

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 26, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 26, 2018 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Charlie Ramirez
Luis Madrigal
Andy Castro
Jonathan Larraga
Romeo Robles
Rafael Munguia

ABSENT: None

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
John Rigney, City Attorney
Cristina Garcia, Senior Planner
Eddie Martinez, Planner II
Rita Galvan, Administrative Assistant
Angie Resio, Secretary

ITEM A. CALL TO ORDER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF NOVEMBER 13, 2018

Chairman, Danny Wylie, introduced the item.

There being no discussion Jonathan Larraga **moved** to approve the minutes of November 13, 2018. Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC HEARING

1) SBA COMMUNICATIONS CORPORATION, REPRESENTING T-MOBILE, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CO-LOCATION OF TELECOMMUNICATION EQUIPMENT

ON AN EXISTING TOWER IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.016 TRACT OF LAND, MORE OR LESS, OUT OF LOT 4A, REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 500 NORTH JACKSON ROAD. TWR#180646

Eddie Martinez, Planner II, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south, east and west. This area is generally designated for commercial use in the Land Use Plan. He further reported one (1) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. He stated staff received no response to the letter or the legal notice.

Eddie Martinez, Planner II, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. If approved, the owner must comply with all City Ordinances, City Department requirements and must complete the subdivision process and advised the item will be presented to the City Commission meeting of December 10, 2018 for final approval.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

Rafael Munguia, asked staff this item will go to City Commission on the 10th or on the 3rd of December.

Eddie Martinez, Planner II, stated the City Commission meeting was rescheduled to December 10, 2018.

There being no further discussion Rafael Munguia moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow the co-location of telecommunication equipment on an existing tower in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 2) **ANTONIO MARTINEZ 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 GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 3, BLOCK 1, LOS TESOROS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 828 WEST DEL ORO LANE. CUP#181173**

Eddie Martinez, Planner II, introduced the item and stated the property currently zoned General Business District (C). The surrounding area is zoned Medium Density Multi-Family Residential District (R-3) to the north and General Business District (C) to the south, east and west. This area is generally designated for industrial use in the Land Use Plan. He further reported thirty-three (33) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Eddie Martinez, Planner II, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C) 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 and must complete the subdivision process and advised the item will be presented to the City Commission meeting of December 10, 2018 for final approval.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Antonio Martinez, residing at 603 East Fay Street, San Juan spoke in Spanish.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for discussion and action.

There being no further discussion Jonathan Larraga **moved** to approve the request for Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PLAT APPROVAL

- 1) URBAN INFRASTRUCTURE GROUP, INC., REPRESENTING VALLEY CATHEDRAL, INC. A TEXAS NON-PROFIT CORPORATION, OWNER ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VANGUARD-BETHEL SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.145 ACRE TRACT OF LAND, MORE OR LESS, BEING COMPRISED OF AN 8.386 ACRE TRACT OF LAND OUT OF LOT 181, KELLY-PHARR SUBDIVISION, ALL OF LOT 1, VANGUARD ACADEMY SUBDIVISION NO. 8, AND ALL OF LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 EAST BLOCK KELLY AVENUE. SUB# 180931**

Eddie Martinez, Planner II, introduced the item. He stated property is currently zoned Single Family Residential District (R-1) and Office Professional District (OP). The

adjacent zones are Single Family Residential District (R-1) and Office Professional District (OP) to the south, Single Family Residential District (R-1) to the west, High Density Multi-family District (R-4) and Single Family residential District (R-1) to the north, and Pharr city limits to the east. The property is designated for Single Family Residential use and Public/Semi Public in the Land Use Plan. He added no variances were being requested and staff recommended preliminary plat approval of the proposed Vanguard-Bethel Subdivision subject to the conditions.

Chairman, Danny Wylie, asked the applicant if he would like to comment on the request for preliminary plat approval.

Craig Gonzalez, Urban Infrastructure Group, stated he was the Engineer representing the client and his business address is 207 South 23rd Street, Donna, Texas. Mr. Gonzalez continued stating their staff has been working with the Planning and Zoning Department regarding issues brought up about the traffic. He further stated they have performed a traffic impact study and was happy to address or answer any questions.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the item for discussion and action.

At this time, Luis Madrigal recommended the item be discussed in closed session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE WITH THE FOLLOWING BELOW

The time being 6:10 p.m., Chairman Wylie stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:37 p.m., Chairman Wylie stated the commission would be resuming the open meeting.

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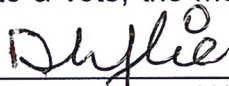
There being no further discussion Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Vanguard-Bethel Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

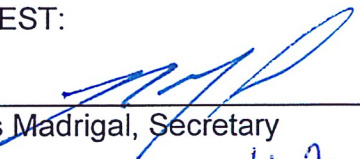
ITEM I. ADJOURNMENT

There being no further business Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:39 p.m.



Chairman, Danny Wylie

ATTEST:



Luis Madrigal, Secretary

APPROVED: _____

11.26.18