

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
*City Commissioner's Room*  
**118 S. Cage Blvd. February 1, 2024 – 12:00 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. 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.*

**D. PLATS:**

1) Ruben Alfaro, P.E., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Pharr Health Subdivision. The property is legally described as being an 11.227 acre tract of land being the North 594.00 ft. of the West 823.20 ft. of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4800 North Jackson Road. **SUB#240102**

**E. ANNOUNCEMENTS:**

**F. 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.

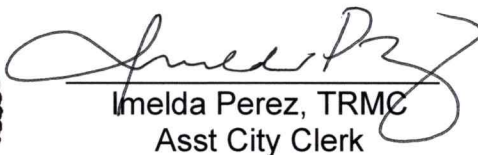
**G. RECONVENE:** *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

**H. ADJOURNMENT:**

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 29<sup>th</sup> day of January 2024 at 9:30 a.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 29<sup>th</sup> day of January 2024**



  
Imelda Perez, TRMC  
Asst City Clerk



## AGENDA MEMORANDUM

**BOARD:** Planning & Zoning Commission

**AGENDA ITEM #:** D.1.

**DATE SUBMITTED:** January 26, 2024

**MEETING DATE:** February 1, 2024

**FROM:** Kimberly Mendoza, Development Services Director

**DEPARTMENT:** Development Services

**DIRECTOR:** Kimberly Mendoza

**Agenda Item:** Ruben Alfaro, P.E., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Pharr Health Subdivision. The property is legally described as being an 11.227 acre tract of land being the North 594.00 ft. of the West 823.20 ft. of Lot 7, Block 4, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 4800 North Jackson Road. **SUB#240102**

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:** Ruben Alfaro, P.E., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Pharr Health Subdivision.

**Fiscal Consideration:**

**Staff Recommendation:** Development Services recommends preliminary and final plat approval of the proposed Pharr Health Subdivision subject to the listed conditions.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

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### ROUTING:

Kimberly Mendoza

Ricardo Rodriguez

Kimberly Mendoza

Created/Initiated - 1/26/2024

Approved - 1/26/2024

Final Approval - 1/29/2024



# Pharr

Development Services



## MEMORANDUM

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**DATE:** THURSDAY, FEBRUARY 01, 2024

**TO:** PLANNING AND ZONING COMMISSION

**FROM:** DEVELOPMENT SERVICES

**SUBJECT:** PHARR HEALTH SUBDIVISION  
FILE NO. **SUB#240102**

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### GENERAL INFORMATION:

**APPLICANT:** Ruben Alfaro, P.E., representing the City of Pharr, is requesting preliminary and final plat approval of the proposed Pharr Health Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being an 11.227 acre tract of land being the North 594.00 ft. of the West 823.30 ft. of Lot Seven (7), Block Four (4), A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 4800 North Jackson Road.

**ZONING:** The property is currently zoned General Business District (C) and Agricultural and/or Open Space District (A-O). The adjacent zones are Residential Multi-Family High Density District (R-MFHD) to the north, Agricultural and/or Open Space District (A-O) to the east, General Business District (C) to the south and City Limits to the west. The property is designated for commercial use in the Land Use Plan.

**PROPERTY PROPOSED USE:** Medical use.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends preliminary and final plat approval of the proposed Pharr Health Subdivision subject to the following conditions set before you:

**STREETS, PAVING AND R.O.W.:** 1. Shall meet all City requirements.

**EASEMENTS:** 1. Shall meet all City requirements.

**SIDEWALK:  
ADA:** 1. Shall meet all City requirements.

**FIRE PROTECTION:** 1. Shall meet all City requirements.

**WATER:** 1. Shall meet all City requirements.  
2. Follow City of Pharr construction standards manual.

**SEWER:** 1. Shall meet all City requirements.  
2. Follow City of Pharr construction standards manual.

**DRAINAGE:** 1. Shall meet all City requirements.

**OTHER:** 1. Shall meet all City requirements.

This item will go before the City Commission Meeting on **February 5, 2024 at 4:00 p.m.**

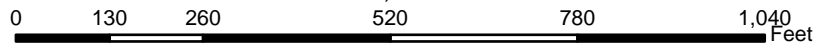


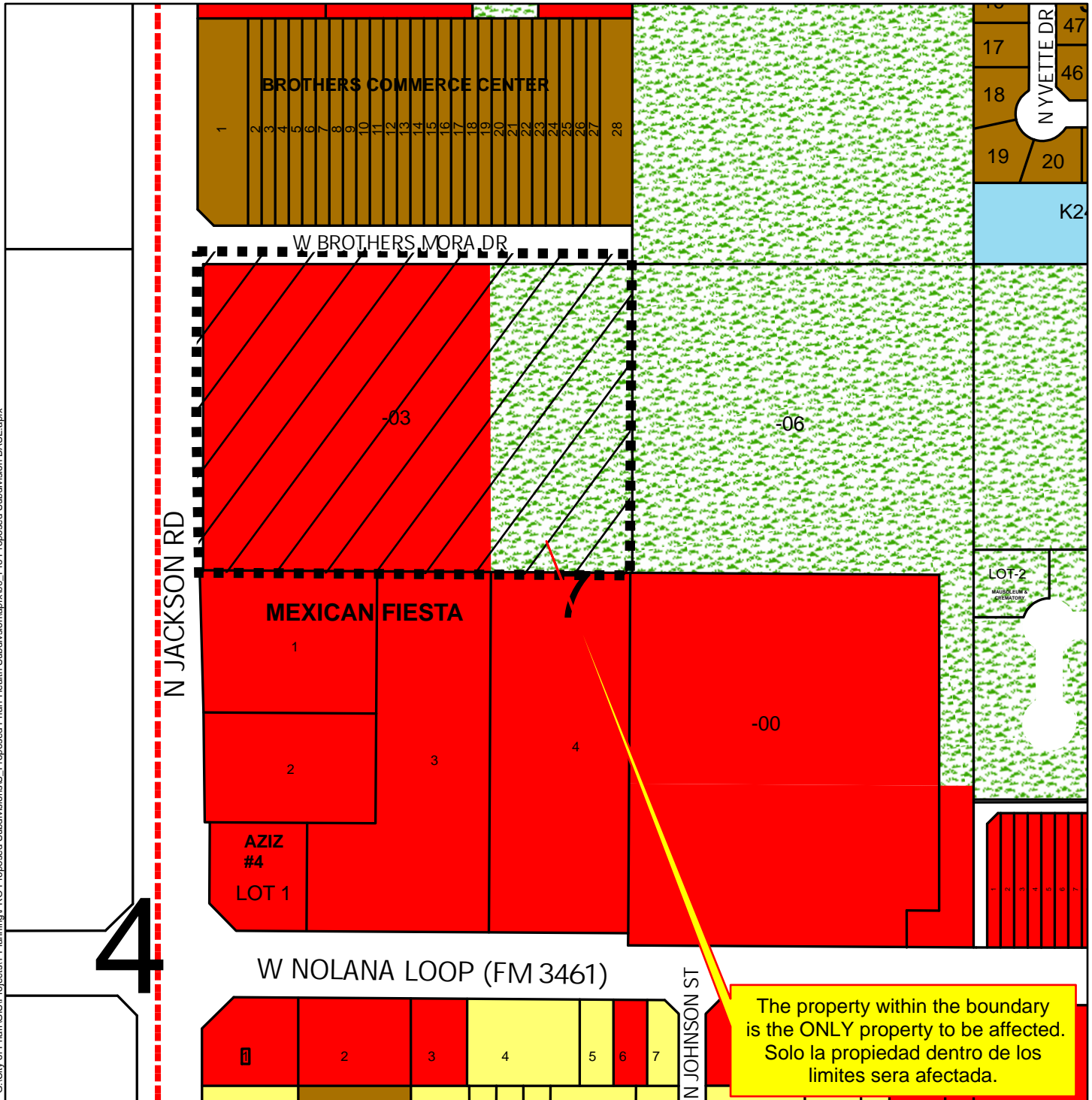


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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space               | Townhouse         | Drainage Easement       | PSJA ISD                 |
| Single Family                         | HUD Code          | Heavy Commercial        | Hidalgo ISD              |
| Single Family Small Lot               | Rail Road R.O.W   | Heavy Industrial        | Valley View ISD          |
| Residential Multi-Family              | Government Owned  | Limited Industrial      | Planned Unit Development |
| Residential Multi-Family High Density | General Business  | Neighborhood Commercial |                          |
| Mobile Home                           | Business District | Office Professional     |                          |

Scale: 1:3,200





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|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space               | Townhouse         | Drainage Easement       | PSJA ISD                 |
| Single Family                         | HUD Code          | Heavy Commercial        | Hidalgo ISD              |
| Single Family Small Lot               | Rail Road R.O.W   | Heavy Industrial        | Valley View ISD          |
| Residential Multi-Family              | Government Owned  | Limited Industrial      | Planned Unit Development |
| Residential Multi-Family High Density | General Business  | Neighborhood Commercial |                          |
| Mobile Home                           | Business District | Office Professional     |                          |

Scale: 1:3,200

