

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 9, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 9, 2018 and following is the record of attendance.

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

ABSENT:

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Eddie Martinez, Planner II
 George Martinez, Building Official
 Rita Galvan, Administrative Assistant
 Angie Resio, Secretary
 Jose Villescas, Director Public Utilities

ITEM A. CALL TO ORDER

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF MARCH 26, 2018

Chairman, 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 majority.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated his neighborhood was still experiencing vibration noises and lights from Costco. He further referred to an illustration to show Trancasa USA was violating TECQ and the Pharr Municipal Court because of the dust being produced. He suggested paving the road with concrete or asphalt instead in caliche because it could cause cancer. He also spoke on CUP#180209

and stated a caliche parking lot would be creating the same issue as Trancasa.

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**

Eddie Martinez, Planner II, introduced the item and recommended the item remain tabled. No action was necessary at this time.

- 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**

Eddie Martinez, Planner II, introduced the item and requested the item be untabled.

Luis Madrigal moved to untable the item. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

Eddie Martinez, Planner II, stated the property was currently zoned General Business District (C). The surrounding area was 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 was generally designated for commercial use in the Future Land Use Plan. He 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. He stated staff received no response to the letters or the legal notice.

Eddie Martinez, Planner II, 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 16, 2018 for final approval.

Chairman, Danny Wylie opened the public hearing and asked if 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.

At this time, Luis Madrigal recommended the item be discussed in closed session. There was no objection.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:09 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:41 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. 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

Eddie Martinez, Planner II, re-introduced the item.

Tom Greuner moved to approve the request for a period of 6 months and if there were no violations, they would review the case and approve for the remainder of the 6 months. Rafael Mungia seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

- 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 BENING 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

Eddie Martinez, Planner II, introduced the item. He stated the property was currently zoned Limited Industrial District (L-I). The adjacent zones were 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 AEP North Pharr Subdivision subject to the conditions.

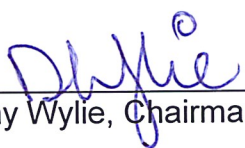
Luis Madrigal moved to approve. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

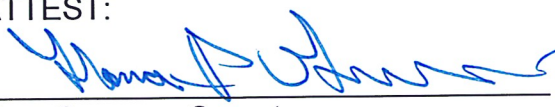
ITEM I. AJOURNMENT

There being no further business, Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:46 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary

APPROVED: 4-23-18