MINUTES of a Regular Meeting of the Planning and Zoning Commission of the City of Brownsville, Texas, held a teleconference open meeting, Brownsville, Cameron County, Texas, on Thursday, September 3, 2020 at 5:30 P.M. with the following members present:

PRESENT:

RONALD MILLS
DEREK BENAVIDES
ABRAHAM GALONSKY
TROY WHITTEMORE
RUBEN O' BELL
VANESSA CASTILLO
ALFREDO PADILLA
RICK VASQUEZ

CHAIRMAN
SECRETARY
COMMISSIONER
COMMISSIONER
COMMISSIONER
DEPUTY CITY ATTORNEY
PLANNING & REDEVELOPMENT
DEPARTMENT DIRECTOR
SENIOR PLANNER
SENIOR PLANNER
PLANNER-1
PLANNER-1
HELP DESK SPECIALIST

ABSENT:

MARTIN VEGA
ALLAN GARCES
EDUARDO GARRIDO
BRIGETTE GRAYBILL
ERIKA ESPINOZA

AARON RENDON

A quorum being present, Chairman Ronald Mills, asked Erika Espinoza, Help Desk Specialist, to read the call to consider the following matters as posted and filed for the record in the Planning & Development Services Department on September 3, 2020.

REGULAR MEETING: 5:30 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Ronald Mills.

REGULAR MEETING: 5:30 P.M.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Ronald Mills.

1. Updates/Comments

There were no comments or updates.

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

Upon Motion by Chairman Ronald Mills, seconded by Commissioner Troy Whittemore was found complete and carried unanimously.

PUBLIC HEARINGS:

3. Public Hearing and Action: Villas San Jose Subdivision, Final Plat
Allan Garces, Senior Planner, stated that staff finds Villas San Jose Subdivision, Final Plat complete.

Upon motion by Commissioner Troy Whittemore, seconded by Commissioner Abraham Galonsky was found incomplete and carried unanimously.

4. **Public Hearing and Action**: Palo Alto Residence Subdivision Phase II, Final Plat

Allan Garces, Senior Planner, stated that staff finds Palo Alto Residence Subdivision Phase II, Final Plat complete.

Upon motion by Commissioner Troy Whittemore, seconded by Commissioner Abraham Galonsky was found complete and carried unanimously.

5. **Public Hearing and Action**: Lago Vista Subdivision Section III, Final Plat

Allan Garces, Senior Planner, stated that staff finds Lago Vista Subdivision Section III, Final Plat incomplete.

Upon motion by Commissioner Troy Whittemore, seconded by Commissioner Abraham Galonsky was found incomplete and carried unanimously.

6. **Public Hearing and Action on Ordinance Number 235-2020-023**: To rezone from Dwelling “A” (DA) to Dwelling “G” (DG) for Lot 8, Block 6, Los Ebanos Addition Subdivision, Cameron County, Texas, located at 110 Hibiscus Court, Brownsville, Texas 78520.

Allan Garces, Senior Planner, delivered a brief explanation of the ordinance, noting that staff does not support the applicant’s request.

Property owner Ramiro Gonzalez spoke in favor of his case.

Neighbors, Terese and Mark Roberts, Rossy Galarza, Robert Torres, and Reba McNair all spoke against the proposed change.

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

Commissioner Abraham Galonsky moved that Ordinance Number 235-2020-023 be approved to rezone from Dwelling “A” (DA) to Dwelling “G” (DG) for Lot 8, Block 6, Los Ebanos Addition Subdivision, Cameron County, Texas, located at 110 Hibiscus Court, Brownsville, Texas 78520. The motion was seconded by Commissioner Ruben O’Bell. Commissioners Ronald Mills, Derek Benavides, Abraham Galonsky, Troy Whittemore, and Ruben O’Bell ayed the motion. Commissioner Vanessa Castillo nayed the motion.

7. **Public Hearing and Action on Ordinance Number 235-2020-024**: To remove an O31-Nonresidential Overlay to allow a multi-family development in Light Commercial (C-1) for a 2.68 acre tract of land, more or less, being the remainder of a 9.52 acre tract of land out of Grove “K”, Grove “J”, Grove “H”, Grove “E”, and part of Block 116, including a vacated 20 foot wide alley, all as per the Re-subdivision of the Townsite of Olmito, in partition Shares 12 and 15, Espiritu Santo Grant, Cameron County, Texas, located at 125 FM 511, Brownsville, Texas 78575.

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

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

Commissioner Troy Whittemore moved that Ordinance Number 235-2020-024 be approved to remove an O31-Nonresidential Overlay to allow a multi-family development in Light Commercial (C-1) for a 2.68 acre tract of land, more or less, being the remainder of a 9.52 acre tract of land out of Grove “K”, Grove “J”, Grove “H”, Grove “E”, and part of Block 116, including a vacated 20 foot wide alley, all as per the Re-subdivision of the Townsite of Olmito, in partition Shares 12 and 15, Espiritu Santo Grant, Cameron County, Texas, located at 125 FM 511, Brownsville, Texas 78575. The motion was seconded by Commissioner Abraham Galonsky and carried unanimously.

8. Public Hearing and Action: To repeal and replace existing industrial use district regulations in Chapter 348 – Zoning, Article IV – Use Districts; and dealing with related matters.

Allan Garces, Senior Planner, delivered a brief explanation of the ordinance.

Upon motion by Commissioner Troy Whittemore, seconded by Commissioner Vanessa Castillo and carried unanimously, the public hearing was closed.

Commissioner Derek Benavides moved that industrial use district regulations in Chapter 348 – Zoning, Article IV – Use Districts be repealed and replaced with the proposed ordinance amendment as per staff’s recommendation; and dealing with related matters. The motion was seconded by Commissioner Troy Whittemore and carried unanimously.

9. Public Hearing and Action: To appeal the Plat Administrator’s denial of M&P Ranch Subdivision (F-6017).

Martin Vega, Senior Planner, delivered a brief explanation of the case, noting that the subdivision was not in compliance with Sec. 332-166 of the Subdivision 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 appeal of the Plat Administrator’s denial of M&P Ranch Subdivision (F-6017) be approved. The motion was seconded by Commissioner Troy Whittemore and carried unanimously.


Martin Vega, Senior Planner, presented the proposed official calendar for the Planning & Zoning Commission for October 2020 thru September 2021.

Commissioner Derek Benavides moved that rule amending Z.1.c concerning the Planning & Zoning Commission’s official calendar for October 2020 thru September 2021 be approved. The motion was seconded by Commissioner Troy Whittemore 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 6:32 p.m.

Approved this ___1st___ day of __October__, 2020.

Ronald Mills
Chairman

Attest:

Brigette Graybill
Planner-1

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