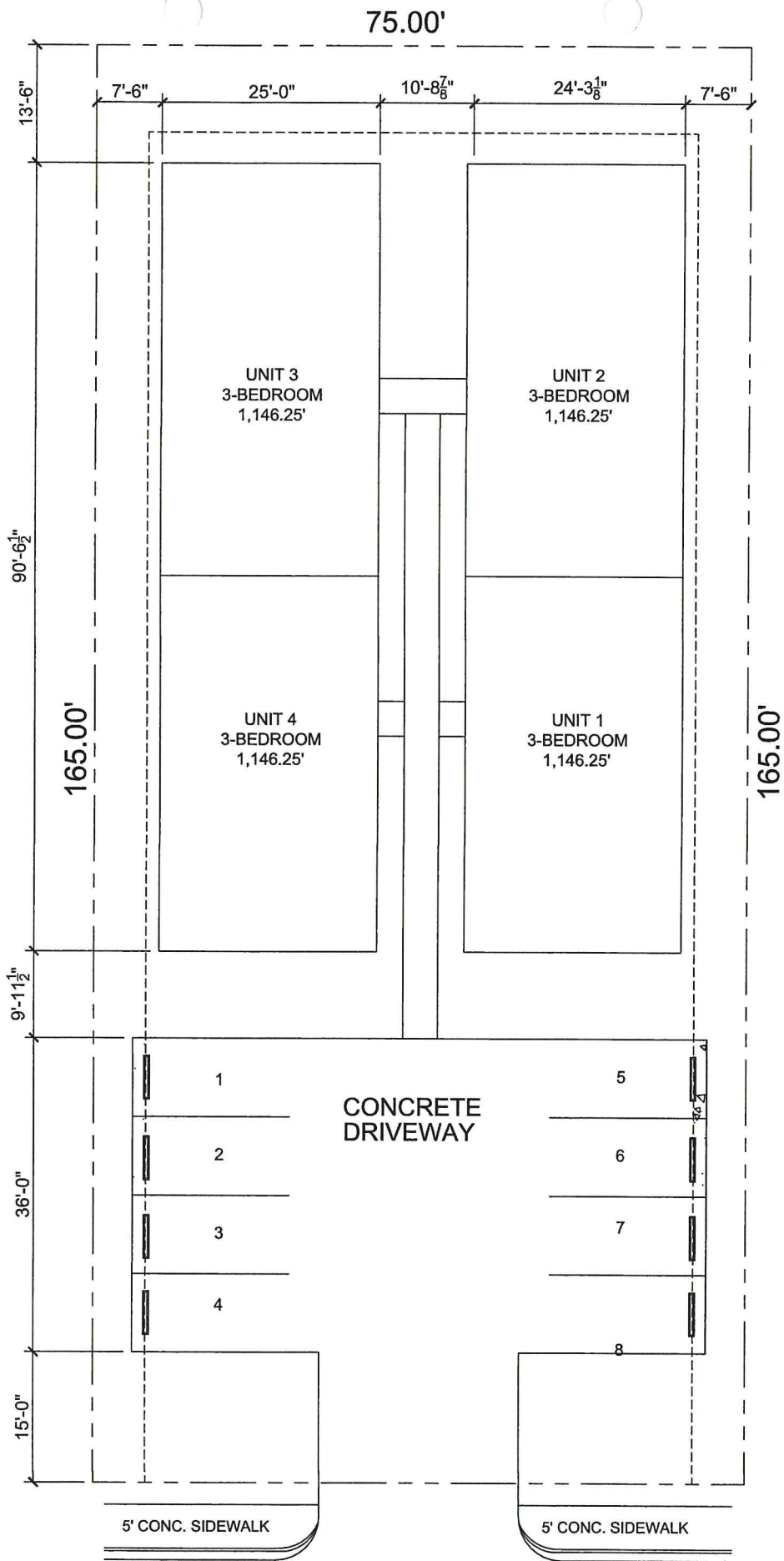
- 200 ft. Buffer Zone
- Notified Properties
- Subject Property

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

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 200 feet







AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.3.

DATE SUBMITTED: October 6, 2022

MEETING DATE: October 10, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Tropical Snacks LLC., D/B/A Tropical Island has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lot B1, Northpoint Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1911 North Veterans Boulevard. CUP#220949 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Tropical Snacks LLC., D/B/A Tropical Island has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Heavy Commercial District (H-C).

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 10/6/2022
Approved - 10/7/2022
Final Approval - 10/7/2022

MEMORANDUM

DATE: MONDAY, OCTOBER 10, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#220949** (TROPICAL SNACKS LLC., D/B/A TROPICAL
ISLAND)

GENERAL INFORMATION:

APPLICANT: Tropical Snacks LLC., D/B/A Tropical Island has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being Lot B1, Northpoint Subdivision, Pharr, Hidalgo County, Texas.

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

ZONING: The property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the north and south, Residential Multi-Family District (R-MF) to the west, and city limits lie to the east. This area is generally designated for single family use in the Land Use Plan.

COMMENTS:

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

HOURS OF OPERATION:

Hours of operation will be from Monday through Saturday from 12:00 P.M. to 10:00 P.M.

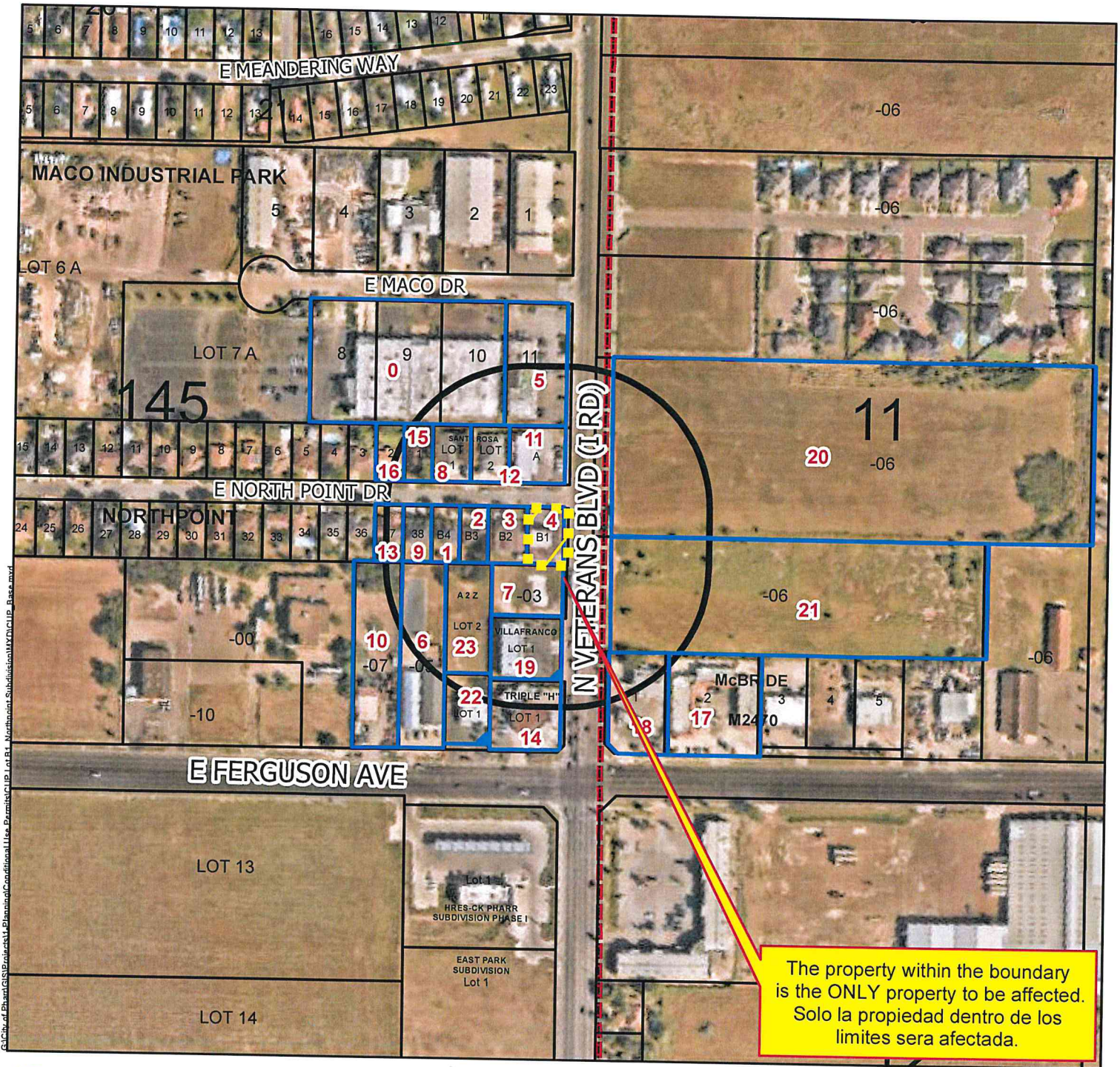
NOTIFICATION OF PUBLIC:

Twenty (20) surrounding property owners were notified of the request by letter on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

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

NOTE: This item will go before the City Commission Meeting of **October 17, 2022**, at **4:00 p.m.**



- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code

- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

- Subject Property
- Notified Properties
- 300 ft Buffer Zones

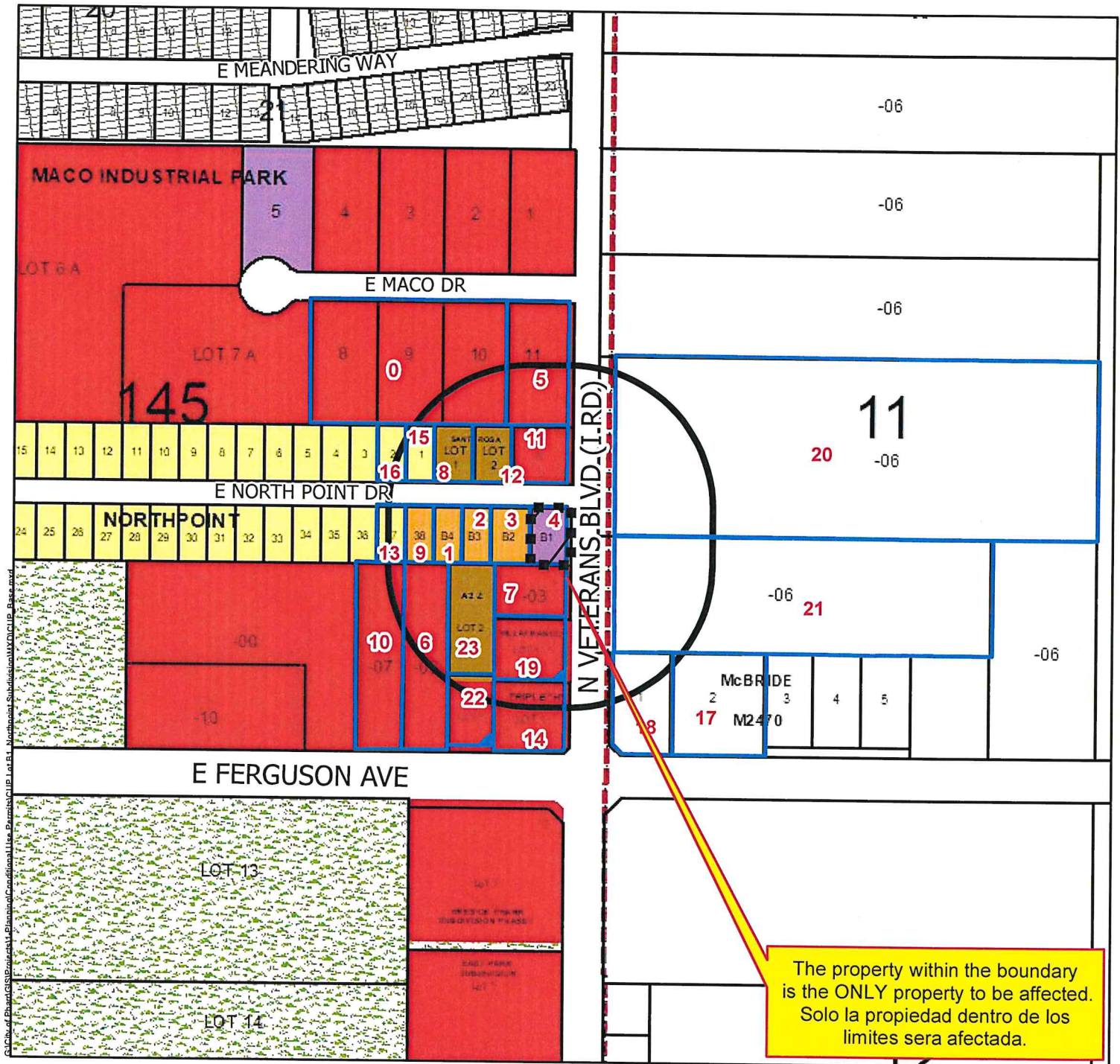
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4242

Scale: 1 inch = 300 feet



Date: 9/16/2022



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

- Subject Property
 Notified Properties
 300 ft Buffer Zones

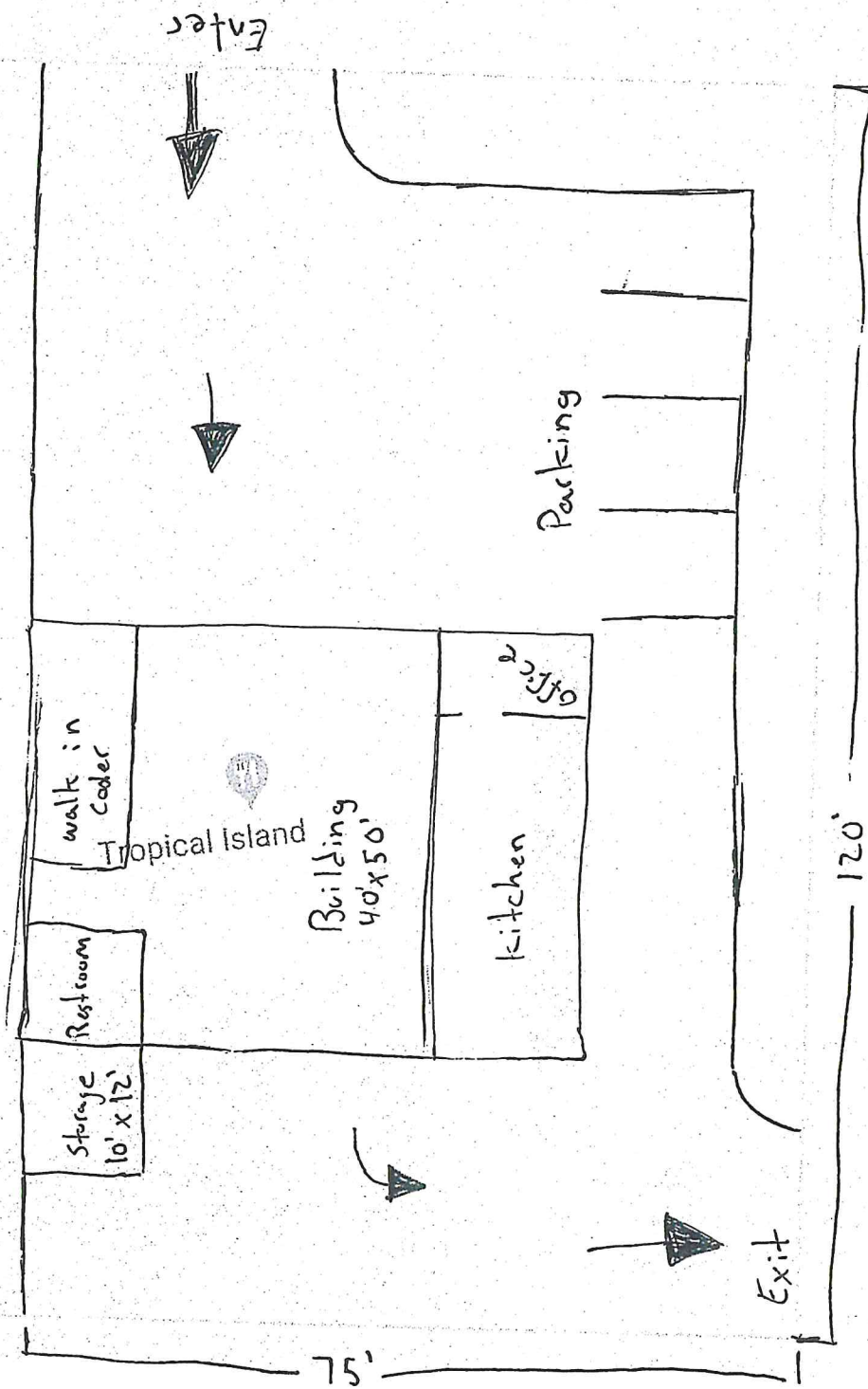
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Northpoint Dr

Northpoint Dr

Northpoint Dr



1911 N Veterans Blvd (I Rd.)

N IRd

N Veterans Blvd

N IRd

N Veterans Blvd

SNACKS AND MORE...

- Hot Dogs
- Chili Dogs
- Conchitas with Crema and Salsa Verde
- Conchitas with Queso and Jalapeño
- Elote en Vaso y Entero
- Cheesy Corn Nuts
- Crazy Corn Nuts
- Pickle
- Bloody Pickle
- Pickles with Lemon & Chile
- Gummi Bears con Chamoy y Lucas
- Banana Split / Super Banana
- Marranada
- Takis con Queso
- Hot Cheetos Mix
- Pica Cheetos
- Hot Cheetos with Cheese
- Frito Pie
- Gansito Polar
- Ice Cream Delight
- Camarones
- Camarones con Clamato
- Nachos
- Nachos con Chili

DRINKS

- Smirnoff Preparada
- Topo Chico Preparado
- Topo Chico con Clamato
- Clamato
- Clamato con Camarones
- Clamato with Cucumber
- Michelada
- Michelada con Camarones
- Fresh Lemonade
- Rusas

FRESH FRUITS

- Fresas con Crema
- Fruit with Lemon & Chile
- Fruit with Yogurt, Honey & Granola
- Fruta Bionica
- Manzana Preparada
- Jicama with Lemon & Chile
- Cucumber with Lemon & Chile

TROPICAL ISLAND



1801 W Ridge Rd, Pharr, Texas





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.4.

DATE SUBMITTED: October 6, 2022

MEETING DATE: October 10, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Ruben Pacheco representing Encarlen, LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.22 acres more or less, out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2500-2600 Block of South Salamanca Street. COZ#220952 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: Ruben Pacheco representing Encarlen, LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH)

Fiscal Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 10/6/2022
Approved - 10/7/2022
Final Approval - 10/7/2022

MEMORANDUM

DATE: MONDAY, OCTOBER 10, 2022

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT:	Re-zoning Request: From General Business District (C) to Townhouse Residential District (R-TH). The property is legally described as being 0.22 acres more or less, out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2500-2600 Block of South Salamanca Street. COZ#220952
-----------------	--

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:

Ruben Pacheco representing Encarlen, LTD, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Townhouse Residential District (R-TH) in order to develop a two-lot subdivision and construct a townhouse on each of the lots.

The subject site is located on the west side of South Salamanca Street, approximately 260 ft. south of West Hall Acres Road and has a physical address of 2500 South Salamanca Street. The property is legally described as being 0.22 acres more or less, out of Lot 8, Block 9, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

The property fronts South Salamanca Street, a 50 ft. local street, that runs north and south with a posted speed limit of 20 to 30 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned General Business District (C). The property to the south was rezoned to Single Family Residential District (R-1) on July 2, 2002. The property to the east was rezoned to Single Family Residential District (R-1) on June 15, 2004. The city limits lie to the west. The property is generally designated for commercial use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twenty-five (25) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius owners on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received one response (1) response to the letters or the legal notice for information.

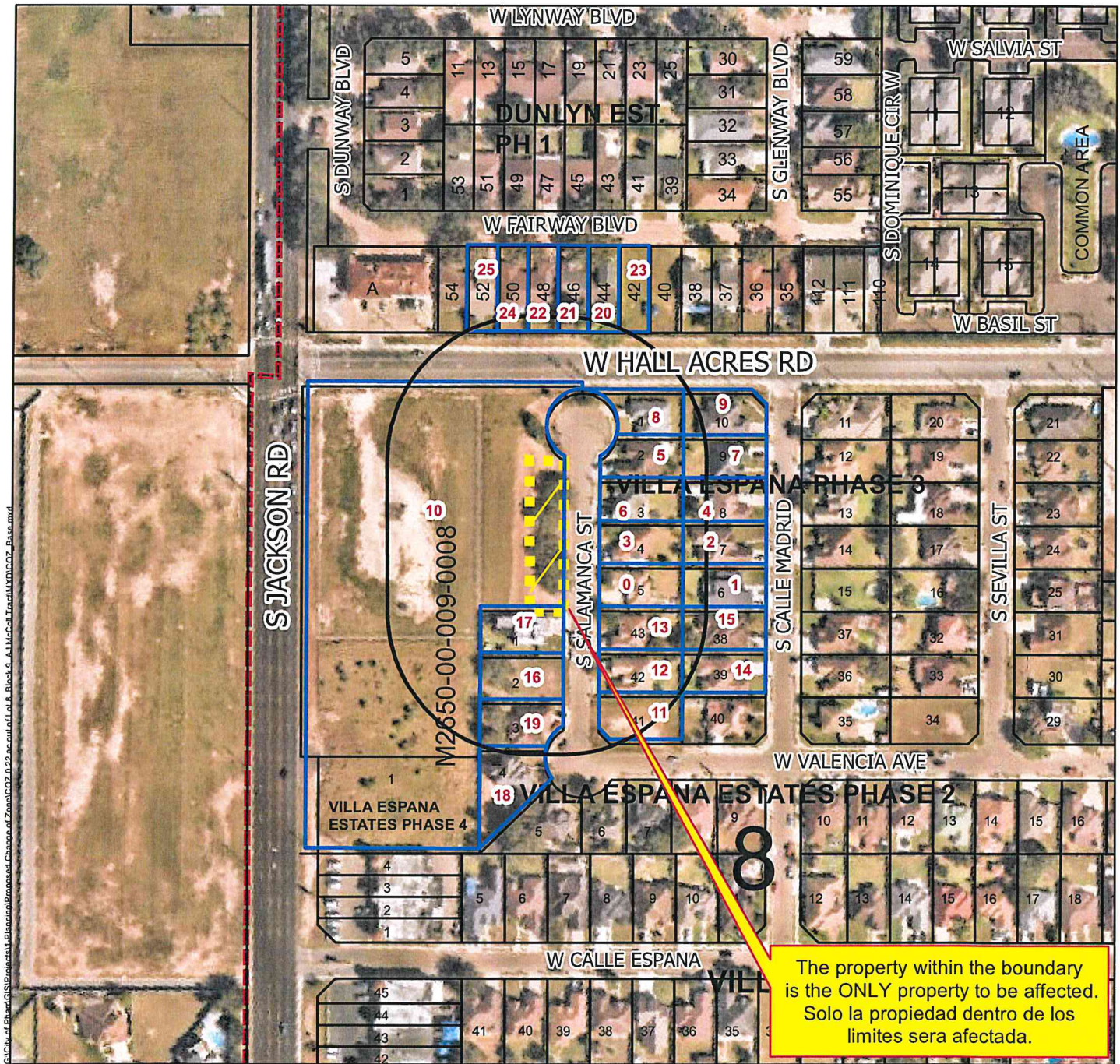
Development Services is recommending **approval** of the request to re-zone from General Business District (C) to Townhouse Residential District (R-TH) as the property meets area requirements, is in line with the future land use plan, and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

NOTE: This item will go before the City Commission Meeting of **October 17, 2022**, 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.**

Proposed Change of Zone
0.22 ac out of Lot 8, Block 9, AJ McColl Tract
Ruben Pacheco, representing Encarlen Ltd



Zoning

ZONE

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

Townhouse

HUD Code

Rail Road R.O.W

Government Owned

General Business

Business District

Drainage Easement

Heavy Commercial

Heavy Industrial

Limited Industrial

Neighborhood Commercial

Office Professional

PSJA ISD

Hidalgo ISD

Valley View ISD

Planned Unit Development

200 ft Buffer Zone

Notified Properties

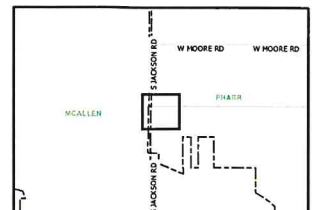
Subject Property

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

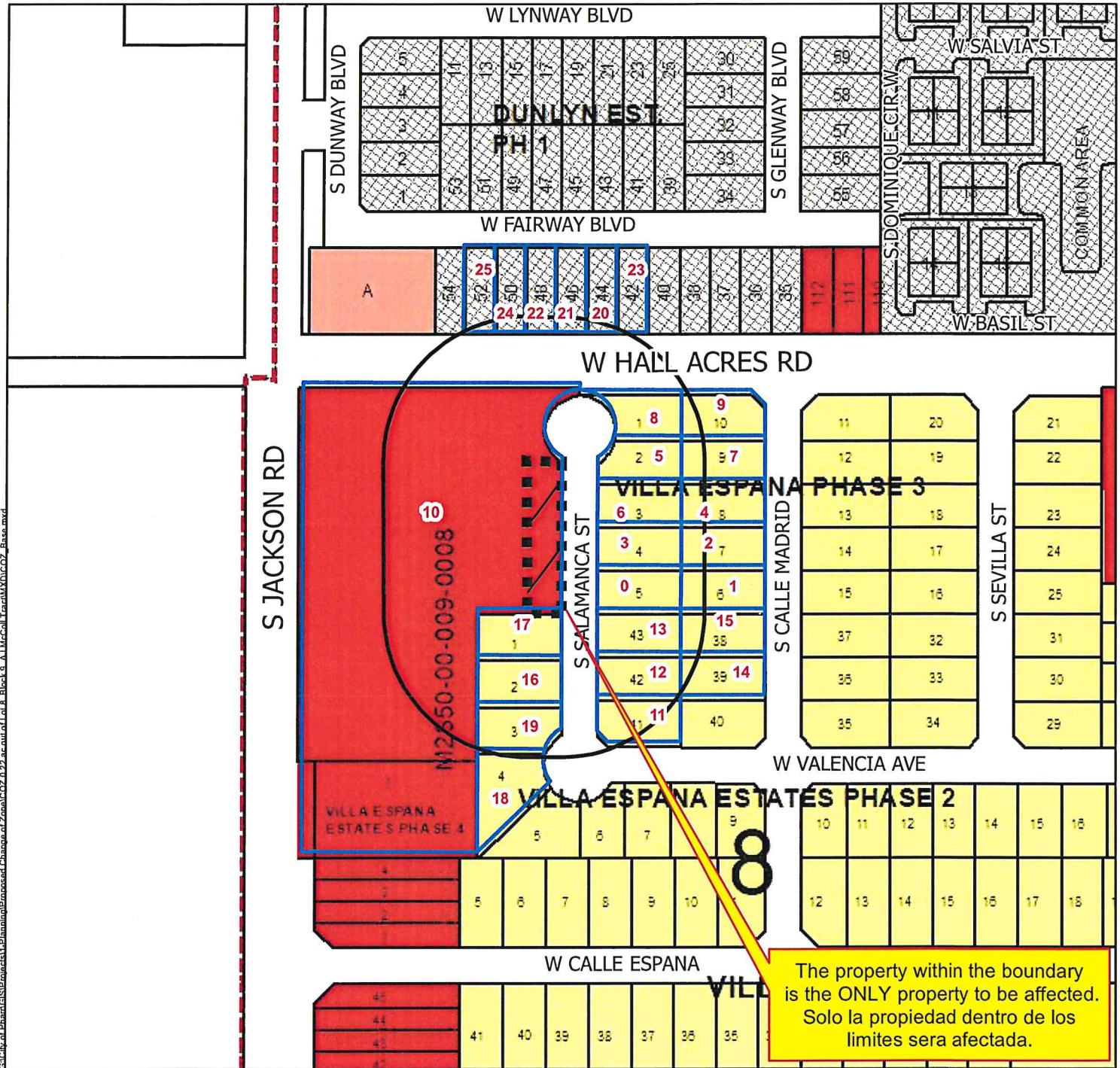
City of Pharr, Texas
Engineering Department
956.402.4242

Date: 9/16/2022

Scale: 1 inch = 200 feet



Proposed Change of Zone
0.22 ac out of Lot 8, Block 9, AJ McColl Tract
Ruben Pacheco, representing Encarlen Ltd



Zoning

ZONE

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

- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

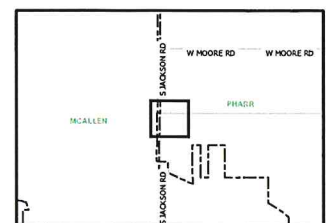
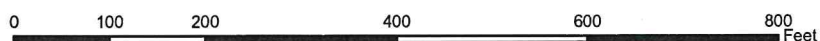
- 200 ft Buffer Zone
- Notified Properties
- Subject Property

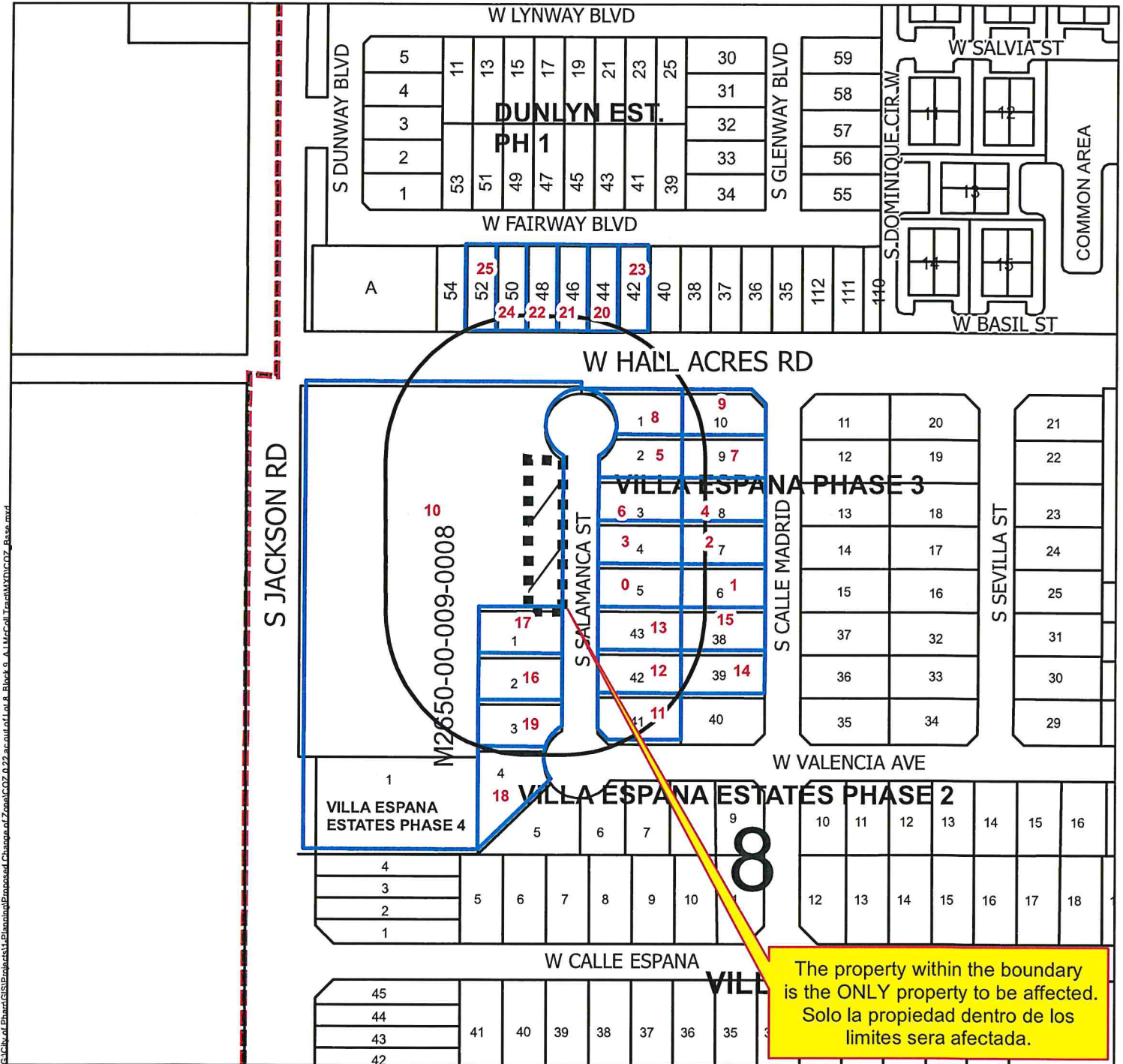
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 9/16/2022

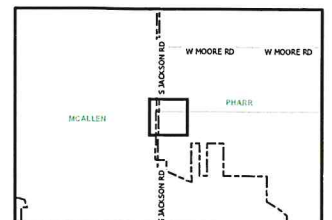
Scale: 1 inch = 200 feet





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

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.





REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Ruben Pacheco

APPLICANT

General Business District (C)

CURRENT ZONE

2500 S Salamanca St

ADDRESS

Residential Town House (R-TH)

PROPOSED ZONE

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

STAFF RECOMMENDATIONS:

Approval

Development Services is recommending approval of the request to re-zone from General Business

District (C) to Townhouse Residential District (R-TH) as the property meets area requirements.

is in line with future land use plan, and has adequate ingress and egress. If approved, the owner

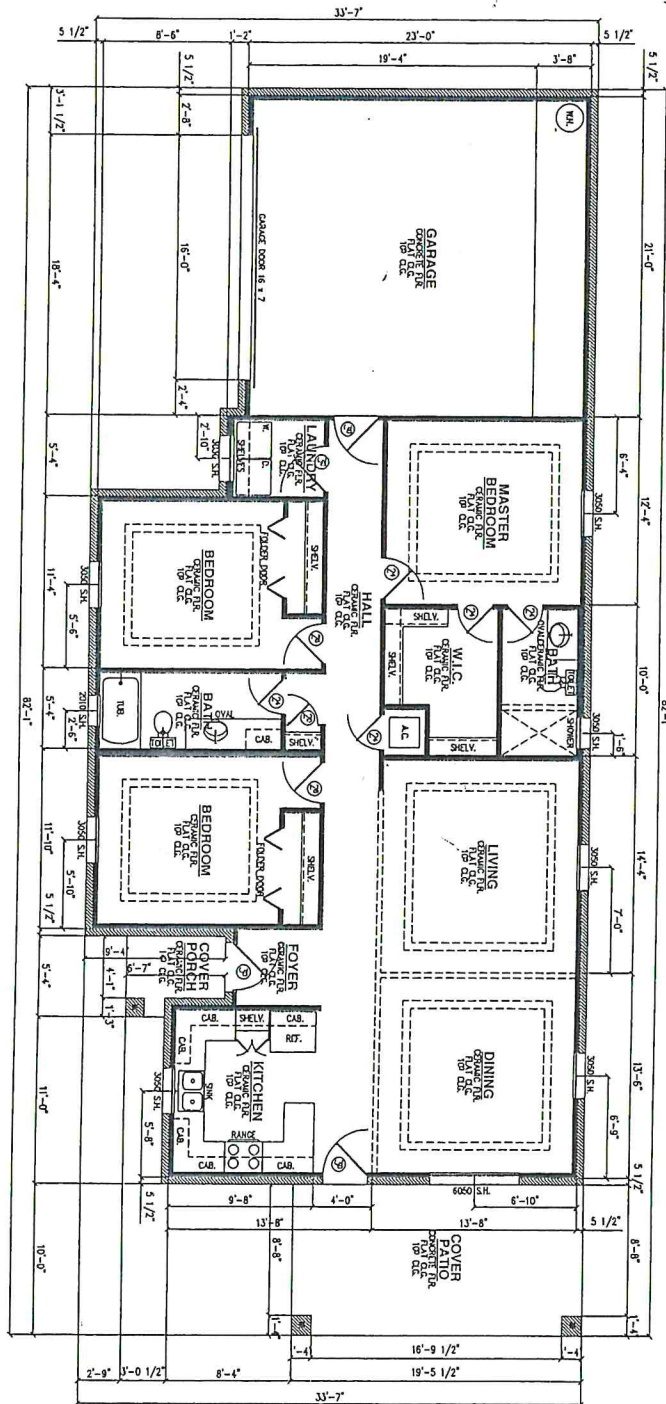
must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner I

PREPARED BY

October 5, 2022

DATE



AREAS		
LIVING	1,556.00	SQ. FT.
GARAGE	513.00	SQ. FT.
COVER PATIO	195.00	SQ. FT.
COVER PORCH	31.00	SQ. FT.
TOTAL	2,295.00	SQ. FT.

SHEET NO.
1-3

FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRAWN BY: O.C.	REVISED DATE:
CHECKED BY:	JUL - 04 - 2022
COMPUTER:	

PROJECT NAME:
Proposed Residence for

LEGAL DESCRIPT.

CESAR H. SANCHEZ
Design Group

McAllen, Hidalgo
County of Texas

phone (956) 225 65 82
architectsanchez@livo.com

PROJECT NO.
070422



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: D.5.

DATE SUBMITTED: October 6, 2022

MEETING DATE: October 10, 2022

FROM: Melissa Ramirez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: I Cavazos Management, LLC., D/B/A Tropical Island #2, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being Lot 2B, Re-subdivision of Lots 2 & 3, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1801 West Ridge Road. CUP#220951 **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: I Cavazos Management, LLC., D/B/A Tropical Island #2, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration:

Staff Recommendation:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Melissa Ramirez
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 10/6/2022
Approved - 10/7/2022
Final Approval - 10/7/2022

MEMORANDUM

DATE: MONDAY, OCTOBER 10, 2022
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC –
FILE NO. **CUP#220951** (I CAVAZOS MANAGEMENT LLC., D/B/A
TROPICAL ISLAND #2)

GENERAL INFORMATION:

APPLICANT: I Cavazos Management, LLC., D/B/A Tropical Island #2, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 2B, Re-subdivision of Lots 2 & 3, Jackson Ridge Court Subdivision, Pharr, Hidalgo County, Texas.

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

ZONING: The property and properties to the north and west are currently zoned General Business District (C). The surrounding area to the east and south is zoned Agricultural and/or Open Space District (A-O). This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

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

HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Hours of operation will be from Monday through Saturday from 12:00 P.M. to 9:00 P.M. and Sundays closed.

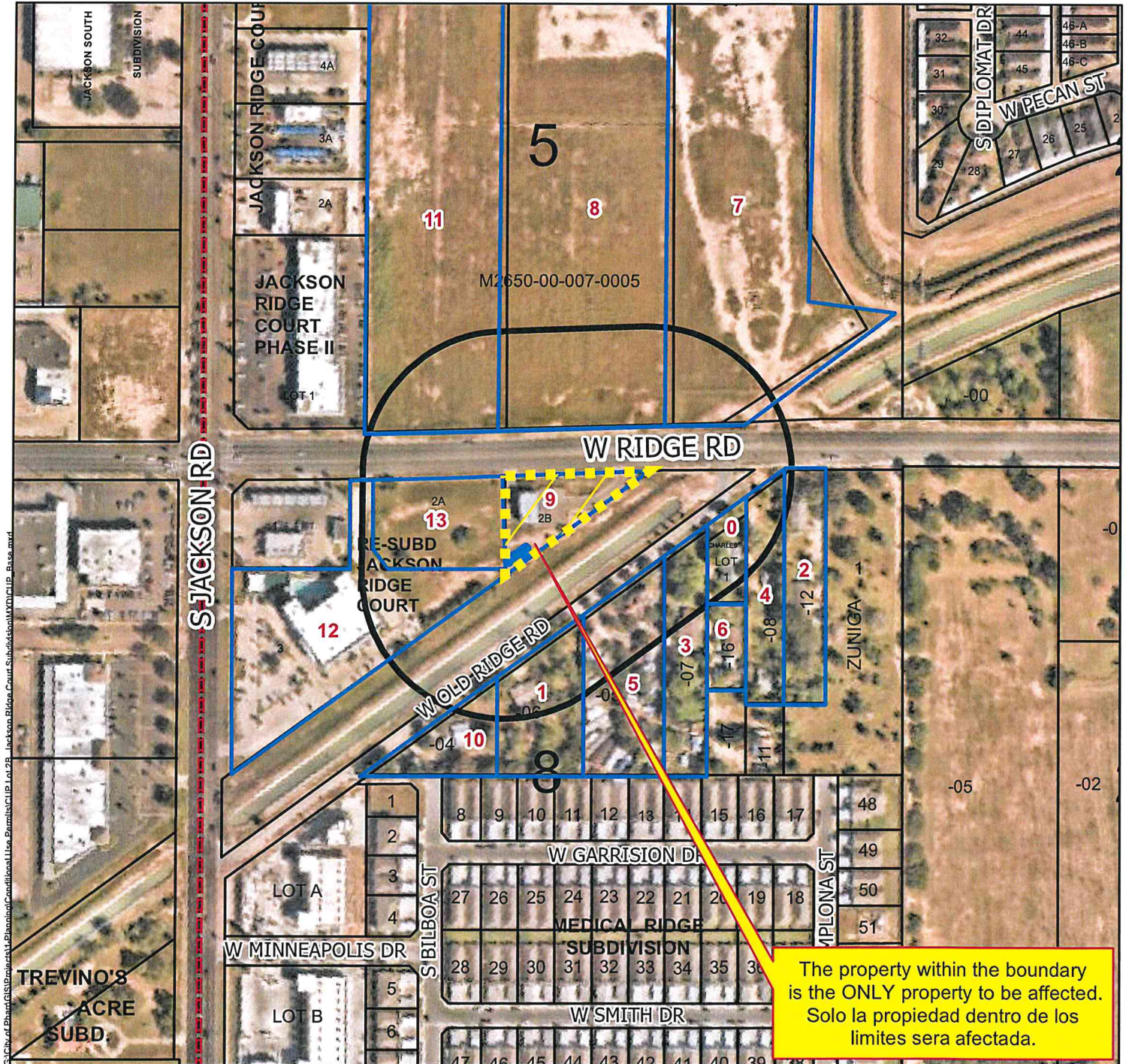
NOTIFICATION OF PUBLIC:

Nine (9) surrounding property owners were notified of the request by letter on September 23, 2022, and a legal notice was published in the Advance News Journal on September 21, 2022. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a 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 **October 17, 2022**, at **4:00 p.m.**

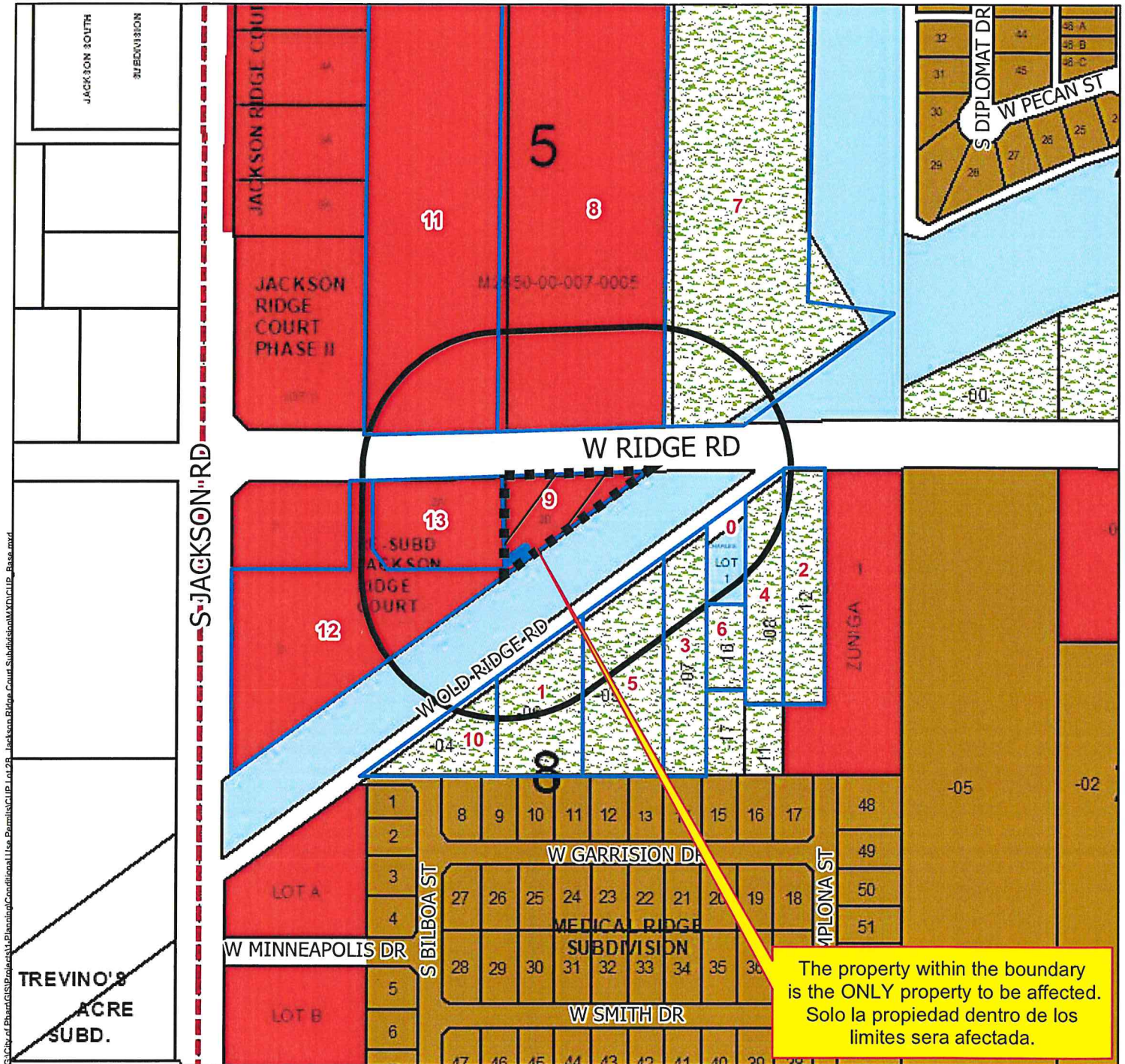


- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential 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 | |

- Subject Property
- Notified Properties
- 300 ft Buffer Zone

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.



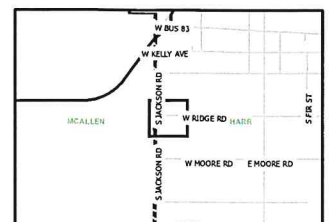


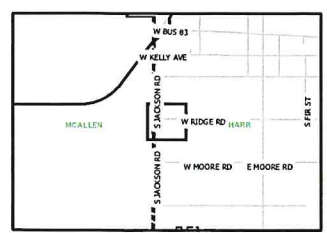
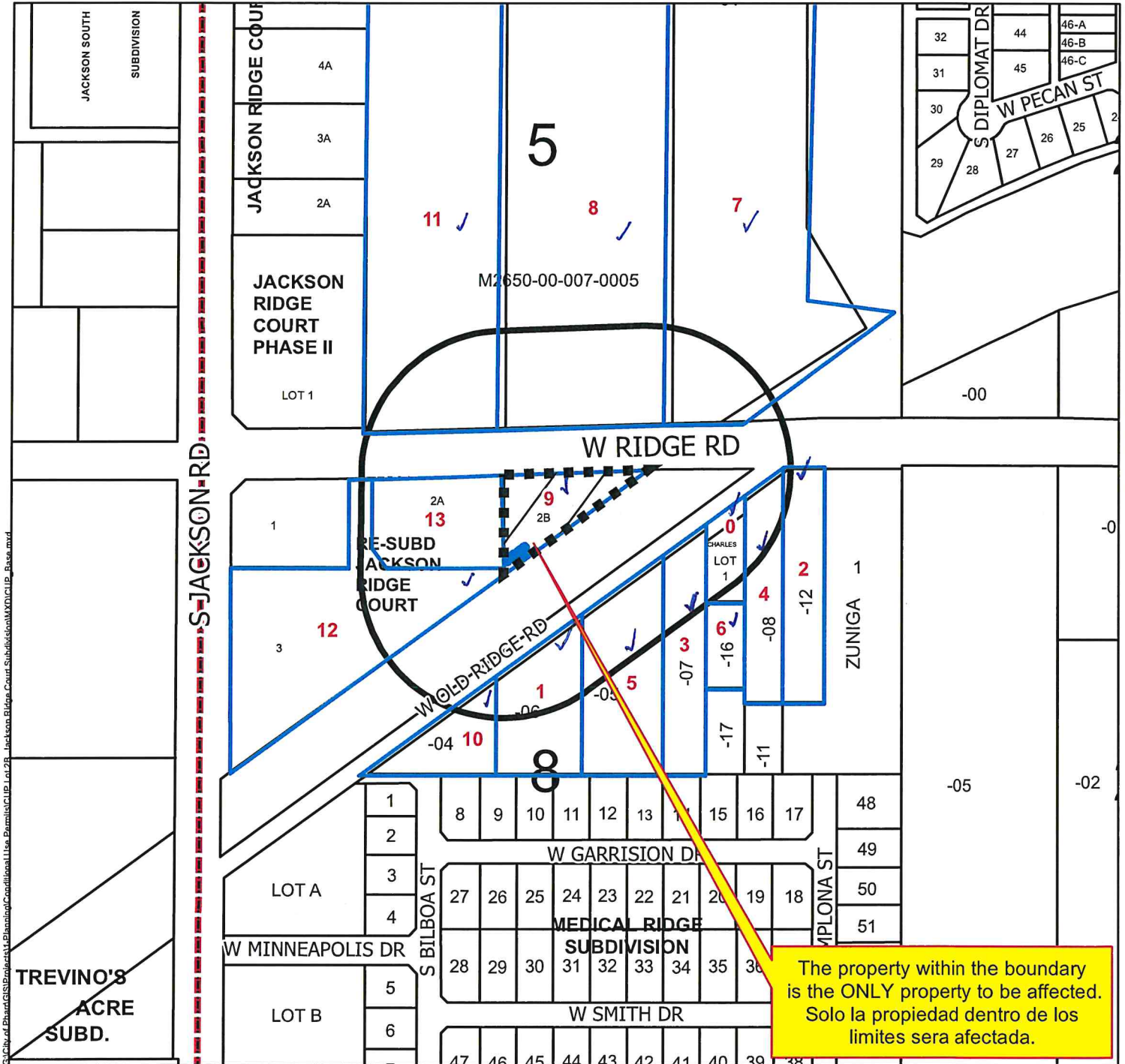
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

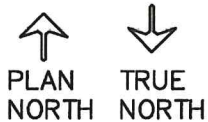
- | | | |
|---------------------------------------|--------------------|--------------------------|
| Agricultural Open Space | Rail Road R.O.W | Neighborhood Commercial |
| Single Family | Government Owned | Office Professional |
| Single Family Small Lot | General Business | PSJA ISD |
| Residential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

- Subject Property
- Notified Properties
- 300 ft Buffer Zone

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.







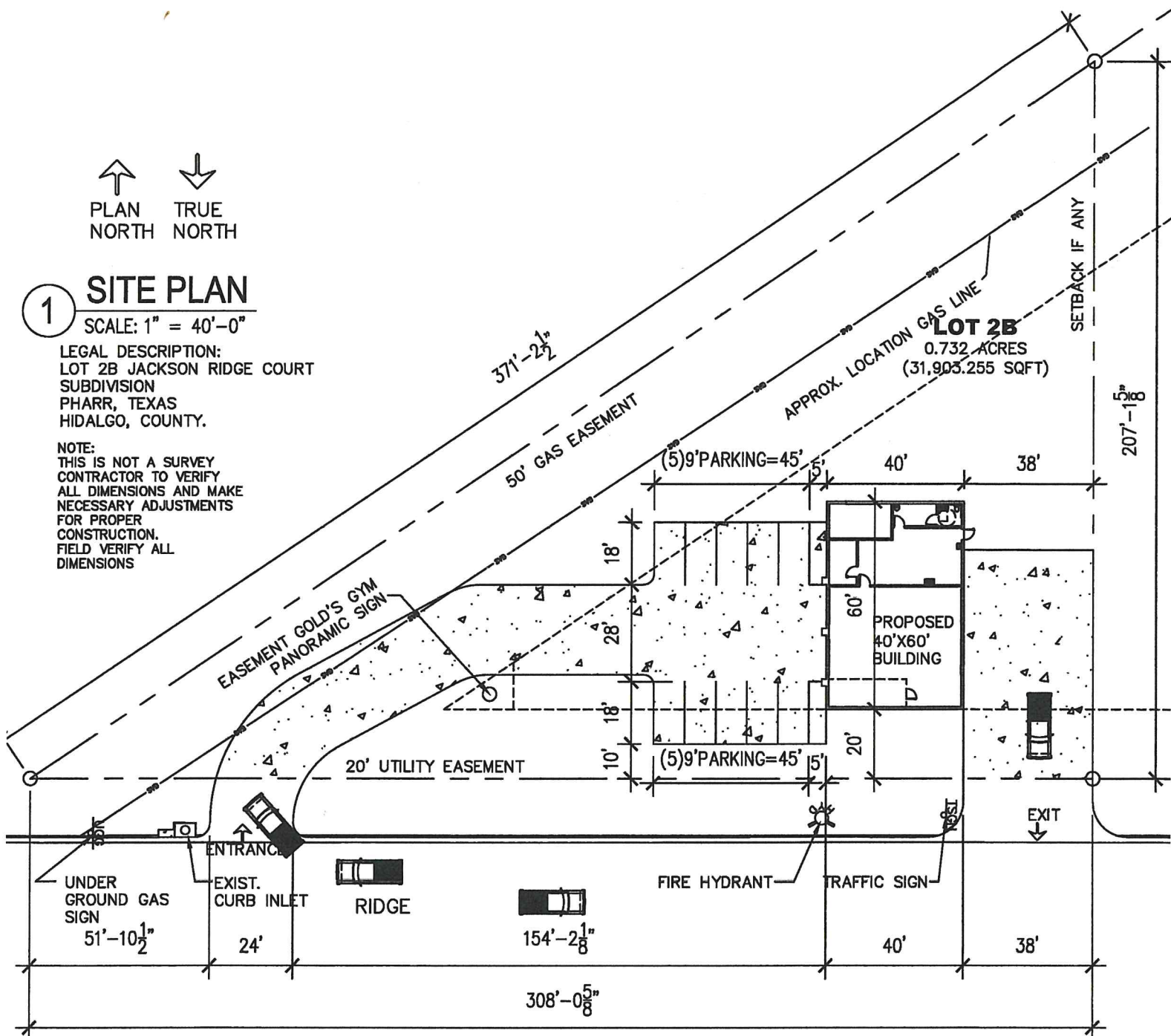
1

SITE PLAN

SCALE: 1" = 40'-0"

LEGAL DESCRIPTION:
LOT 2B JACKSON RIDGE COURT
SUBDIVISION
PHARR, TEXAS
HIDALGO, COUNTY.

NOTE:
THIS IS NOT A SURVEY
CONTRACTOR TO VERIFY
ALL DIMENSIONS AND MAKE
NECESSARY ADJUSTMENTS
FOR PROPER
CONSTRUCTION.
FIELD VERIFY ALL
DIMENSIONS



SANCHEZ GARCIA DESIGN SERVICES (956)472-3758

SHEET: 1 of 1

MRS. NIDIA & MR. ROBERTO CAVAZOS 07172013

DATE: 02-18-2014