



AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. August 8, 2022 – 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 July 25, 2022.

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) ESPI Logistics, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being Lot 4, Johnstone Supply Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 921 West Sharm Drive. **COZ#220737**

- 2) Halff Associates, INC., representing Capote Farms, Ltd., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Limited Industrial District (L-I) to Heavy Industrial District (H-I). The property is legally described as being 19.522 acres, more or less, out of Lots 3 & 4, Block 1, Re-subdivision of Closner Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 11000 Block of South Veterans Boulevard. **COZ#220738**

E. PLATS:

- 1) Salinas Engineering & Associates, representing Roberto and Nydia Cavazos, owner's are requesting final plat approval of the proposed Tropical Subdivision. The property is legally described as being a 0.51 acre tract of land, more or less out of and forming a part of Lot 4, Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is located at the 1900 Block of North Veterans Blvd. ("I" Road). **SUB#201236**

- 2) Melden & Hunt Inc., representing, Steve Lollis, Manager and Sole Member, for TGO Dahlia 21, LP, A Texas Limited Partnership, is requesting final plat approval of the proposed Dahlia Villas Subdivision. The property is legally described as being a resubdivision of 4.538 acres out of Lot 187 Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of West Sam Houston Ave. **SUB#220203**

- 3) Brownstone Consultants, representing Rhea Nanette Mora, Owner, is requesting preliminary plat approval of the proposed Meca Subdivision. The property is legally described as being a 10.854 acre tract of land out of the South ½ of the South ½ of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 2200 Block of North Jackson Rd. **SUB#220724**

4) Perez Consulting Engineers, representing Charles D. Mueller, Manager for Lynn Tract, L.P., A Texas Limited Partnership, is requesting preliminary plat approval of the proposed UHS Center on Ridge Subdivision. The property is legally described as being a 3.71 acre tract of land out of and a portion of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400-500 Block of West Ridge Rd. **SUB#220617**

5) HALFF Engineering, representing Phil Dyer, Manager of Capote Farms GP, L.L.C., is requesting preliminary plat approval of the proposed Capote International Business Park Phase VI Lots 1 & 2 Subdivision. The property is legally described as being a 19.522 acres out of Lots 3 & 4 of the Closner Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Capote Central Ave. **SUB#220720**

6) SAM Engineering & Surveying, Inc., representing Efrain Agustin and Martha Maldonado, are requesting preliminary plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. **SUB#220618**

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 5th day of August 2022 at 9:30 a.m., and on the City of Pharr web site (www.pharr-tx.gov)




Hilda Pedraza, City Clerk