

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 14, 2020 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. 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:

In accordance with social distancing guidelines, the City Commission meeting will not be open to the public, except for individuals who have been elected to appear in person for Public Testimony and Public Hearing. The meeting will be via Videoconference and streamed live at <http://www.pharr-tx.gov>

A. CALL TO ORDER:

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

B. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

C. APPROVAL OF MINUTES:

- 1) Minutes of November 23, 2020.

D. PUBLIC HEARING: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding 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) Maria DeLeon has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Single-Family Residential District (R-1). The property is legally described as being Lots 15 and 16, Block 5, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 118 East Bell Ave. **COZ#201146**

- 2) Gerardo Guadalupe Garza Jr., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 1, Villa Baez Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 320 East Jones Avenue. **COZ#201149**

- 3) City of Pharr 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 7.15 acres, more or less, out of Lot 378, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 802 – 1100 Block of West Hi-Line Road. **COZ#201151**

- 4) Lucina G. Gonzalez 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 Lot 207, Villa de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6705 South Jackson Road. **CUP#201148**

5) Ave Maria Chapel has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in an Office and Professional District (O-P). The property is legally described as being a 0.032 acres, more or less, out of Lots 1 and 2, Embassy Terrace Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 1301 West Sam Houston Avenue. **CUP#201152**

6) 956 Night Life, LLC, d/b/a El Rodeo Bar & Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#201147**

7) 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**

8) 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-MFHD). 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**

9) 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**

E. PLATS:

1) Atlas Consultants, representing Ramiro J. Elizondo is requesting final plat approval of the proposed Elizondo Estates Subdivision. The property is legally described as a Re-plat of the West 120 feet of Lots 1 and 2, Block 9, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 7400 Block of South Cage Boulevard. **SUB#190308**

2) Melden & Hunt Inc., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed North Side Community Center Subdivision. The property is legally described as being a 8.27 acres consisting of 5.00 acres out of Lot 98, Kelly-Pharr Subdivision and 3.27 acres out of Lot 1, Plaza Sport Center Phase I, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of E. Nolana Loop. **SUB#201134**



3) R. Gutierrez Engineering Corporation, representing Cruz Rey Mata Cantu and Reynaldo Mata, owners, are requesting preliminary plat approval of the proposed Replat of Lot 1, Mata Estates Subdivision. The property is legally described as being 2.61 acres of land consisting of all of Lot 1, Mata Estates Subdivision and 2.24 acres out of Lot 222, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Moore Road. **SUB#200825**

4) Barrera Infrastructure Group, Inc., representing Jacinto Andres Garcia, Owner, is requesting preliminary plat approval of the proposed Andres Garcia Subdivision. The property is legally described as being a 1.00 acre gross tract of land lying and being the east portion of Lot 5, Block 11, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Greg Drive. **SUB#201032**

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.*

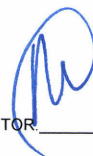
Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the 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.



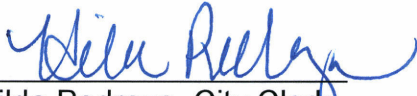
Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion 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 11th day of December 2020 at 4:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk

