

MINUTES
PLANNING & ZONING COMMISSION

City Commissioner's Room
118 S. Cage Blvd. March 12, 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 Andy Castro

ABSENT: Rafael Munguia

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 George Martinez, Building Official
 Eddie Martinez, Planner 1
 Rita Galvan, Administrative Assistant
 Angie Resio. Secretary

ITEM A. CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m.

Roll Call established a quorum

Luis Madrigal **moved** to excuse the absent members. Charlie Ramirez seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 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 by a majority of five (5) ayes and one (1) abstention. Andy Castro abstained from voting.

ITEM C. PUBLIC COMMENTS

Kenneth C Fletcher, residing at 504 South Diplomat stated he lived too close to

Costco to get any rest. He referred to a plan of the splash pad and stated there was dirt flying around and it was not healthy for neighboring communities. He further spoke about the City of Pharr duplicating the same problem in his neighborhood. He also stated on the far left of the map it showed an elementary school where children will be exposed to the dirt. He also commented on the City's sign ordinance and it should be enforced adequately.

ITEM D. PUBLIC HEARING

- 1) JESUS A. SANCHEZ, D/B/A CAR MART MOTORS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 3-9, BLOCK 185, CAGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2308 NORTH CAGE BOULEVARD. CUP# 180106**

Cristina Garcia, Senior Planner, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal **moved** to untable the request for Conditional Use Permit to allow a paved parking facility in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Christina Garcia, Senior Planner advised the item had been withdrawn and no further action was required.

- 2) 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**

Cristina Garcia, Senior Planner, advised Development Services was requesting the item to be tabled.

There being no further discussion Luis Madrigal **moved** to table the request for Conditional Use Permit to allow a parking facility in a Limited Industrial District (L-I). Tom Greuner seconded the motion and when put to a vote, it carried unanimously.

- 3) **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**

Cristina Garcia, Senior Planner, advised Development Services was requesting the item to be tabled.

There being no further discussion Andy Castro 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.

ITEM E. PLAT APPROVAL

- 1) **R.E. GARCIA & ASSOCIATES, JOSE ANDRES VILLARREAL, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VILLANIN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.375 ACRE TRACT OF LAND BEING A PORTION OF LOT 93, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 100 BLOCK OF EAST MINNESOTA ROAD. SUB# 180104**

Cristina Garcia, Senior Planner, introduced the item. She 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. She further stated the property was designated for industrial use in the Land Use Plan and the proposed use was for office/warehouse. She added no variances were being requested and staff recommended preliminary plat approval of the proposed Villanin 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, Tom Greuner moved to approve the request for preliminary plat approval of the proposed Villanin Subdivision. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

None.

ITEM G. CLOSED SESSION:

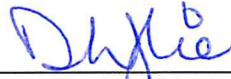
None.

ITEM H. RECONVENE:

None.

ITEM I. AJOURNMENT:

There being no further business, Andy Castro **moved** to adjourn. Romeo Robles second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:11 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary

APPROVED: _____