AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. **December 28, 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, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at http://www.pharr-tx.gov

A. CALL TO ORDER:

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

REVIEWED ASST DIR._____ DIRECTOR._____

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 December 14, 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) 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 (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 (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 (TABLED)**

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4) R. Gutierrez Engineering Corporation, representing Reynaldo Mata, owner, 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 1.12-acre tract of land, more or less, out of the west 5 acres of Lot 222, Kelly-Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Moore Road. **COZ#201156**

5) Faith Family Church RGV 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 a 0.52 acres, more or less, out of Lot 4, 0.92 acres net, L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1215 East Ferguson, Suite A. **CUP#201257**

6) Mariscos El Muelle, LLC, d/b/a Muelle 37, has filed with the Planning and Zoning Commission a request for Conditional Use Permit to allow to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. **CUP#201258**

7) 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#201259**

E. PLATS:

1) K.C.I. Technologies., representing Joaquin Spamer, owner, is requesting preliminary and final plat approval of the proposed Re-Subdivision plat of Lot 2, Spamer Business Park. The property is legally described as being a 1.303 acres, being all of Lot 2, Spamer Business Park, Pharr, Hidalgo County, Texas. The property physical address is 8101 S. Jackson Road. **SUB#201029**

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.

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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 23rd 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

CITY OF PHARR PHARR, TEXAS

P:\Admin\P&Z MEETING\P&Z FORMS

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