



**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, JUNE 2, 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 June 2025 as Alzheimer's & Brain Awareness Month
- B) Proclamation proclaiming June 2, 2025, as National Gun Violence 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) City Engineer's Report

B) 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 May 19, 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-2019-37 prescribing new rates for sewer services. **(3rd and Final Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2020-07 prescribing new rates for water services **(3rd and Final Reading). This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

D) Consideration and action, if any, on Memorandum of Understanding (MOU) with South Texas Independent School District for the use of the City of Pharr Sports Complex parking lot. **This item supports QL - Quality of Life.** (PARKS)

E) Consideration and action, if any, on Amendment No. 1 to the Carbyne subscription agreement for additional services to include the Event Assist product through NPPGov Cooperative Purchasing Program and Contract No. PS20300 .**This item supports SSC - Safe and Secure Community.** (PURCHASING)

F) Consideration and action, if any, on Interlocal Cooperative Agreement between the City of Pharr and Hidalgo County for Rural Emergency Services. **This item supports SSC - Safe and Secure Community.** (PURCHASING)

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

1. Halff Associates, Inc., representing Zuko Family Limited Partnership, 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 Limited Industrial District (L-I). The property is legally described as being 56.59 acres, more or less, out of Lots 371 and 372, map of the subdivision of Porciones 66, 67, 69 and 70, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 400 East Hi-Line Road. COZ#250407 **This item supports EV - Economic Vitality.**

2. Halff Associates, Inc., representing ECS-McAllen Propco, LLC., 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 Limited Industrial District (L-I). The property is legally described as being 3.45 acres, more or less, out of Lots 361, and 376, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1529 West Anaya Road. COZ#250408 **This item supports EV - Economic Vitality.**

3. Michael L. Rosales, has filed with the Planning and Zoning Commission a request for a Special Use Permit to allow a towing company in a General Business District (C). The property is legally described as being 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 1403 North Sugar Road. SUP#250501 **This item supports EV - Economic Vitality.**

4. Antonio Muraira, owner, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the outside storage of materials and/or equipment for an existing towing company in a Heavy Commercial District (H-C). The property is legally described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 1106 West Albrad Avenue. CUP#250404 **This item supports EV - Economic Vitality.**

5. Raul Fong, d/b/a D's Paradise Lounge, 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 14, Block 1, J. T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 107 East Park Avenue. CUP#040213 **This item supports EV - Economic Vitality.**

6. Fuera De Lugar, LLC, d/b/a Fuera De Lugar Restaurant, 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 0.071 of an acre tract of land, more or less, out of Plaza Sports Center Phase 1, Lot 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1101 East Nolana Loop. CUP#150101 **This item supports EV - Economic Vitality.**

7. Taqueria Borrego Pinto is requesting for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6615 South Jackson Road. CUP#180208 **This item supports EV - Economic Vitality.**

8. Carlos R. Elizondo, d/b/a Sepi's, 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 Lot 22, Block 30, Pharr Original Townsite, Pharr, Hidalgo County, Texas. The property's physical address is 212 West State Street. CUP#190641 **This item supports EV - Economic Vitality.**

9. Imperium Event Center, LLC., is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lot 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas. The property's physical address is 5952 South Cage Boulevard. CUP#240611 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on amending Ordinance No. O-2021-09 Standards Manual Construction and Development Guide. **(1st Reading) This item supports EV - Economic Vitality. (DEVELOPMENT SERVICES)**

B) Consideration and action, if any, on Resolution appointing/re-appointing two (2) members to the Pharr Memorial Library Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (LIBRARY)

C) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Parks and Recreation Advisory Board. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PARKS)

D) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Keep Pharr Beautiful Board. **This item supports SG- Sound Governance and Fiscal Sustainability.** (PARKS)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to negotiate and enter into a contract with Halff Associates for Professional Engineering Services for Updates to the Pharr Master Drainage Plan. **This item supports IF - Infrastructure.** (ENGINEERING)

9. LEGAL:

A) Discussion on Stevedore Operations at the Pharr International Bridge. (ADMINISTRATION)

10. 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.

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

12. ADJOURNMENT:

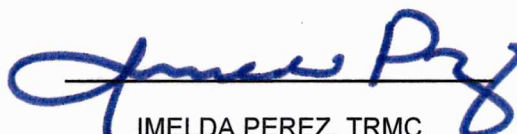
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 30th day of May 2025 at 3:30 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, this 30th day of May 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: _____