



**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
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
MONDAY, APRIL 7, 2025**

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.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing board.
- B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

- A) Proclamation proclaiming April 6–12, 2025 as National Library Week.
- B) Proclamation proclaiming April 13-19, 2025 as Animal Control Appreciation Week.
- C) Proclamation proclaiming April 13–19, 2025 as National Public Safety Telecommunicators Week.
- D) Proclamation proclaiming April 17, 2025, as Testicular Cancer Awareness Day.

3. 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.

4. PUBLIC HEARINGS: (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.

A) Public hearing on development services cases

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) Submission of Sales Tax Collection Report for March 2025.

B) City Engineer's Report

C) Recognition of Jenafier Carreon on receiving the State of Texas Silent Hero Award.

D) City Events of Interest

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for March 3, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-09 relating to rental of city facilities. **(2nd Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (PARKS)

C) Consideration and action, if any, ratifying renewal of the Service Subscription Agreement with Accela Government with Carahsoft from Reston, VA for the Accela Civic Platform and Citizen Access. (Texas Department of Information Resources (DIR) Contract No. DIR-TSO-4288) **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, ratifying Lease Agreement with Enterprise Fleet Management for five (5) 2025 Chevy Colorados for the I.T. Department. (Sourcewell Cooperative Contract No. 030122-EFM) **This item supports QL - Quality of Life.** (PURCHASING)

E) Consideration and action, if any, on Interlocal Agreement with Hidalgo County and the City of Pharr for library services for County calendar year 2025. **This item supports QL - Quality of Life.** (LIBRARY)

F) Consideration and action, if any, on contract agreement with J&R Engineering, LLC, for Professional Engineering Services for the design and project administration of the 24-inch Waterline Improvements Project. **This item supports IF - Infrastructure.** (ENGINEERING)

G) Consideration and action, if any, on Development Services Cases:

1. Javier Hinojosa, representing Sendero Estates, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being 22.94 acres, more or less, out of Lot 255, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Javelina Drive. COZ#250201 **This item supports EV - Economic Vitality.**

2. MDG Investment Group DBA Monarch Homes, representing Jasso Express RGV, LLC., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). The property is legally described as Lot 15, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Kennedy Street. COZ#250202 **This item supports EV - Economic Vitality.**

3. Red Tape II, Inc., d/b/a Stiletto's Cabaret, has filed with the Planning and Zoning Commission a request for a Sexually Oriented Business License. The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. SOB#001254 **This item supports EV - Economic Vitality.**

4. Red Tape II, Inc., d/b/a Stiletto's Cabaret, 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. The property is legally described as all of Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. CUP#120418 **This item supports EV - Economic Vitality.**

5. 7-Eleven INC., has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 1, Stripes Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 3501 South Cage Boulevard. CUP#250202 **This item supports EV - Economic Vitality.**

6. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as Lot 1, 7-11 Cage Addition, Pharr, Hidalgo County, Texas. The property's physical address is 6024 North Cage Boulevard. CUP#231106 **This item supports EV - Economic Vitality.**

7. Rio Delta Engineering, representing Aguirre Family Limited Partnership LP., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Heavy Commercial District (H-C) to Limited Industrial District (L-I). The property is legally described as being 2.13 acres, more or less, out of Lot 1, Blackbird Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1908 West Sharm Drive. COZ#250203 **This item supports EV - Economic Vitality.**

8. Oscar Garza, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being 0.98 acres, more or less, out of Lot 180, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 324 South Veterans Boulevard. COZ#250204 **This item supports EV - Economic Vitality.**

9. Diana L. Bojorquez De Robles, DBA Royal Garden, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being 0.21 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 213 East Ferguson Avenue, Suite C. CUP#240101 **This item supports EV - Economic Vitality.**

10. Shots Main Event, LLC., d/b/a Main Event Entertainment, is requesting renewal of the 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 a 1.34 acre tract of land more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite C. CUP#140101 **This item supports EV - Economic Vitality.**

11. Aiesty, Inc., d/b/a Seoul Asian Market, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being a 0.30 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite M. CUP#191272 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-96-40 to decrease the number of Community Development Council board members from eleven (11) members to seven (7) members. **(Adoption on 1st Reading) This item supports SE - Service Excellence.** (GMCD)

B) Consideration and action, if any, on Ordinance appointing an Alternate Municipal Judge **(Adoption on 1st Reading). This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution appointing / reappointing one (1) alternate member to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of property; determining the estate to be acquired; establishing fair market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriating funds, and authorizing condemnation proceedings by City Attorney; ratification of prior acts. **This item supports IF - Infrastructure.** (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property; giving notice of an official determination to acquire real property for a public purpose; establishing procedures for the acquisition of property; determining the estate to be acquired; establishing fair market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriating funds, and authorizing condemnation proceedings by City Attorney; ratification of prior acts. **This item supports IF - Infrastructure.** (ENGINEERING)

8. ADMINISTRATIVE:

A) Consideration and action, if any, ratifying Order Extending the Declaration of Disaster for the City of Pharr, Texas. **This item supports QL - Quality of Life.** (ADMINISTRATION)

9. PURCHASING:

A) Consideration and action, if any, on Change Orders A & B for the purchase of a 2025/26 Alexis/Spartan Chassis Heavy Rescue Truck for the Fire Department from SMJ Equipment, LLC from Spring, Texas for \$38,397.00. (BuyBoard Purchasing Cooperative Contract Number 746-24) **This item supports SSC - Safe and Secure Community.** (FIRE)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Affiliation agreement with the City of Weslaco for EMS student clinical rotations. **This item supports SSC - Safe and Secure Community.** (EMERGENCY MEDICAL SERVICES)

B) Consideration and action, if any, on Economically Disadvantaged County (EDC) Program Application for East Moore Road, from Cage Blvd. to I Road (CSJ# 0921-02-437). **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Service Contract with Herrcon from Alamo, Texas for building renovations at 100 W. Ferguson. (BuyBoard Contract No. 728-24) **This item supports IF - Infrastructure.** (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to negotiate and execute lease agreement for Pharr EMS Headquarters. **This item supports EV - Economic Vitality.** (ADMINISTRATION)

E) Consideration and action, if any, authorizing City Manager to negotiate a Professional Service Contract for design services for the Pharr Events Center Improvements Project. **This item supports QL - Quality of Life.** (ADMINISTRATION)

F) Consideration and action, if any, authorizing City Manager to negotiate for construction management services for the Pharr Events Center Improvements Project. **This item supports QL - Quality of Life.** (ADMINISTRATION)

11. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners 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 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.

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

13. 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 for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City 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 4th day of April 2025 at 3:45 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).

WITNESS MY HAND AND SEAL, 4th day of April 2025



IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____