



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 9, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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

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

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

PRESIDING:

A. CALL TO ORDER:

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

B. APPROVAL OF MINUTES:

- 1) Minutes of March 26, 2018

C. PUBLIC COMMENTS: *(Ordinance No. O-2015-28) A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

D. PUBLIC HEARING: *(Ordinance No. O-2015-28). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas. The property's physical address is 1800 West Las Milpas Road. **CUP#180209**

2) Lady B. Segundo, d/b/a The Alley Cabana Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being all of Lots 4 & 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5808 South Cage Boulevard. **CUP#180210**

E. PLATS:

1) CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas central company is requesting preliminary plat approval of the proposed AEP North Pharr Subdivision. The property is legally described as being a 20.836 acre tract of land lying in Porcion 69, Juan Jose Hinojosa Survey, Abstract 40, same being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 200 block of E. Minnesota Road. **SUB#180105**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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



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

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

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

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

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

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

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

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 6th day of April at 4:00 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. March 26, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 12, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Tom Greuner
 Charlie Ramirez Romeo Robles
 Luis Madrigal Rafael Munguia

ABSENT: Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Cristina Garcia Senior Planner
 Eddie Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Rita Galvan, Administrative Assistant
 Angie Resio. Secretary
 Felipe Pedraza, Assistant Fire Marshall

ITEM A. CALL TO ORDER

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. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MARCH 26, 2018

Danny Wylie introduced the item.

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

ITEM C. PUBLIC COMMENTS

Crisanto Garcia, residing at 3700 Silver Street, stated he has lived at that address for twenty four years, and stated when Trancasa started construction is when he started having issues. He further stated he went to court regarding Trancasa and the judge gave them an extension for six to eight months and now they were given an additional two months which he did not agree with. He also stated that Trancasa was required to irrigate but that they were not and someone should be checking on that. Mr. Garcia stated that City management needed to do their job because they are not and he is the one paying the price.

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he is still trying to get sleep but the noise and lights coming from Costco do not allow him to. Dr. Fletcher stated he would like to correct the minutes from last meeting to state he spoke about Trancasa being a splash pad and the dust would turn into mud coming from their property. Dr. Fletcher also stated that there was a petition being circulated regarding the issued with Trancasa and because of that TECQ and the City of Pharr Code Compliance Department have been checking on the property and its construction. He continued stating that the tree and sign ordinances need to be enforced and he signed up for Public Hearing. He also commented that CUP#180209, a caliche parking lot, will be create the same issue as Trancasa.

Luis Madrigal asked staff if the Commission was allowed to comment on the items the individuals were spoke about in Public Comments.

Eddie Martinez, Planner II, stated no they were not.

ITEM D. PUBLIC HEARING

- 1) FERNANDO DE JESUS RODRIGUEZ, D/B/A TRES HERMANOS DROP YARD, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PARKING FACILITY IN A LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3B, RE-SUBDIVISION OF LOT 3 SPAMER BUSINESS PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1800 WEST LAS MILPAS ROAD. CUP#180209**

Della Robles, Planner I, advised the item was tabled and will remain tabled. No action is required on the item.

- 2) LADY B. SEGUNDO, D/B/A THE ALLEY CABANA BAR & GRILL, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PERMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY**

DESCRIBED AS BEING ALL OF LOTS 4 AND 5, LA QUINTA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 5808 SOUTH CAGE BOULEVARD. CUP#180210

Della Robles, Planner I, advised item was tabled and requested the item to be untabled.

Charlie Ramirez, moved to untable the request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). Rafael Munguia, seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, introduced the item and stated the property was 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 limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan. She further reported twenty seven (27) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She Stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for 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 and advised the item will be presented to the City Commission meeting of April 2, 2018 for final approval.

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

Tom Greuner asked if the rear entrance created any problems with the neighbors.

Della Robles, Planner I, stated in the past there was issues but there were stipulations placed on the CUP so there were no longer any issues

Tom Greuner asked what the stipulations were and how long it had been since there were any compliants.

Della Robles stated that if the neighbors called in a certain number of times they would revisit the CUP and it had been about two and a half years since there were any complaints.

Tom Greuner asked how long ago.

Della Robles stated about a year and half ago to two years ago.

Tom Greuner asked if the same stipulations could be placed on this CUP.

Della Robles, Planner I, stated the commission could decide what stipulations should be placed on the CUP.

Rafael Munguia asked what the hours of operations would be.

Della Robles stated the previous CUP was for a bar and this would be a bar and grill but the owners had not given staff the hours of operation yet.

Rafael Munguia asked if this was previously an event center and before that was a bar. He also asked if this would be a late hours permit.

Della Robles confirmed that was true and that the owner had not asked for a late hours permit at this time.

Rafael Munguia asked what the hours of operation were right now.

Della Robles, Planner I, stated they had not spoken to the applicant regarding their hours of operation and unfortunately there not in the audience. She further stated if they didn't have late hours they could not sell past 1:00 a.m.

Danny Wylie, asked what the determining factors for revisiting the CUP were. He further asked if there was a certain number of call to the police in order for that to occur.

Della Robles stated it would be up to the Planning and Zoning Commission to decide the number of complainants within a certain time period would require them to revisit the CUP.

Danny Wylie, asked if there was anything in place like that right now.

Della Robles stated there was not.

Tom Greuner, asked if the Commission could table the item to place stipulations and find out exact hours of operation before approving the CUP.

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

3) JOSE E. MONROY, D/B/A ALICIA'S SU COCINA, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PERMISE CONSUMPTION IN A GENERAL

BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 5 AND 6, FERGUSON PARADISE ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 805 EAST FERGUSON AVENUE. CUP#180313

Della Robles, Planner I, introduced the item and stated the property was 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 limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan. She further reported twenty four (24) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She Stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for 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 and advised the item will be presented to the City Commission meeting of April 2, 2018 for final approval.

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

Danny Wylie, asked if the owner of the Restaurant has always been the same owner and if the Police Department approved it.

Della Robles, Planner I, confirmed it was the same owner and they had received approval from the Police Department. She further stated the restaurant currently has a certificate of occupancy to work in the city and it has been opened approximately a year. She also stated that several of the restaurant's patron had asked for his to serve alcohol so that is the reason he is now applying for the CUP.

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

ITEM E. PLAT APPROVAL

- 1) SAM ENGINEERING & SURVEYING INC., REPRESENTING ANDRES ZUNIGA ZUKO, FLP (FAMILY LIMITED PARTNERSHIP), IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED EVERGREEN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20 ACRE TRACT OF LAND BEING A**

**PORTION OF LOT 376, KELLY-PHARR SUBDIVISION, PHARR,
HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN
THE 1400 W. HI-LINE ROAD. SUB# 141128**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Evergreen Subdivision subject to the 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 preliminary plat approval of the proposed Evergreen Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) RIO DELTA ENGINEERING, REPRESENTING ERIC J GARZA AND RAYMUNDO OCANA, OWNER OF BLACKBIRD LEASING INC. ARE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED BLACKBIRD SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.411 ACRE TRACT OF LAND BEING A RE-PLAT OF LOTS (1), TWO (2) AND THREE (3) OF SHARM COMMERCIAL PARK PHASE III, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1800 AND 1900 BLOCK OF W. SHARM DR. SUB# 180103**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. e added no variances were being requested and staff recommended preliminary plat approval of the proposed Blackbird Subdivision subject to the conditions.

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

Tom Greuner, asked why this item was preliminary and final term at the same time.

Eddie Martinez, Planner II, stated the original plat is already recorded and they are just moving lot lines. All sewer and utility lines were already in place and all that is being asked for is going to be the building permit. At the time of permit review the fire department will be requesting additional hydrant for fire protection.

There being no further discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed Blackbird Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) **MAS ENGINEERING, L.L.C., REPRESENTING WESTSEA CAPITAL, LTD, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED TICKETMASTER II ADDITION SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.67 ACRE TRACT OF LAND MORE OR LESS, CONSISTING OF ALL OF LOT, 1-A, OF THE PLAT OF LOT 1-A AND 1-B, TIME DEVELOPMENT SUDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED BETWEEN THE 700 AND 800 BLOCK OF SOUTH JACKSON ROAD. SUB# 170823**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and west. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. No variances were being requested and staff recommended preliminary plat approval of the proposed Ticketmaster II Addition Subdivision subject to the conditions.

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

Danny Wylie, asked if this has been already platted. Eddie Martinez, Planner II, stated yes it was but they were adding an additional lot.

There being no further discussion, Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Ticketmaster II Addition Subdivision. Tom Greuner seconded the motion and when put to a vote, it carried unanimously

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION:

None.

ITEM H. RECONVENE:

None.

ITEM I. ADJOURNMENT:

There being no further business, Rafael Munguia **moved** to adjourn. Tom Greuner second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:29 p.m.

Danny Wylie, Chairman

ATTEST:

Tom Greuner, Secretary

APPROVED:_____



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 09, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR PARKING FACILITY FILE NO. CUP#180209 (TRES HERMANOS DROP YARD, LLC)
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GENERAL INFORMATION:

APPLICANT: Fernando R. Mendoza, d/b/a Tres Hermanos Drop Yard, LLC, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a temporary parking facility for six (6) months in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being all of Lot 3B, Re-Subdivision of Lot 3 Spamer Business Park, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1800 West Las Milpas Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the north, east and west and Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the south. The area is generally designated for single family residential use in the Future Land Use Plan.

COMMENTS:	FIRE DEPARTMENT:	Pending re-inspection of the Conditional Use Permit.
	CODE COMPLIANCE DIVISION:	Recommends approval of the Conditional Use Permit.

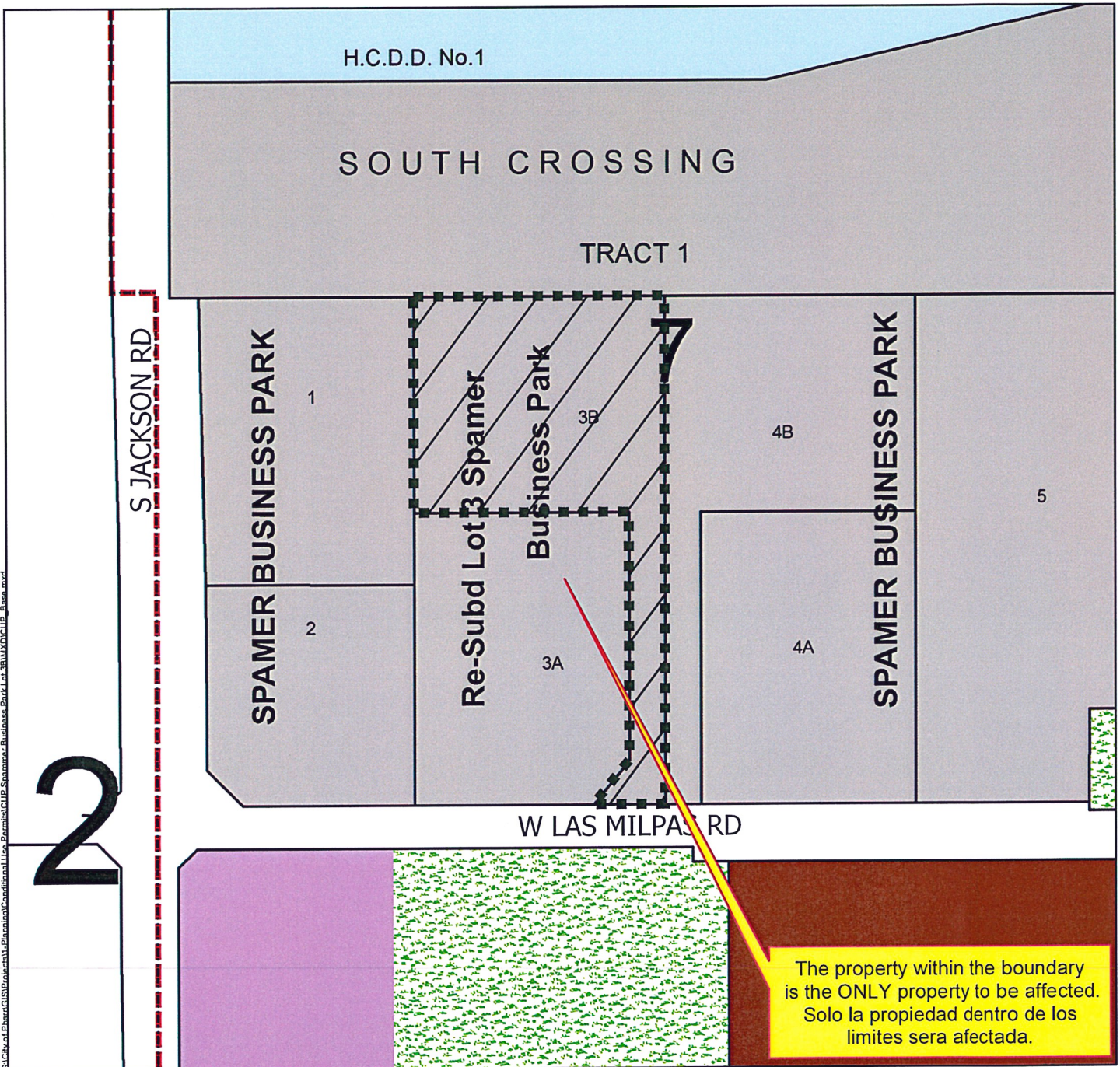
**NOTIFICATION
OF PUBLIC:**

Eight (8) 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:**

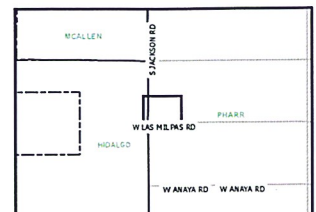
Development Services is recommending to table the request for a Conditional Use Permit to allow a temporary parking facility for six (6) months in a Limited Industrial District (L-I) subject to the following conditions:

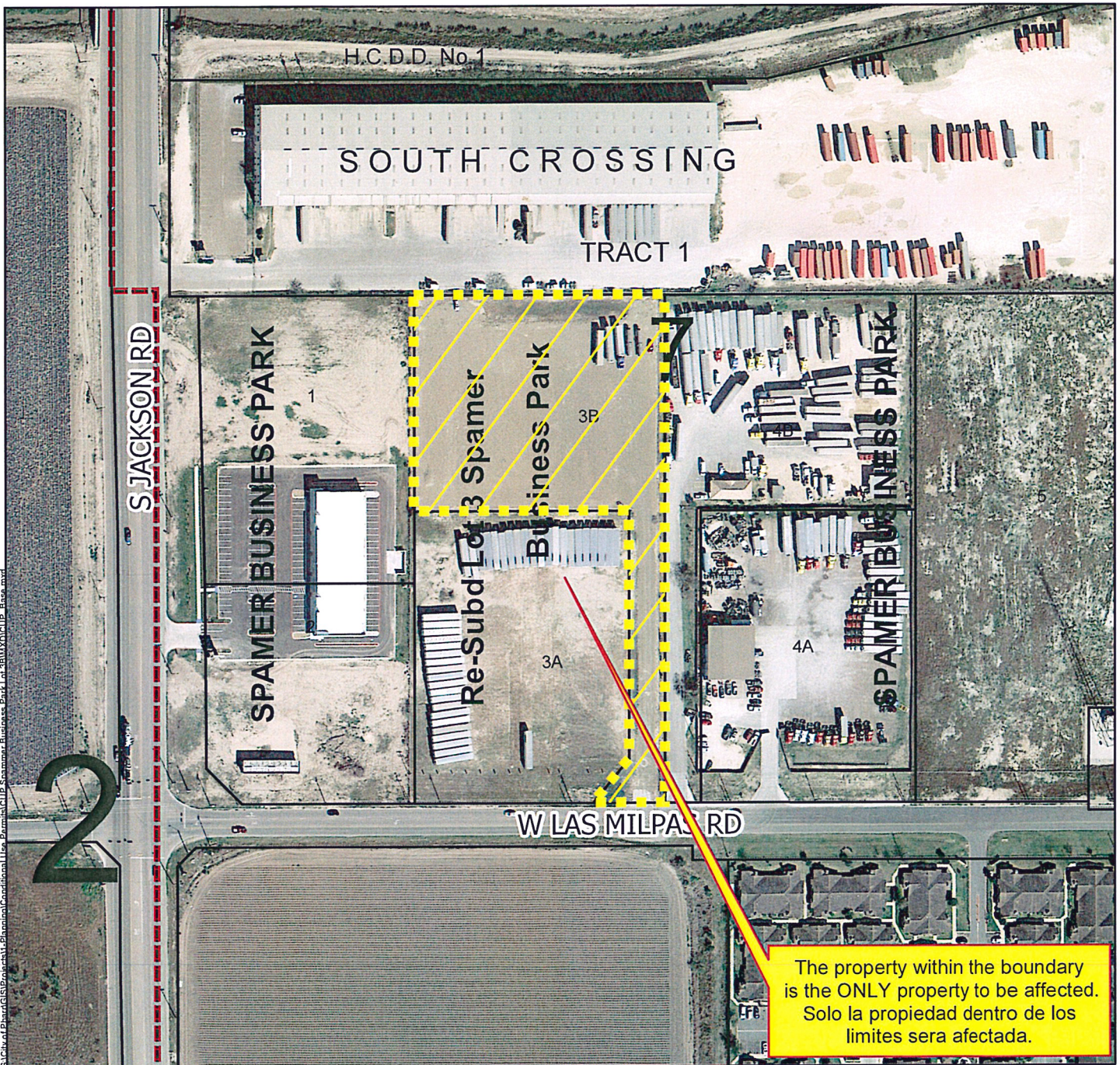
1. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property
4. A concrete entrance leading into the property will be necessary for the operation of any business; and
5. The following shall be considered as grounds for the revocation of the Conditional Use Permit:
 - Any change in use or change in extent of use, area or location.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.



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

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

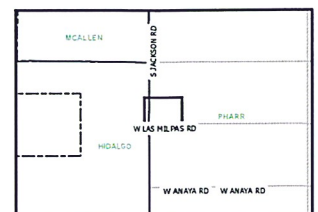


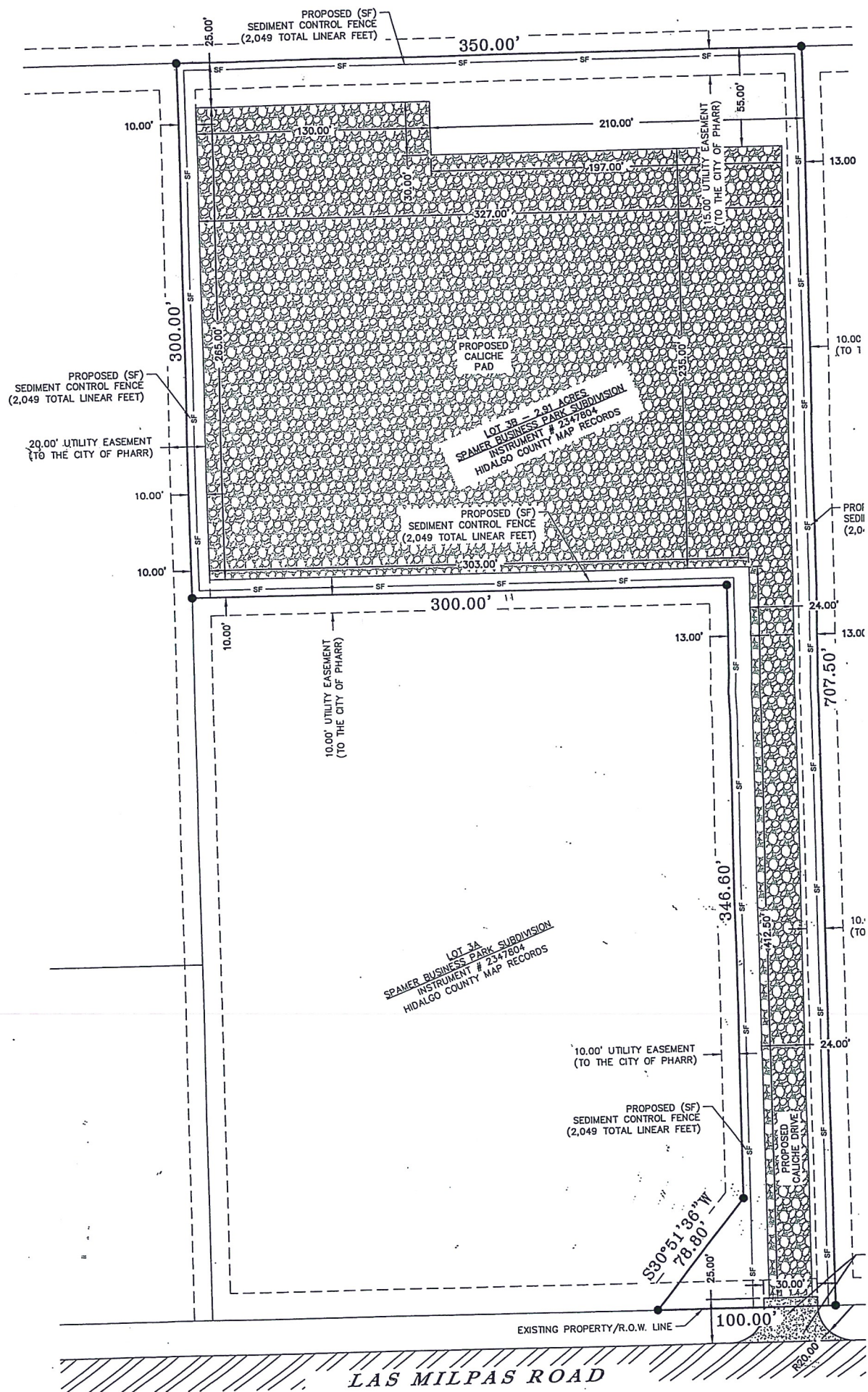


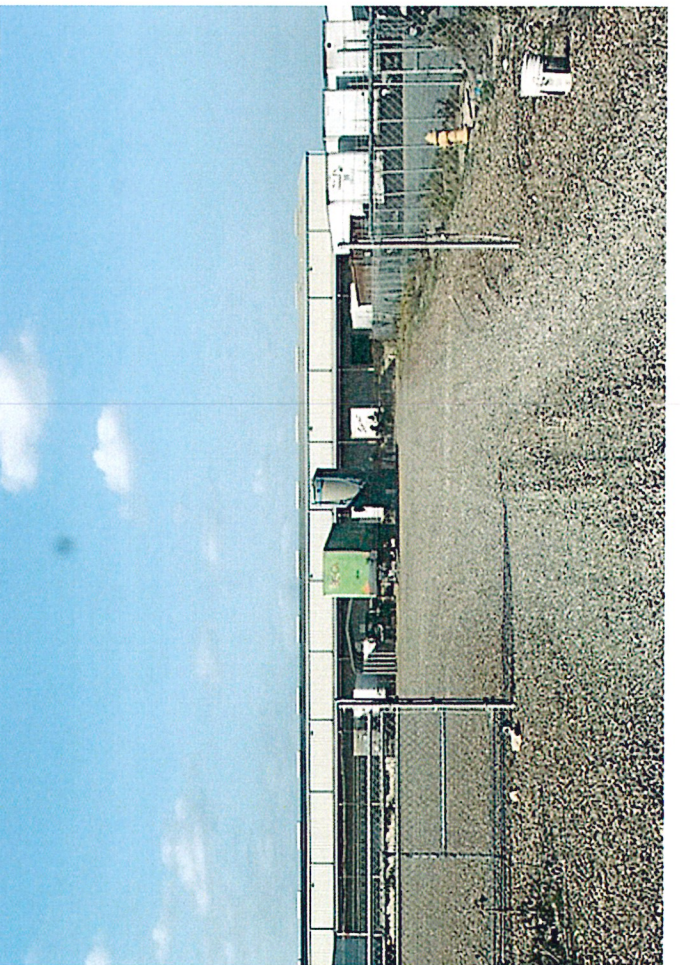
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|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial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

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

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Pharr

Development Services



MEMORANDUM

DATE: MONDAY, APRIL 09, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT FOR ABC – FILE NO. CUP#180210 (THE ALLEY CABANA BAR & GRILL)

GENERAL INFORMATION:

APPLICANT: Lady B. Segundo, d/b/a The Alley Cabana Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being all of Lots 4 & 5, La Quinta Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5808 South Cage Boulevard.

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

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Property vacant at this time. Will request inspections and require approval prior to issuance of Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Property vacant at this time.
Will request inspections and
require approval prior to
issuance of Conditional Use
Permit.

HEALTH DIVISION:

Property vacant at this time.
Will request inspections and
require approval prior to
issuance of Conditional Use
Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

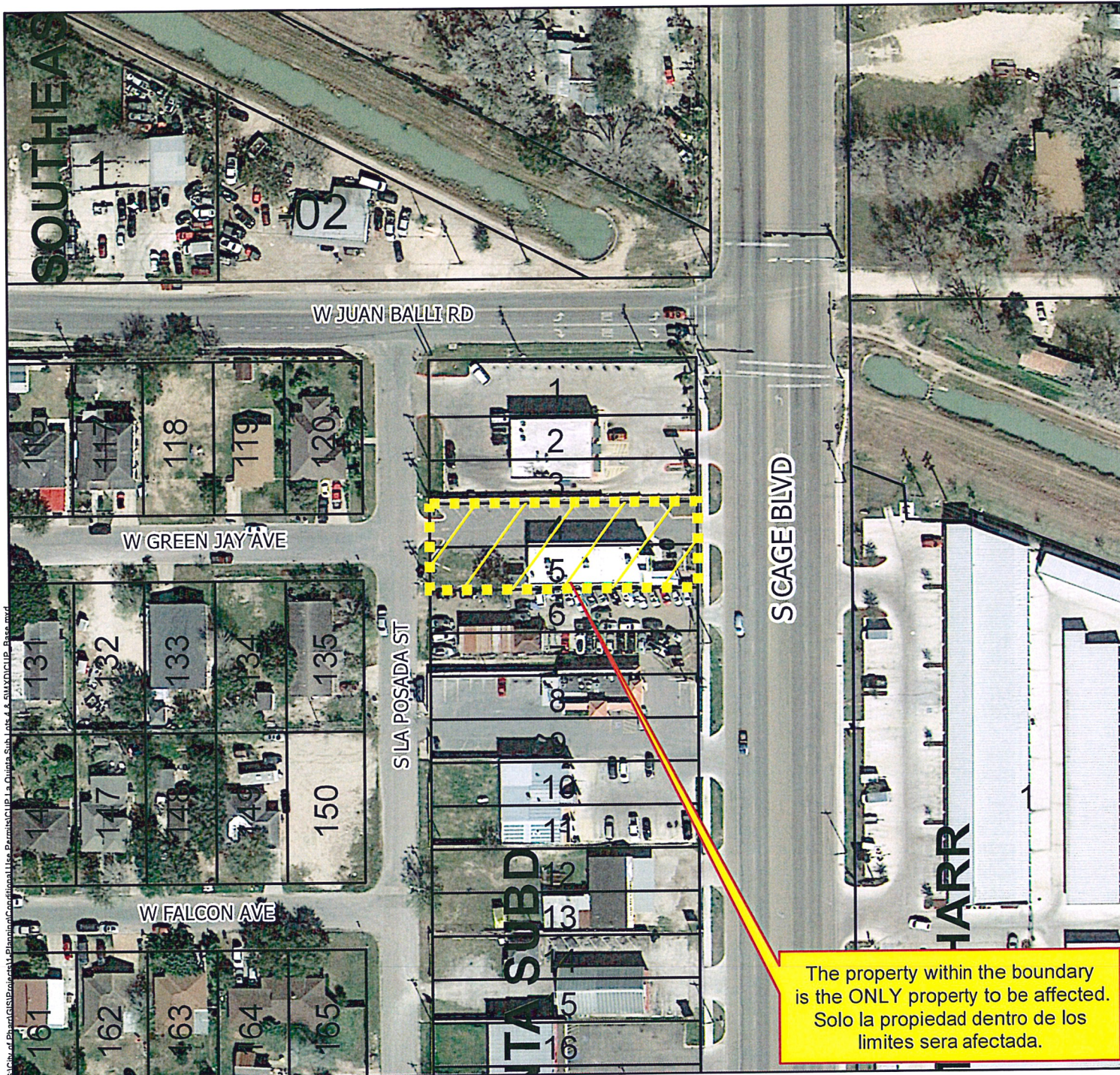
**NOTIFICATION
OF PUBLIC:**

Twenty-seven (27) surrounding property owners were notified
of the request by letter and a legal notice was published in
the Advance News Journal. Staff received no response to the
letters or the legal notice.

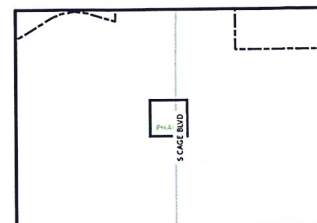
**DEVELOPMENT
SERVICES
RECOMMENDATION:**

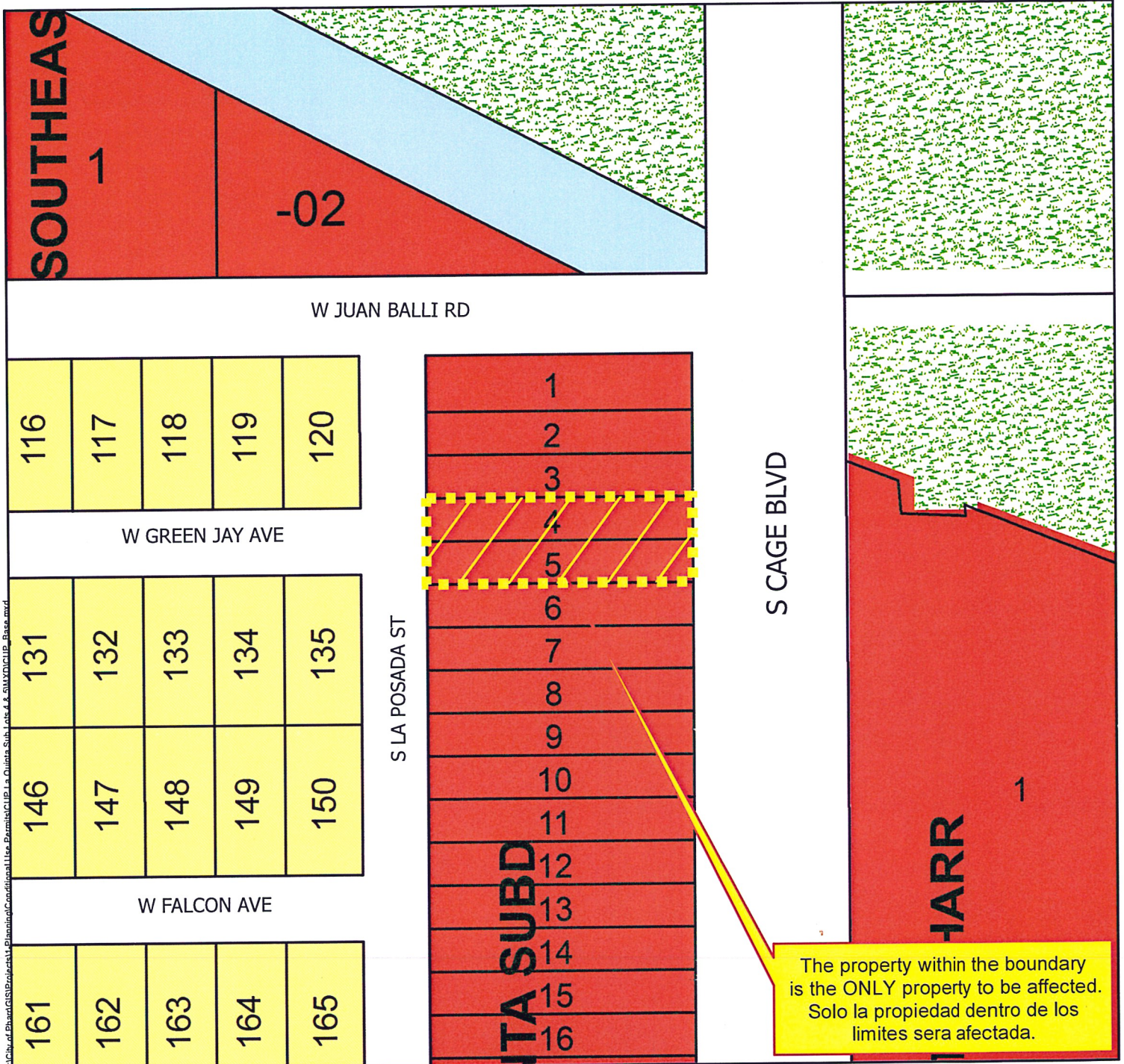
Development Services is recommending approval the
request for Conditional Use Permit to allow the sale of
alcoholic beverages for on-premise consumption in a General
Business District (C) subject to applicant and site being in
compliance with all City Ordinances and City Department
requirements.

NOTE: This item will go before the City Commission Meeting of **April 16, 2018 at 4:00 p.m.**



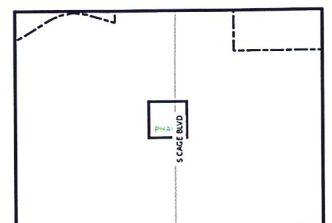
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| Medium Density Multi-Family | General Business | Office Professional | |
| High Density Multi-Family | Business District | PSJA ISD | |
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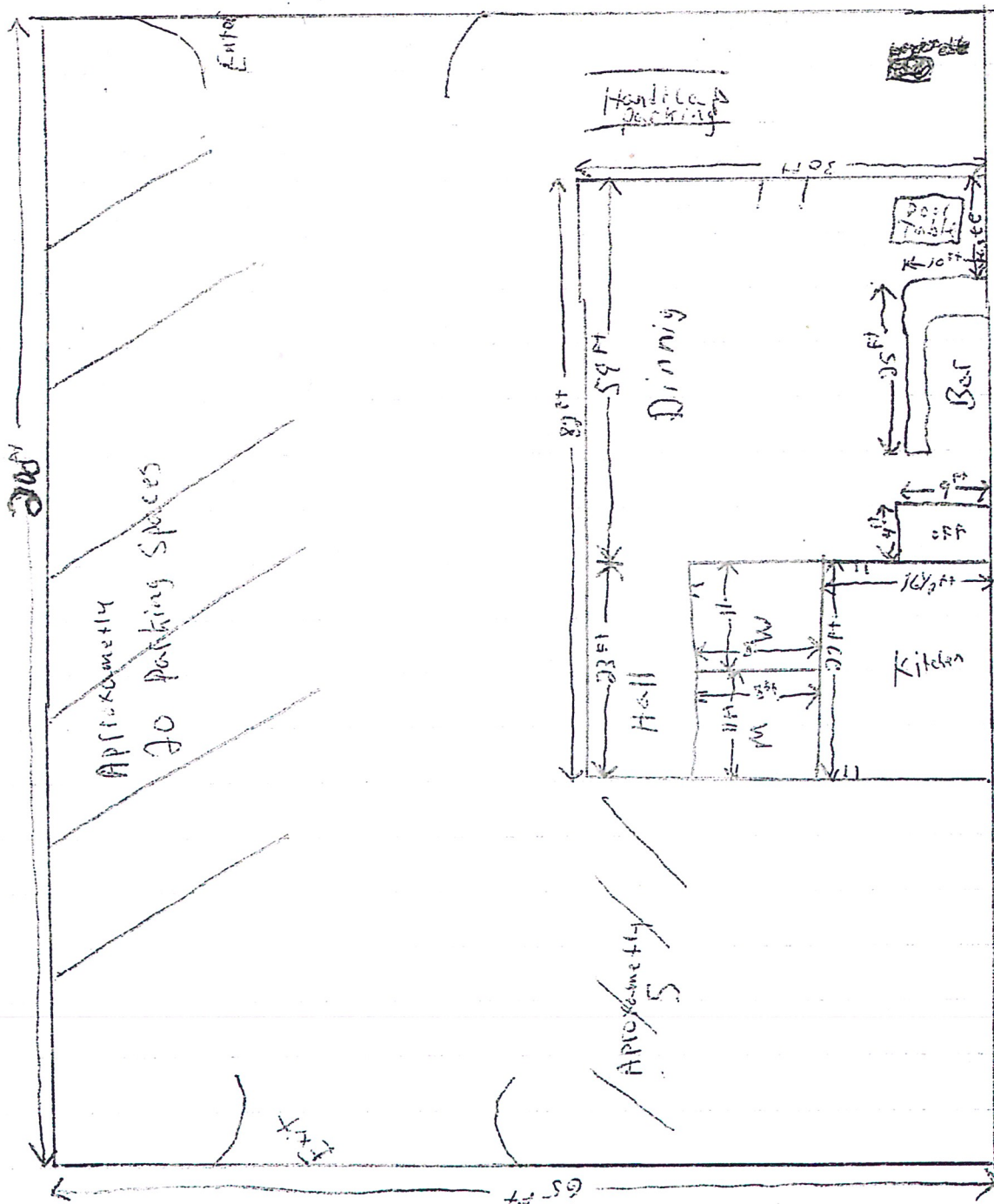
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



W

Cage BLVD

N



S

Approximately 5

W

The alley cabana

menu

Drinks

Coke 2

Sprite 2

Dr. pepper 2

Bottled water 2

drafts

bud light 2

Budweiser 2

Modelo
tecate 3

domestic

bud light 3

Budweiser 3

2

imports

dos xx 3

corona 3

ultra light 3

Appetizers

○ Chicken Tostadas 2

○ Salsa and chip 2

○ Seasoned wings 2

Mini tacos 2

Entrees

(all entrees served with rice and beans)

○ ENCHILADAS 5

▪ CHICKEN OR BEEF

○ BURRITOS 4

BEEF

○ TAMALES 4

PORK OR CHICKEN

○ QUESADILLAS 5

CHESSE OR CHICKEN





MEMORANDUM

DATE: MONDAY, APRIL 09, 2018

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: AEP NORTH PHARR SUBDIVISION
FILE NO. **SUB#180105**

GENERAL INFORMATION:

APPLICANT: CDSmuery Engineers, representing, Todd Ireland, Real Estate Management Manager for AEP Texas central company is requesting preliminary plat approval of the proposed AEP North Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.836 acre tract of land lying in Porcion 69, Juan Jose Hinojosa Survey, Abstract 40, same being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 200 block of E. Minnesota Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south and west and Agricultural Open-Space District (A-O) and Limited Industrial District (L-I) to the east. The property is designated for industrial use in the land use plan.

PROPERTY PROPOSED USE: Electrical substation.

VARIANCES: See attach letter.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed AEP North Pharr Subdivision **WITH** the variance subject to the following conditions:

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

1. Verify the 50' R.O.W. dedicated along the frontage is it already dedicated or proposed.
2. A 1/3 road escrow must include the following for a 22' wide section- 3-inch HMAC, 10-inch base, 10-inch stabilized subgrade, 24-inch reinforced curb & gutter and 5' sidewalk.
3. Provide distance for R.O.W., along frontage & E. Minnesota Rd.
4. Verify the additional R.O.W. dedication along E. Minnesota Rd.

EASEMENTS:

1. Show dimensions for easements.
2. The 30' H.C.I.D.#2 easement is abandon Vol.19 Pg. 129, need to verify the HCID #2.(along frontage)
3. Need 15' utility easement exclusive to City of Pharr.
4. On the south east property line verify the order of the easement placement.

**SIDEWALK:
ADA:**

1. Plat note No. 9, sidewalk also go along E. Minnesota Rd.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Need a U.I.R from TxDot.
2. Need to replace 8-inch a/c water line to 12-inch PVC C900 DR18 to and through the property.
3. Water line will need a 9' separation from the sewer line.
4. A/C line to be abandoned in place.
5. Follow City of Pharr construction Standards Manual.

SEWER:

1. Need a U.I.R. from TxDot.
2. Will allow 6" sewer service to tie into M/H with drop structure.
3. Need 9' separation from water line.
4. Follow City of Pharr construction Standards Manual.

DRAINAGE:

1. Need to use detention directive.
2. Approved drainage report signed and sealed by professional engineer.
3. Pate note No.1, community panel number does not match what is in drainage report.
4. Area used in calculations is 18.25 acres, but property is 20.1 acres.
5. Include copy of FEMA map (show location of site and community panel number & revision date).
6. Include copy of soil map for site.
7. Drainage report stated existing drainage system belongs

to TxDot. Contact TxDot for their approval of bleeder line connection (for building permit, not subdivision phase).

8. Recommending connecting bleeder line to culvert at 90 degree angle.

OTHER:

1. Combine plat notes # 4 and 16.
2. Provide S.W.P.P.P., one copy for review, three for finalization.
3. Add plat note: Erosion and Sediment control during construction shall be in accordance with the current (TPDES) Texas Pollution Discharge Elimination System.
4. Use the benchmark on the plat layout and note the one listed on plate note #10.
5. Label all monuments around the property.
6. On the owners signature block make sure to match name of subdivision.
7. Notary verify the county and name.
8. Verify HCID#2 signature block for spelling "ay" ANY.
9. Plat note #5, remove.
10. Plat note #11, remove.
11. Show the recorded subdivisions names on plat layout.

This item will go before the City Commission on April 16, 2018 at 4:00 p.m.



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



Subdivision: AEP North Pharr Subdivision Review

Reviewed By: Jacob Salinas Fire Marshal 7.8 Date: April 5, 2018

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

Additional Comments:

☒ The existing 8-inch AC waterline running along N 281 from property line to property line needs to be upgraded to 12-inch PVC waterline.



April 3, 2018

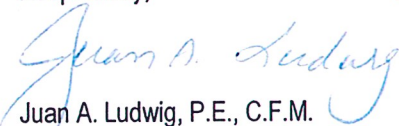
Planning and Zoning Commission
118 S. Cage Blvd.
Pharr, TX 78577

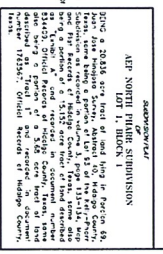
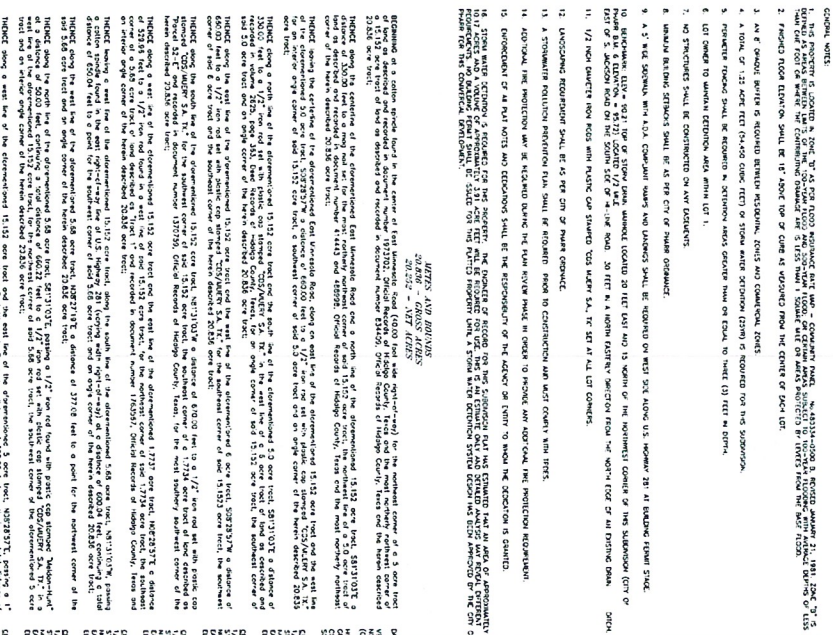
RE: PLANNING AND ZONING COMMISSION REQUEST FOR VARIANCE FOR WATER & SANITARY SEWER SERVICES – AEP NORTH SUBDIVISION LOT 1, BLOCK 1

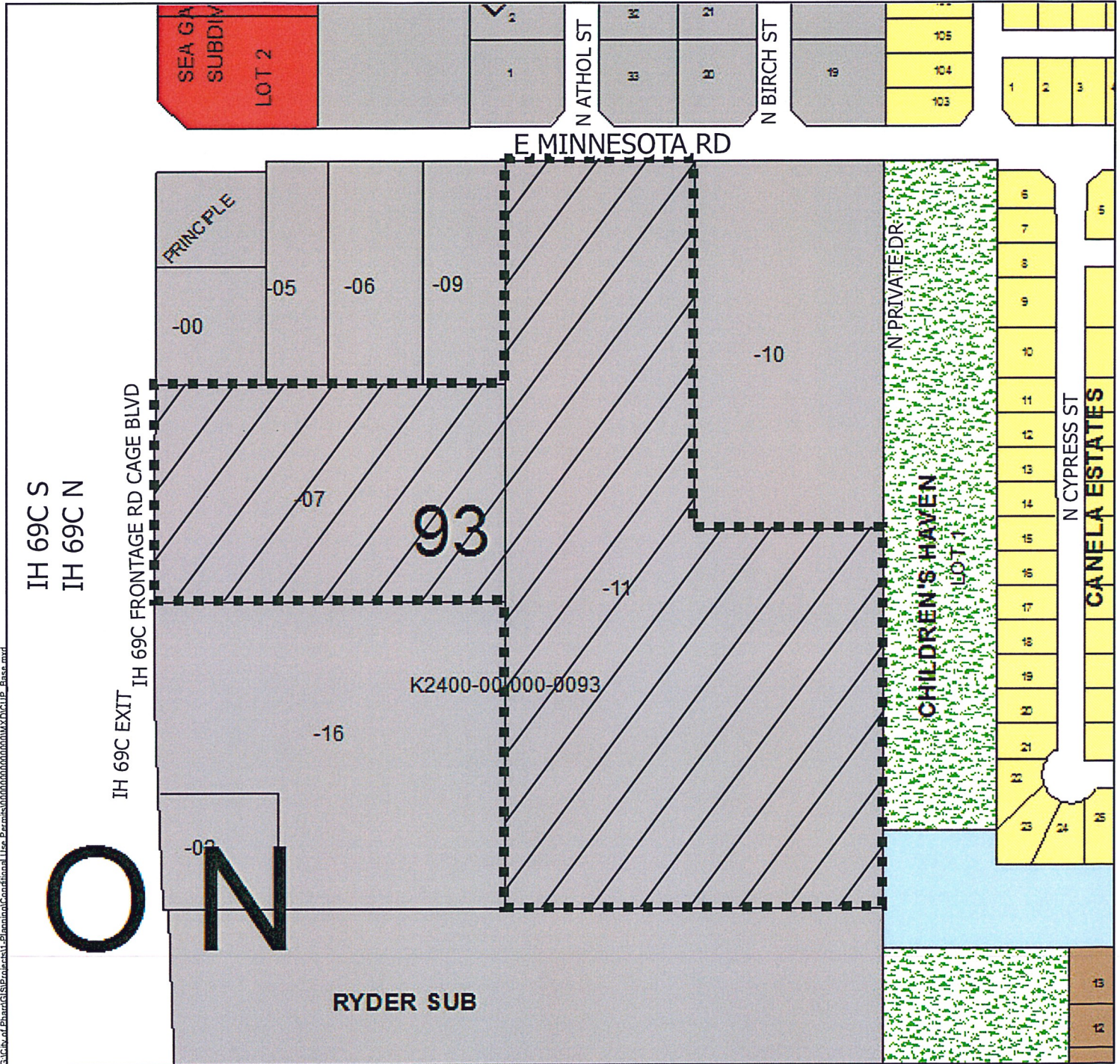
CDS Muery, on behalf of AEP Texas, respectfully requests a variance for Sanitary Sewer and Water service connections for the Pharr 138 kV Electrical Substation and STATCOM site, located at 326 E. Minnesota in Pharr, TX. Design and construction of AEP electrical substations are built to be self-sufficient and do not require habitable structures nor permanent employees on site to maintain daily operations. Therefore, NO water or sanitary sewer services are required for the site and are intentionally omitted from electrical substation designs.

Per the Pharr North Subdivision plat review meeting, held on 3/28/18 in the City's Development Services office, site utility requirements were discussed in detail with Mr. Jose Villegas (Pharr Director of Public Utilities) and Mr. Jacob Salinas (Pharr Fire Marshall), and they did not have any objections or raise any concerns with omitting service connections to the site. The site does currently have existing water and sanitary sewer lines located on AEP property along Cage Rd., however, installation of service connections would be unnecessary, costly and pose a future maintenance liability for the City of Pharr. Therefore, CDS respectfully requests a variance for Sanitary Sewer and Water service connections to the site.

Respectfully,

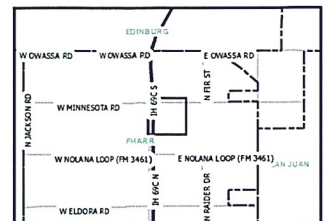

Juan A. Ludwig, P.E., C.F.M.

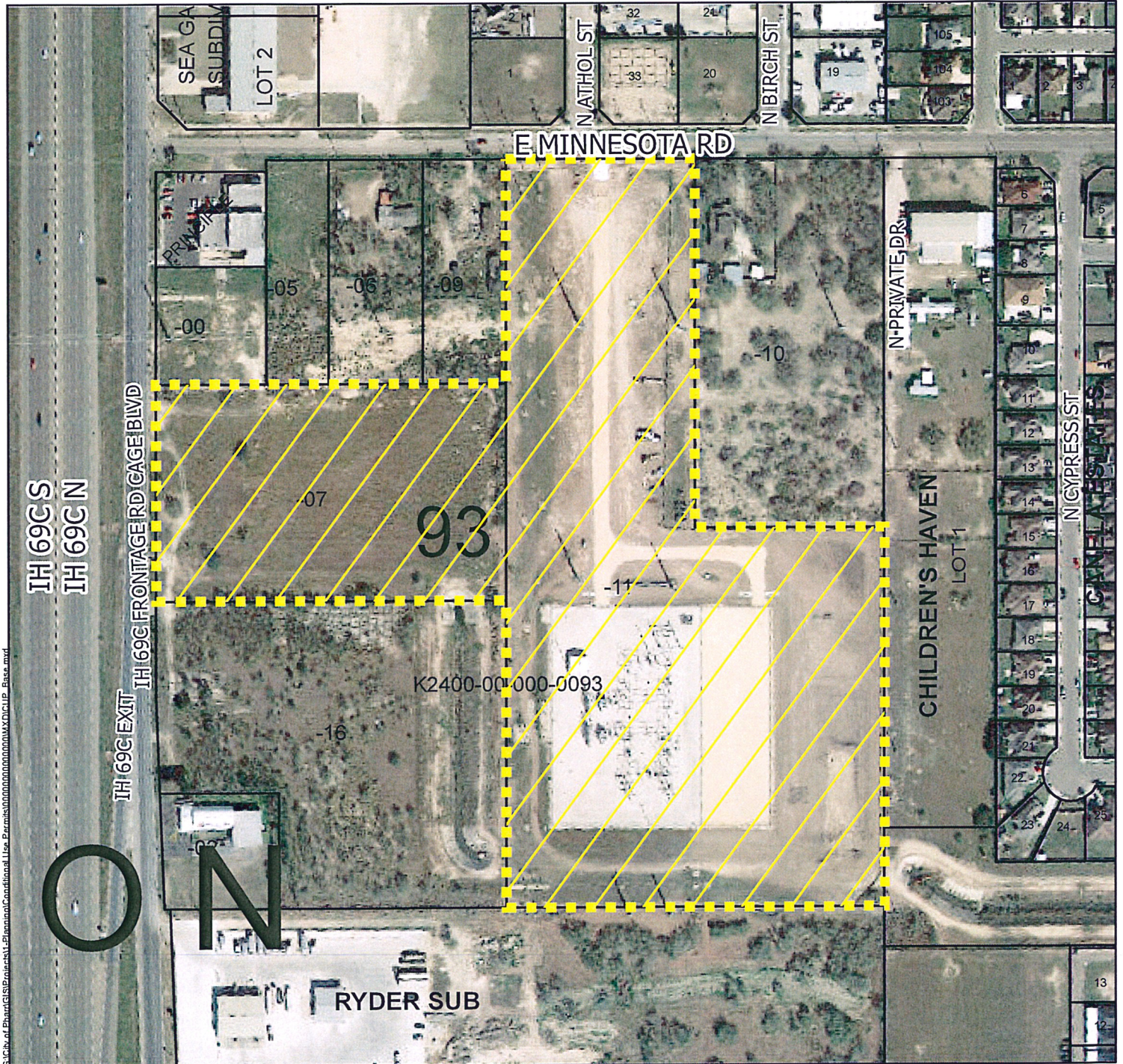
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|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development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

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