



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. May 10, 2021 – 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.

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 April 26, 2021.

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) Universal Towing, Inc. has filed with the Planning and Zoning Commission a request for a Conditional Use Permit for Outside Storage in a Planned Unit Development District (PUD). The property is legally described as being all of Lot 24, Pharr Las Milpas Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 9003 South Seguin Drive.
CUP#210422

- 2) Trevino Engineering 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 58.64 acres out of a portion of Lots 368 and 369 Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas and Lots 13 and 14, Block 1, Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 1100 and 1500 Block of East Hi-Line Road. **COZ#210423**

- 3) Bocanegra Investments LLC. has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being .257 acres out of Lots 22 & 23, Block 1, Eula Young Subdivision, Pharr, Hidalgo County, Texas. The property is physically located between the 700-720 Block of West Park Avenue. **COZ#210424**

- 4) Calvary Christian Ministries of South Texas Inc. has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a church in a General Business District (C). The property is legally described as being 3.1542 acres out of Lot 1, Adventure Plaza Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1700 North Jackson Road. **CUP#210425**

5) The Pharr Oratory of St. Philip Neri School System has filed with the Planning and Zoning Commission a request for a Life of Use Conditional Use Permit for a Religious Education/Catholic School in a Single Family Residential District (R-1). The property is legally described as being 0.361 acres out of Lot 1, St. Jude Church Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 505 South Ironwood Street. **CUP#210426**

6) Velch Ventures LLC., d/b/a Altamar Seafood Bar, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 .092 acres, more or less, out of Lot 1, Spamer Business Park Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 8001 South Jackson Road Suite 1 & 2. **CUP#210427**

E. PLATS:

1) Rio Delta Engineering, representing Joseph William Holand, Owner is requesting preliminary plat approval of the proposed Jackson & Warren Subdivision. The property is legally described as being a 10.83 acre tract of land out of Lot 7, Block 6, A. J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of North Jackson road. **SUB#210102**

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 7th day of May 2021 at 10:00 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




for Hilda Pedraza, City Clerk