



PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. April 24, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, April 24, 2017. The meeting was called to order by Danny Wylie at 6:00 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Danny Wylie Romeo Robles
Tom Gruener Porfirio Rodriguez
Rafael Munguia
Andy Castro

ABSENT: Charlie Ramirez Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Development Services Director
Heriberto Martinez, Planner II
Della Robles, Planner I
George Martinez, Building Official
Alexandra Esparza, Secretary

CALL TO ORDER

Danny Wylie called the meeting to order at 6:00 p.m. and welcomed all to the meeting. Roll call established a quorum.

APPROVAL OF MINUTES

Danny Wylie proceeded with the approval of the minutes of April 10, 2017.

There being no discussion, Rafael Munguia **moved** the minutes of April 10, 2017, be approved as submitted. Romeo Robles second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved as submitted	C. Ramirez: Absent
T. Greuner: Approved as submitted	R. Robles: Approved as submitted
R. Munguia: Approved as submitted	L. Madrigal: Absent
A. Castro: Approved as submitted	P. Rodriguez: Approved as submitted

The motion carried unanimously to approve the minutes of April 10, 2017, as submitted.

PLAT APPROVAL:

**HINOJOSA ENGINEERING, INC.
REP. PHARR-SAN JUAN-ALAMO I.S.D**

**SUB#170101
P.S.J.A I.S.D. BUCKNER
CAMPUS**

Heriberto Martinez, Planner II, proceeded to introduce the plat approval as follows:

Hinojosa Engineering, Inc., representing Pharr-San Juan- Alamo I.S.D., is requesting preliminary plat approval of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision. The property is legally described as being a being a 9.973 acre tract of land, more or less, being Lot 1, Block "A", Kelly-Pharr Subdivision, of lands in Porciones 66, 67, 69 and 70, Pharr, Hidalgo County, Texas. The property's physical address is 1001 North Fir Street. The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (Small Lot) (R-1A) to the south, Single Family Residential District (Small Lot) (R-1A) and Single Family Residential District (R-1) to the east, and Single Family Residential District (Small Lot) (R-1A) and General Business District (C) to the west. The property is designated for public/semipublic use in the Land Use Plan. Property Proposed Use: Institutional use. Variances: None requested. Development Services recommends preliminary plat approval of the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Need additional 10' of R.O.W. on south side of East Cortez Avenue.
2. Need additional 7' of R.O.W. on east side of North Fir Street.
3. Provide 25' from centerline on north side for East Polk Avenue.
4. Pave 1/3 street R.O.W. and include street markings (crosswalks and stop bars).
5. Need street light detail (subdivision stage).

EASEMENTS:

1. Need to provide 15' Exclusive to City of Pharr easement around property.

SIDEWALK: ADA:

1. 5' sidewalk with A.D.A. ramps and landings will be required to be constructed during subdivision stage.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. Proposed 2" water line inside of property will be private.
2. Need to show size of water line on East Polk Avenue.
3. Proposed 2" water service will go up to the property line only.
4. Requires a meter box to be installed before meter is installed.
5. Will be required to use polyethylene tubing for any proposed water service, no copper will be allowed.
6. Corporation valve and curb stop will be brass.
7. Will be required to loop at two water sources.
8. Follow City of Pharr construction standards manual.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there was one individual that had signed up to speak.

An individual approached the podium and introduced himself as Kenneth C. Fletcher, living at 504 South Diplomat. He stated he was receiving a lot of noise from Trancasa and they had to pay a fine of \$500 for the noise. He stated that he went to the new location of where they were going to move and there has not been any construction done. Mr. Fletcher stated that he had been unable to get in contact with the previous city attorney, who had a home office. He stated he had brought it to the attention of staff about his complaint for the previous city attorney not having a Conditional Use Permit for a home office. He stated that he signed up for public hearing for Item E3. He stated that as a tax payer he would want the generation station to be walled in so that it is not heard or seen. He suggested to put the high power lines underneath the ground so that people would be able to get an apartment at the Jackson Road apartments. He stated that if the road was on the north side instead of the south it would not be going near his neighbor who lived on Jackson Road.

There being no one else wishing to speak, Danny Wylie closed the Public Comments and proceeded with the next item.

PUBLIC HEARING:

Heriberto Martinez, introduced himself as Planner II for the City of Pharr and advised Public Hearing Items one (1) through three (3) would remained tabled; however, there was a member of the audience that would like to speak for Item #3.

An individual approached the podium and introduced himself as Jose E. Degollado, living at 2314 North Jackson Road. He advised that he spoke at the previous meeting of April 10, 2017 in opposition of AEP doing a structural tower next to his property. He asked if there had been any progress on the decision for the project. He understood that it remained tabled and was advised that it would be on the agenda for the next Planning and Zoning meeting scheduled for May 08, 2017. He stated hopefully by then he could get an answer.

WILLIAM BEBB FRANCIS, III
Rep. AMERICAN TOWER ASSET SUB, LLC

LIFE-OF-THE-USE EXISTING
TELECOMMUNICATION TOWER
CUP#170210

Tabled item. No action needed.

SONIA GARCIA
REP. CENTRO FAMILIAR CRISTIANO
IGLESIA DEL PUEBLO

LIFE-OF-THE-USE
CHURCH
CUP#170212

Tabled item. No action needed.

JOHN M. GARCIA
REP. AEP TEXAS, INC

SPECIAL USE PERMIT
STATIC VAR COMPENSATOR (SVC) STATION
SUP#170317

Tabled item. No action needed.

SEWER:

1. Proposed sewer service cannot attach directly to manhole, will need to be between 10'-15' away from manhole.
2. No permanent structures over the sewer line.
3. Proposed sewer service(s) will go to property line only.
4. All proposed sewer line(s) inside of property will be private.
5. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Need to correct drainage directive.
2. Detention will need to be on-site.
3. Will be required to meet with Engineering Department regarding the Regional Detention Center.

OTHER:

1. Provide square footage for plat.
2. Add plat note: "Erosion and sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
3. Plat note #6, needs drainage figures.
4. State acreage in metes and bounds in the end clarify acreage, plat and metes and bounds do not match.
5. Provide space between plat note #6 and plat note #7.
6. Need S.W.P.P.P. with C.N.O.I. to be filed.
7. Need to label P.O.B. and indicate such on metes and bounds.
8. Must obtain Conditional Use Permit (C.U.P.) for institutional use prior to obtaining Certificate of Occupancy.
9. Traffic Impact Analysis will be required and recommendations shall be done on site.
10. Verify and match description for metes and bounds as well legal description for property, do not match.

Mr. Martinez advised that there was a representative in attendance.

Danny Wylie advised that this item did not require a public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Porfirio Rodriguez asked staff if they were re-platting the school. Mr. Martinez affirmed and stated that more buildings were going to be added and it was proposed to become an Early Childhood and Alternative Center. Danny Wylie asked staff if the fire ladder truck entrance and exit had been addressed by the proper representative and approved. Roland Gomez, Assistant Director of Development Services, advised that everything had been approved according to city standards. Andy Castro asked staff if they could make sure that the departments do onsite/physical inspections.

There being no further discussion, Rafael Munguia **moved** to approve the preliminary plat approval for the proposed P.S.J.A. I.S.D. Buckner Campus Subdivision. Tom Greuner second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved
T. Greuner: Approved
R. Munguia: Approved
A. Castro: Approved

C. Ramirez: Absent
R. Robles: Approved
L. Madrigal: Absent
P. Rodriguez: Approved

ANNOUNCEMENTS/OTHER BUSINESS: NONE

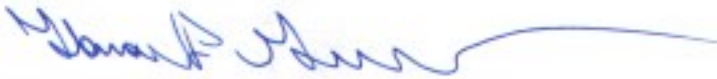
ABSENTEE REPORT: Alexandra Esparza announced that Charlie Ramirez and Luis Madrigal were the absent members. Romeo Robles moved to excuse the absent members. Andy Castro second the motion and when put to a vote, the motion carried unanimously to excuse the absentees.

ADJOURNMENT: There being no further business, Romeo Robles moved that the meeting be adjourned. Andy Castro second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 6:11 p.m.



Danny Wyle, Chairman

ATTEST:



Tom Greuner, Secretary