



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. September 12, 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:

**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 August 22, 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) Mario Anaya, representing Ango Investments, LLC., owner, 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 Single Family Residential District (R-1). The property is legally described as being Lot 6, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5414 North Sugar Road. **COZ#220844**

- 2) Balli Investments and Holdings LLC, d/b/a Calacas Tacos and Beer, has filed with the Planning and Zoning Commission a request for a 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 0.062 acres, more or less, out of Lot 1, Junction View Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2101 North Cage Boulevard, Suites 110 and 111. **CUP#220845**

### E. PLATS:

- 1) Salinas Engineering & Associates, representing Oliver E. Gutierrez and Enrique Gutierrez Cantu, owners, are requesting final plat approval of the proposed Oliver Subdivision. The property is legally described as being a 1.08 acre tract of land out of Lot 7, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3000 Block of North Jackson Road. **SUB#210829**

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

- 3) MAS Engineering, LLC., representing Armando Gonzalez, owner, is requesting final plat approval of the proposed Rojas Subdivision. The property is legally described as being a 0.25 acre tract of land out of the North 99 feet of the South 198 feet of the North 448 feet of the East 220 feet of the West 297 feet of Lot 233, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1200 Block of West Hall Acres Road. **SUB#210720**

4) Pablo Soto Jr. P.E., representing Lisandro Espinoza, owner, is requesting preliminary and final plat approval of the proposed Leeland Heights Estates Subdivision. The property is legally described as being a 0.48 acre tract of land, more or less, out of Lot 175, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 220 North Sugar Road. **SUB#220720**

5) Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting preliminary and final plat approval of the proposed Vacate and Plat of Maria Elise Estates Subdivision. The property is legally described as being an 18.07 acre tract of land being all of Lots 1 through 74 and all of the 50 foot street right of ways, Maria Elise Estates Subdivision,. The property is located within the 700 Block of East Owassa Road. **SUB #210618**

6) Pablo Soto Jr. P.E., representing Noe Pruneda, owner, is requesting preliminary plat approval of the proposed Lily Sofia Estates Subdivision. The property is legally described as being a 1.00 acre tract of land being the West half (1/2) of Lot 50 and Lot 51, Addition to Las Milpas Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Ruisenor Avenue. **SUB#220516**

#### **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 9th day of September 2022 at 12:00 p.m., and on the City of Pharr web site ([www.pharr-tx.gov](http://www.pharr-tx.gov))



  
Hilda Pedraza, City Clerk