

**MINUTES
PLANNING & ZONING COMMISSION**

*City Commissioner's Room
118 S. Cage Blvd. October 28, 2024 - 4:00 p.m.*

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, October 28, 2024, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Andy Castro
Ruben Luna
Romeo Cantu Jr.
Javier Gutierrez

MEMBERS ABSENT: Rafael Munguía
Mercedes Guillen

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Joanna Villareal, Planner I
Nancy Hernandez, Administrative Assistant
Tania Goo, Secretary

ITEM A. CALL TO ORDER

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

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

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

ITEM B. PUBLIC TESTIMONY

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR OCTOBER 14, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Romeo Cantu **moved** to approve. Board Member Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM D.1 PUBLIC HEARING:

- 1) 7-ELEVEN INC., 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 215, 216, 217, 218 AND 219, VALLE DE LA PRIMAVERA SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS PHYSICALLY LOCATED AT 6601 SOUTH JACKSON ROAD. CUP#240922**

Joanna Villarreal, Planner I, introduced the item and stated applicant requested 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 property and properties to the south were currently zoned General Business District (C). The property to the north was zoned Heavy Commercial District (H-C). The property to the east was zoned Single-Family Residential District (R-1). The property to the west was outside city limits. The area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments fire was pending reinspection of the Conditional Use Permit and reported thirty (30) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, October 11, 2024, and a legal notice was published in The Advance News Journal on Wednesday, October 09, 2024. She stated staff received no response to the letters or legal notice.

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

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

ITEM D.2 PUBLIC HEARING:

- 2) 7-ELEVEN INC., 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 LIMITED INDUSTRIAL DISTRICT (L-I). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE, AN ADDITION**

TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS PHYSICALLY LOCATED AT 100 WEST NOLANA LOOP. CUP#240923

Joanna Villarreal, Planner I, introduced the item and stated applicant requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial (L-I). She went over the property's legal description and physical address and stated the property and properties to the east were currently zoned Limited Industrial District (L-I). The properties to the north, south and west were zoned General Business District (C). The area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, October 11, 2024, and a legal notice was published in The Advance News Journal on Wednesday, October 09, 2024. She stated staff received no response to the letters or legal notice.

Joanna Villarreal, 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 Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

There being no further discussion, Board Member Romeo Cantu moved to approve. Board Member Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM D.3 PUBLIC HEARING:

7-ELEVEN INC., 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 ALL OF LOTS 1 & 2, BEAMSLEY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY WAS PHYSICALLY LOCATED 1407 WEST NOLANA LOOP. CUP#240924

Joanna Villarreal, Planner I, introduced the item and stated applicant requested 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 property and properties to the north, east and south were currently zoned General Business District (C). The property to the southeast was zoned Residential Multifamily High-Density District (R-MFHD). The property to the west was outside city limits. The area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on, October 11, 2024, and a legal notice was published in The Advance News Journal on Wednesday, October 09, 2024. She stated staff received no response to the letters or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the General Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C) subject to the applicant and site shall comply with all City Ordinances and City Department requirements.

There being no further discussion, Board Member Javier Gutierrez moved to approve. Board Member Andy Castro seconded the motion and when put to vote, it carried unanimously.

ITEM E. CLOSED SESSION:

None

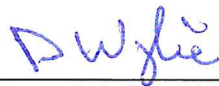
ITEM H. ANNOUNCEMENTS:

None

ITEM I. ADJOURMENT:

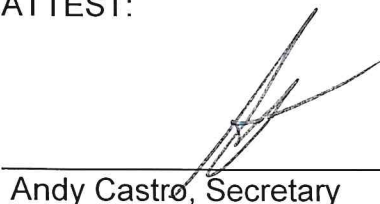
There being no further business, Board Member Andy Castro moved to adjourn. Board Member Romeo Cantu Jr. seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: 11/12/24