

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May,3 2024 - 8:30 a.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Friday, May 3,2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Andy Castro
Ruben Luna
Jonathan Larraga
Mercedes Guillen

ABSENT: Rafael Munguia
Charlie Ramirez

STAFF PRESENT: Ricardo Rodriguez III, City Attorney
Joe Garza, Asst. Director of Development Services
Juan Vasquez, Development Assistance Specialist
Joanna Villarreal, Planner I
Nancy Hernandez, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman Danny Wylie called the meeting to order at 8:30 a.m. Roll call established a quorum.

Board Member Ruben Luna moved to excuse the absent members. Board Member Mercedes Guillen seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Chairman Danny Wylie asked if anyone signed up to speak. Nancy Hernandez, Secretary, stated there was no one who signed up to speak.

ITEM C. PUBLIC HEARING

- 1) **RAUL CORREA, DBA TINY CANTINA, 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. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.040 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITE 2. CUP#240407**

Joanna Villarreal, Planner I, introduced the item and stated applicant was requesting a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She went over the property's legal description and physical address and stated the adjacent zoning was Residential Multi-Family High Density District (R-MFHD) to the east and city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code and Development Services recommended approval of the Conditional Use Permit and reported fourteen (14) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on April 22, 2024, and a legal notice was published in the Monitor Newspaper on April 24, 2024. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, 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) and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there was an applicant present. Joanna Villarreal, Planner I, reported there was no one there to speak.

There being no discussion, Board Member Andy Castro **moved** to approve. Board Member Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM D. ANNOUNCEMENTS/OTHER BUSINESS:

There were no announcements.

ITEM E. CLOSED SESSION

None.

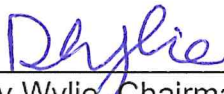
ITEM F. RECONVENE

None

ITEM G. ADJOURMENT:

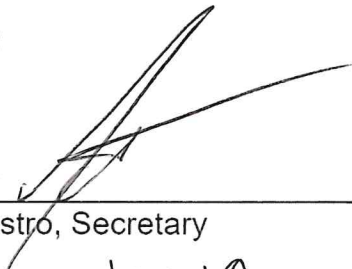
There being no further business, Board Member Ruben Luna **moved** to adjourn. Board Member Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 8:34 a.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: May 13, 2024