

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. July 22, 2024 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, July 22, 2024 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Rafael Munguia
Andy Castro
Ruben Luna
Mercedes Guillen

MEMBERS ABSENT: Jonathan Larraga
Romeo Cantu Jr.
Javier Gutierrez

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Kimberly Mendoza, Director of Development Services
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Nancy Hernandez, Administrative Assistant

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 Charlie Ramirez moved to excuse the absent members. Board Member Rafael Munguia 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 JULY 08, 2024 - REGULAR MEETING

Danny Wylie, Chairman, introduced the item.

Board Member Rafael Munguia moved to approve. Board Member Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORES'S AND STRIPES STORES, 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 LOT 2, NEWT'S CORNER, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 10701 SOUTH CAGE BOULEVARD. CUP#240614

Eddie Martinez, Planner III, 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). He went over the property's legal description and physical address and stated the property and properties to the west are currently zoned General Business District (C). Mr. Martinez stated that the property to the north was zoned Agricultural and/or Open Space District (A-O). The adjacent zoning was Limited Industrial District (L-I) to the east. General Business District(C) and Agricultural and /or Open Space District (A-O) to the south. He further stated the area was generally designated for commercial use in the Land Use Plan.

Eddie Martinez, Planner III, briefly stated all inspections had been conducted from all respective departments for the recommendation of approval of the Conditional Use Permit and reported two (2) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on July 12, 2024, and a legal notice was published in The Advance News Journal on July 10, 2024. He stated staff received no response to the letters or legal notice.

Eddie Martinez, Planner III, 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.

Eddie Martinez, Planner III, reported there was representation in the audience. Applicant had no comments.

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

ITEM E. PLATS:

- 1) **WESTWOOD PROFESSIONAL SERVICES, INC., REPRESENTING K.V. CHOWDARY, MANAGER OF KVS DEVELOPMENT, LLC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED MAJESTIC INTERNATIONALTRADE PORT PHASE 2 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 79.022 ACRE TRACT OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 55, BLOCK 18 AND A PORTION OF A 40 FOOT ROAD, SHOWN ON THE RE-SUBDIVISION OF LOTS 1 AND 5 TO 32, INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSER SUBDIVISION PHARR, HIDALGO COUNTY, TEXAS.THE PROPERTY IS LOCATED WITHIN THE 9000 BLOCK OF SOUTH VETERANS BOULEVARD. SUB#231025**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 9000 Block of South Veteran's Boulevard. The property was currently zoned Heavy Industrial District (H-I). He stated the adjacent properties to the north, east and south are outside the city limits, Heavy Industrial District (H-I) and Agricultural and/or Open Space District (A-O) to the west of the property. He stated the property was designated for Industrial use in the Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision, subject to the conditions noted in the packet.

There being no further discussion, Board Member Charlie Ramirez moved to approve the request for final plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision. Board Member Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION

None

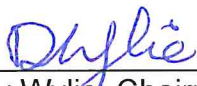
ITEM H. RECONVENE

None

ITEM I. ADJOURMENT:

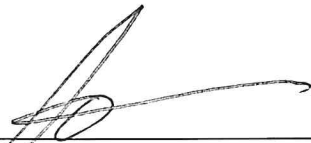
There being no further business, Board Member Andy Castro **moved** to adjourn. Board Member Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:07 p.m.

PLANNING & ZONING COMMISSION



Danny Wylie, Chairman

ATTEST:



Andy Castro, Secretary

APPROVED: _____