

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 9, 2020 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 9, 2020 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Robles Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO
CONFERENCE:** Jonathan Larraga

ABSENT: Charlie Ramirez Andy Castro
Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Development Services Director
Roy Rodriguez, Asst. Director/Building Official
Eddie Martinez, Planner II
Della Robles, Planner I
Anaisha Licerio, Planner I
Iris Mata, Administrative Assistant
Patricia Rigney, City Attorney

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, 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. PUBLIC TESTIMONY

None.

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF OCTOBER 26, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Romeo Robles moved to approve the minutes of October 26, 2020. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

1) QUINTA REAL EVENTS, 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 LOTS 1 AND 2, SAVE AND EXCEPT THE S32' OUT OF LOT 2, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2620 SOUTH GARDENIA STREET. CUP#201042

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south and west and Single-Family Residential District (R-1) and Office Professional District (O-P) to the east. This area is generally designated for single-family residential use in the Land Use Plan. She further reported thirty-nine (39) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She staff received no response to the letter or legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a 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.

Chairman, Danny Wylie, asked if the applicant had any comments.

Norma Garza, residing at 2620 South Gardenia, spoke in Spanish.

Chairman, 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, the public hearing was closed. Mr. Wylie opened the items for discussion.

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

2) EDCON, REPRESENTING MIRIAM BERENICE HERNANDEZ, 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE E330'-W660'-N660' OUT OF LOT 326, 5.00 AC NET, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 WEST HABITAT CIRCLE SOUTH. COZ#201043

Della Robles, Planner I, introduced the item and stated the property is currently zoned Agricultural and/or Open Space District (A-O). The property to the east was zoned to Single-Family Residential District (R-1) July 17, 2001, as was the property to the north on March 01, 2005. The property to the south is zoned Single-Family Residential District (R-1), and the property to the west is zoned Agricultural and/or Open Space District (A-O). The property is generally designated for single-family residential use in the Land Use Plan. She further reported forty-four (44) 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 legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request to re-zone to General Business District (C). She further stated that the property did not meet the Future Land Use Plan, but future updates to the comprehensive plan would be in with the existing use. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, 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, the public hearing was closed. Mr. Wylie opened the items for discussion.

Rafael Munguia suggested the item be discussed in executive session.

ITEM 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 IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:10 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 6:27 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

2) EDCON, REPRESENTING MIRIAM BERENICE HERNANDEZ, 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING THE E330'-W660'-N660' OUT OF LOT 326, 5.00 AC NET, KELLY PHARR TRACT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 600 WEST HABITAT CIRCLE SOUTH. COZ#201043

There being no discussion Jonathan Larraga moved to approve the rezoning request for a change of zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

1) PABLO SOTO, JR., P.E., REPRESENTING RAMON GUAJARDO, JR., OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED FERGUSON PLAZA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00-ACRE TRACT OF LAND OUT OF LOT 147, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 429 EAST FERGUSON AVENUE. SUB#200824

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

At this time Chairman, 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 preliminary plat approval of the proposed Ferguson Plaza Subdivision. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM G. CLOSED SESSION

None.

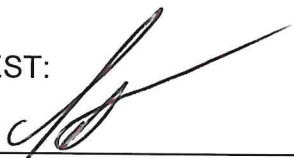
ITEM H. RECONVENE

None.

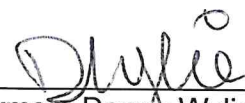
ITEM I. ADJOURNMENT

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 6:30 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: November 23, 2020