

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 9, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, August 9, 2021, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Rafael Munguia Andy Castro

ABSENT: Charlie Ramirez

OTHERS PRESENT: Luis Madrigal Jonathan Larraga

STAFF PRESENT: Roland Gomez, Interim Director
 Roy Rodriguez, Assistant Director/Building Official
 Anaisa Licerio, Planner I
 Nelly Terrazas, Planner I
 Iris Mata, Administrative Assistant
 Daniel Gonzalez, Assistant 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.

Rafael Munguia moved to excuse the absent members. Romeo Robles 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 JULY 26, 2021

Chairman, Danny Wylie, introduced the item.

There being no discussion Rafael Munguia moved to approve the minutes of July 26, 2021. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) **LAS MARGARITAS RESTAURANT INC. 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 BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 7-10, BLOCK 28, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 106 NORTH CAGE BOULEVARD. CUP#210740**

Nelly Terrazas, Planner I, introduced the item and stated the property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north and west and Heavy Commercial District (H-C) to the east and south. This area is generally designated for commercial the Land Use Plan. Fire, Code, Health and Planning recommended approval of the Conditional Use Permit. She further eighteen (18) 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.

Nelly Terrazas, Planner I, further stated staff recommended approval of request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). 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 item for discussion.

There being no discussion Rafael Munguia moved to approve the request of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM G. PLAT APPROVAL

- 1) **J&R ENGINEERING, LLC, REPRESENTING CIPRIANO GARZA BARAJAS, PRESIDENT OF WAREHOUSING LEASING OF TEXAS, LLC IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MAS LOGISTICS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 12.560 ACRE TRACT OF LAND, BEING A PART OR PORTION OF THE MICHAEL TRACT OUT OF PORCION 69, A-691, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1300 BLOCK OF WEST PRODUCE DRIVE. SUB#210616**

Nelly Terrazas, Planner I, introduced the item. She stated the property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north, south, east and Extra Territorial Jurisdiction (ETJ) and Limited Industrial District (L-I) to the west. The property is designated for industrial use in the Land Use Plan. She added no variances were being requested and staff recommended preliminary plat approval of the proposed MAS Logistics 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 Luis Madrigal moved to approve the request for preliminary plat approval of the proposed MAS Logistics Subdivision. Rafael Munguia 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 Romeo Robles moved to adjourn. Andy Castro second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:06 p.m.

ATTEST:



Andy Castro, Secretary

APPROVED: August 23, 2021



Chairman, Danny Wylie