

**TAKE NOTICE THAT A REGULAR MEETING  
OF THE TAX INCREMENT REINVESTMENT ZONE #2  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2<sup>ND</sup> FLOOR, PHARR, TEXAS  
COMMENCING AT 3:30 PM ON  
TUESDAY, FEBRUARY 25, 2025**

*The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2019-30. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.*

**1. CALL TO ORDER:**

A) Roll call and possible action on the excusing of any absent member.

**2. PUBLIC TESTIMONY:** *(Ordinance No. O-2019-30). 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.*

**3. ADMINISTRATIVE:**

A) Approval of Minutes for February 19, 2024 - Regular Called Meeting and August 19, 2024 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

B) Consideration and action, if any, on Ordinance approving the extension of the boundaries of Tax Increment Reinvestment Zone (TIRZ) No. 2. **This item supports QL - Quality of Life.**

**4. CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Board of Directors 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 in accordance with the following below:*

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

AGENDA REGULAR MEETING  
February 25, 2025

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.

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

**6. 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 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email [cityclerksoffice@pharr-tx.gov](mailto:cityclerksoffice@pharr-tx.gov) for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Meeting of the Tax Increment Reinvestment Zone No. 2 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](http://www.pharr-tx.gov). This Notice was posted on the 21<sup>st</sup> day of February 2025 at 5:00 p.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).

AGENDA REGULAR MEETING  
February 25, 2025



WITNESS MY HAND AND SEAL, this 21<sup>st</sup> day of February 2025

  
IMELDA PEREZ, TRMC  
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the Tax Increment Reinvestment Zone No. 2 was removed from the bulletin board of City Hall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by,

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO  
MEETING MINUTES  
COMMENCING AT 3:50 PM  
MONDAY, FEBRUARY 19, 2024**

**TIRZ #2 BOARD MEMBERS PRESENT:** Board Member Mayor Hernandez  
Board Member Comm. Michael Pacheco  
Board Member Comm. Daniel Chavez  
Board Member Comm. Ricardo Medina

**ABSENT:** Board Member Armando Garza, County Representative

**STAFF PRESENT:** Jonathan Flores, City Manager  
Hilda Pedraza, Asst. City Manager/City Clerk  
Imelda Perez, Assistant City Clerk  
Ruben Alfaro, City Engineer  
Jamison Merrick, Interim Finance Director  
Juan Villegas, Municipal Court Judge  
Juan Gonzalez, Police Chief  
Rogelio Rodriguez, Code Compliance Director  
Kimberly Mendoza, Development Svcs. Dir.  
Luis Marin, Public Works Director  
Sergio Alanis, Parks & Recreation Director  
Yuri Gonzalez, Chief Communications Officer  
Sara Salinas, Asst. Public Safety Director

**CITY ATTORNEY** Ricardo Rodriguez, City Attorney

**ITEM 1 ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBERS OF THE GOVERNING BODY**

Chairperson Mayor Hernandez called the meeting to order at 3:50 pm. Roll call established a quorum.

Board Member Comm. Medina **moved** to excuse absent members. Board Member Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously.

**ITEM 2 PUBLIC TESTIMONY**

There were no comments from the public.

**ITEM 3 ADMINISTRATIVE**

**A) ELECTION OF OFFICERS: VICE-CHAIRPERSON AND SECRETARY**

Jonathan Flores, City Manager, introduced the item and recommended Board Member Comm. Pacheco as Vice-Chairperson and Board Member Comm. Medina as Secretary.

Board Member Comm. Chavez **moved** to appoint Board Member Comm. Pacheco as Vice-Chairperson and Board Member Comm. Medina as secretary to the Tax Increment Reinvestment Zone Number Two Board. Board Member Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously.

**B) APPROVAL OF MINUTES FOR SEPTEMBER 17, 2018 - REGULAR CALLED MEETING**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Board Member Comm. Chavez **moved** to approve the minutes as submitted. Board Member Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously.

**C) CONSIDERTION AND ACTION, IF ANY, ON ORDINANCE APPROVING THE EXTENSION OF THE BOUNDARIES OF THE TAX INCREMENT REINVESTMENT ZONE #2**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Board Member Comm. Chavez **moved** to approve. Board Member Comm. Medina seconded the motion and when put to a vote, it carried by a majority vote of three (3) ayes and one (1) abstention. Board Member Comm. Pacheco abstained from voting.

**ITEM 4 CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE HEREBY GIVES NOTICE THAT IT MAY MEET IN EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA**

None.

**ITEM 5 RECONVENE** into Open Session, and consider action if necessary, on item(s) discussed in executive session.

None.

**ITEM 6 ADJOURNMENT**

TIRZ #2 Meeting  
February 19, 2024

There being no further business to come before the Board, Board Member Comm. Chavez **moved** to adjourn. Board Member Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 3:53 pm.

**TAX INCREMENT REINVESTMENT ZONE #2**

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Board Member Mayor Hernandez  
Chairperson

ATTEST:

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Board Member Comm. Ricardo Medina  
Secretary

**Approved:**

**THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO  
MEETING MINUTES  
COMMENCING AT 3:50 PM  
TUESDAY, AUGUST 19, 2024**

**TIRZ #2 BOARD MEMBERS PRESENT:** Board Member Mayor Hernandez  
Board Member Comm. Michael Pacheco  
Board Member Comm. Daniel Chavez  
Board Member Comm. Ricardo Medina

**ABSENT:** Board Member Armando Garza, County Representative

**STAFF PRESENT:** Jonathan Flores, City Manager  
David Friedlein, Assistant City Manager  
Cynthia Garza, Assistant City Manager  
Hilda Pedraza, Assistant City Manager  
Imelda Perez, City Clerk  
Maria Rangel, City Engineer  
Fabiola Sanchez, Asst. Finance Director  
Veronica Ramirez, HR Director  
Juan Villescascas, Municipal Court Judge  
Juan Gonzalez, Chief of Police  
Pilar Rodriguez, Fire Chief  
Roland Gomez, Code Compliance Director  
Kimberly Mendoza, Dev. Svcs. Director  
Luis Marin, Public Works Director  
Keyla Jalife, O.S.E. Department  
Ruben Rosales, Public Utilities Director  
Sergio Alanis, Parks & Rec. Director  
Adolfo Garcia, Library Director  
Jose Pena, I.T. Director  
Luis Bazan, Bridge Director  
Mayra Gomez, Purchasing Dept. Director  
Danny Ramirez, EMS Chief  
C. J. Sanchez, Pharr Chamber President  
Dulce Herrera, Office of Communications  
Kenneth Ennis, P.S. Communications Dir.

**CITY ATTORNEY** Ricardo Rodriguez, City Attorney

**ITEM 1 ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY  
ABSENT MEMBERS OF THE GOVERNING BODY**

Chairperson Mayor Hernandez called the meeting to order at 3:50 pm. Roll call established a quorum.

Board Member Comm. Medina **moved** to excuse absent member. Board Member Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously.

Board Member Comm. Chavez was not present at the time of roll call but arrived at 4:03 p.m.

**ITEM 4      CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE BOARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE HEREBY GIVES NOTICE THAT IT MAY MEET IN EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON THE PUBLIC PORTION OF THE MEETING AGENDA**

The time being 3:51 p.m., Chairperson Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

**ITEM 5      RECONVENE** into Open Session, and consider action if necessary, on item(s) discussed in executive session.

The time being 4:05 p.m., Chairperson Mayor Hernandez stated the commission would be resuming the open meeting.

**ITEM 2      PUBLIC TESTIMONY**

There were no comments from the public.

**ITEM 3      ADMINISTRATIVE**

**A)      APPROVAL OF MINUTES FOR FEBRUARY 19, 2024 - REGULAR CALLED MEETING**

No action on item.

**B)      CONSIDERTION AND ACTION, IF ANY, ON ORDINANCE APPROVING THE EXTENSION OF THE BOUNDARIES OF THE TAX INCREMENT REINVESTMENT ZONE #2**

Board Member Comm. Pacheco introduced the item and recommended no action on item.

TIRZ #2 Meeting  
August 19, 2024

**ITEM 6      ADJOURNMENT**

There being no further business to come before the Board, Board Member Comm. Caballero **moved** to adjourn. Board Member Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:06pm.

**TAX INCREMENT REINVESTMENT ZONE #2**

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Board Member Mayor Hernandez  
Chairperson

ATTEST:

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Board Member Comm. Ricardo Medina  
Secretary

**Approved:**

**ORDINANCE NO. O-2025-\_\_\_**

**AN ORDINANCE APPROVING THE EXPANSION OF THE BOUNDARIES OF REINVESTMENT ZONE NUMBER 2, CITY OF PHARR, TEXAS; AMENDING THE REINVESTMENT ZONE PROJECT AND FINANCING PLAN; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING**

**WHEREAS**, pursuant to Ordinance No. O-2015-52, O-2015-57, O-2016-15, 2016- 29, O-2016-31, and O-2024-04 adopted by the Board of Commissioners of the CITY OF PHARR, TEXAS (the "**City**") on February 17, 2015, December 8, 2015, April 18, 2016, July 22, 2016, August 23, 2016 and February 19, 2024, respectively, the City approved the creation and enlargement of Reinvestment Zone Number 2, City of Pharr, Texas ("**TIRZ #2**"), and approved the Reinvestment Zone Project & Financing Plan of TIRZ #2 adopted by the City pursuant to Ordinance No. O-2015-57 on December 8, 2015, as amended by Ordinance No. O-2016- 31 011 August 23, 2016, and its goals and objectives (the "**Plan**") that will be applicable to the Annexation Area, as hereinafter defined; and

**WHEREAS**, TIRZ #2 was created in accordance with the provisions of Chapter 311 , Texas Tax Code, as amended (the "**Code**"); and

**WHEREAS**, the City may enlarge the boundaries of an existing reinvestment zone pursuant to Section 311 .007 of the Code; and

**WHEREAS**, the current boundaries of TIRZ #2 are depicted on **Exhibit "A"** attached to this Ordinance; and

**WHEREAS**, pursuant to this Ordinance, the City desires to enlarge the boundaries of TIRZ #2 by adding into TIRZ #2 the land (the "**Annexation Area**") depicted on **Exhibit "B"** attached to this Ordinance; and

**WHEREAS**, with the addition of the Annexation Area, the boundaries of TIRZ #2 will be as depicted on **Exhibit "B"** attached to this Ordinance; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting and public hearing was given, all as required in accordance with Section 311.003 of the Code, and by Chapter 551 , Texas Government Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:**

**Section1** . That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes

**Section 2.** That the City, acting in accordance with the provisions of Chapter 311 of the Code does hereby enlarges TIRZ #2 by adding the Annexation Area depicted on ') **Exhibit "B"**, attached to this Ordinance.

**Section 3.** That the City finds and declares that (a) improvements in the Annexation Area will significantly enhance the value of all the taxable real property in TIRZ #2, and will be of general benefit to the City, and (b) the Annexation Area meets the requirements of Section 311.005(a) of the Code being that the Annexation Area:

- i. Is predominantly open and because of obsolete platting, deterioration of structure or site improvements.
- ii. Enlargement of TIRZ #2 to include the Annexation Area is necessary to further the public health, safety, morals, and welfare because of substandard conditions, inadequate streets, unsanitary conditions, and the predominant existence of undeveloped area.
- iii. Other factors that may substantially impair the growth of the City.

**Section 4.** That the City further finds and declares that:

- i. The Annexation Area is located wholly within the corporate limits of the City.
- ii. Pursuant to Section 311.006 of the Code, the total appraised value of the taxable real property within the enlarged TIRZ #2 and any other reinvestment zone or industrial district or in the City created pursuant to Section 311 of the Code does not exceed fifty percent (50%) of the total appraised value of taxable real property within the City.

**Section 5.** That TIRZ #2 shall be enlarged as of the date the City passes and approves this Ordinance.

**Section 6.** That the tax increment for the enlarged TIRZ #2 shall include the tax increment base established by Ordinance No. 0-2016-31 and shall include the tax increment base attributable to the Annexation Area added to TIRZ #2, which tax increment base shall be effective as of the date the City passes and approves this Ordinance.

**Section 7.** That the Plan shall apply to the Annexation Area and that, to the extent necessary, the Board of TIRZ #2 may adopt amendments to the Plan to reflect the incorporation of the Annexation Area and present them to the City for approval.

**Section 8.** The City has created and established in the depository bank of the City, a fund called Tax Increment Fund for TIRZ #2 zone. Money in the Tax Increment Fund, from whatever source, may be disbursed from the Tax Increment Fund, invested, and paid as permitted by the Act or by any agreements entered into pursuant to the Act, or as otherwise authorized by law.

**Section 9.** That if any provision, section, subsection, sentence, clause or phrase of this Ordinance or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidance, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 10.** The importance of the subject matter hereof creates an emergency and an imperative public necessity requiring the suspension of the rule that Ordinances be ready on three separate days, and such rule is hereby suspended and said requirement is dispensed with by a vote of not

less than a majority of all members of the Board of Commissioners. This Ordinance shall take effect and be in full force from and after its passage and approval.

**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 25<sup>th</sup> day of FEBRUARY, 2025.**

CITY OF PHARR

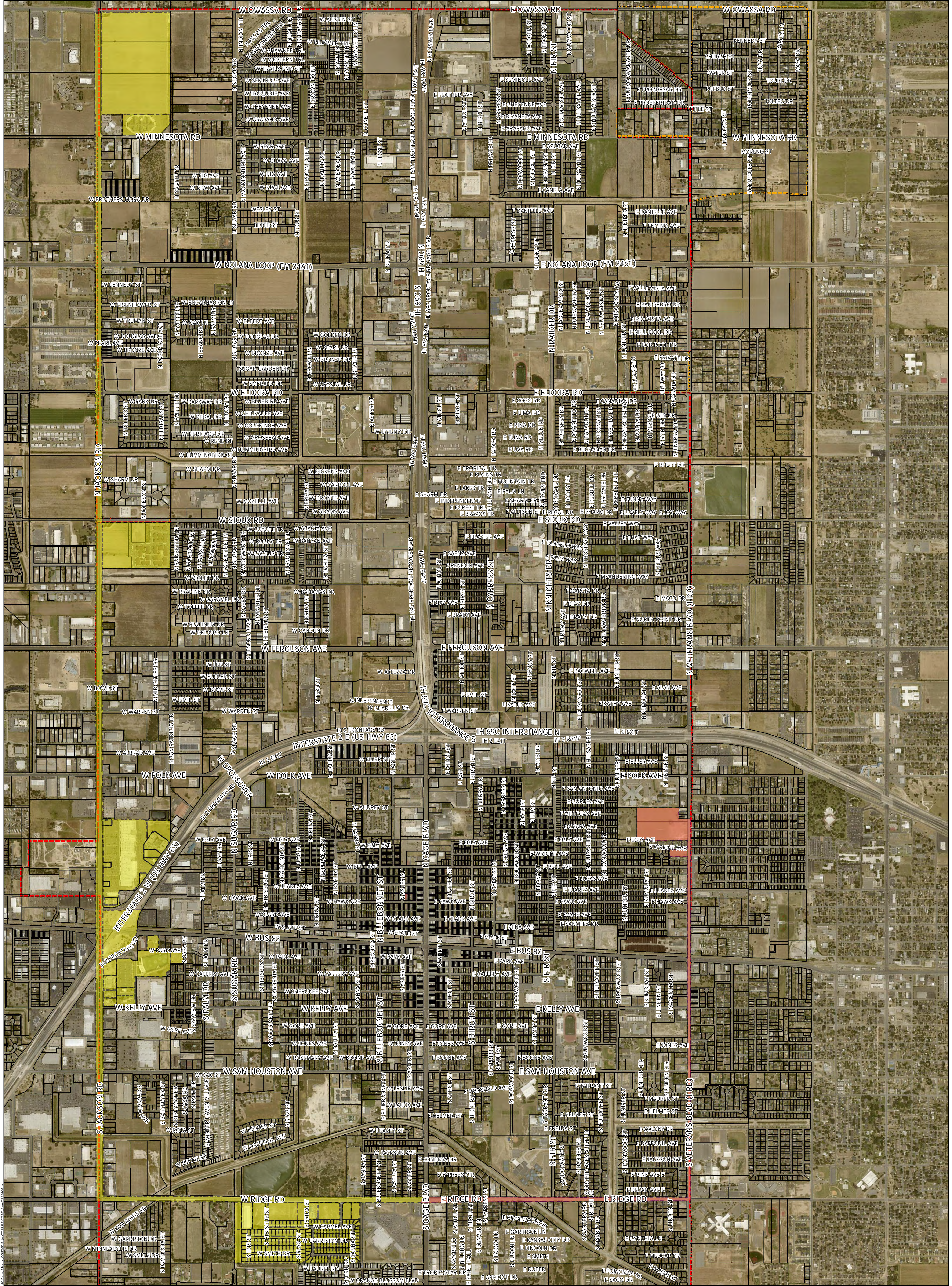
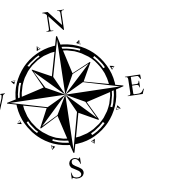
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Ambrosio Hernandez, Mayor

ATTEST:

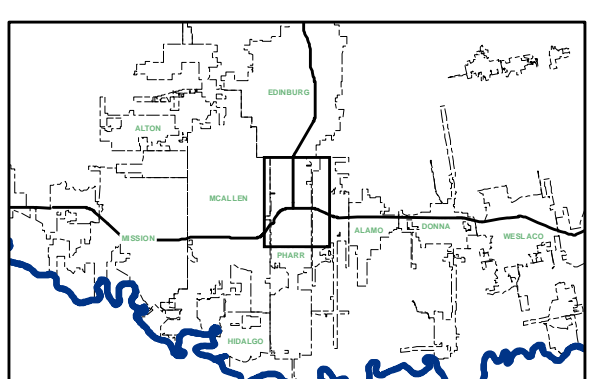
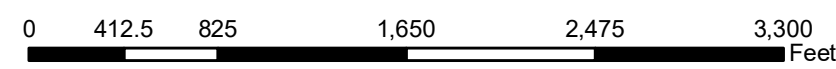
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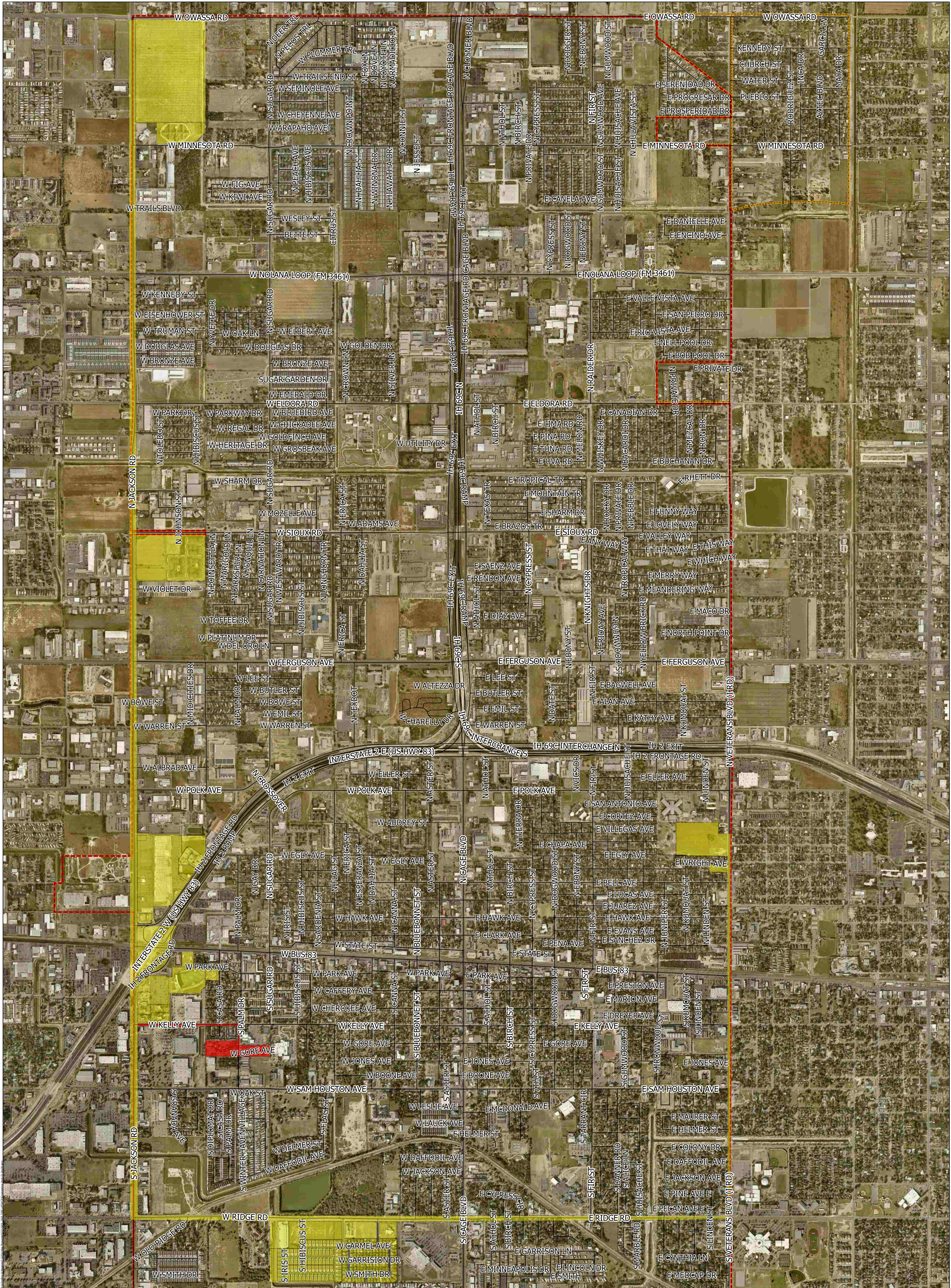
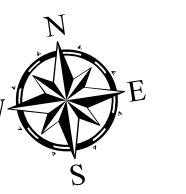
Imelda Perez, City Clerk



- Pharr City Limit
- TIRZ\_ZONE\_2
- Annexation Addition

Scale: 1 inch = 840 feet

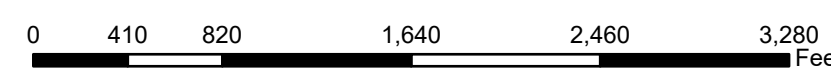




**TIRZ\_ZONES**   
**Annexation**   
**Addition**

**Pharr City Limit**   
**Pharr ETJ**

Scale: 1:10,000



All information displayed on this map is subject to verification by field surveys by the agency responsible for measuring the information. This map is intended for general information only.

Esri, NASA, NGA, USGS, Sources: Esri, TomTom

