



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 13, 2019 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

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 April 8, 2019.

C. PUBLIC HEARING: (Ordinance No. O-2018-45). 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) Cesar Chavez Foundation or affiliate has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4). The property is legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **COZ#190316 (TABLED)**

2) Lizbeth G. Velasco has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 7, Fairview Village Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7508 South Carlos Street. **CUP#190317 (TABLED)**

3) Mayra Elizabeth Pedraza has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 48, Los Ranchitos No. 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7517 South Plata Lane. **CUP#190319 (TABLED)**

4) Jhoan R. Gonzalez, d/b/a Tacos y Mariscos El Sinaloense, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours to allow the sale of alcoholic beverages in a General Business District (C). The property is legally described as being 0.12 acres, more or less, out of Lot 194, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6811 South Jackson Road. **CUP#190322**

5) Eduardo Lara, representing Richard L. and Sherry L. Wolf, owners, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C). The property is legally described as being a 0.24 acre tract of land, more or less, out of Lot 8, Block 6, McColl Tract, Pharr, Hidalgo County, Texas. The property's physical address is 1403 West Ferguson Avenue. **CUP#190423**

6) Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Medium Density Multi-Family District (R-3). The property is legally described as being all of Lot 22, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1312 West Kennedy Street. **COZ#190424**

7) Mario Reyna, P.E., representing Tancitaro's Finest Fruit LLC, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I). The property is legally described as being a 1.662-acre tract of land, more or less, out of Lot 375, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 801 West Bona Terra Drive (rear portion of property). **COZ#190425**

D. PLATS:

1) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Brentwood Estates Subdivision. The property is legally described as being a 23.36 acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Ridge Road. **SUB#180101**

2) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Carmel Estates Subdivision. The property is legally described as being a 28.27 acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Ridge Road. **SUB#180102**

3) Melden & Hunt Inc., representing Jose M. Flores Gonzalez, Managing Member for Tancitaro's Finest Fruit and FLMU properties, LLC, A Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Tancitaro's Finest Fruit subdivision. The property is legally described as being a 7.555 acres consisting of 5.893 acres being all of Lot B, Re-Subdivision of Lots 4, 5, 6 and 7 P.E.D.C #1 Subdivision Amended and 1.662 acres being out of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Bona Terra Drive. **SUB#190309**

4) Spoor Engineering Consultants, Inc., representing Thomas F. Phillips, President for McAllen Investment Partners, LTD., is requesting preliminary plat approval of the proposed Pharr Investment Subdivision. The property is legally described as being a replat of Lots 2, 3, 4 and 5, Block 5, Plantation South Subdivision, Unit No. 6 Amended, Pharr, Hidalgo County, Texas. The property is located within the 100 Block of East Plantation Drive. **SUB#190305**

5) CLH Engineering, Inc., representing Jose M. Guerra Cantu, Managing Member for KASAVA, L.L.C, A Texas Limited Liability Company, is requesting preliminary plat approval of the proposed JG Customs Forwarding 2 Subdivision. The property is legally described as being the west 9.93 acres of land of Lot 8, Closner Subdivision of Porcion, Pharr, Hidalgo County, Texas. The property is located within the 1300 Block of East Military Highway. **SUB#190203**

E. ANNOUNCEMENTS/OTHER BUSINESS:

- 1) Election of Officers
- 2) Discussion on possible dates for Planning and Zoning Workshop.
- 3) Discussion and possible action, on conditions set forth by Planning and Zoning Commission relating to fencing requirements for AEP substations.

F. 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.

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

H. 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 May 2019, at 12:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)



[Signature]
for Hilda Pedraza, City Clerk