MINUTES of a Regular Meeting of the Planning and Zoning Commission of the City of Brownsville, Texas, held in the Commission Chambers, on the Second Floor of the Brownsville City Hall – Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, on Thursday, March 5, 2020 at 5:30 P.M. with the following members present:

PRESENT:

RONALD MILLS
DEREK BENAVIDES
ABRAHAM GALONSKY
VANESSA CASTILLO
RUBEN O’BELL
RICK VASQUEZ
ALFREDO PADILLA
MARTIN VEGA
ALLAN GARCES
OMAR OCHOA
EDUARDO GARRIDO
MYRNA LEAL
ERIKA ESPINOZA
ABSENT

CHAIRMAN
SECRETARY
COMMISSIONER
COMMISSIONER
COMMISSIONER
PLANNING AND REDEVELOPMENT DEPARTMENT DIRECTOR
DEPUTY CITY ATTORNEY
SENIOR PLANNER
SENIOR PLANNER
BUILDING OFFICIAL
PLANNER-1
PLANNER-1
HELP DESK SPECIALIST
TROY WHITTEMORE
AARON RENDON

A quorum being present, Chairman Ronald Mills, asked Ms. Erika Espinoza, Help Desk Specialist, to read the call to consider the following matters as posted and filed for the record in the Planning & Redevelopment Department on March 5, 2020.

REGULAR MEETING: 5:30 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Ronald Mills.

1. Updates/Comments

2. Approval of the Minutes for the Regular Meeting(s) on February 6, 2020

Upon Motion by Commissioner Abraham Galonsky, seconded by Commissioner Derek Benavides was found complete and carried unanimously.

PUBLIC HEARINGS:
3. **Public Hearing** and **Action**: Las Villas Del Sol Subdivision, Section 2, Final Plat

   Martin Vega, Senior Planner, stated that staff finds Las Villas Del Sol Subdivision, Section 2, Final Plat complete.

   Upon motion by Commissioner Derek Benavides, seconded by Commissioner Abraham Galonsky was found **complete** and **carried unanimously**.

4. **Public Hearing** and **Action**: Resaca View Subdivision, Final Plat

   Martin Vega, Senior Planner, stated that staff finds Resaca View Subdivision, Final Plat incomplete.

   Upon motion by Commissioner Derek Benavides, seconded by Commissioner Abraham Galonsky was found **incomplete** and **carried unanimously**.

5. **Public Hearing** and **Action** on Ordinance Number 235-2019-064-S-MA: To grant a major amendment allowing a restaurant, a Medium Retail (3C) use, in Dwelling “A” (DA) for Lots 40 & 41, La Villita Unit No. 4 Subdivision, Cameron County, Texas, located at 313 Manzano Street, Brownsville, Texas 78521.

   Martin Vega, Senior Planner, delivered a brief explanation of the ordinance, noting that staff supports the applicant’s request subject to conditions.

   Upon motion by Chairman Derek Benavides, seconded by Commissioner Abraham Galonsky and **carried unanimously**, the public hearing was **closed**.

   Commissioner Derek Benavides moved that Ordinance Number 235-2019-064-S-MA be **approved** to grant a major amendment allowing a restaurant, a Medium Retail (3C) use, in Dwelling “A” (DA) for Lots 40 & 41, La Villita Unit No. 4 Subdivision, Cameron County, Texas, located at 313 Manzano Street, Brownsville, Texas 78521. The motion was seconded by Commissioner Abraham Galonsky and **carried unanimously**.

6. **Public Hearing** and **Action** on Ordinance Number 235-2020-005: To rezone from Dwelling “A” (DA) to Dwelling “G” (DG) for Lot 1, Block 1, Villa Del Rey Subdivision, Section II, Cameron County, Texas, located at 673 Rey Salomon Street, Brownsville, Texas 78521.

   Martin Vega, Senior Planner, delivered a brief explanation of the ordinance, noting that staff supports the applicant’s request.

   Upon motion by Chairman Abraham Galonsky, seconded by Commissioner Derek Benavides and **carried unanimously**, the public hearing was **closed**.

   Commissioner Abraham Galonsky moved that Ordinance Number 235-2020-005 be **approved** to rezone from Dwelling “A” (DA) to Dwelling “G” (DG) for Lot 1, Block 1, Villa Del Rey Subdivision, Section II, Cameron County, Texas, located at 673 Rey Salomon Street, Brownsville, Texas 78521. The motion was seconded by Commissioner Derek Benavides and **carried unanimously**.
7. **Public Hearing and Action on Ordinance Number 235-2020-902:** To rezone from Dwelling “A” (DA)/Dwelling “G” (DG)/Dwelling “Z” (DZ)/General Retail “G” (4CG)/Light Industrial “J” (7CJ) to General Retail “G” (4CG) for an approximate 60.85 acres comprised of all of Reserve Area “B”, Villa del Norte Subdivision; all of Blocks 7 to 11, Harrington Place Subdivision; 1.41 acres out of Blocks 1 to 4, Harrington Place Subdivision; a 1 acre tract out of Share 12, Espiritu Santo Grant; and a 4.5 acre tract out of 19.5 acres out of Block 1 & 2, R.A. Lieck Subdivision; save and except, 1.257 acres out of Reserve Area “B”, Villa del Norte Subdivision (O.R.C.C.T. Vol. 7537, Pg. 77), located near Stillman Road, Brownsville, Texas 78526.

Martin Vega, Senior Planner, delivered a brief explanation of the ordinance, noting that staff supports the applicant’s request.

Valerie Stillman, Neighbor, explained that she just wanted to mention that a 1.257 acre section of her property was included in the zoning packet.

The commission explained to Ms. Stillman that her property would be removed from the agenda.

Upon motion by Commissioner Derek Benavides, seconded by Commissioner Abraham Galonsky and **carried unanimously**, the public hearing was **closed**.

Commissioner Derek Benavides moved that Ordinance Number 235-2020-902 be **approved** to rezone from Dwelling “A” (DA)/Dwelling “G” (DG)/Dwelling “Z” (DZ)/General Retail “G” (4CG)/Light Industrial “J” (7CJ) to General Retail “G” (4CG) for an approximate 60.85 acres comprised of all of Reserve Area “B”, Villa del Norte Subdivision; all of Blocks 7 to 11, Harrington Place Subdivision; 1.41 acres out of Blocks 1 to 4, Harrington Place Subdivision; a 1 acre tract out of Share 12, Espiritu Santo Grant; and a 4.5 acre tract out of 19.5 acres out of Block 1 & 2, R.A. Lieck Subdivision; save and except, 1.257 acres out of Reserve Area “B”, Villa del Norte Subdivision (O.R.C.C.T. Vol. 7537, Pg. 77), located near Stillman Road, Brownsville, Texas 78526. The motion was seconded by Commissioner Abraham Galonsky and **carried unanimously**.

8. **Public Hearing and Action:** To amend Chapter 348. – Zoning; and dealing with related matters.

Martin Vega, Senior Planner, delivered a brief explanation of the ordinance.

Upon motion by Commissioner Derek Benavides, seconded by Commissioner Abraham Galonsky and **carried unanimously**, the public hearing was **closed**.

Commissioner Derek Benavides moved that the amendments to the zoning ordinance proposed by staff be **approved**. The motion was seconded by Commissioner Abraham Galonsky and **carried unanimously**.

9. **Public Hearing and Action:** To amend the Planning and Zoning Commission’s Official Calendar for October 2019 thru September 2020 for the purpose of incorporating a second meeting to the currently established monthly schedule.
Martin Vega, Senior Planner, delivered a brief explanation of the amendment to the Planning and Zoning Commission’s Official Calendar for October 2019 to September 2020.

Upon motion by Commissioner Derek Benavides, seconded by Commissioner Abraham Galonsky and carried unanimously, the public hearing was closed.

Commissioner Derek Benavides moved that the amendment to the Planning and Zoning Commission’s Official Calendar be approved. The motion was seconded by Commissioner Abraham Galonsky and carried unanimously.

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ADJOURNMENT:

There being no further business to come before the Commission, upon duly made motion, the meeting adjourned at 6:05 p.m.

Approved this ___?nd___ day of ___April___, 2020.

Ronald Mills
Chairman

Attest:

[Signature]

Brigette Graybill
Planner-I

Respectfully submitted by:
Brigette Graybill, Planner I
Planning and Redevelopment Services Department