



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 22, 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:

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 8, 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) 956 Nightlife, LLC., d/b/a La Toxica Bar & Grill, has filed with the Planning and Zoning Commission a request for a Conditional Use 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 0.09 acres, more or less, out of lot 187, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6905 South Jackson Road. **CUP#211064**

- 2) Sr. Cruda Ceviche and Micheladas, LLC., 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 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard Suite A. **CUP#211065**

- 3) Gustavo Holguin Rodriguez, d/b/a DDK Barber and Salon Spa, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a beauty salon in a Single-Family Residential District (R-1). The property is legally described as being Lot 9, Block 2, Ellers Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1216 South Cage Boulevard. **CUP#211066**

- 4) Rio Delta Engineering, representing 6 MLD, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as being 10.57 acres tract of land, more or less, same being out of the south 24.19 acres, Block 4, Lot 5, A.J. McColl Subdivision Pharr, Hidalgo County, Texas. The property is physically located within the 2000 Block of West Eldora Road. **COZ#211067**

- 5) Auto Diagnostic Center, LLC., has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being all of Lot 2, La Alameda Subdivision, Pharr, Hidalgo County, Texas. The property is physically located 101 West Daffodil Avenue. **COZ#211068**



6) Florinda Hernandez has filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential District (R-1) & General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 1 acre, more or less, out of Lot 147, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 415 East Ferguson Avenue. **COZ#211059**

E. PLATS:

1) Spoor Engineering Consultants, Inc., representing Jorge Gonzalez, President of Dream Homes by J & J real Estates Co. a Texas corporation, is requesting final plat approval of the proposed Arnold Acres Subdivision. The property is legally described as being a 11.56 acre tract of land out of the West 12.5 acres of Lot 107, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Nolana Loop (FM 3461). **SUB#210412**

2) AEC Engineer, LLC., representing Jaime Galpern and wife, Sandra G. Galpern, Owners, are requesting preliminary plat approval of the proposed McDonald's 42-3146 Pharr Subdivision. The property is legally described as being a 1.798 acre tract of land more or less out of Lot 8, Block 12, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 7500 Block of South Jackson Rd. **SUB#210410**

3) Melden & Hunt, Inc., representing Jeffrey Erickson, Manager, for Erickson construction, LLC., A Texas limited liability company, is requesting preliminary plat approval of the proposed Minnesota Estates Subdivision. The property is legally described as being a 15.455 acres out of Lot 91, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 600 Block of West Minnesota Rd. **SUB#210935**

4) KCI Technologies, representing Joaquin Spamer, Jorge De Coss and Gabriel Villaseñor, Owners, are requesting preliminary plat approval of the proposed Queenstown Park Subdivision. The property is legally described as being a 25.738 acres out of Lot 352, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of East Las Milpas Rd. **SUB#210306**

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 19th day of November 2021 at 2:00 p.m., and on the City of Pharr web site (www.pharr-tx.gov)




Imelda Barrera, Asst. City Clerk