

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. February 25, 2019 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, February 25, 2019 and following is the record of attendance.

MEMBERS PRESENT: Charlie Ramirez Jonathan Larraga
 Rafael Munguia Luis Madrigal
 Romeo Robles

ABSENT: Danny Wylie Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 Cristina Garcia, Senior Planner
 Della Robles, Planner I
 Rogelio Rodriguez, Interim Building Official
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

Vice Chairman, Charlie Ramirez, called the meeting to order at 6:00 p.m. Roll call established a quorum.

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

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 11, 2019

Vice Chairman, Charlie Ramirez, introduced the item.

There being no discussion Luis Madrigal moved to approve the minutes of February 11, 2019. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

1) JOSE BERNAL REYES, D/B/A CORINA SALON, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOME OCCUPATION (BEAUTY SALON) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 27, SOL

**BRILLA UNIT 8 SUBDIVISION, PHARR HIDALGO COUNTY, TEXAS.
THE PROPERTY'S PHYSICAL ADDRESS IS 701 WEST FALCON
AVENUE. CUP#190103**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. This area is generally designated for single-family residential use in the Land Use Plan. She further reported sixty-two (62) 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 letter or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

There being no discussion Luis Madrigal moved to approve the request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

- 2) **TRINIDAD ROCHA, D/B/A MARISCOS EL CAPITAN, 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 LOTS 210, VALLE DE LA PRIMAVERA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6619 SOUTH JACKSON ROAD. CUP#190210**

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. This area is generally designated for commercial use in the Land Use Plan. She further reported thirty-two (32) 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 letter or the legal notice.

Della Robles, Planner I, further stated staff recommended 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. If approved, the owner must comply with all City Ordinances and City Department requirements.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

There being no discussion Rafael Munguia **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). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

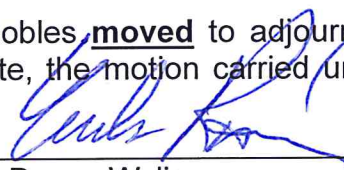
None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Jonathan Larraga second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:05 p.m.



Chairman, Danny Wylie

ATTEST:



Luis Madrigal, Secretary

APPROVED: 3/25/19