



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 12, 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 July 22, 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) Ariadna Ariel Sotomayor has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow a home occupation (Beauty Salon) in a Single-Family Residential District (R-1). The property is legally described as being Lot 108, San Angel Subdivision Amended, Pharr, Hidalgo County, Texas. The property's physical address is 4105 South San Angelo Street. **CUP#190750**

2) R & R Capital Investment Group LLC 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 Residential-Multi-Family High Density District (R-MFHD). The property is legally described as being a 0.28-acre tract of land, out of the N5 acres of the S15 acres out of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3401 North Sugar Road. **COZ#190748**

3) Maria Del Carmen Alvarez has filed the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to a Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, Block 1, save and except a 0.02-acre tract of land out of the Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 217 West Sam Houston Avenue. **COZ#190751**

D. PLATS:

1) Pablo Soto Jr., P.E., representing Rosana Riojas, President of Rich Heritage Construction, Inc., is requesting preliminary plat approval of the proposed Heritage Manor No. 2 Subdivision. The property is legally described as being the East 4.90 acre of the North 5 acres of the South 15 acres of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3400 Block of North Sugar Road. **SUB#180720**

2) Perez Consulting Engineers, representing Alex Meade, City Manager for the City of Pharr, is requesting preliminary plat approval of the proposed City of Pharr North Side Aquatic Center Subdivision. The property is legally described as being a tract of land containing 20.84 acres of land and also being a part of Lots 133 and 134, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North IH 69 C. **SUB#190616**

E. ANNOUNCEMENTS/OTHER BUSINESS:

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 9th day of August, 2019 at 3:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk