

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 25, 2021 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 25, 2021 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Charlie Ramirez
 Romeo Robles Andy Castro
 Rafael Munguia

**MEMBERS PRESENT
VIA VIDEO**

CONFERENCE: Jonathan Larraga

ABSENT: Luis Madrigal

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Development Services Assistant Director
 Roy Rodriguez, Assistant Director/Building Official
 Eddie Martinez, Planner II
 Della Robles, Planner I
 Iris Mata, Administrative Assistant
 Carolina Herrera, Secretary
 Daniel Gonzalez, Assistant City Attorney

ITEM A. CALL TO ORDER

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

Charlie Ramirez moved to excuse the absent members. Rafael Munguia seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF DECEMBER 28, 2020

Chairman, Danny Wylie, introduced the item.

There being no discussion Charlie Ramirez moved to approve the minutes of December 28, 2020. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) INSIGHT PUBLIC SECTOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.01 ACRES, MORE OR LESS, OUT OF LOT 327, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1000 WEST DICKER ROAD. CUP#201153**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

- 2) INSIGHT PUBLIC SECTOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) AND RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-HDMF). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.01 ACRES, MORE OR LESS, OUT OF 24.05 ACRES, PSJA I.S.D. ELEMENTARY NO. 9 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 401 EAST THOMAS ROAD. CUP#201154**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

- 3) INSIGHT PUBLIC SECTOR HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW A NEW TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.01 ACRES, MORE OR LESS, OUT OF LOT 1, J. CONNALLY KELLY ELEMENTARY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 201 EAST LAS MILPAS ROAD. CUP#201155**

Della Robles, Planner I, introduced the item and stated the item would continue to be tabled.

ITEM E.

PLAT APPROVAL

- 1) **MELDEN & HUNT INC., REPRESENTING ZAED VIRGEN, MANAGER FOR FLAG POLK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BGRR MIDTOWN SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RE-SUBDIVISION OF 7.906 ACRES OUT OF LOTS 2 AND 3, BLOCK D, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 601 WEST POLK AVENUE. SUB#191227**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family High Density District (R-MFHD). The adjacent zones are General Business District (C) and Single Family Residential District (R-1) to the north, Residential Multi-Family High Density District (R-MFHD) and Agricultural and/or Open Space District (A-O) to the East, Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the south and Agricultural and/or Open Space District (A-O) and Single Family Residential District for Lots less than 50 feet in width District (R-1A) to the West. The property is designated for single family residential use in the Land Use Plan. He added no variances were being requested and staff final plat approval of the proposed BGRR MIDTOWN Subdivision subject to the listed conditions.

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

There being no discussion Rafael Munguia moved to approve the request for final plat approval of the proposed BGRR MIDTOWN Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 2) **MELDEN & HUNT, INC., REPRESENTING ERICKSON CONSTRUCTION, LLC., OF WEST OAK VILLAGES DEVELOPMENT, LLC, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED WEST RIDGE ESTATES PHASE 3 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 19.091 ACRES OUT OF LOT 91, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 500 BLOCK OF WEST MINNESOTA ROAD. SUB#190717**

Eddie Martinez, Planner II, introduced the item. He stated the property is currently zoned Residential Multi-Family District (R-MF). The adjacent zones are Single Family Residential District (R-1) to the north, Limited Industrial District (L-I) and Single Family Residential District (R-1) to the east and Agricultural and/or Open Space District (A-O) to the south and west. The property is designated for commercial use in the Land Use Plan. He added no variances were being requested and staff recommends final plat approval of the proposed West Ridge Estates Phase 3 Subdivision subject to the listed conditions.

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

Chairman, Danny Wylie, asked if there was a timeframe as there were several listed conditions.

Eddie Martinez, Planner II, stated the engineer and contractor were aware of the pending items and the Certificate of Occupancy would not be issued until all items had been addressed. He continued to state that each item would be taken care of on a case by case timeframe.

Fred Kurth, Project Engineer, stated the items had been corrected except movement of the power poles which would be done by end of the week.

There being no further discussion Rafael Munguia moved to approve the request for final plat approval of the proposed West Ridge Estates Phase 3 Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Roland Gomez, Development Services Assistant Director, welcomed new Secretary, Carolina Herrera.

ITEM G. CLOSED SESSION

None.

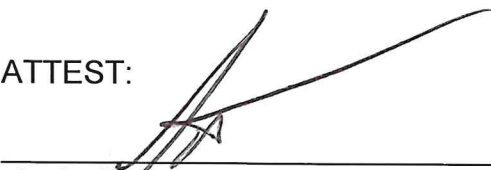
ITEM H. RECONVENE

None.

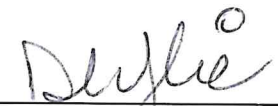
ITEM I. ADJOURNMENT

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 6:12 p.m.

ATTEST:



Andy Castro, Secretary



Chairman, Danny Wylie

APPROVED: February 8, 2021