



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. March 13, 2017 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 13, 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
Tom Greuner
Rafael Munguia
Andy Castro
Charlie Ramirez
Romeo Robles
Luis Madrigal
Porfirio Rodriguez

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Juan G. Guerra, City Manager
Edward Wylie, Assistant City Manager
Roland Gomez, Assistant Development Services Director
Heriberto Martinez, Planner II
George Martinez, Building Official
Alexandra Esparza, Secretary
Ruben Villescas, Police Chief

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 February 27, 2017.

Luis Madrigal advised that there was a minor correction on page 17 of 27 for the minutes of February 13, 2017.

Commissioner Charlie Ramirez arrived at 6:03 p.m. and took his place with the Commission.

Danny Wylie asked for clarification for the word swales on page 15 of 16 on the sewer section for plat item one. Heriberto Martinez Planner II, advised it was another word for retention pond.

There being no further discussion, Rafael Munguia **moved** the minutes of February 27, 2017, be approved with corrections. Luis Madrigal second the motion and when put to a vote, it polled as follows:

D. Wylie: Approved with corrections	C. Ramirez: Approved with corrections
T. Greuner: Approved with corrections	R. Robles: Approved with corrections
R. Munguia: Approved with corrections	L. Madrigal: Approved with corrections
A. Castro: Approved with corrections	P. Rodriguez: Approved with corrections

The motion carried unanimously to approve the minutes of February 27, 2017, with corrections.

PUBLIC COMMENTS:

Danny Wylie asked if anyone had signed up for the Public Comments. Alexandra Esparza advised there were several individuals that had signed up to speak and called forth the first individual.

A gentleman approached the podium and introduced himself as Kenneth C. Fletcher living at 504 South Diplomat. He addressed the sound problems with Costco and stated there had been changes in management and the new management was not a part of the neighbor to neighbor agreement which stated for the trucks to park on the southwest side, not across the houses. He stated he wanted to protest against his Public Hearing request being denied by administration. He stated he maintained from the Attorney General 2008... He requested a letter from the city attorney addressing the Attorney General of 2017. He stated his interest in native plants and as per ordinance to put native plants around the cell tower of item number one. Mr. Fletcher addressed item number two (2) about the development of several acres into home owners and to think about water conservation for the home owners in the future. He stated an easy way to save water...a lot of water was wasted by watering lawns and the use of native vegetation to restore. Mr. Fletcher showed a book of native plants and stated if the little oasis had been plowed away for the use of agricultural use it can be replaced tree by tree, berry by berry, attract bird by bird then attract eco tourist. Mr. Fletcher stated the quality of life is much better with native trees. He also wanted to remind the commission about the church near residents and that a proper buffer wall should be placed as per section 134.31 of the unified code of the City of Pharr.

Alexandra Esparza called forth the second individual signed up for public comments.

A gentleman approached the podium and introduced himself as Jack Arnold, address was 810 West Minnesota Road, speaking about item E2. Mr. Arnold stated he had five (5) acres of land at the south side of the proposed development and was not notified about the meeting or the change of zone. He stated he was not against development, but was against poor planning and poor development. He stated that the city rendered him useless of his five (5) acres along Minnesota Road. He noticed that his dad's trees were being pushed down and then later to find out that the property had been sold. He stated that there are other families and people involved and to consider them when making decisions. He stated again that he was not against the development that he would want to

work with the City of Pharr but there needs to be some kind of dialogue for people like him that was not notified and live right next to the property. He stated 4,480 trees were being pushed down.

Alexandra Esparza called forth the third individual signed up for Public Comments.

A gentleman approached the podium and introduced himself as Jack Tanner living at 508 West Nolana. He stated he was representing the William and Betty Arnold Family Limited Partnership. Mr. Tanner advised he was speaking about the same item as Mr. Arnold and how the notifications come about. He stated that there had been a great deal of development that has been happening and none of the family from the William and Betty Arnold Family Limited Partnership object to any of it, however, there had been some discrepancies within the community as far as communication regarding who was speaking for whom. He stated as far as the William and Betty Arnold Family Limited Partnership no one speaks for them. Mr. Tanner stated that information from the community and neighbors they were told to only contact one person in regards to the matter, but there are two separate entities, one entity was the Allen and Letitia Family Limited Partnership. He stated each entity has its own spokesperson and in the future it would be greatly appreciated on considering the communication of who is speaking for whom. Mr. Tanner advised again that they were not against the development just the lack of communication and whom the notices go out to.

Alexandra Esparza called forth the last individual signed up for public comments.

A gentleman approached the podium and introduced himself as Gary Hosmer residing at 4026 Ravenwood Court, Pearland Texas. Mr. Hosmer stated that his mother was the daughter of Russell D. Arnold, which was a part of the RD Arnold Family Farm. He stated that him and his two uncles, Allen and Wesley William Arnold, own the east half of block 90, where Letitia Arnold decided she would develop. He stated that he was not opposing the development but would like a planned development and would like to be able speak on the plans being developed. Mr. Hosmer stated that he had been approached and told that Letitia Arnold sold her 15 acres and he was given a contract with a \$10,000.00 earnest money to accept. He stated that there was no prior notice to the matter and was told there was his \$10,000.00 earnest money contract to sign. He stated he was not prepared to sell his land due to not knowing about what was going on and it being an out of the blue situation. Mr. Hosmer stated he was not against the development, that he understood that the agricultural land was going to be developed, but would like to have a planned development and be part of it. He wanted to reiterate what Mr. Tanner said that there was one person claiming to speak for everyone but does not. He stated there was another part of the Arnold family that is in agreement with planned development.

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 stated he had five items for recommendation and proceeded to introduce the first item.

William Bebb Francis, III, representing American Tower Asset Sub, LLC, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunications tower in an Agricultural and/or Open Space District (A-O). The property is legally described as being a 0.153 acre tract of land, more or less, out of Lot 7, Block 12, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1600 Block of West Las Milpas Road. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north and west is zoned Limited Industrial District (L-I), Single-Family Residential District (R-1) to the east and High Density Multi-Family Residential District (R-4) to the south. This area is generally designated for single-family residential use in the Land Use Plan. Sixteen (16) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or to the legal notice. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to continue to allow an existing telecommunication tower in an Agricultural and/or Open Space District (A-O) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The existing telecommunications tower must continue to comply with all setback and height requirements.
6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
 - Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Heriberto Martinez advised that the applicant asked for this item to be tabled.

There being no discussion, Charlie Ramirez moved to table the item subject to the applicant's request. Tom Greuner second the motion and when put to a vote it polled as follows:

D. Wylie: Approved

C. Ramirez: Approved

T. Greuner: Approved

R. Robles: Approved

R. Munguia: Approved L. Madrigal: Approved
A. Castro: Approved P. Rodriguez: Approved

Motion carried unanimously to approve the tabling of this item subject to the applicant's request.

**SHAVI MAHTANI/DOMAIN DEVELOPMENT
REP. THE ALLEN AND LETITIA ARNOLD
FAMILY PATERNERSHIP**

**CHANGE OF ZONE
A-O TO R-1
COZ#170211**

Heriberto Martinez, Planner II, proceeded to introduce the second item as follows.

Shavi Mahtani/Domain Development, representing The Allen and Letitia Arnold Family Partnership, is requesting a change of zone from Agricultural and/or Open Space District (A-O) to a Single-Family Residential District (R-1). The subject site is located on the east side of North Sugar Road and is physically located within the 5400 Block of North Sugar Road. The property is legally described as being a tract of land containing 33.070 acres, more or less, out of Lot 87, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site currently consists of one (1) lot which has an approximate frontage of 1,091.30 feet along North Sugar Road and has an approximate depth of 1,320 feet. North Sugar Road is a 70' minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Residential Mobile Home District (R-MH), the property to the west is zoned Agricultural and/or Open Space District (A-O) and High Density Multi-Family District (R-4), the property to the south is zoned Agricultural and/or Open Space District (A-O) and the property to the east is zoned Agricultural and/or Open Space District (A-O) and Residential Townhouse District (R-TH). The property is generally designated for commercial and multi-family in the Land Use Plan. The property to the north was rezoned to Planned Unit Development (P.U.D.) on August 21, 1984. On December 13, 1988 the property was changed from Planned Unit Development (P.U.D.) to Residential Mobile Home District (R-MH). On August 25, 2015, the property to the west was rezoned to High Density Multi-Family District (R-4) and on November 01, 2005, the property to the east was rezoned to Residential Townhouse District (R-TH). The owner of the property is requesting a change of zone to a Single-Family Residential District (R-1) in order to develop the property into a 146 lot single-family residential subdivision. The Single-Family Residential District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. Fourteen (14) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Planning staff is recommending approval of the request to re-zone to Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

Heriberto Martinez advised that this item will go before the City Commission meeting of March 20, 2017, at 5:00 pm and the engineer was in attendance.

Danny Wylie advised that this item requires a Public Hearing and asked if there was anyone in the audience wishing to address the item either for or against to please come forth. Alexandra Esparza advised there was no one wishing to speak, therefore, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Charlie Ramirez asked staff if Shavi Mahtani owned the property. Mr. Martinez affirmed. Mr. Ramirez asked if he was in partnership with the Arnold family, if it was a joint project and when was the final closing of the property. Edward Wylie, Assistant City Manager, advised that when Mr. Shavi applied for the change of zone, he was not the owner but got the owner's consent to sign the paperwork for the application. He stated he went to closing the Friday before, went to the title company and got all the bells and whistles, it was a legit sale. Charlie Ramirez stated that he knows the Arnold family on a personal level and this caught him as a surprise as much as it did to them. Edward Wylie advised that city officials and Development Services staff cannot get involved with private affairs; it would be something behind the scenes within the Arnold family. Danny Wylie asked staff if the family members were part of the fourteen (14) surrounding property owners that were notified. Edward Wylie advised that the father Mr. Jack Arnold owned a property directly south that was out of the original tract. He stated somewhere along the line the property was deeded over a couple years back, and since then the tax rolls at the Hidalgo County Appraisal District had not been updated for whatever reason. He stated that the way the law works in Texas for notifications the city has to go by the official tax rolls of the Hidalgo County Appraisal District and on the official tax rolls it did not show Jack Arnold, the son, as the property owner, it showed Allen and Letitia Arnold as the owner and since they were the applicants and already knew about it, another letter was not generated to the same people regarding this matter. Rafael Munguia asked what the proposed future land use plan was. Roland Gomez, Assistant Development Services Director, advised it was multi-family. Romeo Robles asked in order for the community to be notified about any development around that area in the future, what can the city do in order to make sure the people get notified. Eddie Martinez advised that since the information is provided by the Hidalgo County Appraisal District, they would have to be up to date on their part. Edward Wylie stated that it would be good practice to go and update, however, a meeting will be set up with all the interested parties and talk over the long term plans of the city and the intention of the zoning and development coming in. He advised that at that time the city will go property by property to see who the legal property owners are.

An individual from the audience addressed the Commission (*Inaudible*).

Charlie Ramirez moved to go into Executive Session, Tom Greuner second the motion.

The Planning and Zoning Commission entered executive session at 6:26 p.m.

The Planning and Zoning Commission returned from executive session at 6:36 p.m.

There being no further discussion, Luis Madrigal **moved** to approve change of zone from Agricultural and/or Open Space District (A-O) to a Single-Family Residential District (R-1). Rafael Munguia seconded the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the change of zone from Agricultural and/or Open Space District (A-O) to a Single-Family Residential District (R-1).

SONIA GARCIA
REP. CENTRO FAMILIAR CRISTIANO IGLESIA DEL PUEBLO

LIFE-OF-THE-USE
CHURCH
CUP#170212

Heriberto Martinez, Planner II, introduced the next item as follows.

Sonia Garcia, representing Centro Familiar Cristiano Iglesia Del Pueblo, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 14, Las Fuentes Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 424 West Navarro Street. The property is currently zoned Single-Family Residential District (R-1). The property to the north is zoned Single-Family Residential District (R-1) and Two-Family Residential District (R-2), to the south and east the property is zoned Single-Family Residential District (R-1) and to the west the property is zoned Agricultural and/or Open Space District (A-O). This area is generally designated for single-family residential use in the Land Use Plan. Thirty-six (36) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls in opposition of the item. Development Services is recommending approval of the request for a Life-of-the-Use Conditional Use Permit to allow a church in Single-Family Residential District (R-1) subject to the following conditions:

1. This Conditional Use permit shall be issued for the Life-of-the-Use and issued to the current owner only;
2. Parking requirements as per Ordinance;
3. If the need arises for expansion, applicant shall advise the city and it will be necessary for the Planning & Zoning Commission to reconsider this permit;
4. The applicant shall comply with the Landscaping and Sign Ordinance;
5. Any change in ownership or applicant conducting business shall terminate this Conditional Use Permit;
6. A building permit and Certificate of Occupancy will be required and current standard building codes must be observed; if applicable.
7. The following shall be considered as grounds for the revocation of a Conditional Use Permit:

- Any change in use or change in extent of use, area or location of the building being used.
- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Mr. Martinez advised that staff is recommending the item to be tabled due to information pending from the applicant.

There being no discussion, Andy Castro moved to approve the tabling of the item subject to information pending from the applicant. Tom Greuner second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the tabling of this item subject to information pending from the applicant.

RENE CAMPOS
REP. PHARR-SAN JUAN-ALAMO ISD

LIFE-OF-THE-USE INSTITUTIONAL USE
CUP#170213

Heriberto Martinez, Planner II, introduced the final item as follows:

Rene Campos, representing Pharr-San Juan-Alamo ISD has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use in a Single-Family Residential District (R-1). The property is legally described as being all of Lot 8, Ford's Subdivision and all of Lots 1 and 8, Block 1, McDaniel Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 325 West Jones Avenue. The property is currently zoned Single-Family Residential District (R-1). The surrounding property is zoned Single-Family Residential District (R-1) to the north, south, west and east. This area is generally designated for single-family residential use in the Land Use Plan. Thirty-one (31) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services is recommending approval of the Conditional Use Permit to allow an Institutional Use in a Single-Family Residential District (R-1) subject to the following conditions:

1. A fire alarm system must be installed in every unit/room;
2. An all-weather surface must be provided for emergency access; and
3. The applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;

4. The following shall be considered as grounds for revocation of the Conditional Use Permit:
- Any change in use or change in extent of use, area or location of the dwelling being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.

Heriberto Martinez advised that this item will go before the City Commission meeting of March 20, 2017 at 5:00 p.m.

Danny Wylie advised that this item required a Public Hearing and asked if there was anyone in the audience wishing to address the item either for or against to please come forth. There being no one wishing to speak, Danny Wylie closed the Public Hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Luis Madrigal asked if the applicant was present. Mr. Martinez advised he was not due to the school district being on spring break. Mr. Madrigal asked what Pathway to Independence was. Mr. Martinez advised it was a school to teach special needs kids how to dress and do everyday things. Danny Wylie asked if it was going to have classrooms. Mr. Martinez affirmed. Edward Wylie advised that it was a home for special needs kids, they would be transported by bus and they would be taught everyday life skills. Danny Wylie asked since they would be bused in and out there would not be any problem with the parking. Edward Wylie affirmed. Porfirio Rodriguez asked how long has this program been on going in a single family home. Roland Gomez advised they do not have the exact date when the single family home was built but they did apply for building permits to remodel a few months back and now they are applying for the Conditional Use Permit for institutional use. Mr. Gomez advised the program has been recent and part of the PSJA district.

There being no further discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use in a Single-Family Residential District (R-1). Tom Greuner second the motion and when put to a vote it polled as follows:

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

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use in a Single-Family Residential District (R-1).

PLAT APPROVAL:

**HALFF ASSOCIATES, INC.
REP. SOUTH TEXAS COLLEGE**

**SOUTH TEXAS COLLEGE REGIONAL CENTER
FOR PUBLIC SAFETY EXCELLENCE
SUB#161126**

Heriberto Martinez, Planner II, stated he had one plat approval for recommendation and introduced the item as follows:

HALFF Associates, Inc., representing South Texas College is requesting preliminary plat approval of the proposed South Texas College Regional Center for Public Safety Excellence Subdivision. The property is legally described as being a 62.38 acres out of Lots 255, 258, 259 and 260, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property is located at the 3900 Block of South Cage Boulevard. The property is currently zoned Agricultural and/or Open Space District (A-O). The adjacent zones are Agricultural and/or Open Space District (A-O), Planned Unit Development District (PUD) and City of Pharr ETJ to the North, Agricultural and/or Open Space District (A-O) and City of Pharr ETJ to the South, City of Pharr ETJ to the East and Agricultural and/or Open Space District (A-O) and General Business District (C) to the West. The property is designated for public/semipublic and single family residential use in the Land Use Plan. Property proposed use: South Texas College. Variances: None Requested. Development Services recommends preliminary plat approval of the proposed South Texas College Regional Center for Public Safety Excellence Subdivision subject to the following conditions:

**STREETS,
PAVING
AND R.O.W.:**

1. Will require copy of TxDot Driveway permit.
2. Verify and label R.O.W. need 120'-150' on US 281 and 70' on E. Rancho Blanco road.
3. Will require street light plan at building permit.

EASEMENTS:

1. Verify name, county water improvement District #2.
2. Need to provide easements for interior waterlines.
3. Exclusive 15' easement intersects with HCID #2 easement, is HCID# 2 ok with this? Verify.

**SIDEWALK:
ADA:**

1. Plat note #8: reword to read "Wheelchair ramps and landings per ADA requirements to be constructed at subdivision stage. Sidewalks to be constructed at building permit stage".

**FIRE
PROTECTION:**

1. See attach comments.

WATER:

1. Need a 2-inch service for property.
2. Need a 12-inch waterline valve close to the 90 degrees bends.
3. PVC needs to be DR18.
4. Fire hydrant line needs a 12" casing.
5. Need a 12-inch valve and stub out with cap at end of propose waterline.
6. All bends will have megalock.
7. Connection will be wet tap with the proper valves, stainless steel taps, etc.
8. Need to show detail of water service.
9. Need to install meter box.
10. Follow City of Pharr construction standard manual.

SEWER:

1. Need a stub out and plug at the manhole.
2. Need a 6-inch sewer service stub out/ show sewer service stub out.
3. Cannot connect directly to manhole.
4. Sewer lines needs to be SDR26.
5. Need detail of stub out and connection
6. Follow City of Pharr construction standard manual.

DRAINAGE:

1. Show flood zones on plat layout.
2. Will require discharge permit from TxDot and Connection permit from City on Rancho Blanco.
3. Plat note #15: reword to read "All drainage areas to be maintained by owner".
4. Need approved drainage report.

OTHER:

1. Provide bearings & distances for easements.
2. Verify iron rod just south east of Irma Lee property.
3. Make sure to match what on metes & bounds and plat layout O.R.H.C.T. & D.R.H.C.T.
4. Label the Kelly-Pharr Lots.
5. Remove plat note #9.
6. Plat note #11, need to provide figures.
7. Add: Danny Wylie, for the Planning & Zoning signature block.
8. Change year to 2017, on plat.
9. On location map, show S. Veterans Blvd. ("I" Rd.) and north arrow to be true north.
10. Add plat note: Fire sprinkler protection shall be installed by a Texas license fire protection company with a minimum RME-U License to install the fire sprinkler underground.
11. Add plat note: Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). And delete plat note #12 and 14.
12. Provide correct square feet on metes & bounds and description.
13. Need S.W.P.P.P. with C.N.O.I filed (SWPPP will include entire property owned; but BMP's will only be needed where there is ground disturbance).
14. T.I.A. report will be turned in before second phase of building permit.
15. Note #8 add- "along east side US 281 and south side of E. Rancho Blanco Road.
16. A conditional use permit (C.U.P). will be required for any institutional use.

Mr. Martinez advised that the project engineer and representatives were in attendance.

Danny Wylie advised this item did not need a public hearing and opened it up to the Commission for discussion and action.

Danny Wylie asked what kind of disturbance would it cause to the school and residences nearby. Edward Wylie advised that this was only the subdivision phase. He stated once they apply for building permits and have plans they have a couple of renditions to it, but they haven't gotten to that point of what kind of sound buffers will be placed. He stated that the school is a participant in this program, it was a joint effort with the city, PSJA School District and South Texas College to have the city's first full fledge college. Edward Wylie stated that the school district was going to fund kids for this institution use so the school should not have any problems with it. As for the residences nearby they would make sure to take the appropriate measures for the buffers. Danny Wylie asked how long this project would take to get done. Edward Wylie stated for the first phase they have a year left and it was a multi-phase school. Edward Wylie added that this school would have a police academy, fire academy and ambulance training.

There being no further discussion Charlie Ramirez moved to approve the preliminary plat approval of the proposed South Texas College Regional Center for Public Safety Excellence Subdivision. Luis Madrigal second the motion and when put to a vote it polled as follows:

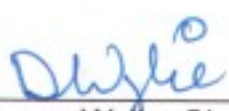
D. Wylie: Approved	C. Ramirez: Approved
T. Greuner: Approved	R. Robles: Approved
R. Munguia: Approved	L. Madrigal: Approved
A. Castro: Approved	P. Rodriguez: Approved

Motion carried unanimously to approve the preliminary plat approval of the proposed South Texas College Regional Center for Public Safety Excellence Subdivision.

ANNOUNCEMENTS/OTHER BUSINESS: NONE

ABSENTEE REPORT: Alexandra Esparza announced the full Commission was present.

ADJOURNMENT: There being no further business, Romeo Robles moved that the meeting be adjourned. Luis Madrigal second the motion and when put to a vote, the motion carried by unanimous consent, the Planning and Zoning meeting adjourned at 6:48 p.m.



Danny Wylie, Chairman

ATTEST:



Tom Greuner, Secretary

Audience Attendance Sheet



DATE **MARCH 13, 2017**

MEETING: **P&Z MEETING**

NAME: PRINT	ADDRESS:	PHONE NO.	-AGENDA- ITEM NUMBER
KC, Fischer	504 E. Diplomat Dr	279 9893	D, E 17, 3
Roxie Mann	5000 Military Hwy	425 88115	
Miles Bullock	5000 MILITARY Hwy	445-9202	
JACK ARNOLD	610 W. Minnesota Rd	227-4579	E-2
GARY HOSMER	4026 AVE N WOOD COURT, PEARLAND	281-692-0674	E-2
JACK TANNER	508 W. NOLANA ⁷⁶⁵⁷⁷ Pearland	281-273 1992	E-2
Gilbert Gallegos	1100 E. ⁷⁶⁵⁰⁷ Jasmine #102	688 2307	4
Tammy Tijerina	1100 E. Jasmine Suite 102 McAllen TX	207-2583	4
Fred Kurth	MHI	381-0981	