

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 13, 2018 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2015-28. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

PRESIDING:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member of the governing body.

B. APPROVAL OF MINUTES:

- 1) Minutes of July 23, 2018

C. PUBLIC COMMENTS: (Ordinance No. O-2015-28) *A registered speaker may speak on several items or topics of public concern; however, a speaker may not exceed three (3) minutes as a whole when addressing the board. A registered speaker may not donate time to another speaker. No more than five (5) registered persons may speak at a scheduled meeting. A sign-in form must be filled out prior to the meeting to allow the registered speaker to address the governing body.*

D. PUBLIC HEARING: (Ordinance No. O-2015-28). *A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

1) Brenda Selene Perez, d/b/a D'Vine Beauty Studio, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a Home Occupation (Cosmetic Studio) in a Single-Family Residential District (R-1). The property is legally described as being Lots 18 & 19, South Creek Subdivision Phase 2, Pharr, Hidalgo County, Texas. The property's physical address is 306 East Sabatina Avenue. **CUP#180750**

2) Juan F. Serna has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an Oversized Storage Unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 13, Block 4, Hub City Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 213 East Butler Street. **CUP#180751**

3) Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow the outside storage of materials and/or equipment in a Limited Industrial District (L-I). The property is legally described as being all of Lot 1, Marina Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3301 North Cage Boulevard. **CUP# 180749**

E. PLATS:

1) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Maria Elise Estates Subdivision. The property is legally described as being 20.00 acres out of Lot 78, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 700 Block of East Owassa Road. **SUB#170615**

2) R. Gutierrez Engineering Corporation, representing Rigoberto Lopez is requesting final plat approval of the proposed Altezza Subdivision. The property is legally described as being a 8.20 acre tract of land out of Lot 156, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1700 and 1800 Block of North Cage Blvd. **SUB#160614**

3) R.E. Garcia & Associates, representing Jose Andres Villarreal, Owner, is requesting final plat approval of the proposed Villanin Subdivision. The property is legally described as being a 1.375 acre tract of land being a portion of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Minnesota Road. **SUB#180104**

4) Melden & Hunt, Inc., representing Douglass Moyers, owner, is requesting final plat approval of the proposed Carmax Auto Superstore Subdivision. The property is legally described as being a re-subdivision of 10.605 acres of land out of Lots 17 and 18, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Interstate 2. **SUB#170717**

5) NAIN Engineering, L.L.C., representing Esperanza Velazquez Parra, Presidnet of Rolivel, L.L.C, is requesting preliminary & final plat approval of the proposed Resubdivision of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park. The property is legally described as a 4.883 acre tract of land being all of Lot 4, out of the Resubdivision of Lot 1, of the Resubdivision of Lots 43-46, Pharr/Las Milpas Industrial Park, Pharr, Hidalgo County, Texas. The property is located within the 9200 Block of South Cage Boulevard. **SUB#180822**

6) M. Garcia Engineering, LLC, representing Ruben Fonseca, is requesting preliminary plat approval of the proposed Veterans Subdivision. The property is legally described as being a 1.039 acre tract out of Lot 30, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1208 East Polk Avenue. **SUB#180717**

7) Melden & Hunt, Inc., representing Beatrice Quesada, Owner, is requesting preliminary plat approval of the proposed Quesada Plaza Subdivision. The property is legally described as being a Resubdivision of 0.380 of one acre out of Lot 99, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of East Nolana Loop. **SUB#180614**

8) M.A.S. Engineering LLC., representing Jorge Ivan Garza Valdez, President of AZJOR truck & equipment, Inc., is requesting preliminary plat approval of the proposed AZJOR Subdivision. The property is legally described as being a 0.81 acre tract of land out of Lot 92, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 4000 and 5000 Block of North IH 69C. **SUB#180615**

F. ANNOUNCEMENTS/OTHER BUSINESS:

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.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

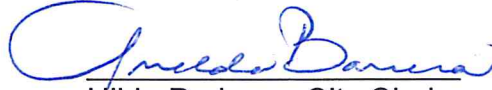
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 10th day of August, 2018 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk