



**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
THURSDAY, APRIL 16, 2026**

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. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

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 for April 2, 2026 - Regular Called Meeting.

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) 7-Eleven Inc. DBA 7-Eleven Convenience Stores and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages phoron premise consumption in a General Business District (C). The property is legally described as being 1.99 acre tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2800 North Jackson Road. **CUP#260302**

2) Viviana Garza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow a home occupation (Psychotherapy) in a Single-Family Residential District (R-1). The property is legally described as J.L. King's Lot 9 Block 2, Pharr, Hidalgo County, Texas. The property is physically located at 610 W. Kelly Ave. **CUP#260301**

3) 5D Builders LLC., representing J. Jesus Castillo Jr., owner, has filed with Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a plaza. The property is legally described as being 0.470 of acre tract of land out of Lot 18. Sings Subdivision, Pharr, Hidalgo County, Texas. The property is located within 400 Block of West Hall Acres Road. **COZ#260101**

4) Ben Smith, 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 General Business District (C) in order to develop and construct a parking lot for existing businesses. The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is located within 600 Block of East Polk Avenue. **COZ#260307**

E. PLATS:

1) Javier Hinojosa Engineering, representing Dr. Marisol Rocha, Superintendent of Vanguard Academy, Inc., A Texas Corporation, owner, is requesting preliminary plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision. The property is legally described as being 14.531 acres out of Lot 6, Block 8, A.J. McColl Subdivision as recorded in Volume 21, Pages 597-598, Deed Records of Hidalgo County, Texas. The property is located within the 1400 Block of West Moore Rd. **SUB#260105**

2) AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision. The property is legally described as being A 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of S. Cage Blvd. **SUB#25061**

3) SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final 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**

4) Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility. The property is legally described as being A 14.55 Acre Tract out of Lot 56, Kelly- Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of the Amended plat of M Palacios Subdivision and all of Altezza Subdivision. The property is located within the 1800 Block of N. IH 69C. **SUB# 260309**

F. ANNOUNCEMENTS:

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 Board 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 Board 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 Board 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 Board 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 Board 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 Board 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:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext. 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning and Zoning Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 9th day of April 2026 at 10:00 a.m. and will remain posted continuously for at least three (3) business days 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 9th day of April 2026



IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed from the bulletin board of City Hall on the _____ day of _____, 20__ by,

Name: _____

Title: _____