

**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: _____

Proclamation



WHEREAS, Alzheimer's disease, a progressive neurodegenerative brain disorder, tragically robs individuals of their memories and leads to progressive mental and physical impairments; and

WHEREAS, an estimated 7 million people in the United States are living with Alzheimer's, including 459,300 in Texas; and

WHEREAS, Alzheimer's disease is the sixth leading cause of death in the United States and the fifth leading cause among the elderly; and

WHEREAS, according to the Alzheimer's Association's Facts and Figures report, the direct costs of caring for those with Alzheimer's to American society is valued at \$384 billion and more than 12 million caregivers provided 19 billion hours of unpaid care to those with Alzheimer's or other dementia; and in Texas, nearly 1.1 million family members and friends cared for people with Alzheimer's and other dementia, providing 1.9 billion hours of unpaid care, with the annual value of this caregiving totaling \$33.1 billion; and

WHEREAS, in recognition of the individuals, families, friends and caregivers dealing with Alzheimer's disease, and the researchers who are seeking a cause or cure; and

WHEREAS, the City of Pharr recognizes the efforts of the Alzheimer's Association to raise funds and promote awareness to fight Alzheimer's and other dementia, thereby improving the quality of human life for those living with Alzheimer's disease and their caregivers.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by the authority vested in me and on behalf of the City Commission, do hereby proclaim the month of June 2025 as

“Alzheimer's Brain Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 2nd day of June 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, gun violence claims 125 lives and injures over 260 people daily in the U.S., where the gun homicide rate is 26 times higher than on other high-income nations; and

WHEREAS, more than half of all gun homicides occur in just 42 cities, including Pharr, where leaders are implementing evidence-based strategies to address violence and uphold public safety; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others; and

WHEREAS, local leaders and law enforcement, working with community partners, are best positioned to understand and address gun violence, which continues to impact communities nationwide; and

WHEREAS, on June 6, 2025, people nationwide will observe National Gun Violence Awareness Day by wearing orange in honor of Hadiya Pendleton, who was tragically killed at age 15, and all victims and survivors of gun violence; and

WHEREAS, the observance was inspired by Hadiya's friends, who chose orange-symbolizing the value of human life and safety-to honor her memory; and

WHEREAS, wearing orange on June 6, 2025, honors gun violence victims and survivors, raises awareness, and reaffirms our commitment to prevention and responsible gun ownership.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the day of June 6, 2025, as:

“National Gun Violence Awareness Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 2nd day of June 2025.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 4.A.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 5/28/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.A.

DATE SUBMITTED: May 29, 2025

MEETING DATE: June 2, 2025

FROM: Maria Rangel, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maria Rangel
City Management Office

Created/Initiated - 5/29/2025
Final Approval - 5/30/2025



Report on Capital Improvement Project Activity

Construction – June 2025

City Engineer - Maria Rangel, P.E.
Monday, June 02, 2025



Pharr
Engineering



City Engineers Report

Engineer: Structural Engineering
Associates, Inc. (SEA)

Contractor: IOC Company, LLC

CM: Brownstone Consultants, LLC

Notice to Proceed: August 05, 2024

Contract Time: 480 calendar days + 30 +
15

Time to Date: ~293 calendar day to
05/25/25 (56%)

Contract Amount: \$47,601,706.75

Change Orders: (1) -\$824,457.60
(02/25/25) + 30 days
(2) \$36,317.42 + 15 days

Current Contract: \$46,813,566.57

Placed to Date: \$18,830,126.09 (40%)

Description: Construction of a twin span
bridge which will provide 4 additional
lanes for traffic.

Next Step: Construction is on-going with
drilled shafts, columns, precast bent caps,
and bridge girders.



05/23/2025 – Installation of bedding strips and
the overhand brackets.

Pharr-Reynosa International Bridge Expansion



CONSTRUCTION

Engineer: Halff Associates, Inc.
Contractor: D. Wilson Construction Co.
CM: Brownstone Consultants, LLC
Notice to Proceed: November 04, 2024
Contract Time: 425 standard workweek days (22 mo.)

Time to Date (5/25/25): ~145 (34.12%)

End Contract Time: July 17, 2026

Contract Amount: \$45,253,972.12

Change Orders: \$0.00

Current Contract: \$45,253,972.12

Paid to Date: \$5,524,517.12 (12.21%)

Description: Construction of approximately 75,000 square feet of inspection facilities for inbound agricultural and non-agricultural commercial vehicles entering the LPOE from Mexico.

Status: Construction of footings and retaining walls for the cold storage foundation is in progress. Approximately 70% of the footings have been poured with concrete.



Daily Activity Report **05-23-2025**

The contractor poured approximately 60 cubic yards of concrete on the footing and retaining wall.

Dock Expansion Phase I, II & Ag Lab (DAP FY 16)



CONSTRUCTION

Engineer: Garcia Infrastructure Consultants,
LLC

Contractor: Mor-Wil, LLC

CM: City of Pharr

Notice to Proceed: September 16, 2024

Contract Time (MF): 450 calendar days (End
December 10, 2025)

Time to Date: 251 days (56%)

Contract Amount: \$6,749,668.03

Change Orders: \$0

Current Contract: \$6,749,668.03

Placed to Date: \$1,500,574.52 (22%)

Description: Elimination of three lift stations and
installation of gravity sanitary sewer lines in northwest and
central Pharr.

Status: Construction is on-going. Contractor will be
reaching West Eldora Road in the next 30-days.

*Northwest & Central Collection System Improvements and
Lift Station No. 1, 29 & 33 Elimination*
CONSTRUCTION



Pharr
Engineering



WE ARE

**TEAM
PHARR**



DEPARTMENT MISSION STATEMENT

“To enhance health, safety and welfare in the City of Pharr by providing economical, responsive and effective professional engineering and GIS services for the planning, construction, and preservation of public infrastructure and improvement of quality of life.”



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.B.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 5/28/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.A.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for May 19, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: Approval of Minutes for May 19, 2025 - Regular Called Meeting.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval on minutes as presented.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 5/28/2025
Final Approval - 5/29/2025

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MAY 19, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, May 19, 2025 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ramiro Caballero

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
Sabrina Solis, Finance Comp. of Operations
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
Melanie Cano, O.S.E. Director
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
CJ Sanchez, Chamber President
Yuri Gonzalez, Chief Comm. Officer
Sara Salinas, Asst. P.S. Communications Dir.
Niko Tapangan, Public Health Director
Victor Perez, P.E.D.C Director
Abel Molina, Interim Special Events Director
Elizabeth Diaz, Grants Management Director

CITY ATTORNEY

Ricardo Rodriguez, City Attorney

May 19, 2025

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD.

Mayor Pro Tem Chavez called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Carrillo moved to excuse absent members. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING MAY 22, 2025, AS NATIONAL STOP THE BLEED DAY.

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, thanked the Commission for allowing them to continue their Stop The Bleed and Hands Only CPR training for the past four years. Chief Ramirez stated they would be hosting a training on Thursday, May 22, 2025 at 3000 N. Cage Blvd. in partnership with the Regional Advisory Council. He further introduced Dr. Palacio, Chairperson for the Regional Advisory Council and Trauma Doctor at McAllen Medical Center who thanked the City of Pharr for being a lead in this initiative.

At this time, Comm. Flores read the proclamation proclaiming May 22, 2025 as National Stop the Bleed Day and presented proclamation to Danny Ramirez, EMS staff and Regional Advisory Council members.

B) PROCLAMATION PROCLAIMING MAY 18 – 24, 2025 AS NATIONAL EMS WEEK.

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, thanked the City Commission for their unwavering support and expressed his gratitude and heartfelt appreciation for the incredible service the pre-hospital professionals provide to the community every day

At this time, Comm. Caballero read the proclamation proclaiming the week of May 18 – 24, 2025 as National EMS Week and presented proclamation to Danny Ramirez and staff.

May 19, 2025

C) PROCLAMATION PROCLAIMING MAY 18–24, 2025 AS NATIONAL PUBLIC WORKS AND PUBLIC UTILITIES WEEK.

Jonathan Flores, City Manager, introduced the item.

Jesus Pena, Assistant Public Works Director, thanked the City Commission and City Management for their leadership and support and further thanked Public Works staff for all their hard work and dedication to the community.

Ruben Rosalez, Public Utilities Director, also recognized and thanked the Public Utilities employees for all their hard work and service to the City of Pharr.

At this time, Comm. Carrillo read the proclamation proclaiming the week of May 18 – 24, 2025 as National Public Works and Public Utilities Week and presented proclamation to Jesus Pena, Ruben Rosales and staff.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) RECOGNITION OF PSJA ISD STUDENTS GRADUATING FROM THE METHODIST HEALTHCARE MINISTRIES GRANT INTERNSHIP PROGRAM

Jonathan Flores, City Manager, introduced the item.

Jose Pena, Innovation and Technology Director, recognized the ten (10) Pharr-San Juan – Alamo students who participated and completed the Methodist Healthcare Ministries Grant Internship Program with the City of Pharr. He stated this was a paid internship program and the students were also part of the Cybersecurity Certificate program through South Texas College.

Belinda Vargas, Career & Technical Education Coordinator, thanked the City Commission and City Manager for their partnership and recognized the students for their dual credit hours earned.

Jose Pena, Innovation and Technology Director, further stated students were trained as Digital Navigators and presented them with certificates and a gift for completing of the program.

B) RECOGNITION OF HUMAN RESOURCES PROFESSIONAL OF THE YEAR

May 19, 2025

Jonathan Flores, City Manager, introduced the item and stated Veronica Ramirez, Human Resources Director, was presented with the Professional of the Year Award of Distinction at the Texas Municipal Human Resources Conference in San Antonio, Texas on May 7, 2025.

Jonathan, Flores, City Manager, stated one of the stand-off projects achieved by Veronica Ramirez was the “HR on Your Turf” program and briefly explained the program was designed to bridge a gap between the Human Resources Department and employees across various levels of the organization. He further stated this award was an annual recognition that celebrates Human Resources leaders that demonstrate excellence in their field and have made a significant contribution for their organization. Dr. Flores congratulated Veronica Ramirez on this well-deserved award.

Veronica Ramirez, Human Resources Director, stated she was very humbled and honored to have received this award and recognized the Human Resources team. She further thanked the City of Pharr leadership for their continued support.

C) RECOGNITION OF TEXAS MUNICIPAL LEAGUE LEADERSHIP ACADEMY GRADUATES

Jonathan Flores, City Manager, introduced the item and called upon Abel Molina, Special Events Director; Maria Rangel, City Engineer; Imelda Perez, City Clerk; CJ Sanchez, Chamber President; Elizabeth Diaz, Grants Director; Hilda Pedraza, Assistant City Manager, and Kimberly Mendoza, Development Services Director.

Jonathan Flores, City Manager, recognized these professionals for successfully completing the Texas Municipal League Academy, a prestigious program designed to strengthen the leadership skills of municipal officials in Texas.

All individuals thanked the City Commission and City Management team for allowing them the opportunity to attend these types of training for their future professional development growth.

D) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

Yuri Gonzalez, Chief Communications Officer, presented video recaps of the Mother’s Day Night Under the Stars Event, Warrior Race Event and Pharr Police Department Memorial Ceremony.

May 19, 2025

Yuri Gonzalez, Chief Communications Officer, reported on the Work Mode event series. She stated Development Services would be hosting a free hurricane preparedness awareness event at the Development and Research Center, from 6:00 p.m. to 8:00 p.m. on Wednesday, May 21, 2025. She further stated department directors would address community concerns and event would be moderated by meteorologist Tim Smith. She further stated a generator raffle would take place and residents were encouraged to register via QR code provided.

Yuri Gonzalez, Chief Communications Officer, reported Pharr EMS Department would be hosting free Stop the Bleed and Hands Only CPR classes on Thursday, May 22, 2025 at the EMS Headquarters located at 3000 N. Cage Blvd. from 8:00 a.m. to 8:00 p.m. She stated anyone interested could scan the QR code provided to secure their spot for these free training opportunities.

Yuri Gonzalez, Chief Communications Officer, reported Public Works Department kicked off Public Works Week and went over the weekly events schedule. She further stated an annual celebration would be held on Friday, May 23, 2025 at 1015 E. Ferguson Ave. from 9:00 a.m. to 12:00 p.m. and invited the community to attend.

Yuri Gonzalez, Chief Communications Officer, also reported Public Works Department would be spearheading the Beautify Pharr Community Trash Bash to be held on Saturday, May 31, 2025 at Memorial Park located at 501 W. Egly Ave. from 8:00 a.m. to 12:00 p.m. She stated the roll-off containers would be available and staff and Keep Pharr Beautiful members would be walking the areas cleaning central alleys between Cage Blvd. to North Flag and State St. to West Bell.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the annual Memorial Day Ceremony would be taking place on Monday, May 26, 2025 at Memorial Park located at 501 W. Egly Ave. at 9:00 a.m. She further extended an invitation to everyone to attend.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR MAY 5, 2025 - REGULAR CALLED MEETING; AND MAY 12, 2025 - SPECIAL 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. (2ND 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**

May 19, 2025

SERVICES (2ND READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)

D) CONSIDERATION AND ACTION, IF ANY, RATIFYING PROFESSIONAL SERVICES RENDERED BY DISENO, INC. FROM PHARR, TX FOR THE DESIGN OF THE PHARR NATURE CENTER. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)

E) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:

- 1. MELDEN & HUNT, INC., REPRESENTING PHARR HOUSING DEVELOPMENT CORPORATION, OWNER, REQUESTED A CHANGE OF ZONE FROM GENERAL BUSINESS DISTRICT (C) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 4.435 ACRES, MORE OR LESS, OUT OF LOT 165, AND ALL OF LOT 2, PHARR HOUSING AUTHORITY SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 104 WEST POLK AVENUE. COZ#250406 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 2. 33 CONSTRUCTION AND ENERGY, LLC., REPRESENTING NORMA D. RODRIGUEZ TREJO, OWNER, REQUESTED A LIFE OF THE USE CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.67 ACRES, MORE OR LESS, OUT OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 WEST DICKER ROAD. CUP#250403 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 3. KANS & KEYS #4 LLC. REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 30 AND 31, BLOCK 5, EVANS SUBDIVISION NO. 3, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6804 SOUTH CAGE BOULEVARD. CUP#200525 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 4. SMOKIN' MOON, LLC., REQUESTED 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 ALL OF LOT 1-A AND THE EAST 26.7 FEET OF LOT 1, ALBRAD UNIT NO. 1 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1617 WEST POLK AVENUE. CUP#180648 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
- 5. MARISELA LINAN PERALEZ AND LOREMI CANTU D/B/A EXCLUSIVE EVENT CENTER, REQUESTED 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 0.351 ACRES, MORE OR LESS, OUT OF LOTS 27 THROUGH 30, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2200 SOUTH CAGE BOULEVARD. CUP#230275 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

May 19, 2025

6. **CHIPOTLE TEXAS, LLC., REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.05 ACRES, MORE OR LESS, OUT OF REPLAT OF VACATED CAR-MEL SUBDIVISION, VACATED EL CENTRO MALL NO. 3 AND 4 SUBDIVISIONS, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 500 NORTH JACKSON ROAD, SUITE N-1. CUP#160942 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
7. **TAQUERIA TEPEQUE EXPRESS, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.041 ACRES, MORE OR LESS, OUT OF LOT 2, HACIENDA SANTA LUCIA SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 701 EAST NOLANA LOOP, SUITE #3A. CUP#230384 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
8. **JOSE ALBERTO HERNANDEZ, D/B/A DOC'S BILLIARDS & SPORTS BAR, REQUESTED 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 THE SOUTH 150 FEET OF LOTS 17, 18 AND 19, BLOCK 1, SAN PATRICIA ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 917 WEST FERGUSON AVENUE. CUP#130630 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

F) PLATS:

1. **MELDEN & HUNT INC., REPRESENTING JAIME ROEL GARCIA, DIRECTOR FOR GARCIA-REYNA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED ARBOR VISTA ESTATES PHASE 1, LOT 1 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A RESUBDIVISION OF 6.00 ACRES OUT OF LOTS 32 AND 33, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF NORTH VETERANS BOULEVARD ("I" ROAD). SUB#250104 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Carrillo **moved** to approve as recommended. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. O-2025-16 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION SUSPENDING THE JUNE 24, 2025 EFFECTIVE DATE OF PROPOSAL BY TEXAS GAS SERVICE COMPANY FOR INTERIM RATE ADJUSTMENT FOR CITIES WITHIN**

May 19, 2025

RIO GRANDE VALLEY SERVICE AREA. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-22 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING A MAYOR PRO TEM AND ALTERNATE MAYOR PRO TEM. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-23 is filed with the City Clerk's Office.

ITEM 8. PURCHASING

A) CONSIDERATION AND ACTION, IF ANY, ON THE PURCHASE OF A YALE GP155VX FORKLIFT TRUCK FOR THE PUBLIC WORKS DEPARTMENT FROM BRIGGS EQUIPMENT FROM PHARR, TEXAS FOR THE AMOUNT OF \$125,893.20. (BUYBOARD COOPERATIVE PURCHASING PROGRAM NO. 685-22) THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 9. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON CHANGE ORDER NUMBER 2 AND THE ADDITION OF 15 CALENDAR DAYS TO THE PHARR-REYNOSA INTERNATIONAL BRIDGE EXPANSION. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)

Jonathan Flores, City Manager, introduced the item.

May 19, 2025

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE PHARR EVENTS CENTER IMPROVEMENTS WITH BROWNSTONE CONSULTANTS, LLC. FROM MCALLEN, TX THROUGH TIPS COOPERATIVE CONTRACT NO. 23010401-5248. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT FOR DESIGN SERVICES FOR THE PHARR EVENTS CENTER IMPROVEMENTS PROJECT WITH THE WARREN GROUP FROM MCALLEN, TX 78501. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 10. CLOSED SESSION

None

ITEM 11. RECONVENE

None

ITEM 12. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:57 p.m.

CITY OF PHARR

MINUTES: REGULAR CALLED MEETING
May 19, 2025

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 19th DAY OF MAY 2025 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.B.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: 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.

Classification: Regular

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

Issue: Based on the results of the recent water and waste water rate study, The City will be making adjustment to its water and sewer rates in order to cover Water and Sewer Infrastructure Improvement Projects and related debt.

Fiscal Consideration: N/A

Staff Recommendation: Approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/28/2025
Approved - 5/30/2025
Approved - 5/30/2025
Final Approval - 5/30/2025

ORDINANCE NO. 0-2025-_____

AN ORDINANCE AMENDING ORDINANCE NO. 0-2019-37, 0-2015-39, 0-2007-56, 0-2005-43, 0- 2004-57, AND 0-99-45, PROVIDING THEREIN FOR THE REVISION OF RATES CHARGED FOR SEWER SYSTEM SERVICES; PROVIDING SEVERABILITY AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1. For each defined Customer Class, monthly sewer rates and charges shall be based on metered water consumption or flat rates where no metered water consumption is available as described in the following tables scheduled for annual adjustments beginning on June 1st, 2025, and every year thereafter beginning on June 1st, 2026 through June 1st, 2028.

CITY OF PHARR, TEXAS						
PROPOSED WASTEWATER RATE STRUCTURE						
	Current	Effective:				
		06/01/25	06/01/26	06/01/27	06/01/28	06/01/29
Residential ICL						
<u>Min. Charge - 0 Gallons</u>						
All Meter Sizes	\$17.17	\$18.91	\$19.86	\$20.81	\$21.76	\$22.71
<u>Consumption Charge - K Gal</u>						
1 Greater	\$1.16	\$1.23	\$1.29	\$1.36	\$1.45	\$1.54

CITY OF PHARR, TEXAS						
PROPOSED WASTEWATER RATE STRUCTURE						
	Current	Effective:				
		06/01/25	06/01/26	06/01/27	06/01/28	06/01/29
Senior Citizen ICL						
<u>Min. Charge - 0 Gallons</u>						
All Meter Sizes - RS	\$7.45	\$9.03	\$9.88	\$10.74	\$11.59	\$12.45
<u>Consumption Charge - K Gal</u>						
1 Greater	\$0.72	\$0.77	\$0.80	\$0.85	\$0.90	\$0.95

CITY OF PHARR, TEXAS						
PROPOSED WASTEWATER RATE STRUCTURE						
	Current	Effective:				
		06/01/25	06/01/26	06/01/27	06/01/28	06/01/29
Commercial ICL						
<u>Min. Charge - 0 Gallons</u>						
All Meter Sizes - C	\$27.10	\$40.39	\$40.86	\$41.34	\$41.81	\$42.29
<u>Consumption Charge - K Gal</u>						
1 Greater	\$1.53	\$2.22	\$2.36	\$2.51	\$2.66	\$2.83

SECTION 2: CUMULATIVE CLAUSE; REPEALING CLAUSE

That all conflicting ordinances or parts thereof are hereby repealed, and that if any section, subsection, phrase, sentence, clause or provision of this ordinance shall be declared invalid for any reason, such invalidity shall not affect the remaining provisions of this Ordinance or their applications to other persons or sets of circumstances, and to this end all provision of this Ordinance are declared to be severable and all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: PUBLICATION AND EFFECTIVE DATE

The Ordinance shall take effect and be in force from and after its passage and approval on two (2) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 4: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 5th day of May, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 19th day of May, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 2nd day of June, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.C.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: 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**.

Classification: Regular

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

Issue: Based on the results of the recent water and waste water rate study, The City will be making adjustment to its water and sewer rates in order to cover Water and Sewer Infrastructure Improvement Projects and related debt.

Fiscal Consideration: N/A

Staff Recommendation: Approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia
Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/28/2025
Approved - 5/30/2025
Approved - 5/30/2025
Final Approval - 5/30/2025

ORDINANCE NO. 0-2025-__

AN ORDINANCE AMENDING ORDINANCE 0-2020-07, 0-2019-38, 0-2015-40, 0-2010-56, 0-2007-55, 0-2004-56, 0-99-44, 0-93-27, 0-91-38, 0-83-38, 0-87-33, SECTION ONE, PRESCRIBING RATES TO BE CHARGED FOR SERVICES FURNISHED BY THE WATERWORKS SYSTEM OWNED AND OPERATED BY SAID CITY, REPEALING ALL ORDINANCES ORDERS OR RESOLUTIONS, OR PARTS THEREOF, IN CONFLICT; PROVIDING SEVERABILITY AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1: For each defined Customer Class, monthly water rates and charges shall be based on the meter size and metered water consumption as described in the following tables scheduled for annual adjustments beginning on November 1, 2024, and every year thereafter beginning on October 1st 2025 through October 1st 2028.

Meter Sized Based Minimum Monthly Water Charges and Volumetric Rates for Monthly Metered Consumption.

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
Residential ICL							
<u>Min. Charge - 0 Gallons</u>							
5/8" and 3/4" - R		\$18.89	\$19.71	\$20.53	\$21.34	\$22.16	\$22.98
1"		\$18.89	\$21.36	\$23.82	\$26.29	\$28.75	\$31.22
1 1/2" - R2		\$18.89	\$23.92	\$28.95	\$33.97	\$39.00	\$44.03
2" - R5		\$30.68	\$34.77	\$38.87	\$42.96	\$47.06	\$51.15
3" - R3		\$42.48	\$45.20	\$47.92	\$50.65	\$53.37	\$56.09
4" - R4		\$64.90	\$66.91	\$68.92	\$70.92	\$72.93	\$74.94
6"		\$106.20	\$116.28	\$126.36	\$136.45	\$146.53	\$156.61
<u>Consumption Charge - K Gal</u>							
1	2,000	\$1.73	\$1.86	\$2.00	\$2.15	\$2.31	\$2.48
2,001	3,000	\$1.73	\$1.86	\$2.00	\$2.15	\$2.31	\$2.48
3,001	5,000	\$1.90	\$2.04	\$2.20	\$2.36	\$2.54	\$2.73
5,001	6,000	\$1.90	\$2.04	\$2.20	\$2.36	\$2.54	\$2.73
6,001	8,000	\$2.25	\$2.42	\$2.60	\$2.80	\$3.00	\$3.23
8,001	10,000	\$2.25	\$2.42	\$2.60	\$2.80	\$3.00	\$3.23
10,001	15,000	\$2.25	\$2.42	\$2.60	\$2.80	\$3.00	\$3.23
15,001	18,000	\$2.25	\$2.42	\$2.60	\$2.80	\$3.00	\$3.23
18,001	20,000	\$2.25	\$2.42	\$2.60	\$2.80	\$3.00	\$3.23
20,001	Greater	\$2.60	\$2.80	\$3.00	\$3.23	\$3.47	\$3.73

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
Residential OCL							
<u>Min. Charge - 0 Gallons</u>							
5/8" and 3/4" - OCL		\$18.89	\$20.63	\$22.36	\$24.10	\$25.84	\$27.58
1"		\$18.89	\$22.60	\$26.32	\$30.03	\$33.75	\$37.46
1 1/2"		\$18.89	\$25.68	\$32.47	\$39.26	\$46.05	\$52.84
2"		\$30.68	\$36.82	\$42.96	\$49.10	\$55.24	\$61.38
3"		\$42.48	\$47.45	\$52.41	\$57.38	\$62.34	\$67.31
4"		\$64.90	\$69.91	\$74.91	\$79.92	\$84.92	\$89.93
6"		\$106.20	\$122.55	\$138.89	\$155.24	\$171.59	\$187.93
<u>Consumption Charge - K Gal</u>							
1	2,000	\$2.60	\$2.66	\$2.74	\$2.83	\$2.91	\$2.98
2,001	3,000	\$2.60	\$2.66	\$2.74	\$2.83	\$2.91	\$2.98
3,001	5,000	\$2.85	\$2.92	\$3.01	\$3.10	\$3.19	\$3.27
5,001	6,000	\$2.85	\$2.92	\$3.01	\$3.10	\$3.19	\$3.27
6,001	8,000	\$3.38	\$3.46	\$3.57	\$3.68	\$3.78	\$3.88
8,001	10,000	\$3.38	\$3.46	\$3.57	\$3.68	\$3.78	\$3.88
10,001	15,000	\$3.38	\$3.46	\$3.57	\$3.68	\$3.78	\$3.88
15,001	18,000	\$3.38	\$3.46	\$3.57	\$3.68	\$3.78	\$3.88
18,001	20,000	\$3.38	\$3.46	\$3.57	\$3.68	\$3.78	\$3.88
20,001	Greater	\$3.90	\$4.00	\$4.12	\$4.25	\$4.37	\$4.48

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
Senior Citizen ICL							
<u>Min. Charge - 0 Gallons</u>							
5/8" and 3/4" - RS		\$7.45	\$8.15	\$8.85	\$9.55	\$10.25	\$10.95
<u>Consumption Charge - K Gal</u>							
1	2,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
2,001	3,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
3,001	5,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
5,001	6,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
6,001	8,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
8,001	10,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
10,001	15,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
15,001	18,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
18,001	20,000	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24
20,001	Greater	\$1.56	\$1.68	\$1.80	\$1.94	\$2.08	\$2.24

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
Senior Citizen OCL							
<u>Min. Charge - 0 Gallons</u>							
5/8" and 3/4"		\$7.45	\$8.59	\$9.73	\$10.86	\$12.00	\$13.14
<u>Consumption Charge - K Gal</u>							
1	2,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
2,001	3,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
3,001	5,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
5,001	6,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
6,001	8,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
8,001	10,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
10,001	15,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
15,001	18,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
18,001	20,000	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69
20,001	Greater	\$2.23	\$2.40	\$2.47	\$2.55	\$2.62	\$2.69

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
Commercial ICL							
<u>Min. Charge - 0 Gallons</u>							
5/8" and 3/4"		\$26.55	\$28.77	\$31.00	\$33.22	\$35.45	\$37.67
1" CW1		\$26.55	\$30.23	\$33.91	\$37.60	\$41.28	\$44.96
1 1/2" CW		\$26.55	\$31.86	\$37.16	\$42.47	\$47.77	\$53.08
2" CW2		\$30.68	\$41.80	\$52.92	\$64.03	\$75.15	\$86.27
3" CW3		\$42.48	\$58.66	\$74.83	\$91.01	\$107.18	\$123.36
4" CW4		\$64.90	\$96.18	\$127.46	\$158.74	\$190.02	\$221.30
6" CW6		\$106.20	\$164.31	\$222.43	\$280.54	\$338.66	\$396.77
8"		\$106.20	\$210.73	\$315.26	\$419.79	\$524.32	\$628.85
<u>Consumption Charge - K Gal</u>							
1	2,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
2,001	3,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
3,001	5,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
5,001	6,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
6,001	8,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
8,001	10,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
10,001	15,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
15,001	18,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
18,001	20,000	\$1.70	\$1.83	\$1.96	\$2.11	\$2.27	\$2.44
20,001	Greater	\$1.85	\$1.99	\$2.14	\$2.30	\$2.47	\$2.66

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
Commercial OCL							
<u>Min. Charge - 0 Gallons</u>							
5/8" and 3/4"		\$26.55	\$30.28	\$34.01	\$37.74	\$41.47	\$45.20
1"		\$26.55	\$32.03	\$37.51	\$42.99	\$48.47	\$53.95
1 1/2"		\$26.55	\$33.98	\$41.41	\$48.84	\$56.27	\$63.70
2"		\$30.68	\$45.25	\$59.82	\$74.39	\$88.96	\$103.52
3"		\$42.48	\$63.59	\$84.70	\$105.81	\$126.92	\$148.03
4"		\$64.90	\$105.03	\$145.16	\$185.30	\$225.43	\$265.56
6"		\$106.20	\$180.18	\$254.17	\$328.15	\$402.14	\$476.12
8"		\$106.20	\$235.88	\$365.57	\$495.25	\$624.94	\$754.62
<u>Consumption Charge - K Gal</u>							
1	2,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
2,001	3,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
3,001	5,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
5,001	6,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
6,001	8,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
8,001	10,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
10,001	15,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
15,001	18,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
18,001	20,000	\$2.43	\$2.61	\$2.70	\$2.78	\$2.85	\$2.93
20,001	Greater	\$2.65	\$2.84	\$2.93	\$3.02	\$3.11	\$3.19

CITY OF PHARR, TEXAS							
PROPOSED WATER RATES:							
		Effective:					
		Current	11/1/24	10/1/25	10/1/26	10/1/27	10/1/28
City of Hidalgo							
<u>Min. Charge - 0 Gallons</u>							
CW3		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Consumption Charge - K Gal</u>							
1	Greater	\$1.00	\$1.08	\$1.16	\$1.24	\$1.34	\$1.44

SECTION 2: CUMULATIVE CLAUSE; REPEALING CLAUSE

That all conflicting ordinances or parts thereof are hereby repealed, and that if any section, subsection, phrase, sentence, clause or provision of this ordinance shall be declared invalid for any reason, such invalidity shall not affect the remaining provisions of this Ordinance or their applications to other persons or sets of circumstances, and to this end all provision of this Ordinance are declared to be severable and all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: PUBLICATION AND EFFECTIVE DATE

The Ordinance shall take effect and be in force from and after its passage and approval on two (2) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 4: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 5th day of May, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 19th day of May, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

**PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE
BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the
2nd day of June, 2025.**

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.

DATE SUBMITTED: May 21, 2025

MEETING DATE: June 2, 2025

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: 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.**

Classification: Regular

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

Issue: South Texas Independent School District is requesting the usage of the City of Pharr Sports Complex parking lot for the 2025-2026 school year for the pickup and drop of students.

Fiscal Consideration: N/A

Staff Recommendation: City Commission approve this item.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo
Sergio Alanis
David Friedlein
City Management Office

Created/Initiated - 5/21/2025
Approved - 5/27/2025
Approved - 5/27/2025
Final Approval - 5/27/2025



Always Innovating

**South
Texas ISD**

RIO GRANDE VALLEY | GRADES 6-12

7001 E. EXPRESSWAY 83, MERCEDES, TX 78570

P: 956.565.2454

STISD.NET

Memorandum of Understanding (MOU)

This memorandum of understanding (herein referred to as “MOU”) made on this the 1st day of September 2025 will serve as an agreement between City of Pharr Sports Complex and the South Texas Independent School District, herein referred to as “South Texas ISD” regarding South Texas ISD’s use of the parking lot facilities located at 509 East Earling Road Pharr TX 78577

1. Background

This MOU establishes the terms and conditions under which South Texas ISD may use the parking lot facilities located on 509 East Earling Road, Pharr TX 78577. Attachment A shall describe the dates and times the facility is to be utilized by South Texas ISD

2. Purpose

City of Pharr Sports Complex Agrees to allow use of said facility to South Texas ISD for the purpose of providing transportation for South Texas ISD students and using the parking lot facilities as a stop.

3. Scope

This scope of this agreement refers to facility use as described in Section 1: Background. If applicable, the scope of agreements for other cooperative arrangements, such as those regarding fares, is beyond this agreement.

This agreement shall be in effect from September 01, 2025 to August 31, 2026. Both parties, if so desired, may review and execute an additional annual MOU describing the terms and conditions. If both parties are unable to execute an agreement, then South Texas ISD must cease using facilities until an agreement can be executed.

4. Duties

(a) South Texas ISD may use said facility as a boarding and de-boarding location for its transit system. Vehicles may park in the designed areas, as described in Attachment B in order to board and alight passengers. South Texas vehicles will not remain at said location overnight.

(b) South Texas ISD agrees that it will assume all responsibility of their vehicles and shall not hold City of Pharr Sports Complex, its employee, officials or its affiliates liable for any and all damages.

(c) Any act related to the operation and maintenance of South Texas ISD equipment and supplies, such as movement of vehicles, must be performed by South Texas ISD personnel.

(d) South Texas ISD, its employees, agents' staff and any person acting on behalf of South Texas ISD shall not engage in any reckless, negligent, unsafe, or otherwise illegal or unethical behavior while on City of Pharr Sports Complex property.

(e) South Texas ISD, its employees, agents, staff and any person acting on its behalf shall not modify City of Pharr Sports Complex Facilities in any way. Facilities will be left in exactly the same condition in which they are encountered.

(f) South Texas ISD's use of the parking lot facilities must not in any way interfere with the normal operations of City of Pharr Sports Complex.

5. Contact Person

For the purposes of this agreement, South Texas ISD will coordinate with:

Name: Sergio Alanis, Director of Parks and Recreations

Email: sergio.alanis@pharr-tx.gov

Phone: 956-402-4550 ext. 1303

6. Notice

South Texas ISD shall provide notice of its schedules and times of pick-up/drop-off of students, names and photos of drivers and other individuals who will have access to the facility. Any change, bussing schedule, or any other important changes must be given at least two (2) weeks in advance. South Texas ISD drivers and other personnel subject to this agreement must possess and maintain appropriate licensure from the State of Texas.

7. Liability

City of Pharr Sports Complex Assumes no liability for any lost, damaged, or stolen property. South Texas ISD assumes all risk in using the parking lot facilities and agrees to be responsible for any damages caused by the negligence of its personnel or negligent use of its equipment to the extent allowed by law. Nothing in this agreement shall be interpreted or construed to waive sovereign or governmental immunity afforded to South Texas ISD pursuant Texas law.

8. Termination

This agreement may be terminated at any time in writing by mutual agreement of the parties or terminated by either party with Ninety (90) days notice, in writing, to the other party.

9. Breach of Obligation

Failure to abide by any provision of this agreement shall constitute a breach. Any party claiming a breach will have the right to terminate the agreement immediately in writing.

10. Authority

We the undersigned hereby attest we have authority of behalf of: City of Pharr Sports Complex and the South Texas Independent School District, respectively, to execute and abide by this agreement.

EXECUTED, in duplicate, on this _____ day of _____, in _____ County, Texas.

Location:

City of Pharr Sports Complex

201 West Moore Road

Pharr TX 78577

Name, Title

Signature

Date

South Texas Independent School District

By: _____
Marco Antonio Lara, Jr., Ed.D.
Superintendent of Schools

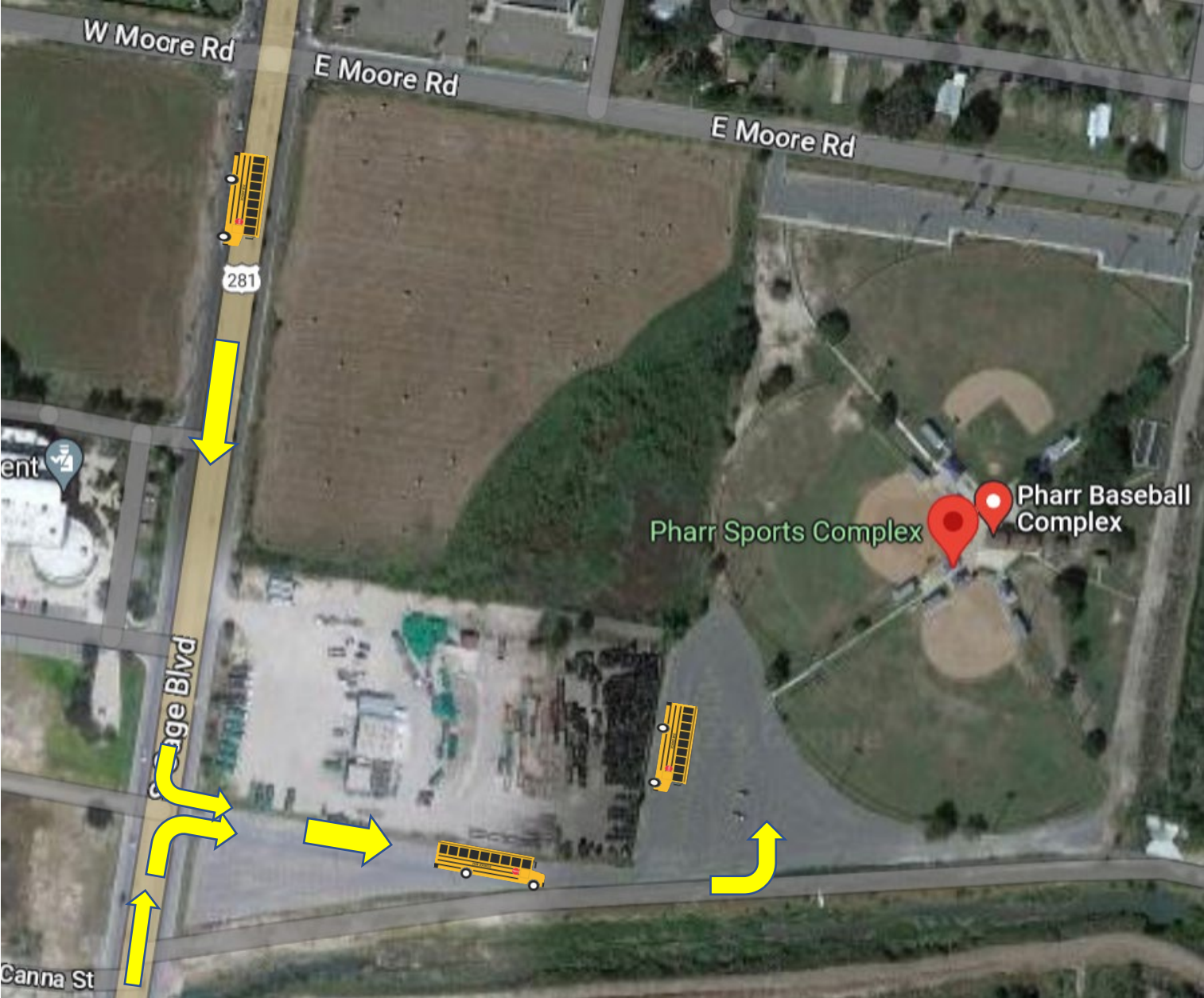
**ATTACHMENT A:
2025-2026 Schedule**

Location: City of Pharr Sports Complex

Campus	Departure Time
Edinburg	7:15 AM
Mercedes	7:20 AM
Olmito	6:10 AM
San Benito	6:10 AM

Campus	Arrival Time
Edinburg	4:45 PM
Mercedes	4:50 PM
Olmito	6:00 PM
San Benito	6:00 PM

Pharr Sports Complex (South
Parking Lot) 201 W Moore Rd
Pharr TX





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.E.

DATE SUBMITTED: May 27, 2025

MEETING DATE: June 2, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: 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.**

Classification: Regular

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

Issue: The city of pharr public safety communications currently has Carbyne, Inc subscription services for more efficient emergency communication and would like to add Amendment No. 1 for the Event Assist product with translation and transcription services in the amount of \$8,400(Project# 2324-01-525-S23-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Maritza Magallan

Kenneth Ennis

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/27/2025

Approved - 5/27/2025

Approved - 5/30/2025

Approved - 5/30/2025

Approved - 5/30/2025

New -



Carbyne Event Assist Change Order

Kenneth Ennis, Communications Director

Pharr Public Safety Communications

100 W. Ferguson Ave, Pharr, TX 78577
+1.956.402.4911 | kenneth.ennis@pharr-tx.gov

Date: April 28, 2025

Carbyne Contact:

Michael Pfeifer
Customer Success Manager
+ 1 619.755.7697 | michaelp@carbyne.com

Carbyne, Inc.
New York, NY 10001
www.carbyne.com

Customer Information	
Contract	Universe Quote fully executed on February 26, 2024
Customer Name	Pharr Public Safety Communications
Site Address	100 W. Ferguson Ave, Pharr, TX 78577
Customer Contact Name	Kenneth Ennis, Communications Director
Customer Contact Phone	+1 956.402.4911
Customer Contact Email	kennet.ennis@pharr-tx.gov

Change Order

The following pricing is for the Event Assist product which will be generally available on or about May 30, 2025. Any items not expressly stated below are not included.

The term of this subscription shall co-terminate with the Term of the current APEX subscription under the Contract. The terms and conditions of the Contract shall apply to the use of and access to the Event Assist product. Upon execution of this Change Order, Carbyne will invoice for the first year annual subscription fee pro-rated to the end of the current annual subscription period and apply any discounts offered under your Early Access contract. Thereafter, Carbyne will invoice the full annual subscription fee for each annual period for the remainder of the subscription term.

SKU	Description	Qty	Unit Price	Extended Price
110404	Event Assist with Translation & Transcription - Up to 24K annual calls	2	\$350	\$8,400
Total				\$8,400

Except as modified by this Change Order, the Contract will remain in full force and effect. In the event of a conflict between the terms of the Contract and the terms of the Change Order, the terms of the Change Order will govern.

The parties have caused this Change Order to be executed by their respective authorized signatories as of the date first set forth below.

Signatures of Authority

This Change Order is entered into by and between **Carbyne, Inc.** and **Pharr Public Safety Communications**

Carbyne, Inc.	Pharr Public Safety Communications
By:	By:
Name:	Name: Jonathan B. Flores
Title:	Title: City Manager
Date:	Date:
Address: 45 W. 27th Street, 2nd Fl., New York, NY 10001	Address: 100 W Ferguson Ave, Pharr TX 78577

DRAFT



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.F.

DATE SUBMITTED: May 29, 2025

MEETING DATE: June 2, 2025

FROM: Maritza Magallan, Contract
Compliance Officer

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: 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.**

Classification: Regular

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

Issue: The City of Pharr Fire Department provides emergency services in the rural and unincorporated portions of Hidalgo County. These services include fire, rescue and medical response. In order for the City to provide the services and allow for reimbursement, the City must enter into an interlocal agreement with Hidalgo County. The attached agreement is a renewal to an existing agreement approved by the City Commission. The renewal agreement has a price escalator to provide for an annual increase to the reimbursement fee for the life of the agreement.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Maritza Magallan

Pilar Rodriguez

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 5/29/2025

Approved - 5/29/2025

Approved - 5/29/2025

Approved - 5/30/2025

Approved - 5/30/2025

New -

STATE OF TEXAS

COUNTY OF HIDALGO

INTERLOCAL COOPERATION AGREEMENT
BETWEEN CITY OF PHARR AND HIDALGO
COUNTY, TX

This Interlocal Cooperation Agreement is made on the **13th** day of **May**, by and between the COUNTY OF HIDALGO, TEXAS, hereafter called ("County"), and the **City of Pharr**, TEXAS, a municipal corporation/non-incorporated area hereinafter called ("CITY/ENTITY"), collectively referred to as "Parties". Entity and County are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Texas Government Code 791.001 et seq., which authorizes local governments to contract with each other to perform Governmental functions.

1.0 TERMS

- 1.1 This contract shall be for a period commencing on **June 1, 2025**, and shall terminate on **May 31, 2026**.
- 1.2 After **May 31, 2026**, this Contract, unless terminated as provided elsewhere shall be renewed on an annual basis, under the same fee(s), rate(s), term and conditions of this agreement, until re-negotiated by mutual consent of both parties.
- 1.3 Either party has the option to terminate this Contract without cause by written notification, to the other on sixty (60) day notice.
- 1.4 The Rural Emergency Service Incident Report (Exhibit "A") form must be utilized as part of the monthly report submitted to the County Fire Marshal or his designee.
- 1.5 All Incident Reports should be submitted to County Fire Marshal's Office within (fifteen) 15 days of the following month.

2.0 DEFINITIONS

BASIC FIRST AID - Refers to the initial process of assessing and addressing the needs of someone who has been injured or is in physiological distress due to choking, minor scrapes and bruises, allergic reactions, drugs or other medical emergencies. Basic first aid allows you to quickly determine a person's physical condition and the correct course of treatment. You should always follow correct first aid procedures for it can be the difference between life and death.

BEE ATTACK – Any response to a situation where there is an on-going attack on person(s), domestic animal(s), and/or livestock, or a recent attack that requires first responder entrance into the immediate scene to rescue any person(s.) **INCLUDING** situations of bee removal of

hazards where no attack is in progress when arriving at emergency scene, or sustained at the time of response where firefighters are required to utilize bee suits and equipment.

BODY RECOVERY – Any recovery of a deceased human remains.

CATEGORY – All and any emergency response shall be categorized in a category that will be enumerated as I, II, III. Categories are designed to simplify reporting.

COUNTY FIRE MARSHAL – the person appointed by the Commissioners Court in accordance with LGC 352 who is responsible for the administration of fire investigations, fire safety inspections, and fire prevention activities, administration of the Rural Emergency Services Contract and enforcement of the most recently adopted International Fire Code. This is a sworn position.

COUNTY FIRE INVESTIGATORS – Those officers designated as such, by the County Fire Marshal that are responsible for all duties which may be assigned.

CHIEF DEPUTY / DEPUTY FIRE MARSHAL – Those officers designated and commissioned by the County Fire Marshal that are responsible for all duties which may be assigned by the County Fire Marshal.

ENTITY – The parent organization of a Fire Department whose members are full time, part time, paid or unpaid volunteers and for the purposes of this contract includes any elements from any regional response team/public works department that are requested or deployed to assist with the suppression, control or extinguishment of a fire.

FALSE ALARM CALL - Any emergency response to a mischievous or malicious call, or false call that requires fire personnel to investigate the scene or incident to make a determination as to whether or not there is an emergency incident. If there are multiple alarms at the same location the responding Primary/Secondary Entity shall notify the Fire Marshal's Office by the next Business Day.

FIREFIGHTING – Any incident upon arrival that is a Working Structural and/or Vehicle Fire, a Petroleum Based Fire, or Brush, Grassland or Rubbish Fire requires the action or process of extinguishing fires by Entities

GOOD INTENT CALLS – Any emergency incident response where fire personnel were summoned, but were not required to take any action (investigation, standby, or there was no actual incident). **Response to this type of call must come through a dispatch point.**

HAZARDOUS MATERIAL FIRST RESPONDER INCIDENT – response to any incident at a First Responder (**Awareness & Operations**) Level, as defined by the Environmental Protection Agency and/or the Texas Commission on Environmental Quality and includes, hazardous material Identification, low level containment / Mitigation, i.e. (fuel spills **below 35 gallons**, from any vehicle, including motor vehicles, trains, motorcycle or aircraft.)

HAZARDOUS MATERIAL TECHNICIAN LEVEL INCIDENT— response to any incident at the Technician Level, as defined by the Environmental Protection Agency and/or the Texas Commission on Environmental Quality and includes, hazardous material Identification via Monitoring / Identification devices, and or specialized equipment for such purposes, High level containment / Mitigation, (i.e. Solid, Liquid, Gas (Vapor) Chemical / Fuel spills **above 35 gallons** from any structure, vehicle, and or storage type facility..

INCORPORATED / UNINCORPORATED AREA(S) - any area(s) within Hidalgo County that exist at time of execution thereof, and as they may be amended by reasons of annexation and/or de-annexation of property by any respective city shall not be covered in this contract.

LAW ENFORCEMENT ASSISTANCE – any non-fire assistance requested by County, State, or Federal Law Enforcement Agency, and includes, but is not limited to – vehicle recovery (water), crowd control, and “standing-by” for any situation in pursuance of a law enforcement, and or Investigative mission. **Excluding MVA duties (Traffic Control, Wash downs, Patient Packaging).**

MASS CASUALTY INCIDENT – any emergency rescues and/or recovery of victims, eight (8) victims or more, from any major incident or accident, (i.e. Haz-Mat, aircraft, any passenger transportation bus, regardless of cause, building collapse, or assembly area.)

MEDICAL CALL – In an emergency situation, under exigent circumstances and the situation dictates immediate medical attention excluding Basic First Aid, An EMS protocol shall be set up as follows:

Medical calls to be eligible for this category shall be limited to:

1. Burns/Explosions
2. Carbon Monoxide/Inhalation/Haz-Mat/CBRN
3. Electrocutions/Lightning
4. Inaccessible Incident, Other Entrapments (non-traffic)
5. Psychiatric/Abnormal Behavior/Suicide Attempt
6. Traffic/Transportation Incidents
7. Heart Problems– Stroke - Chest Pains – Cardiac or Respiratory Arrest/Death
8. Person Down – Unconscious/Non Responsive, Fatality
9. Breathing Problems -Choking
10. Traumatic Injuries

This section is not to be construed as a reimbursement plan for a fire-based department that operates an emergency medical service (EMS) otherwise covered by any other contracts that are already in place.

MUTUAL AID – When a Primary Entity response to an emergency event where the situation is of such magnitude, either upon arrival or during the actual response, that the primary city/entity must declare a multiple alarm and request response from one or more Secondary Entity(s) and such assistance is necessary to control, extinguish, or otherwise assist with the response. This includes any element of Public Works/Am-Bus/Regional Response Teams that is called upon to help mitigate the emergency. The call for additional resources is made by the

Primary Entity and the call from Secondary Entity may be based on the extenuating circumstances, and may be made by the On-Scene Incident Commander, and must go through a dispatch point. The Fire Marshal may authorize and/or request mutual aid at any time whether or not on-scene, when the request is made directly to them.

PETROLEUM BASED INCIDENT – any emergency incident or fire whose main fuel source includes natural gas, liquefied gas, crude or refined oil or any other petroleum based product that may be used or processed as fuel or as a precursor for fuel. It also includes any storage container, conveyance of said product, whether by motor vehicle, pipeline or any other type of transport medium

PRIMARY ENTITY – An Entity who has contracted as a party with the County and is assigned to respond as the Lead Emergency Incident-Based Response Agency to the geographical area assigned to the Entity within the rural areas of the County, wherein the respective Entity Shall be responsible for primary response to an emergency incident as per Section II, Paragraph A, of this contract. This may be based on geographical assignments or capability.

PUBLIC WORKS/REGIONAL RESPONSE TEAM/AM-BUS RESPONSE – Any incident response that requires operational support elements from what is commonly referred to as Public Works, to respond to an emergency situation, to help mitigate, control, or otherwise facilitate the overall response. This response may only be requested and authorized by the On-Scene Incident Commander through the County Fire Marshal's Office. The Am-Bus is an additional resource that may respond to any special situation to provide tactical rescue/EMS assistance and support for any first responder regardless of discipline. The Regional Response Teams are based and maintained from the Lower Rio Grande Valley Development Council (LRGVDC) Homeland Security Association Committee (HSAC).

REIMBURSEMENT PLAN – County method by which contracted Entity is reimbursed by the County for emergency services rendered in any rural area within Hidalgo County.

RUBBISH/BRUSH/GRASS/WILDLAND FIRE– Any fire occurring in vegetative areas, trash, garbage, brush, grass or other unwanted things, and includes any tangible item discarded, collected, or recycled arranged as to burn for cleaning / clearing as a part of a controlled situation, whether permitted or not regardless of ignition sources, damages or benefits. An uncontrolled fire in grassland, brush-land, or land sown crops.

RURAL AREA – any non-incorporated areas within Hidalgo County, as they exist at the time of execution thereof, and as they may be amended by reasons of annexation and/or de-annexation of property by any respective city or any incorporated area within Hidalgo County that does not provide its own emergency services or response.

RURAL RESPONSE DISTRICT – The area designated for the respective Primary Entity for emergency response within a delineated geographical area as depicted and described in Exhibit "B", attached hereof. The rural response district may be amended from time to time pursuant to Section 3.2.

SEARCH and RESCUE CALLS – all rescues of person(s), from water, high angle, confined space, or all rescue/extrication of person(s) from entanglement, entrapment, enclosed areas, elevators, building collapse **Excluding Recovery, and/or Vehicle Extrication.**

SECONDARY CITY – the Entity who is a party to a cooperative agreement with the County and is assigned or requested to respond to assist the primary city in any type of emergency response to an area where the emergency occurred (Mutual Aid). The response may occur anywhere within the rural County and may be based on geographical assignment or capability **EXCLUDING any aid to any other Jurisdictions in their city limits or other counties.**

SERVICE CALLS – any call involving, smoke scare, mischievous or malicious calls, and alarm system malfunctions **requiring fire personnel to deal with an incident,** but where no actual services, investigation or standby was rendered or needed.

STRUCTURE – any construction within reason, or any production or piece of work artificially built or composed of parts joined together in some definite manner, that is built, under construction or constructed and it includes any edifice, or building of any kind.

TRAFFIC CONTROL – Any incident response where the nature of the call is strictly for traffic control assistance.

MOTOR VEHICULAR ACCIDENT (MVA) – any motor vehicle or automobile collision regardless of amount of or type of vehicles involved, where services other than “VEHICULAR EXTRICATION” is performed.

VEHICULAR EXTRICATION – any emergency extrication of person(s) with the use of any specialized tools; hydraulic, and/or manual tools from wreckage entanglement as a result of an automobile collision, regardless of motor vehicle type.

VEHICLE FIRE -A working fire – upon arrival that involves any vehicle fire. (i.e. Semi-Truck and or Trailer, Transport Vehicle, Service Vehicles, commuter bus or personal vehicle, car, truck, van).

WASH DOWN – Any spill where there is no fire and the spill consists of vegetation such as fruits & vegetables and any other non-petroleum based products on roadway, parking lots, etc. that requires a wash down – no vehicular accident.

WIRELINE INCIDENTS (All TYPES) – where the response is of such nature that there is a “downed-wire” or “low-hanging wire” or energized or with/without fire and the responding Entity must standby and await the arrival of a utility company or responding Entity must remove, and or mitigate the non-emergency situation. Any situation where there is immediate danger to the public from an electrical wire, and the situation dictate immediate traffic control, or public redirection or any situation where there is no immediate danger to the public from an electrical wire, and the situation does not dictate immediate traffic control, or

public redirection. Any situation where the Entity is not required to stand-by for the service company will be classified as a Service Call.

3.0 ENTITY RESPONSIBILITIES

- 3.1 Entity hereby agrees to provide emergency incident response based services, if resources are available, to the geographically assigned Rural Response District, within the County, as may be required by the County Fire Marshal or otherwise as delineated within this contract.
- 3.2 Entity hereby agrees to the designation of Primary (response) within their designated Rural Response District as depicted in the attached map, as Exhibit "B". Each Entity Rural Response District may be amended from time to time during the period of this contract by annexation or de-annexation of property by any respective city(s), or by agreement of the County Fire Marshal, and Fire Chief(s) responsible for the existing Rural Response District. The Response Districts and assigned Entity will be provided to the designated 911 Coordinator and the Sheriff's Office. A map depicting the Rural Response Districts of all participating Entity(s) shall be maintained and provided upon request by the County Fire Marshal, at their designated office.
- 3.3 Entity hereby agrees to seek authorization from the County Fire Marshal prior to responding to a call outside of the Rural Response Districts' geographical area as delineated and depicted in Exhibit "B" unless authorized by the County Fire Marshals and/or Entity of the Rural Response District.
- 3.4 Entity hereby agrees to provide the County Fire Marshal, with any and all records, reports, and documents, to include, but not limited to, statistics, data, calls for service records, dispatch logs, and any other records or other documents requested. In the absence of the Fire Marshal, said records, reports, and documents may be provided to the County Judge or his designee.
- 3.5 Entity agrees that in multi-agency response calls, the communications interoperability radio channels will be used as primary communications with the designated incident commander. The Incident Commander or assigned communications officer may designate user and sub-user groups as necessary.
- 3.6 Entity agrees to allow the County Fire Marshal, full access to any and all operational communications frequencies / talk groups, that the Entity operates on and authorize the County Fire Marshal to use those frequencies/talk groups during a response to a designated emergency situation that the Entity responds to. This will include assigning user-identification numbers (if available) to any County Fire Marshal communications radio.
- 3.7 Entity agrees to practice NIMS/ICS during any multi-agency -- multi-tiered response.
- 3.8 Entity agrees to provide its' own insurance for equipment, vehicles, and personnel used in performing any of the services described herein. Emergency vehicles and fire-fighting equipment must be owned and/or managed by the Entity. Entity agrees to provide proof of

current and adequate vehicle, equipment and workmen's compensation insurance to the County upon submission of this contract or upon request from the County Fire Marshal.

3.9 During extended operations as designated by the Incident Commander, the Entity agrees to provide adequate hydration and sustenance for its firefighters/emergency response personnel.

3.10 Entity agrees that it will not cause, create or allow any type of "roving-patrols" or "smoke-hunting / chasing" operations by full-time employees, volunteers or paid-volunteers, in an effort to seek out emergency responses. A simple trash burning call will be referred to the appropriate law enforcement agency, i.e... Fire Marshal, Constable Office or Sheriff's Office, unless the Roving preventive fire patrol activity is requested and authorized by the Fire Marshal in writing during an emergency situation, burn ban period, or fireworks ban period.

4.0 COUNTY RESPONSIBILITIES

4.1 In consideration for the Entity's Rural Emergency Services, the County will provide an annual lump sum payment of \$50,000.00.

4.2 The County shall designate a person and office that shall be known as the County Fire Marshal and County Fire Marshal's Office, who shall have the following responsibilities;

4.2.1.1 ADMINISTRATION

- a. Administration of Fire Marshal's Office
- b. Cause Burn Ban Signs (during designated times) to be displayed in conspicuous locations at all major roadway entrances to the County.
- c. Commercial Building Inspections
- d. Fire Safety Inspections
- e. Adult and Child Day Care Facility Inspections
- f. Health Care Facility Inspections
- g. Existing and New Construction Inspections
- h. Implementation and Enforcement of the most current version of the International Fire Code.
- i. Issuance and Regulation of Burn Permits in Rural County areas
- j. Monitor weather conditions and cause burn bans and fireworks bans to be enacted by the Commissioners Court, as appropriate.
- k. Plat/Plan Reviews and approvals

4.2.2 INVESTIGATIONS

- a. Conduct Fire Investigations
- b. Assist and guide other law enforcement agencies with Fire Code violations and enforcement.
- c. Provide Information and Reports
- d. May provide assistance to Municipal Fire Marshal(s) or representative with Fire Investigations, upon request.

- e. May provide primary assistance to contracted entity where there is no fire investigator at present the county may with advanced notification to HCFMO so that arrangements can be made.
- f. Issue Citations, make arrests, and file criminal cases as appropriate.

4.2.3 FIRE PREVENTION

- a. Plan, coordinate and direct activities.
- b. Conduct and participate in training with all Fire Departments.
- c. Acquire and maintain equipment.
- d. Conduct public education.
- e. Perform fire safety presentations.

4.2.4 ADMINISTER RURAL EMERGENCY SERVICES CONTRACT

- a. Review and process all payments in a timely manner.
- b. Confer with appropriate Fire Chief on any discrepancies.
- c. Determine if a Rural Response District may respond outside of the Rural Response Districts' geographical area as delineated and depicted in Exhibit "B".

4.2.5 RESPONSE

- a. When requested, respond to a fire scene within a reasonable time to conduct an investigation into the cause of the fire.
- b. Will respond to any major incidents.
- c. Will integrate into the NIMS/ICS structure as appropriate
- d. Will assist the Incident Commander with any duties as assigned.
- e. Will provide Law Enforcement assistance/coordination as needed

5.0 LIABILITY

- 5.1 Entity and County agree pursuant to Section 352.004, Texas Local Government Code that the acts of any person or persons traveling to or from or in a manner as defined in Section 352.004(c), shall be deemed as the acts of agents or employees of the County in all respects, notwithstanding such person or persons may otherwise be employees or firefighters of the Entity.
- 5.2 The County of Hidalgo and Entity agree that they will provide general liability insurance coverage for liabilities caused by vehicles, equipment, and personnel. Entity shall be responsible for any damage to its vehicles or equipment used in performing services under this Agreement. Each party agrees that it shall provide general liability insurance coverage for the action of their respective employees and firefighters.

- 5.3 Nothing herein shall be construed to prevent either party from becoming self-insured. Each Entity participating and entering into this contract must provide written proof of insurance to the County when submitting the contract for approval. Upon request by the County or its duly authorized representative, the Entity must provide documentation of completion of any other State or Federal fire-fighting training requirements.
- 5.4 If either party cannot acquire the insurance required herein, this Agreement shall be void and the parties shall negotiate their respective obligations regarding emergency services response in the rural areas of Hidalgo County at the time. If at any time during the year the respective Entity loses its insurance capacity, it must immediately report this to the Fire Marshal and cease any responses to their assigned Rural Response District.

6.0 PAYMENT PLAN

- 6.1 County shall pay Entity for services provided hereunder in a lump sum payment to be made annually.
- 6.1.1 Entity shall keep true and accurate records of all rural emergency services provided hereunder and shall submit, on a monthly basis (within a reasonable time), any Rural Emergency Service Incident Reports to the County Fire Marshal, reporting is a condition of receiving payment from the County. The Rural Emergency Service Incident Report form(s), and supporting documents as listed in Section 3.4 shall be required as part of the monthly report. Accident Prevention Plan documentation is required from any Entity that utilized the County Worker's Compensation Policy, as described in Section 5.3.
- 6.1.2 County Fire Marshal shall accumulate records of all rural emergency service responses provided by all Entity(s) within Hidalgo County.
- a. Any and all disputes of Entity reports shall be addressed directly to the Fire Marshal and/or the Entity in writing.
 - b. If a resolution of dispute for emergency response services cannot be reached, the reporting Entity may appeal to the Hidalgo County Executive Chief Officer.
 - c. If a resolution of dispute for emergency response services cannot be reached, the reporting Entity may appeal to the Hidalgo County Commissioner's Court.

7.0. ASSIGNMENT

In the event a Rural Fire District(s) is created for the rural, non-incorporated areas of Hidalgo County, this contract may be assigned by County to such District, and Entity shall look solely to the District(s) to perform and assume all Obligations and Responsibilities of County.

8.0. AUDIT

Any and all requests from Entity for payment from County or any past reimbursements made under this contract or its predecessors shall be subject to audit by the County Auditor's Office, and/or the Fire Marshal. Should an audit procedure be invoked, Entity agrees to provide any and all records, photographs, videos, or other documents, pertaining to any request or claim for payment or reimbursement made or paid hereunder that are requested by the Auditor or Fire Marshal.

Should the County Auditor determine that any payments made were not properly claimed under the terms of this contract, Entity agrees to remit the amount of payments so found by the County Auditor to the County within ten (10) working days, following the date of receipt of Entity of County Auditors written determination.

9.0. MISCELLANEOUS

9.1 CONFLICT WITH APPLICABLE LAW. Nothing in this Agreement shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between the provision of this Agreement and any present or future law, ordinance, or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

9.2 NO WAIVER. No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.

9.3 ENTIRE AGREEMENT – This agreement contains the entire contract among the parties hereto, and each party acknowledges that no other party has made (either directly or indirectly or through any agent or representative), any representations or agreements in connection with this agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by both parties. This Agreement supersedes any and all agreements by and between the parties hereto. All previous agreements concerning the subject matter hereof between the parties are terminated as of the date of this Agreement.

9.4 TEXAS LAW TO APPLY. This agreement shall be construed under and in accordance with the Laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.

9.5 NOTICE. Except as may be otherwise specifically provided in this Agreement, all notices, demands, request for communications required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage pre-paid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been therefore specified by written notice delivered in accordance herewith:

If to Entity City of Pharr
 City Secretary/Fire Chief
 118 S. Cage Blvd. Pharr TX, 78572

If to County: County of Hidalgo
 County Judge's Office
 100 E. Cano St. 2nd Floor, Edinburg, Texas 78539 or

P.O. Box 1356, Edinburg, Texas 78540

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes of such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States Mail.

9.6 ADDITIONAL DOCUMENTS. The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

9.7 SUCCESSORS. This agreement shall be binding upon and insure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.

9.8 HEADINGS. The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision or paragraph hereof.

9.9 GENDER and NUMBER. All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine, or neutral gender, and the singular shall include the plural whenever and as often as may be appropriate.

9.10 AUTHORITY TO EXECUTE. The execution and performance of this Agreement by each of the parties hereto has been duly authorized by all necessary laws, resolutions, ordinances, or governing body action, and the Agreement constitutes, the valid and enforceable obligations of the parties hereto in accordance with its terms.

9.11 PERFORMANCE of GOVERNMENT FUNCTIONS. Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions, and will pay for such services out of current revenues available to the paying party as herein provided.

9.12 IMMUNITIES. Nothing in this Agreement is intended to and Parties do not hereby waive, release or relinquish any right to assert any of the defenses Parties enjoy by virtue of the state or federal constitution, laws, rules or regulations, and any sovereign, official or qualified immunity available to Parties as to any claim or action of any person, entity, or individual against Parties.

9.13 COMMITMENT of CURRENT REVENUES. In the event that, during any term hereof, the Commissioners Court does not appropriate sufficient funds to meet the obligations of County under this Agreement, County may terminate this Agreement upon ninety (90) days written notice to Entity. County agrees, however, to use reasonable efforts to secure funds necessary for the continued performance of this Agreement. The parties intend this provision to be a continuing right to terminate this Agreement at the expiration of each budget period of County.

9.14 MUTUAL INDEMNIFICATION. Without waiving its sovereign immunity, and to the extent provided by law, each party shall indemnify and hold harmless each other, its officers, officials, and employees from and against all claims and liabilities of any nature or kind, including

costs and expenses for or on account of any claims, damages, losses, or expenses of any character whatsoever resulting in whole or in part from the negligent performance or omission of either party's employees or representatives connected with the activities described herein.

(Signature Page to Follow)

DRAFT

EXECUTED as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON Month XX, 20XX .

Agenda Item No. _____

Executive Office: _____

CITY OF PHARR

, Mayor

Date

ATTEST:

, City Secretary

COUNTY OF HIDALGO

Richard Cortez, County Judge

Date

ATTEST:

Arturo Guajardo, Jr., County Clerk

Approved as to Form:

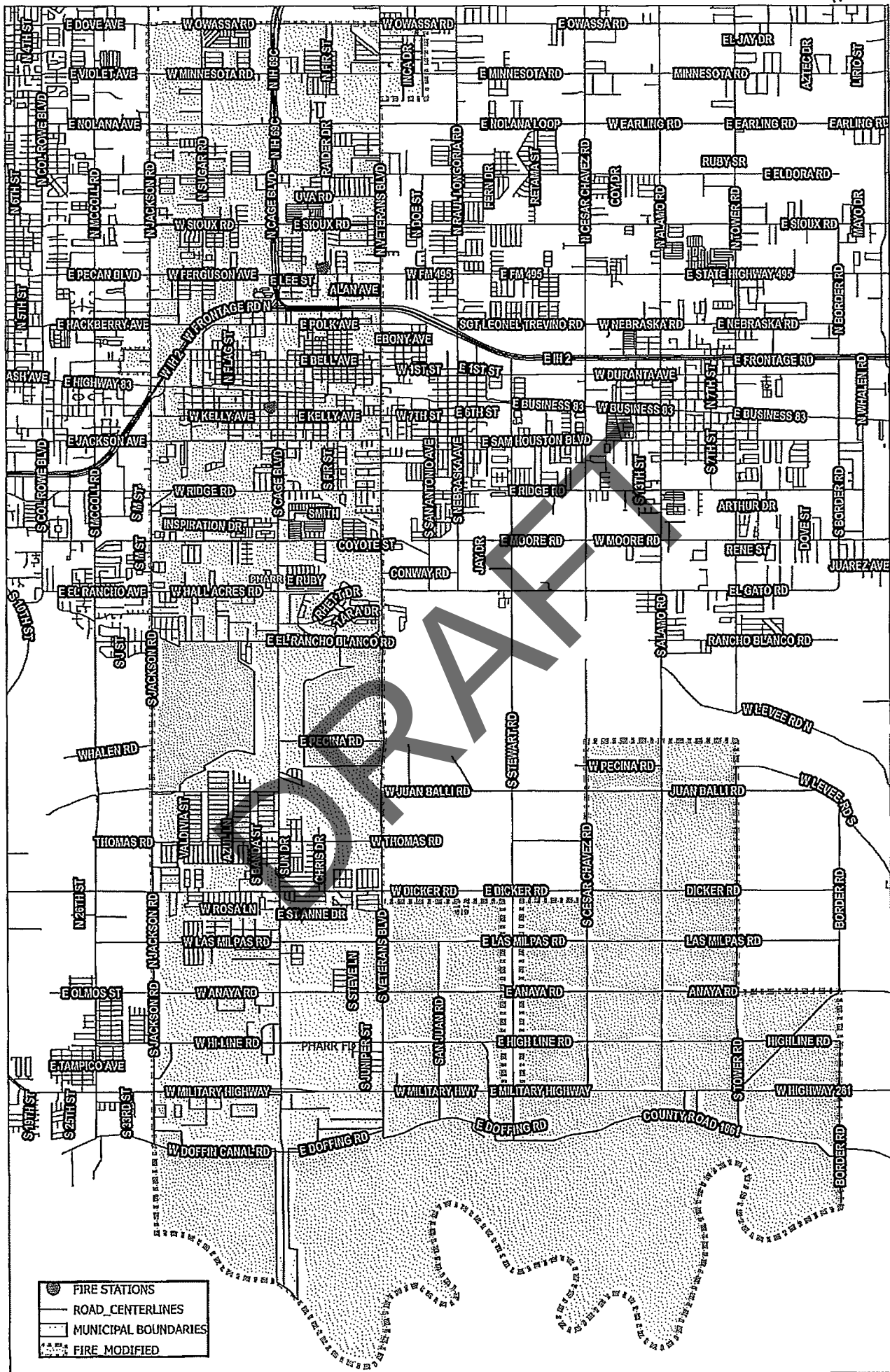
Office of Criminal District Attorney's Office

Toribio "Terry" Palacios

By:

Michelle Lopez, Assistant District Attorney

Pharr Rural Response Area



Pharr Rural Response Area

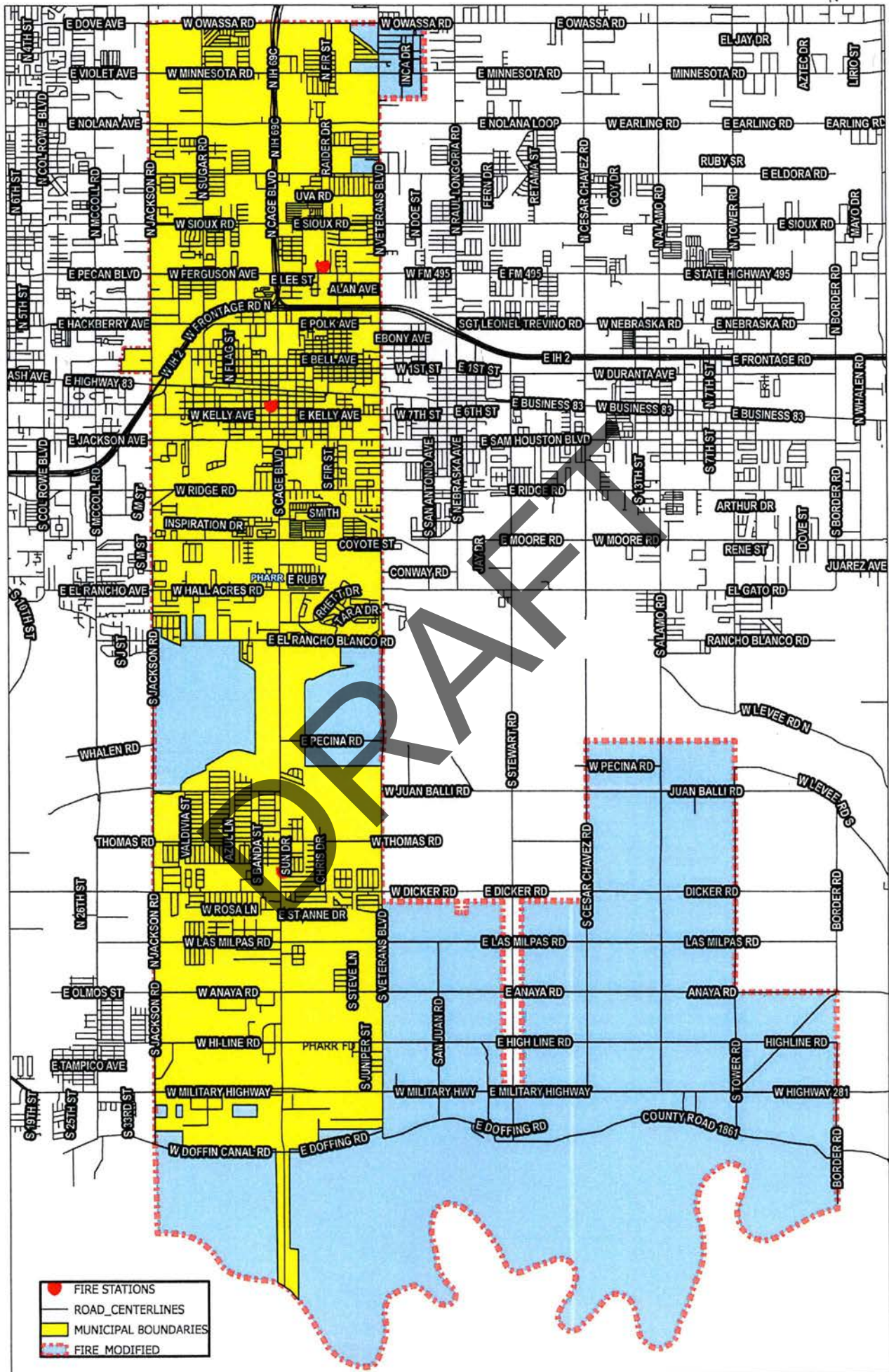


EXHIBIT "A"

Department: _____	County Incident: _____		
Date: _____	Alarm Time: _____	Arrival Time: _____	Depart Time: _____
Situation Reported: _____		Situation Found: _____	

Mutual Aid: _____	Given: _____	Received: _____	Department(s): _____
Non-Applicable: _____	Department: _____		
Caller Name: _____	Requesting Person: _____		

Incident Location: _____	
GPS Coordinates: _____	
Occupant Name: _____	
Owner Name: _____	
Owner Address: _____	
Owner Phone #: _____	Occupant Phone #: _____

Incident Cause: _____		
Type Action Taken: _____		
Units Responding: _____	Units Committed: _____	
# of Personnel: _____	Mileage (Round Trip): _____	Advised County Fire Marshal: Yes _____ No _____

Check All That Apply:

- | | |
|---|--|
| ☐ House Fire | ☐ Law Enforcement Assistance |
| ☐ Vehicle Fire | ☐ Mutual Aid |
| ☐ Haz-Mat | ☐ Medic Calls |
| ☐ Rescue Call | ☐ False Alarm |
| ☐ Vehicular Extrication | ☐ Landing Zone |
| ☐ Public Works/Reg. Teams, and/or AM-Bus Response | ☐ MVA |
| ☐ Regional Medical Response Team | ☐ Petroleum Based Incident Stand By |
| ☐ Secondary Entity | ☐ Traffic Control |
| ☐ Special Situations | ☐ Wireline Incidents (all types) |
| ☐ Rubbish/Brush/Grass/Wildland (above 1HR) | ☐ Basic First Aid |
| ☐ Bee Attacks | ☐ Rubbish/Brush/Grass/Wildland (30 mins & below) |
| ☐ Human Remains Recovery Calls | ☐ Good Intent Calls |
| ☐ Rubbish/Grass//Wildland (31 mins to 1HR) | ☐ Service Calls |
| ☐ Haz-Mat/ Wash Down | |



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.

DATE SUBMITTED: May 29, 2025

MEETING DATE: June 2, 2025

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 5/29/2025



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.1.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Public Hearing

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

Issue: 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) in order to develop and construct a cold storage warehouse.

Fiscal Consideration: N/A

Staff Recommendation:

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) at the meeting on May 27, 2025. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/28/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



MEMORANDUM

DATE: MONDAY, JUNE 2, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: 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
--

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

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) in order to develop and construct a cold storage warehouse.

The subject site is located on the north side of East Hi-Line Road, approximately 0.21 miles east of South Cage Boulevard and has a physical address of 400 East Hi-Line Road. 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 fronts East Hi-Line Road, a 70 ft. major collector street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property, the properties to the north, and west were zoned Agricultural and/or Open Space District, when the city was annexed in 1989. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on April 4, 2022. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Heavy Industrial District (H-I) on February 7, 2019. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 9, 2025, and legal notice was published in the Advance News Journal on May 7, 2025. Staff received no response to the letters or the legal notice.

Development Services recommended **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) at the meeting on May 27, 2025. There were six members present and voting.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Halff Associates, Inc., representing Zuko Family Limited Partnership, owner
 APPLICANT

Agricultural and/or Open Space District (A-O)
 CURRENT ZONE

400 East Hi-Line Road
 ADDRESS

Limited Industrial District (L-I).
 PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

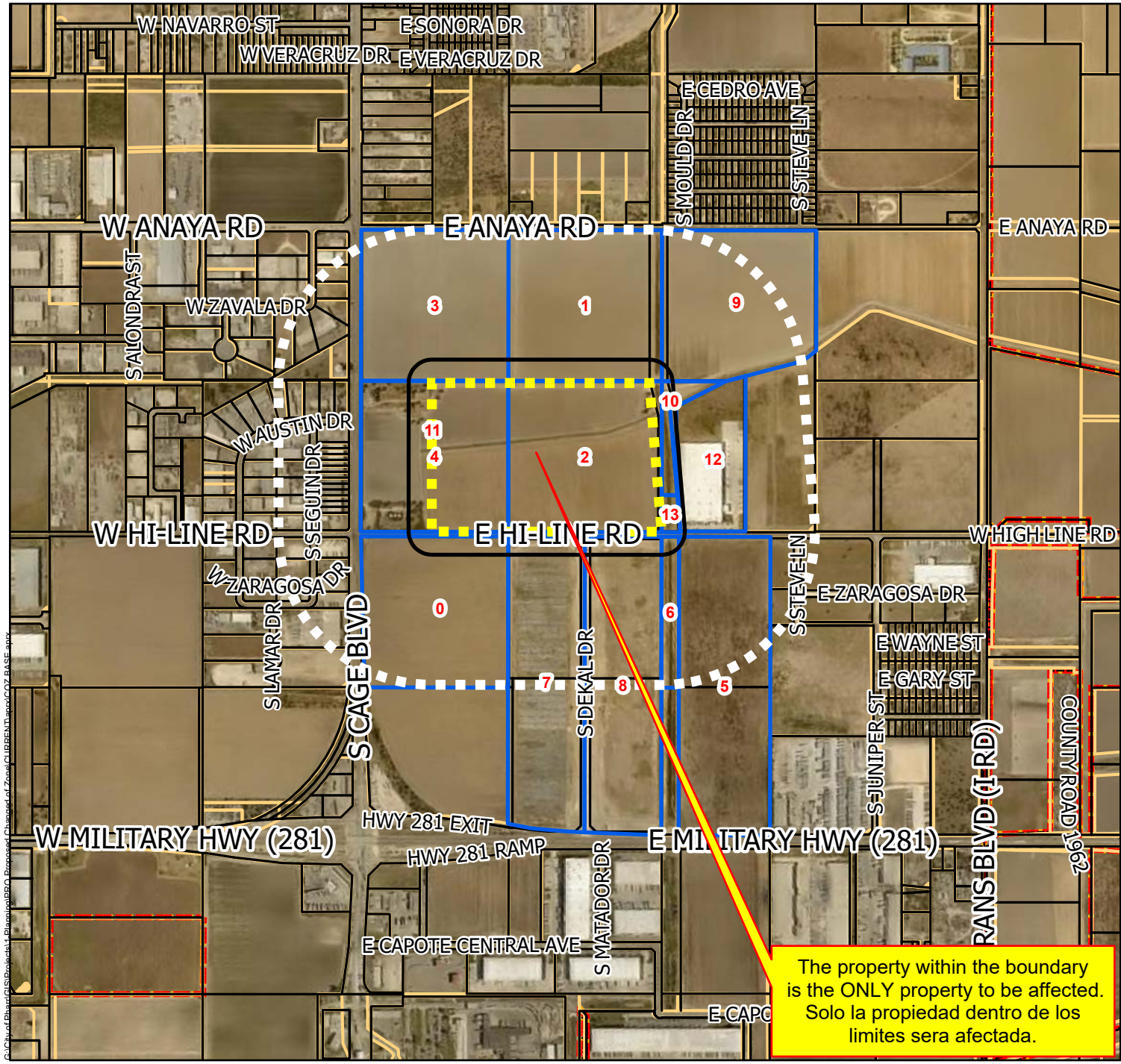
Laura Fonseca, Planner II
 PREPARED BY

May 19, 2025
 DATE

Proposed Change of Zone
56.59 ac, more or less, out of Lots 371 and 372, map of
the subdivision of Porciones 66,67,69,70, Kelly Pharr
Subdivision

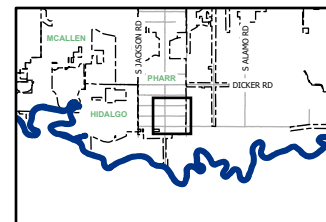


AERIAL

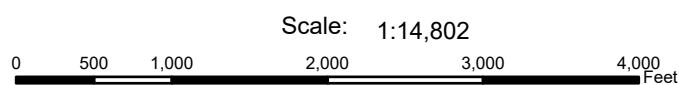


- Location
- Quarter_Mile_Radius
- 200ft_Buffer
- Notify

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



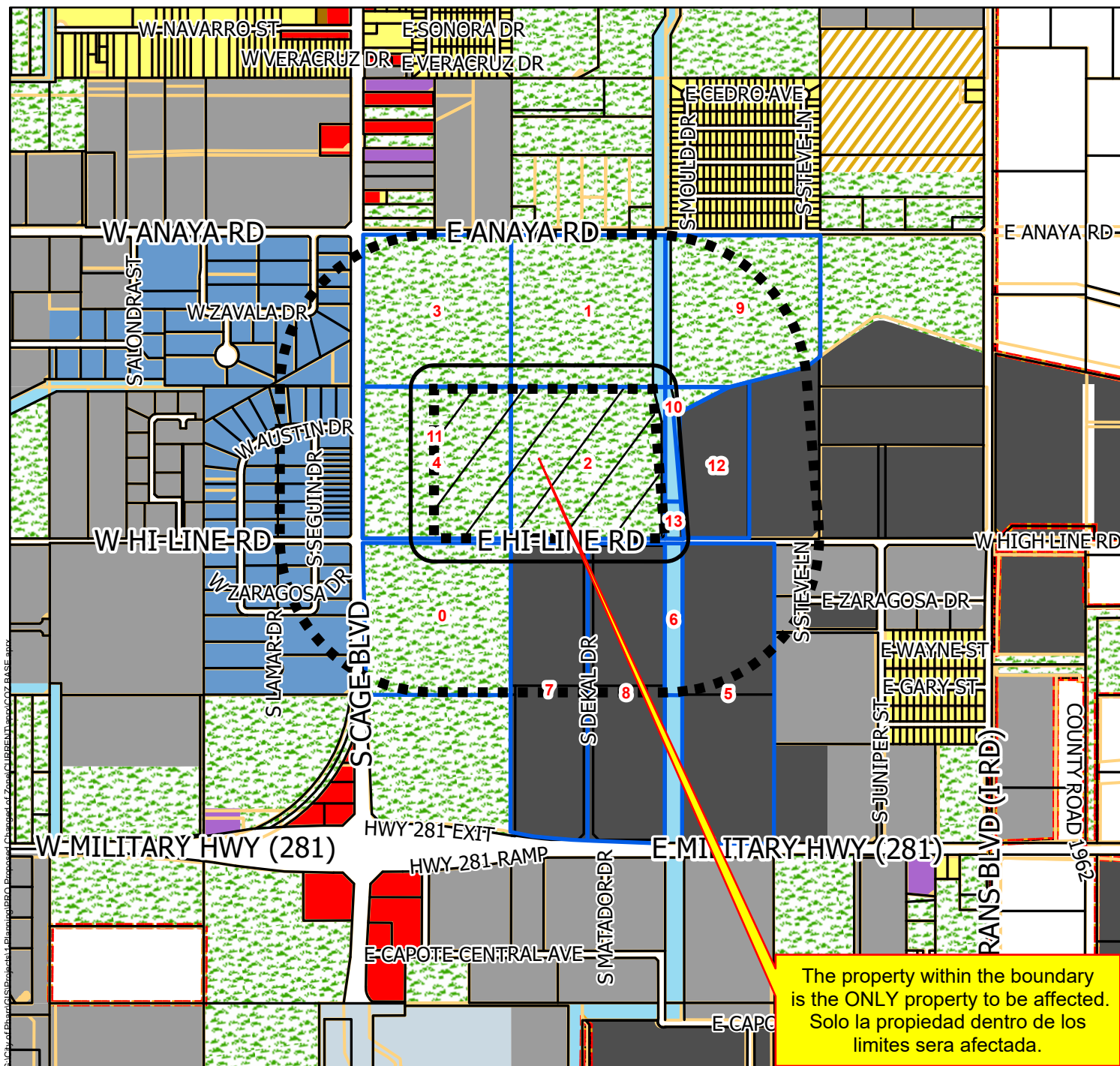
City of Pharr, Texas
Engineering Department
956.402.4242
Date: 5/6/2025



Proposed Change of Zone
56.59 ac, more or less, out of Lots 371 and 372, map of
the subdivision of Porciones 66,67,69,70, Kelly Pharr
Subdivision

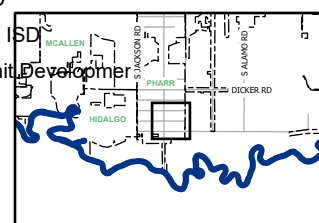


ZONING



Location	Single Family	Rail Road R.O.W	Limited Industrial
Quarter_Mile_Radius	Single Family Small Lot	Government Owned	Neighborhood Commercial
200ft_Buffer	Residential Multi-Family	General Business	Office Professional
Notify	Residential Multi-Family High Density	Business District	PSJA ISD
Zoning	Mobile Home	Drainage Easement	Hidalgo ISD
ZONE	Townhouse	Heavy Commercial	Valley View ISD
Agricultural Open Space	HUD Code	Heavy Industrial	Planned Unit Development

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



City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/6/2025

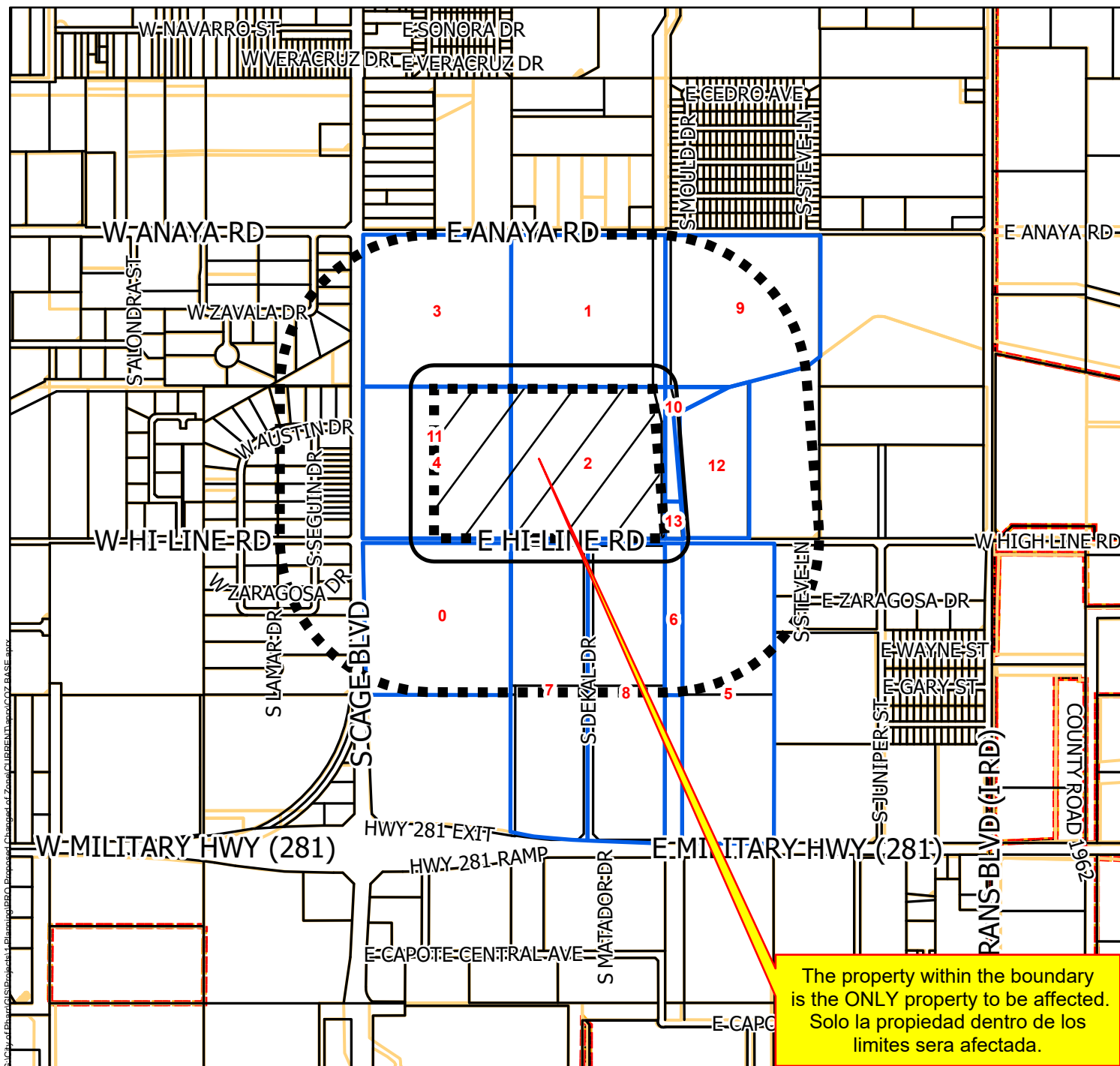
Scale: 1:14,802



Proposed Change of Zone
56.59 ac, more or less, out of Lots 371 and 372, map of
the subdivision of Porciones 66,67,69,70, Kelly Pharr
Subdivision



RADIUS



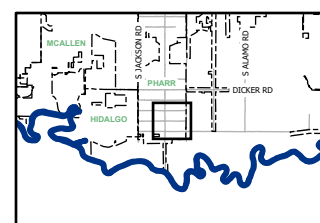
- Location
- Quarter_Mile_Radius
- 200ft_Buffer
- Notify

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

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/6/2025

Scale: 1:14,802







Pharr
Development Services



Site Photo
400 East Hi-Line Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.2.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Public Hearing

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

Issue: 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) in order to construct an addition to an existing cold storage warehouse.

Fiscal Consideration: N/A

Staff Recommendation:

Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the future land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) at the meeting on May 27, 2025. There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/28/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



MEMORANDUM

DATE: MONDAY, JUNE 2, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: 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
--

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

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).in order to develop and expand an addition to an existing cold storage warehouse.

The subject site is located on the rear portion of 1400 East Hi-Line Road, approximately 0.21 miles north of 1400 East Hi-Line Road and has a physical address of 1529 West Anaya Road. It will be an addition to that existing parcel. 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 sits between West Anaya Road and East Hi-Line Road, both 70-ft major collector streets that run east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property, and the property to the west were zoned Agricultural and/or Open Space District, when the city was annexed in 1989. The property to the south was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on September 3, 2013. The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) on November 4, 2003. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density District on July 15, 2003. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for industrial use in the Land Use Plan.

The Limited Industrial District is intended for industrial parks and larger, cleaner types of industries. The manufacturing uses should be conducted within a totally enclosed building. Any activities conducted outside should be screened and buffered, and no external effects such as excessive noise or odor should extend beyond the property lines. The sites for such uses are typically a minimum of two acres and average five to ten acres, with a significant amount of land dedicated to landscaping.

Seven (7) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 9, 2025, and legal notice was published in the Advance News Journal on May 7, 2025. Staff received no response to the letters or the legal notice.

Development Services recommended **approval** of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the future land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) at the meeting on May 27, 2025. There were six members present and voting.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Halff Associates, Inc., representing ECS-McAllen Propco, LLC
APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

1529 West Anaya Road
ADDRESS

Limited Industrial District (L-I).
PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

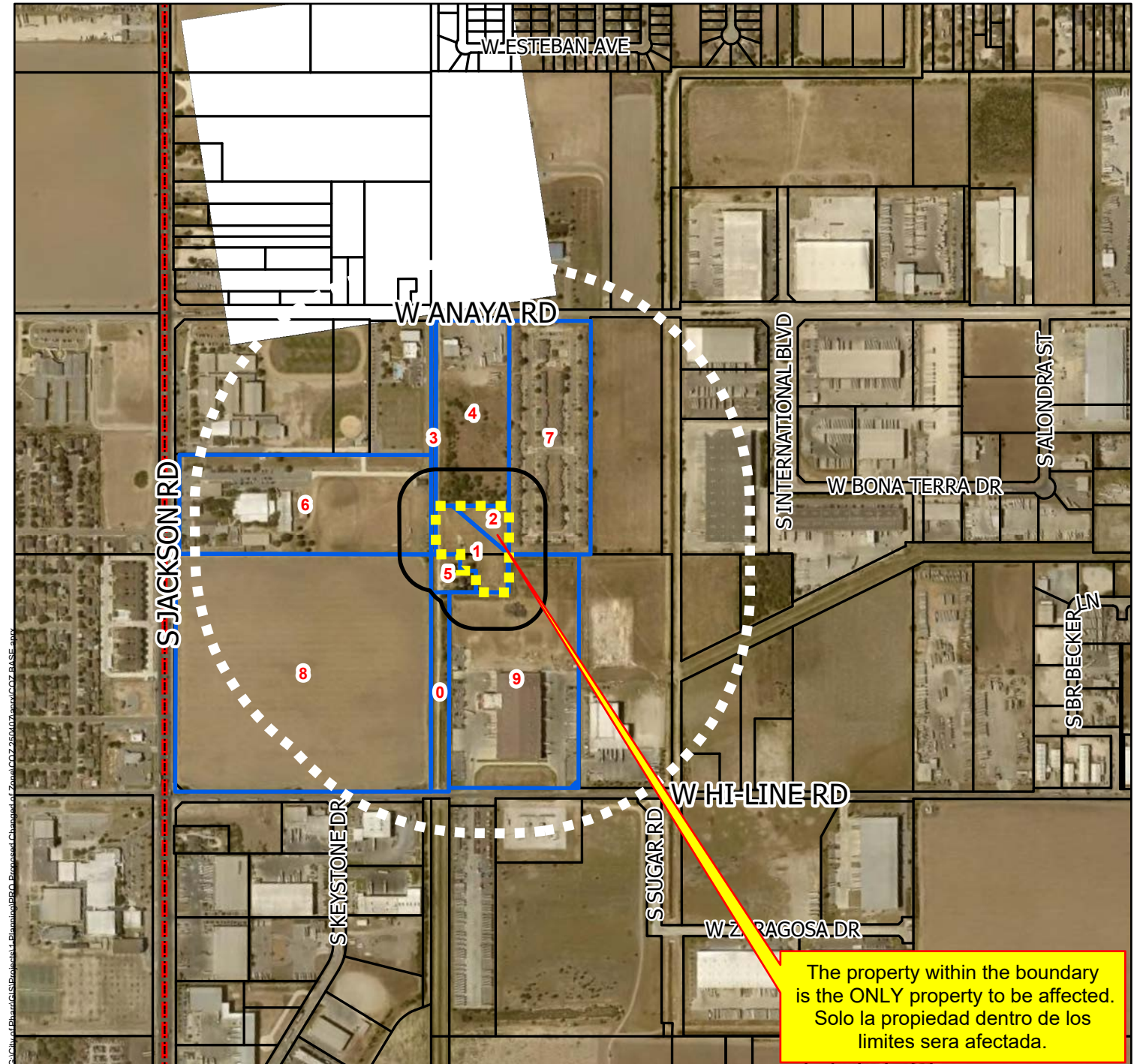
Development Services recommends approval of the rezoning request from Agricultural and/or Open Space District (A-O) to Limited Industrial District (L-I) as the property meets area requirements, complies with the land use plan, and has adequate ingress and egress. The proposed rezoning aligns well with the surrounding development trends and land use patterns in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Laura Fonseca, Planner II
PREPARED BY

May 19, 2025
DATE

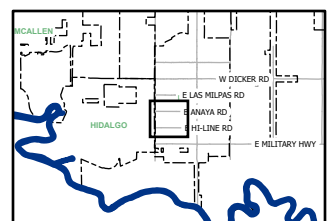
Proposed Change of Zone
3.45 acres, more or less, out of Lots
361, and 376, Kelly-Pharr Subdivision,

AERIAL



- Location
- 200ft_Buffer
- QUARTER_MILE_RADIUS
- Notify

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

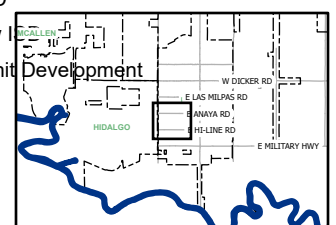
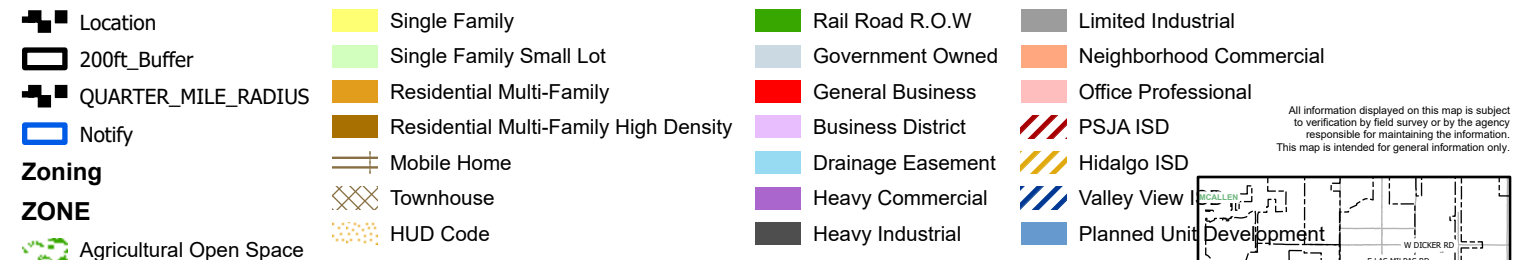
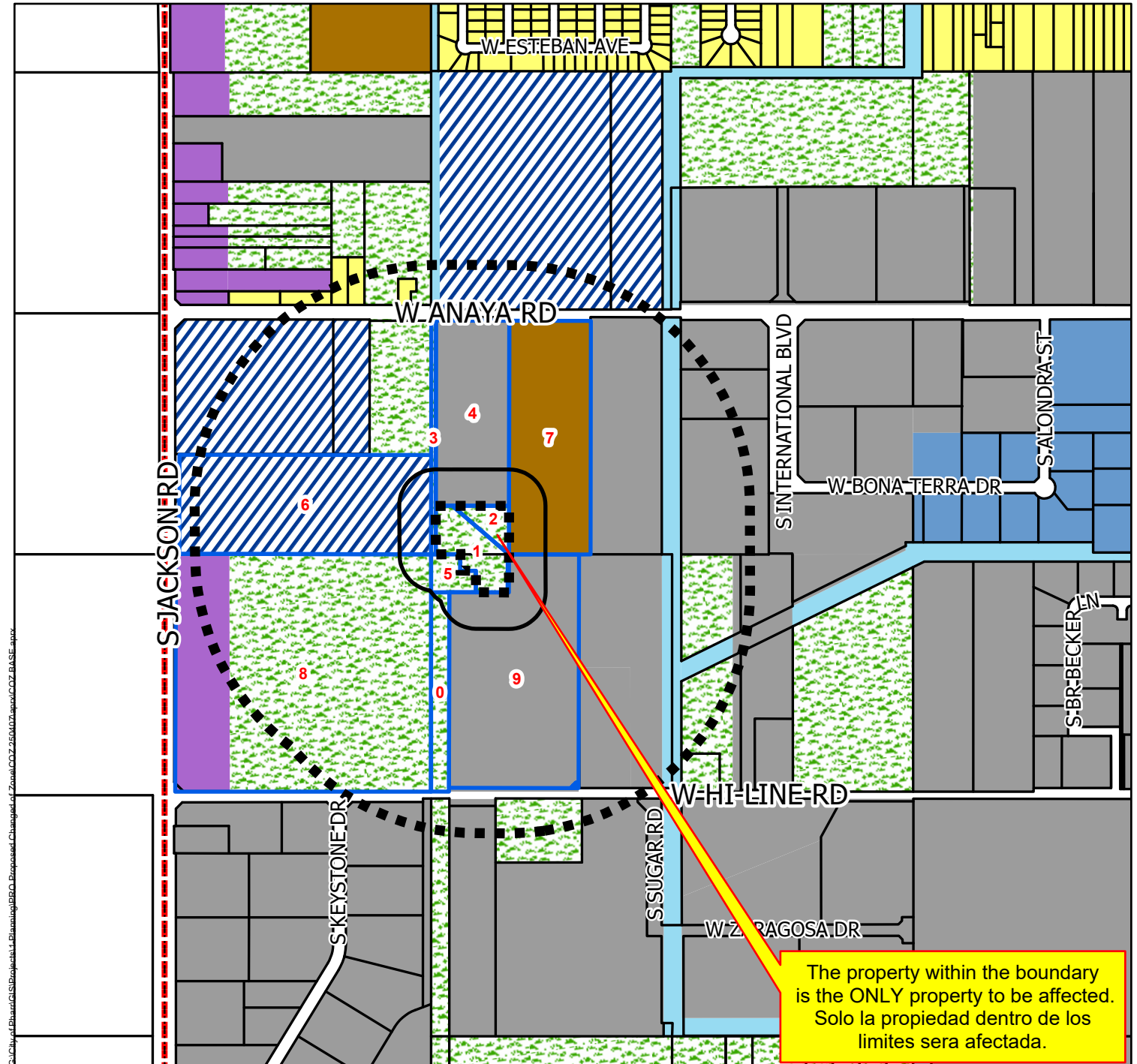


City of Pharr, Texas
Engineering Department
956.402.4242

Date: 5/6/2025

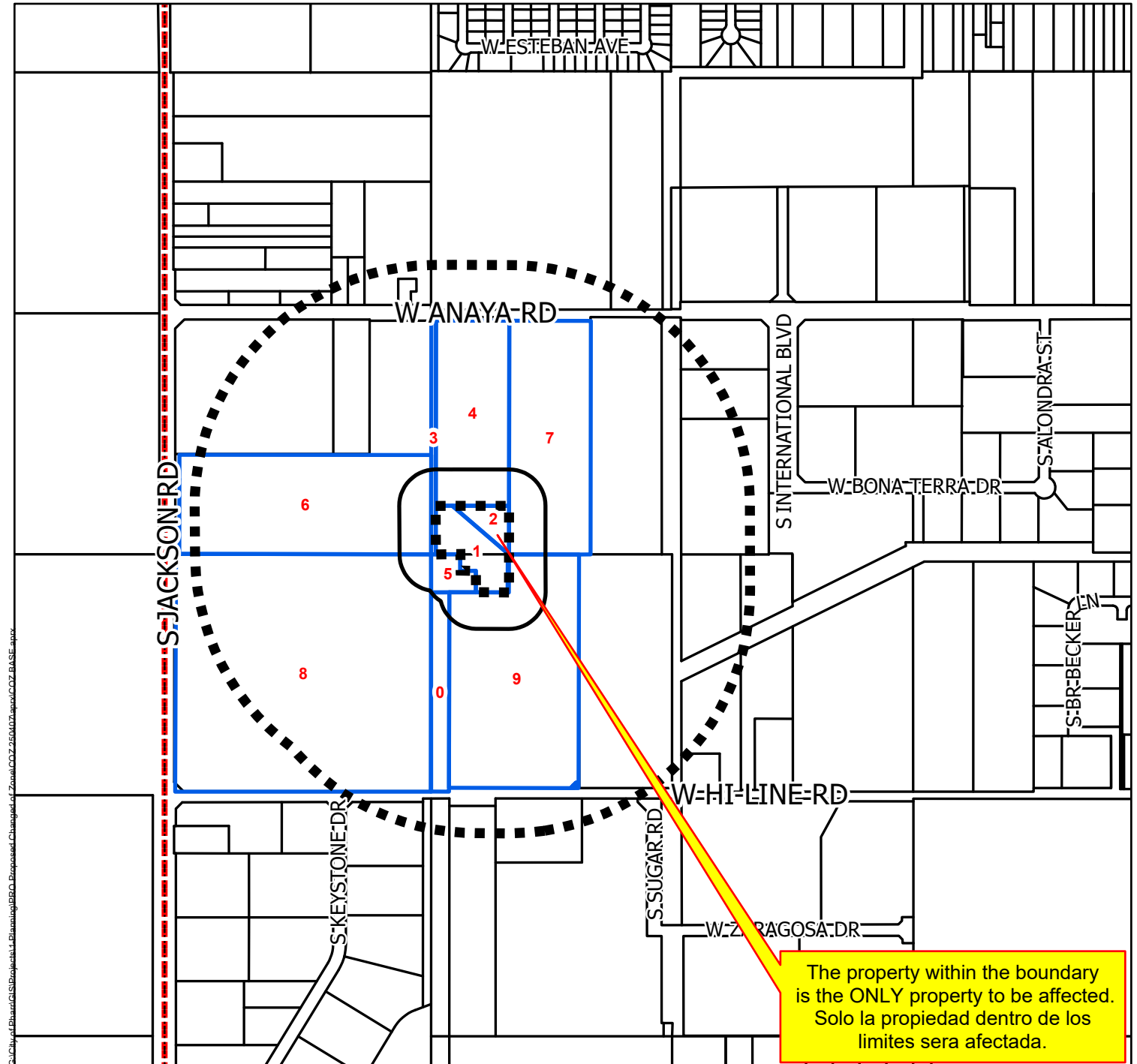
Scale: 1:9,472

0 395 790 1,580 2,370 3,160 Feet



Proposed Change of Zone
3.45 acres, more or less, out of Lots
361, and 376, Kelly-Pharr Subdivision,

RADIUS



C:\City of Pharr\GIS\Subj\GIS\Planning\RDs\Proposed Change of Zone\CDZ250403T\apod\CDZ BASE.aprx

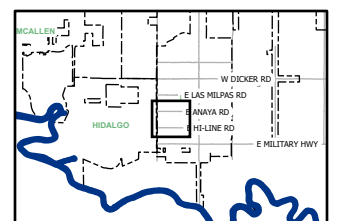
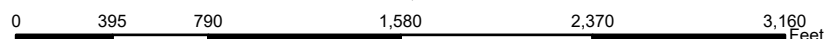
- Location
- 200ft_Buffer
- QUARTER_MILE_RADIUS
- Notify

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City of Pharr, Texas
Engineering Department
956.402.4242

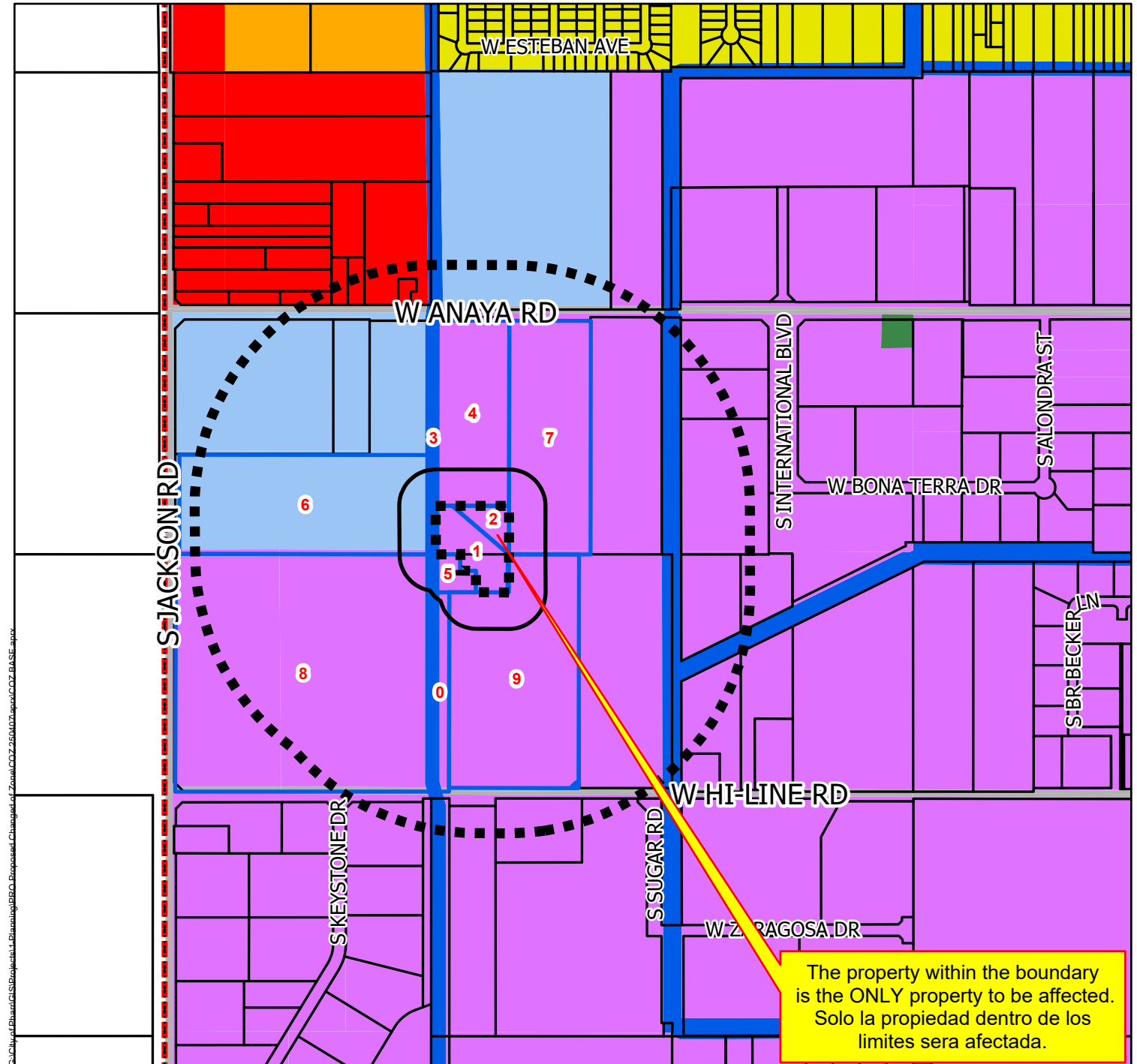
Date: 5/6/2025

Scale: 1:9,472



Proposed Change of Zone
3.45 acres, more or less, out of Lots
361, and 376, Kelly-Pharr Subdivision,

FTLU

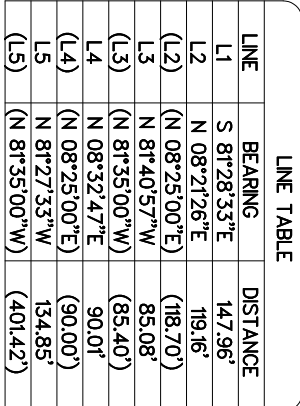


The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

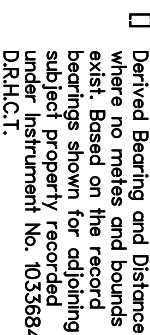
- Location
 - 200ft Buffer
 - QUARTER_MILE_RADIUS
 - Notify
- | Future Land Use | |
|--------------------|--------------------|
| Irrigation | Manufactured Homes |
| Agriculture | Industrial |
| Single Family Res. | Commercial |
| Multi-Family Res. | Public/Semi Public |
| | ROW |
| | Parks |

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 08°28'33"E	147.96
L2	N 08°21'26"E	19.16
(L2)	(N 08°25.00"E)	(18.70)
L3	N 81°40'57"W	85.48
(L3)	(N 81°35.00"W)	(85.40)
L4	N 08°32'47"E	90.01
(L4)	(N 08°25.00"E)	(90.00)
L5	N 81°22'33"W	13.85
(L5)	(N 81°35.00"W)	(40.142)



NO.	DESCRIPTION OF REVISIONS	DATE
1	DO PLOTTING	08/21/23
2	ZONING AND COMMENTS	08/22/23
3	ZONING AND COMMENTS	09/07/23
4	UPDATE TITLE	11/1/23
5	UPDATE TITLE	12/4/23
6	UPDATE NO	12/12/23
7	REMOVED TITLE APPLIED / CLIENT COMMENTS	12/20/23

Evergreen Cold Storage

1400 West Hi Line Road

Pharr, TX 78577

RESPONSIBLE SURVEYOR CONTACT INFORMATION

Benchmark Group of Texas

Richardson, Texas 75081

972-680-3037

commbgt@gmail.com

SHEET 2 OF 2

Survey Coordinated by:

Bureau Veritas

.....

0807:2010

www.bvna.com



BUREAU
VERITAS



Pharr
Development Services



Site Photo

1529 West Anaya Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.3.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Public Hearing

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

Issue: 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).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the Special Use Permit to allow a towing company in a General Business District (C) subject to compliance with the listed conditions.

Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of May 27, 2025, the Board voted unanimously to recommend approval of the Special Use Permit for one year to allow a towing company in a General Business District (C). There were six members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/28/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



MEMORANDUM

DATE: MONDAY, JUNE 2, 2025

TO: MAYOR AND CITY COMMISSION

FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: SPECIAL USE PERMIT FOR A TOWING COMPANY IN A GENERAL BUSINESS DISTRICT (C). FILE NO. SUP#250501
--

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being 3.38 acres of Lot 1, Dura Subdivision No. 2, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1403 North Sugar Road.

ZONING: The property is currently zoned General Business (C). The adjacent zoning is General Business (C) to the north, south, east and west. The area is generally designated for industrial in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Special Use Permit.
------------------	----------------------	--

FIRE DEPARTMENT:	Recommends approval of the Special Use Permit.
-------------------------	--

CODE COMPLIANCE: Recommends approval of the Special Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Special Use Permit for one (1) year.

NOTIFICATION OF PUBLIC: Eight (8) surrounding property owners were notified of the request by letter on May 9, 2025, and a legal notice was published in the Advance News Journal on May 7, 2025. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Special Use Permit to allow a towing company in a General Business District (C). If approved by the Planning & Zoning Commission, the following conditions apply:

PLANNING & ZONING COMMISSION: At the Planning and Zoning Commission meeting of May 27, 2025, the Board voted unanimously to recommend approval of the Special Use Permit for one year to allow a towing company in a General Business District (C). There were six members present and voting.

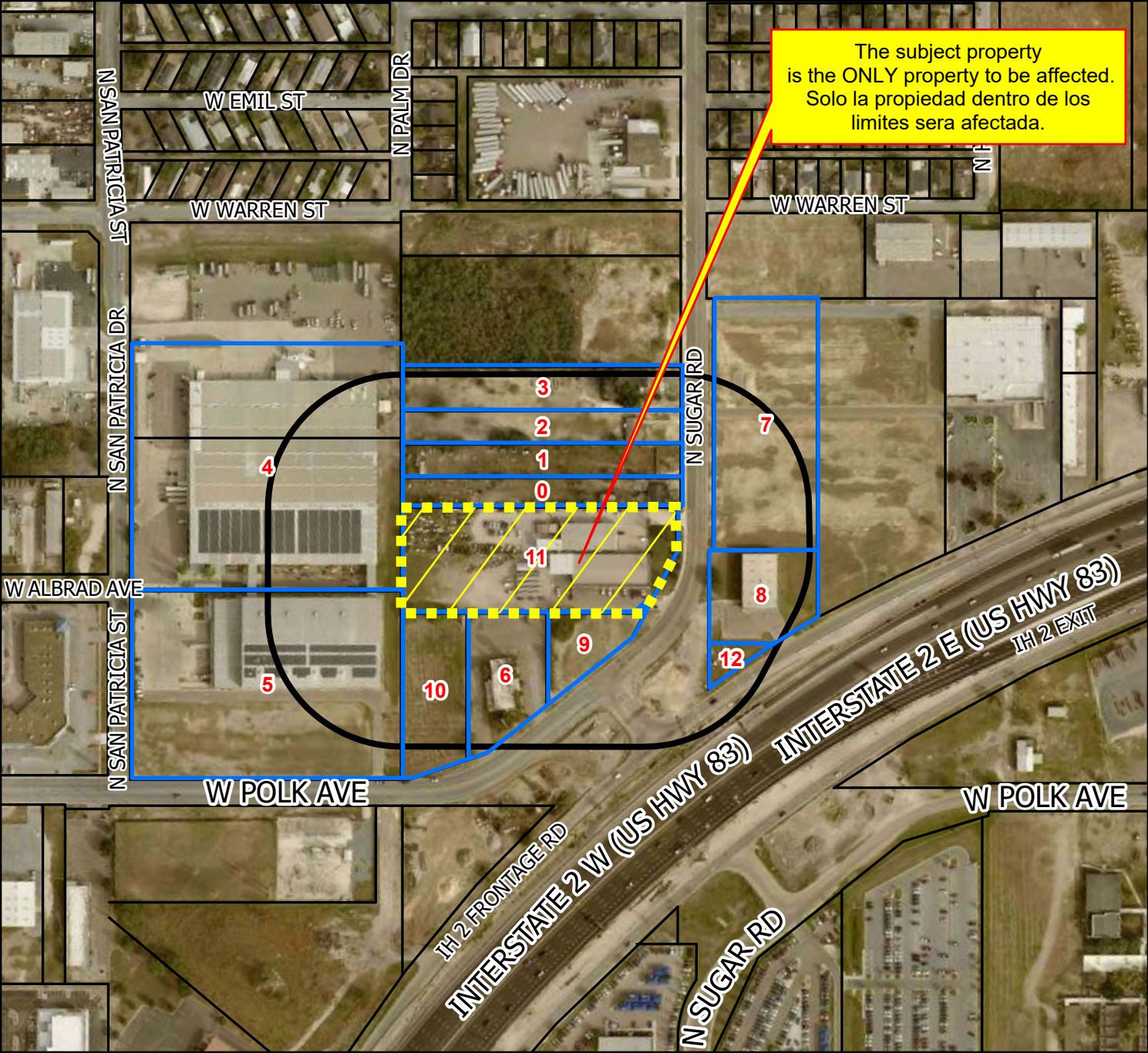
Special Use Permit Conditions:

This Special Use Permit is provisional and not to exceed one year;

1. Any change in ownership or applicant conducting business shall terminate this Special Use Permit;
2. If the need arises for expansion, it will be necessary for the Planning & Zoning Commission to reconsider this permit;
3. Applicant will be required to apply for and obtain all necessary permits prior to any construction on said property; the appropriate permit for improvements/construction that is to occur on the property;
4. If approved, a concrete entrance leading into the property will be necessary prior to the operation of any business;
5. The following shall be considered as grounds for revocation of the Special Use Permit;

- Any change in use or change in extent of use, area or location;
- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time; and
- Special Use Permits that have been revoked may not be applied for again until a period of one (1) year has lapsed from the date of revocation.

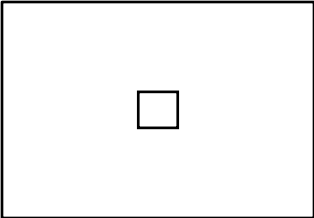
AERIAL

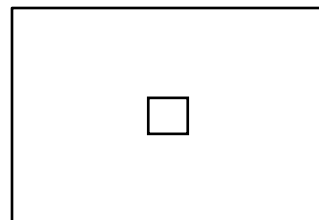


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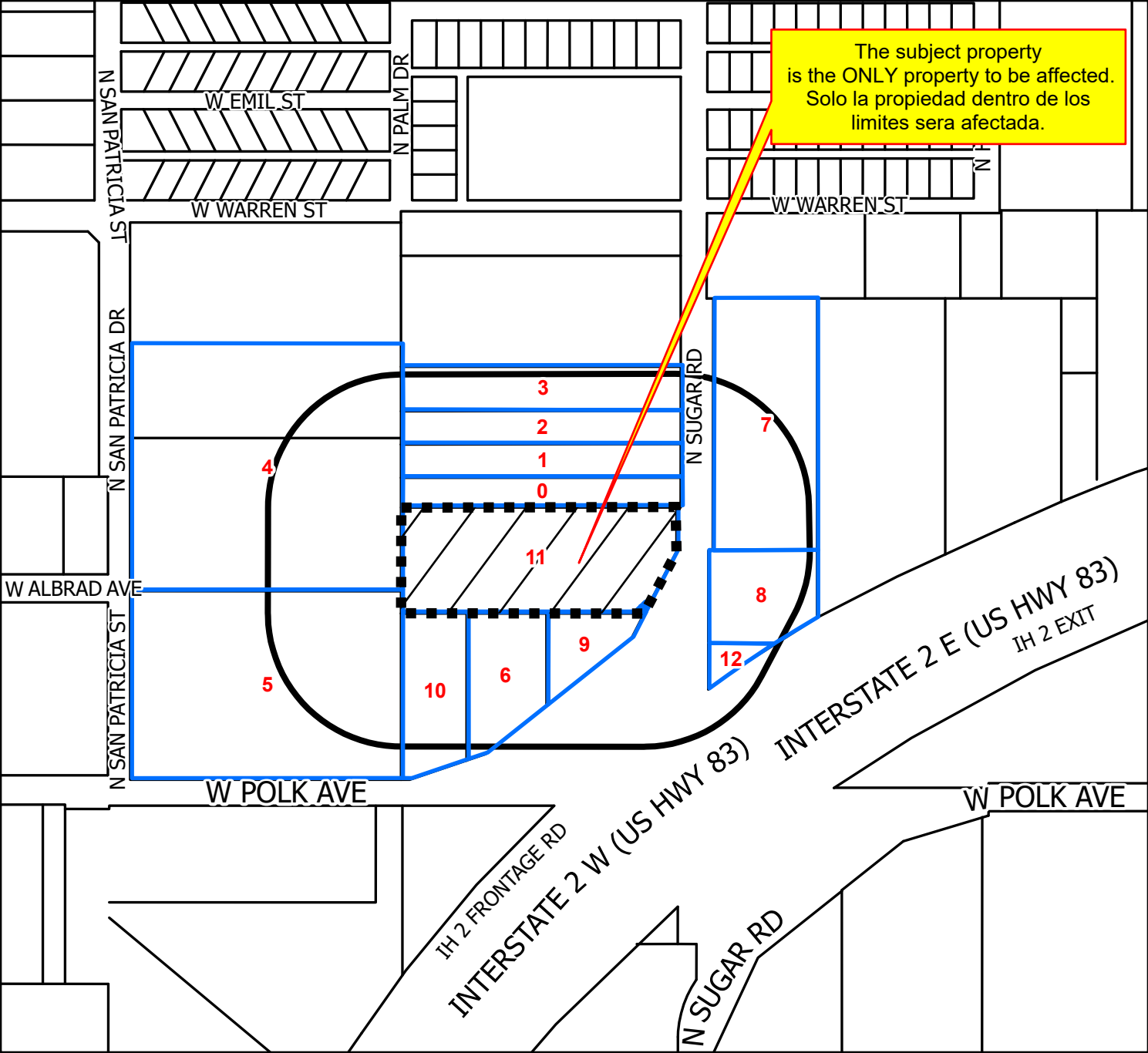
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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





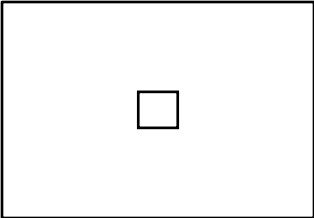
RADIUS

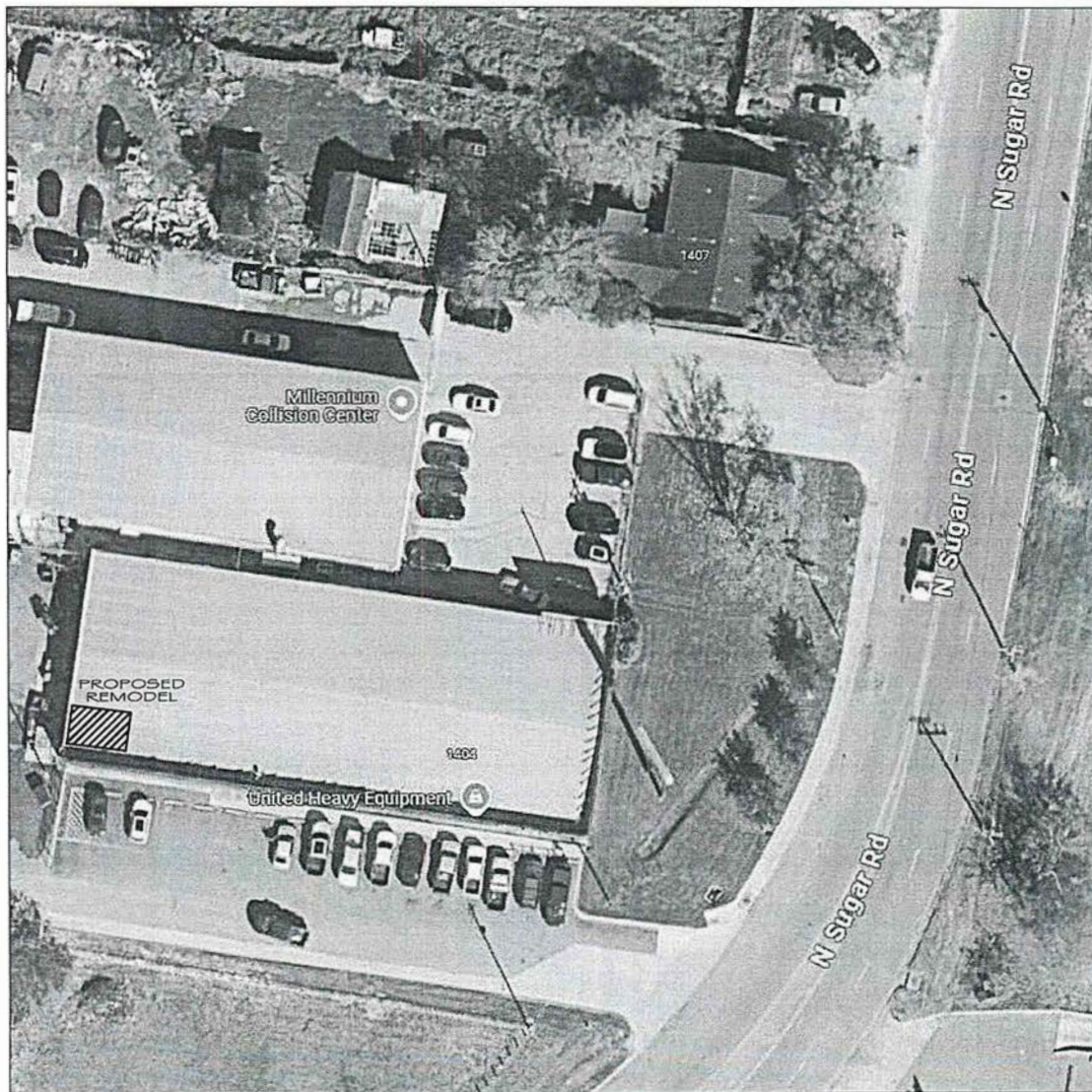


G:\City of Pharr\GIS\Projects\1-Planning\Misc\SPC_4_30_2025\413 N SUGAR Rd.aprx00_BASE Project File.aprx

-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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





ADDRESS:
1403 N. SUGAR RD., PHARR, TEXAS

VICINITY MAP

NOT TO SCALE

NOTE:
1. This map is for informational purposes only and does not constitute a contract.
2. The map is based on aerial photography and may not be 100% accurate.
3. The map is not to scale and should not be used for navigation.
4. The map is not to be used for any other purpose without the written consent of the project engineer.

PROPOSED REMODEL
UNITED HEAVY EQUIPMENT TRUCK & TRAILER PARTS
1403 N SUGAR ROAD, PHARR, TEXAS



PROJECT: 1403 N SUGAR RD
DATE: 08/11/2023
SCALE: NOT TO SCALE
SHEET: 2



Pharr
Development Services



Site Photo

1403 North Sugar Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.4.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Public Hearing

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

Issue: 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 (Thunder Towing) in a Heavy Commercial District (H-C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of May 27, 2025, the Board voted unanimously to recommend approval of the Conditional Use Permit for one year to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. There were 6 members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 5/28/2025

Ricardo Rodriguez
City Management Office

Approved - 5/28/2025
Final Approval - 5/29/2025

MEMORANDUM

DATE: MONDAY, JUNE 02, 2025
TO: MAYOR AND CITY COMMISSION
FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR (OUTSIDE STORAGE) – FILE NO. CUP#250404
--

GENERAL INFORMATION:

APPLICANT: 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 (Thunder Towing) in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being Lot 4, Albrad Business Park Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1106 West Albrad Avenue.

ZONING: The property and the property to the west are zoned Heavy Commercial District (H-C). The properties to the north and east are zoned General Business District (C). The properties to the south are zoned General Business District (C) and Limited Industrial District (L-I). This area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
-------------------------	--

CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.
-------------------------	--

**DEVELOPMENT
SERVICES:**

Recommends approval of
the Conditional Use Permit.

**NOTIFICATION
OF PUBLIC:**

Nine (9) surrounding property owners were notified of the request by letter on May 09, 2025, and a legal notice was published in the Advance News Journal on May 07, 2025. Staff received one (1) response in opposition to the letter or the legal notice.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending approval of the Conditional Use Permit to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

**PLANNING & ZONING
COMMISSION:**

At the Planning and Zoning Commission meeting of May 27, 2025, the Board voted unanimously to recommend approval of the Conditional Use Permit for one year to allow the outside storage of materials and/or equipment in a Heavy Commercial District (H-C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements. There were 6 members present and voting.

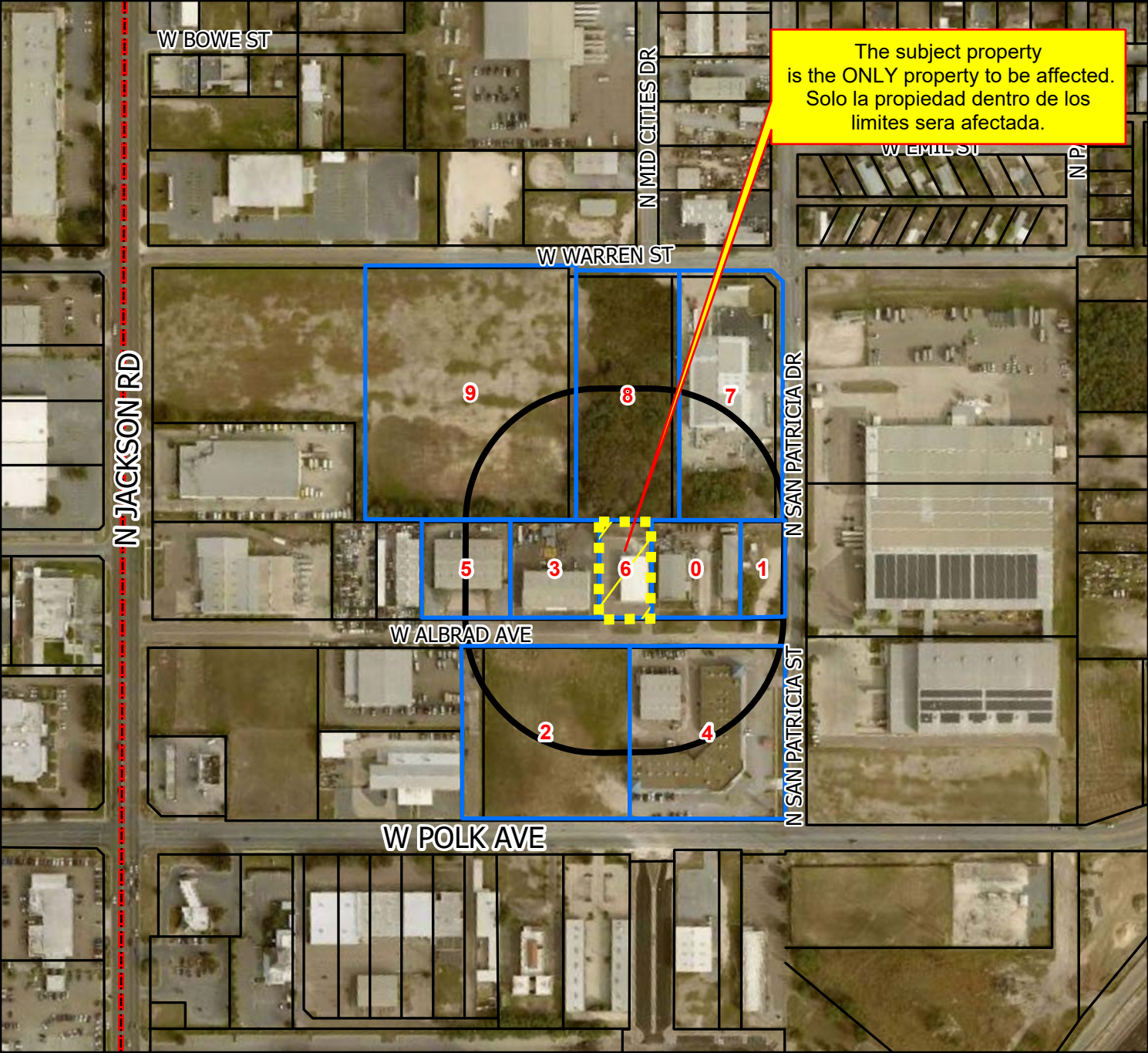
1. Applicant shall comply with all City of Pharr Ordinance requirements; any violation of City Ordinance will terminate this Conditional Use Permit;
2. All materials stored outside shall be kept within the fenced area;
3. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
4. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
5. This Conditional Use Permit shall be issued for a period of one (1) year. It shall be the owner's responsibility to apply for renewal 30 days before its expiration date;
6. All areas used for outside storage and parking areas for customers shall have an all-weather surface and comply with Wrecker Service Ordinance; and
7. The following shall be considered as grounds for the revocation of the Conditional Use Permit:

- Any change in use or change in extent of use, area or location.
- Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
- Failure to pay the annual renewal fee shall result in the assessment of an additional five dollars (\$5.00) per business day late fee up to thirty (30) days after the date of expiration of the Conditional Use Permit; or revocation of the permit if not paid by the 31st day.
- Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Proposed Conditional Use Permit
1106 W Albrad Ave



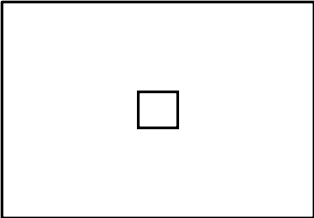
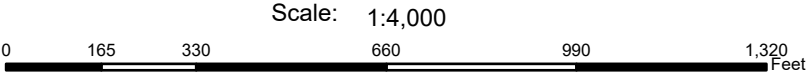
AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP250404 1106 W Albrad ave\aprx\00_BASE Project File.aprx

- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

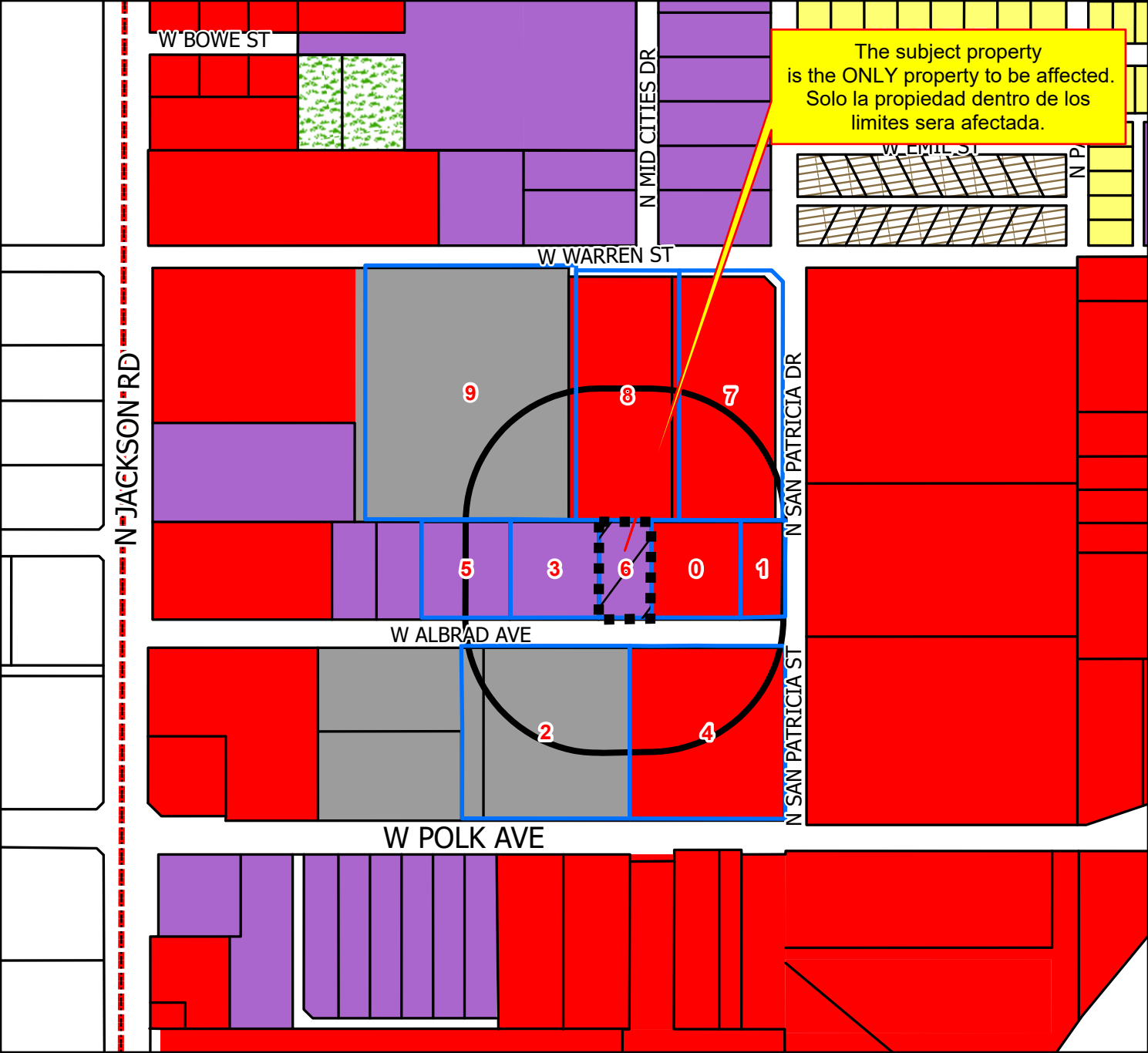
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Conditional Use Permit
1106 W Albrad Ave



ZONING



G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP250404 1106 W Albrad ave\aprx00_BASE Project File.aprx

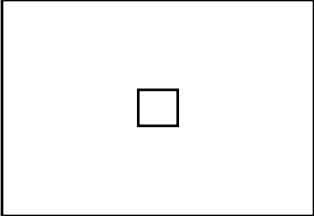
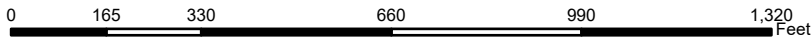
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | HUD Code | Neighborhood Commercial |
| Location | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |
| Residential Multi-Family High Density | Heavy Commercial | |

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

City of Pharr, Texas
Engineering Department
956.402.4221

Date: 4/30/2025

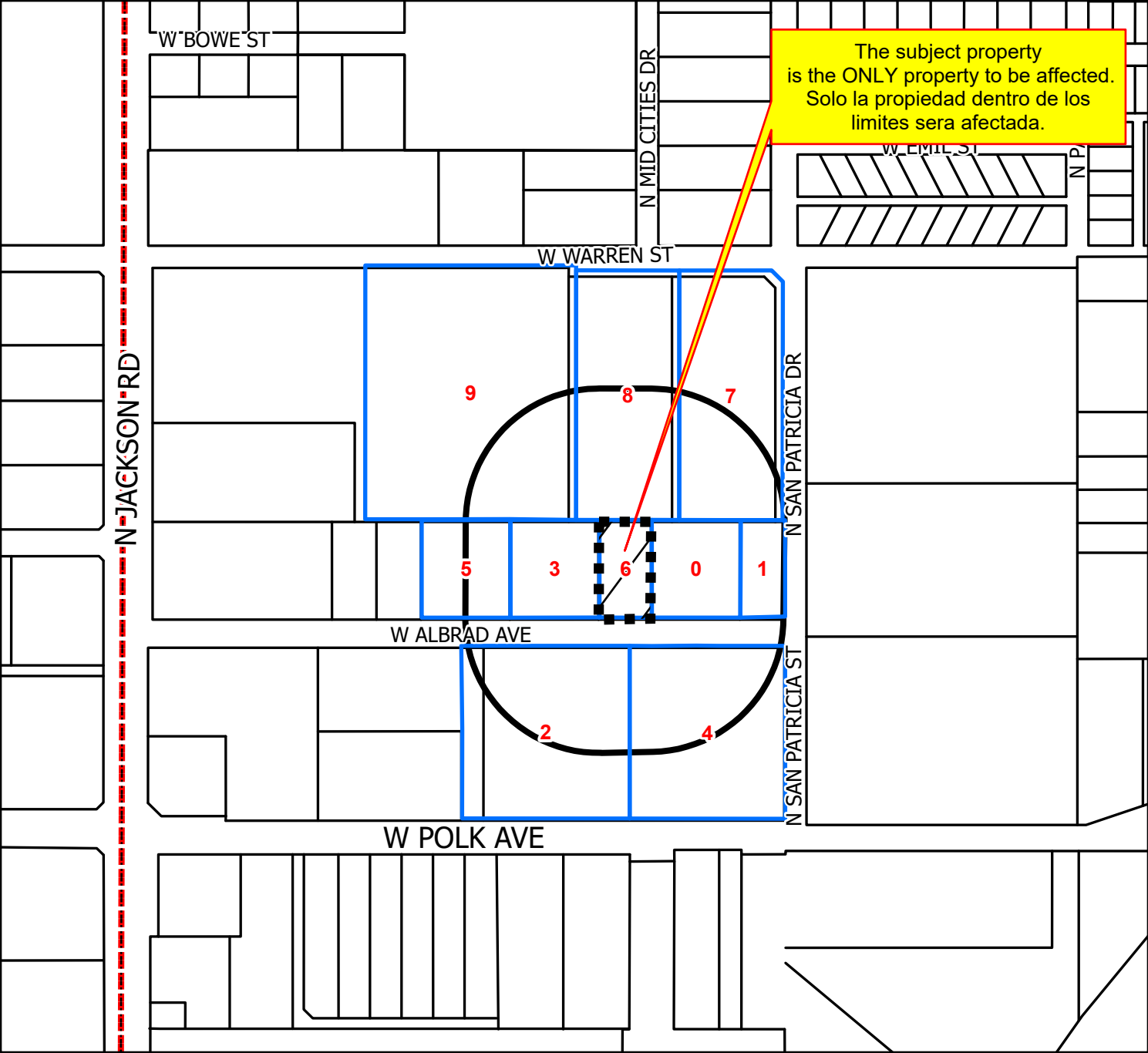
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Proposed Conditional Use Permit
1106 W Albrad Ave



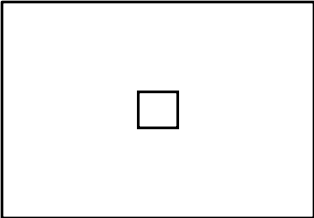
RADIUS

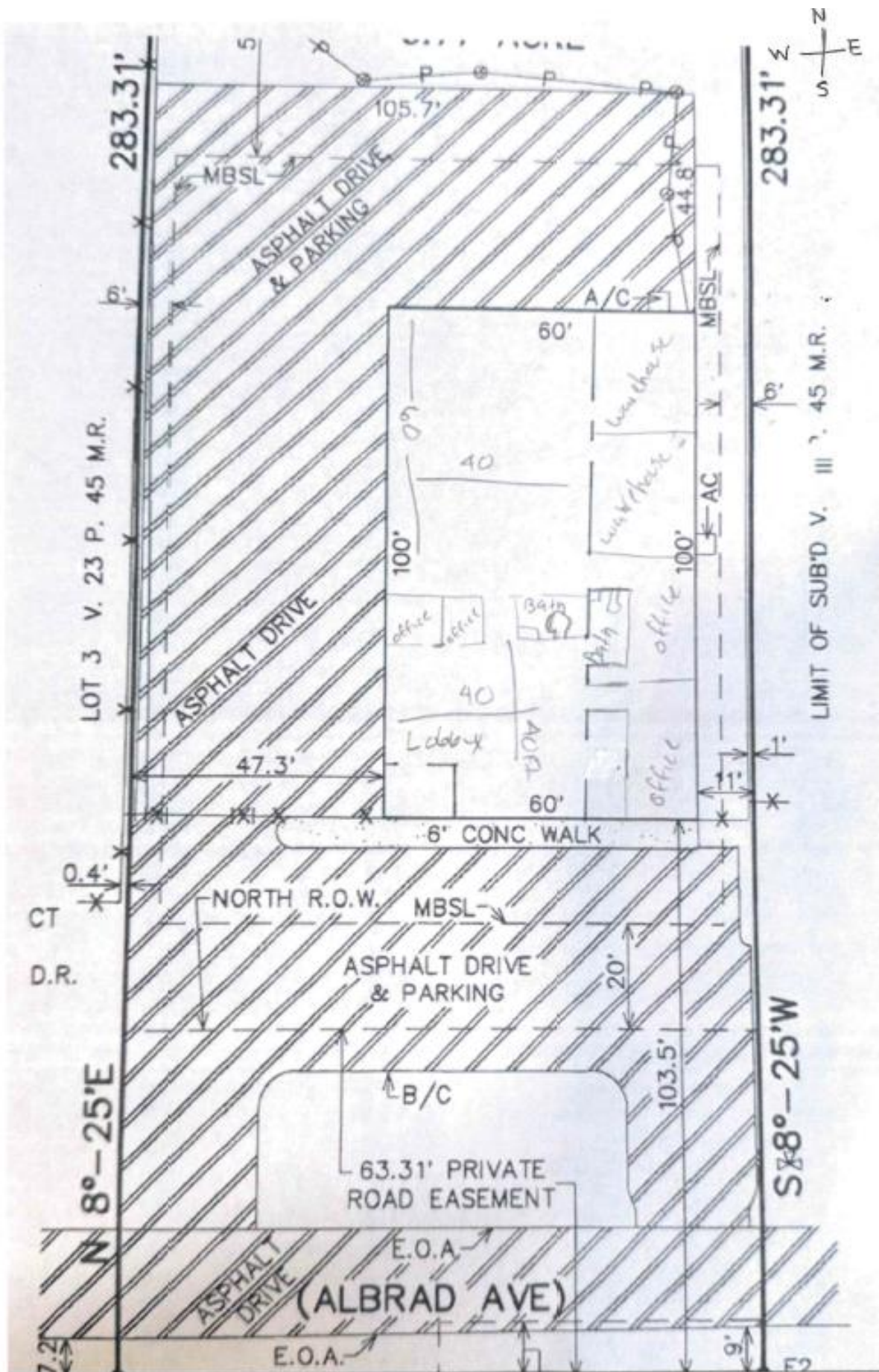


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- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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







Pharr
Development Services



Site Photo

1106 West Albrad Avenue





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.5.

DATE SUBMITTED: May 27, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

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

Issue: 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 in a Business District (C-2). This request constitutes the 20th renewal for Raul Fong d/b/a D's Paradise.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/27/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



MEMORANDUM

DATE: MONDAY, JUNE 02, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#040213 (D'S PARADISE LOUNGE)

GENERAL INFORMATION:

APPLICANT: 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 in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as Lot 14, Block 1, J. T. Doster Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 107 East Park Avenue.

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, south, east and west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 02, 2025

Conditional Use Permit **Renewal** for ABC -

D's Paradise

Background:

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. This request constitutes the 20th renewal for Raul Fong d/b/a D's Paradise.

The property is located at 107 East Park Avenue. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

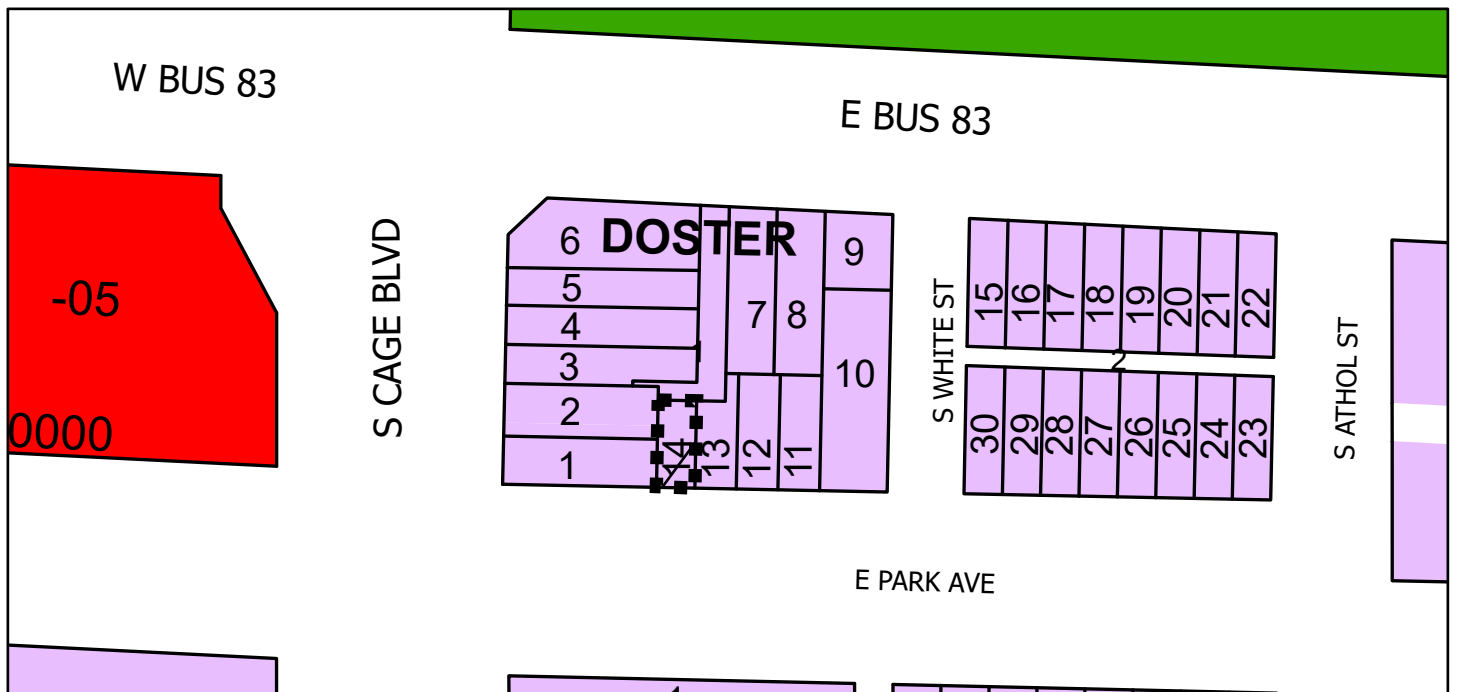
Recommendations:

Staff recommends **approval** of the renewal of the Conditional use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements

CUP Renewal
 Lot 14, Block 1. J.T Doster Subdivision
 D's Paradise Lounge/ Raul Fong



G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_RENEWAL LOT 14 BLOCK 1 J.T DOSTER SUBDIVISION\00 Renewal Base.aprx



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| 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 | |

City of Pharr, Texas
 Engineering Department
 956.402.4221

Scale: 1:1,200

0 50 100 200 300 400 Feet



Date: 5/22/2025



Pharr
Development Services



Site Photo

107 East Park Avenue





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.6.

DATE SUBMITTED: May 27, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

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

Issue: 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 in a General Business District (C). This request constitutes the 9th renewal for Fuera De Lugar Restaurant.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/27/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 02, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#150101 (FUERA DE LUGAR RESTAURANT)

GENERAL INFORMATION:

APPLICANT: 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 in a General Business District (C).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 1101 East Nolana Loop.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned drainage easement to the north, General Business District (C) to the South, Agricultural and/or Open Space District (A-O) and General Business District (C) to the East and Heavy Commercial District (C) to the West. The area is generally designated for commercial, industrial and public/semipublic use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

**FIRE
DEPARTMENT:** Recommends approval of
the Conditional Use Permit.

**CODE
COMPLIANCE:** Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:** Development Services recommends **approval** of the
renewal request for the Conditional Use Permit to allow the
sale of alcoholic beverages for on-premise consumption in a
General Business District (C) subject to site being in
compliance with all City Ordinances and City Department
requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 02, 2025

Conditional Use Permit for **Renewal** for ABC –

Fuera De Lugar Restaurant

Background:

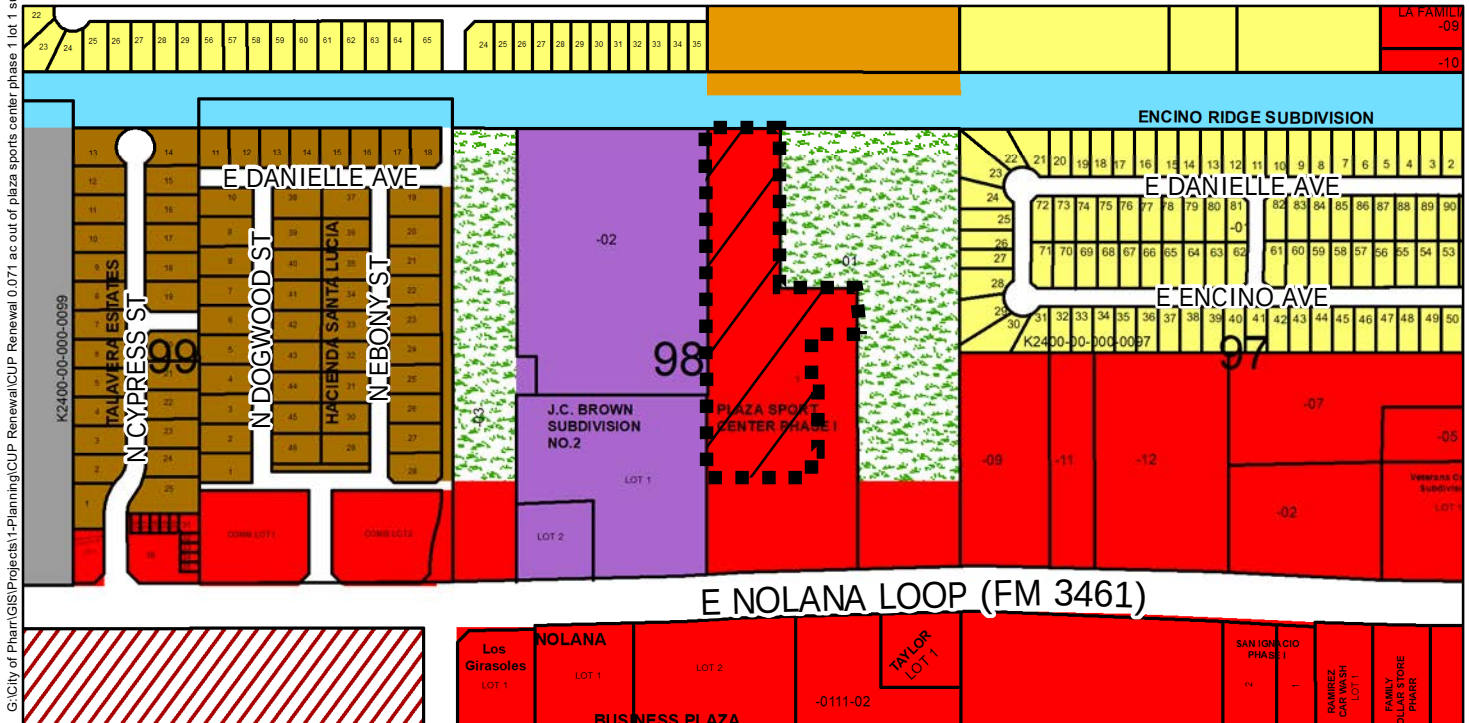
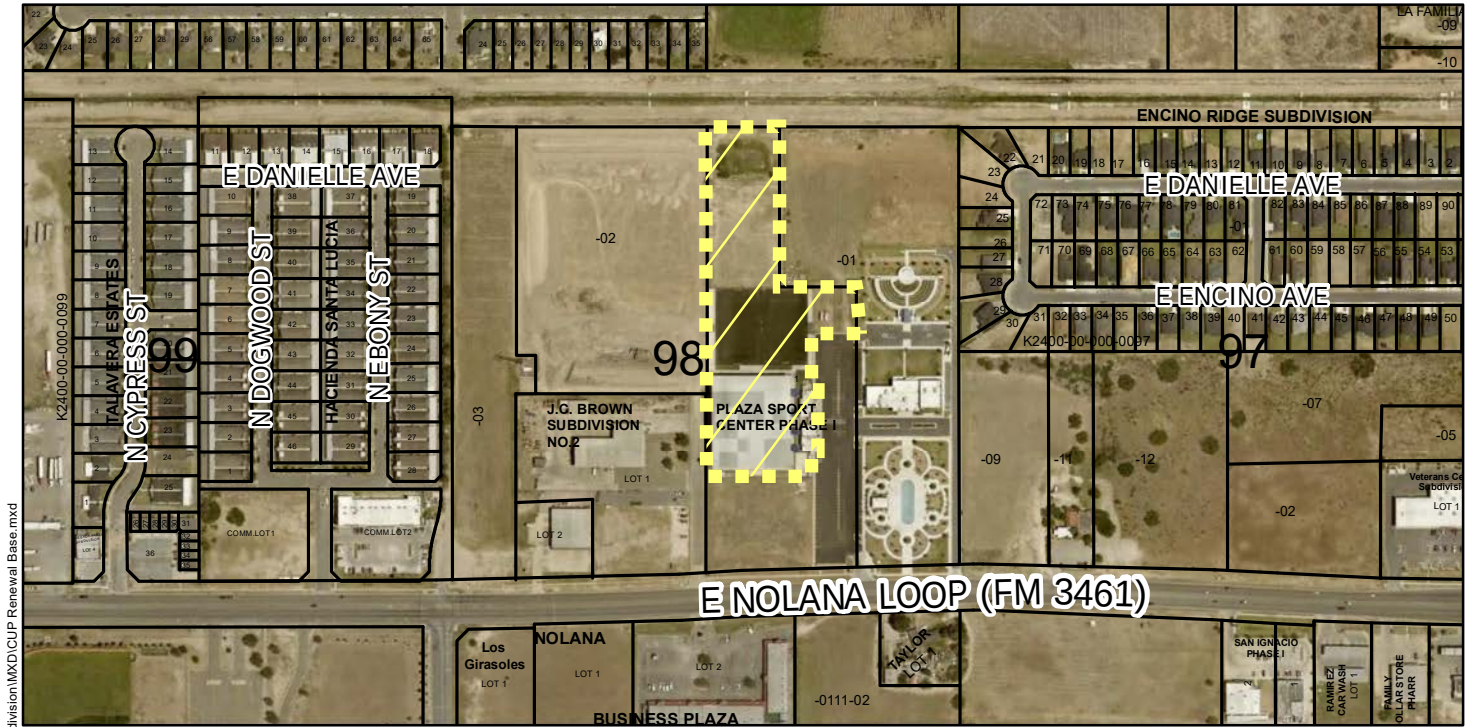
Fuera De Lugar, LLC., d/b/a Fuera De Lugar Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 9th renewal for Fuera De Lugar Restaurant.

The property is located at 1101 East Nolana Loop. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

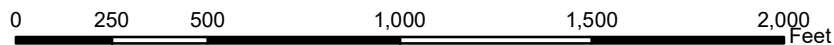
Conditional Use Permit Renewal
 0.071 of an acre tract of land, more or less,
 out of Plaza Sports Center Phase 1 Lot 1 Subdivision
 Fuera Ede Lugar, LLC
 Jose Antonio Caso and Alma Ofelia Caso



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1 inch = 500 feet



Date: 4/22/2025



Pharr
Development Services



Site Photo

1101 East Nolana Loop





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.7.

DATE SUBMITTED: May 27, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

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

Issue: Taqueria Borrego Pinto is requesting for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). This request constitutes the 7th renewal for Taqueria Borrego Pinto.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/27/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 02, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#180208 (TAQUERIA BORREGO PINTO)
--

GENERAL INFORMATION:

APPLICANT: Taqueria Borrego Pinto is requesting for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6615 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits lie to the west. The area is generally designated for commercial use in the Future Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

**FIRE
DEPARTMENT:** Recommends approval of
the Conditional Use Permit.

**CODE
COMPLIANCE:** Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATION:** Development Services recommends **approval** of the
renewal request for the Conditional Use Permit to allow the
sale of alcoholic beverages for on-premise consumption in a
General Business District (C) subject to site and applicant
being in compliance with all City Ordinances and City
Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 02, 2025

Conditional Use Permit **Renewal** for ABC –

Taqueria Borrego Pinto

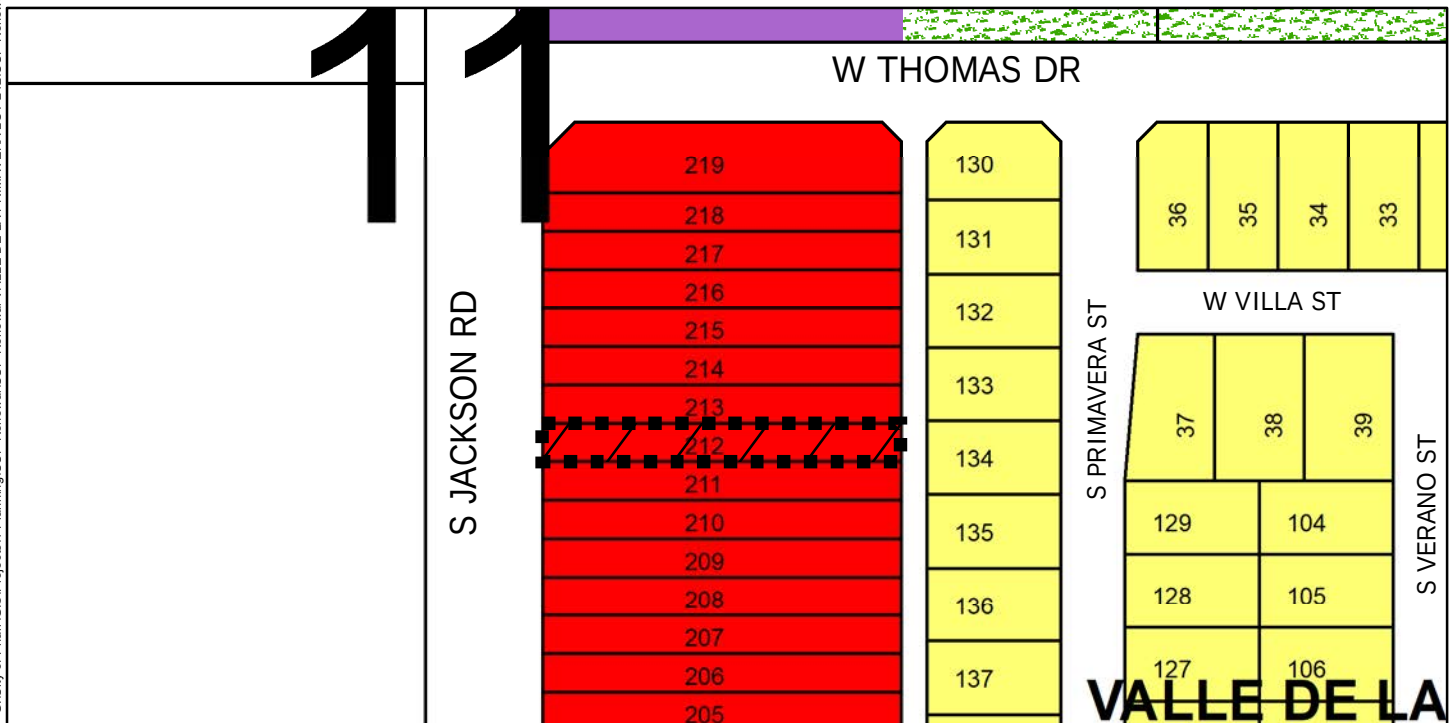
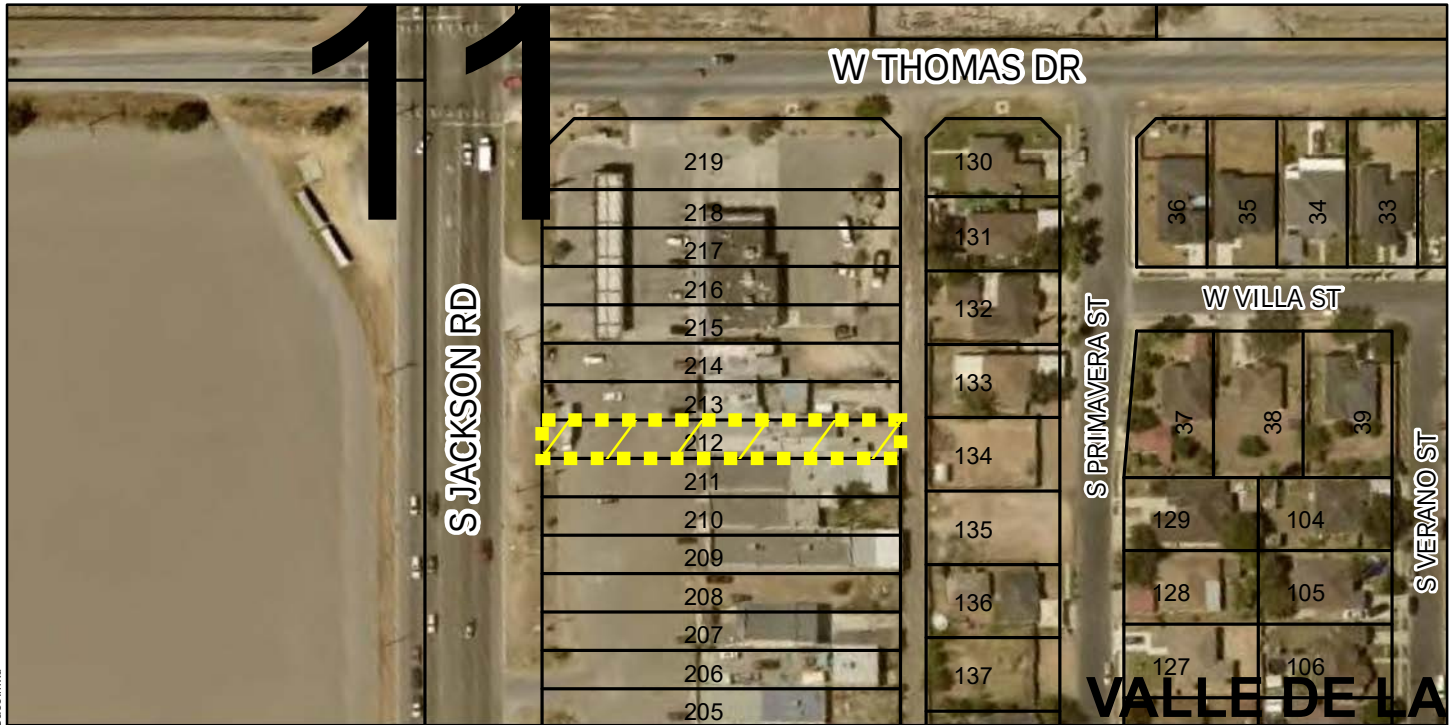
Background:

Taqueria Borrego Pinto is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 7th renewal for Taqueria Borrego Pinto.

The property is located at 6615 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 inch = 150 feet

0 75 150 300 450 600 Feet





Pharr
Development Services



Site Photo

6615 South Jackson Road





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.8.

DATE SUBMITTED: May 27, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

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

Issue: 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 in a Business District (C-2). This request constitutes the 5th renewal for Sepi's.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/27/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 02, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#190641 (SEPI'S)
--

GENERAL INFORMATION:

APPLICANT: 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 in a Business District (C-2).

LEGAL DESCRIPTION: The property is legally described as being Lot 22, Block 30, Pharr Original Townsite, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 212 West State Street.

ZONING: The property is currently zoned Business District (C-2). The surrounding area is zoned Business District (C-2) to the north, east and west and General Business District (C) to the south. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE:

Recommends approval of the Conditional Use Permit.

HEALTH:

Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 02, 2025

Conditional Use Permit **Renewal** for ABC –

Sepi's

Background:

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. This request constitutes the 5th renewal for Sepi's.

The property is located at 212 West State Street. It is zoned Business District (C-2) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

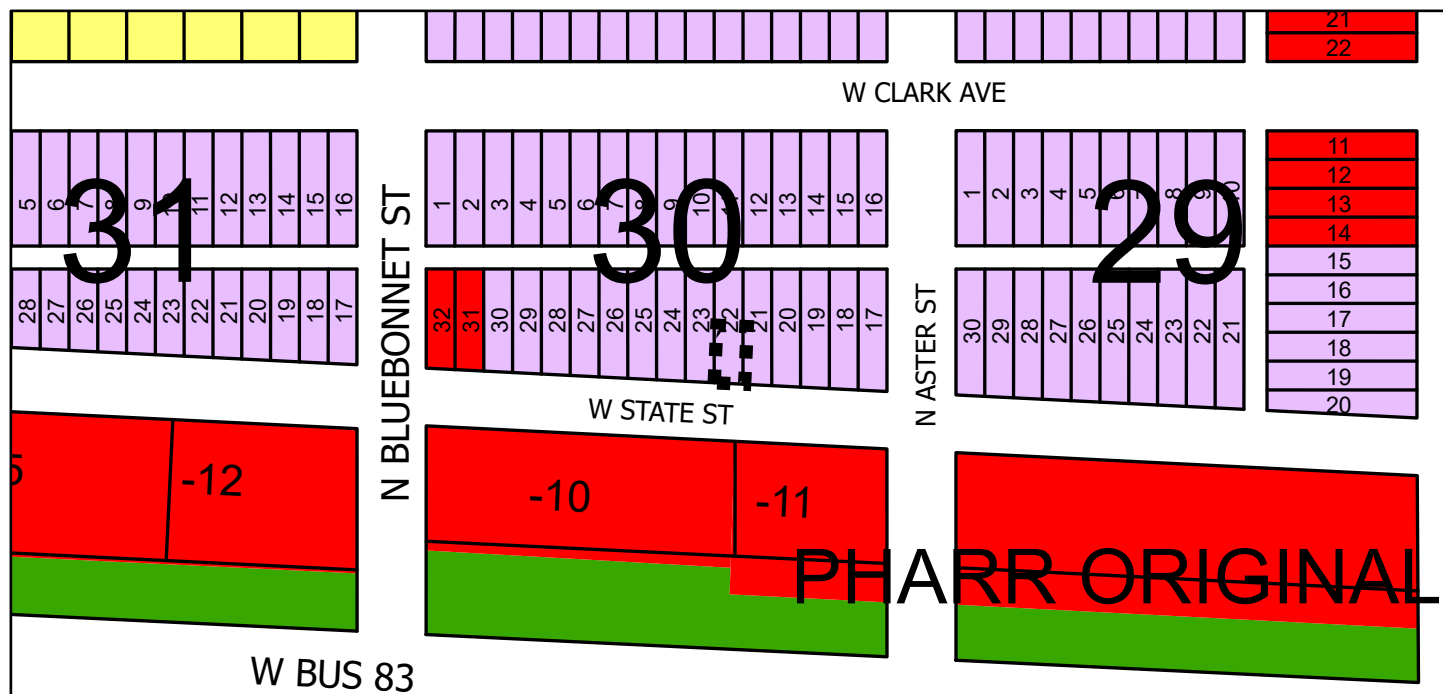
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 LOT 22 BLK 30 PHARR ORIGINAL
 TOWNSITE
 212 W STATE ST
 CARLOS R ELIZONDO D/B/A SEPTI'S



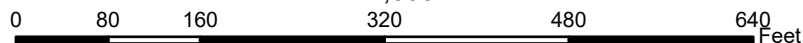
G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal 212 W STATE ST SEPTI'S\00_Renewal Base.aprx



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|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| 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 | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,000



Date: 4/22/2025



Pharr
Development Services



Site Photo

212 West State Avenue





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.9.

DATE SUBMITTED: May 27, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

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

Issue: 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 in a General Business District (C). This request constitutes the 2nd renewal for Imperium Event Center, LLC.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for 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) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/27/2025
Approved - 5/28/2025
Final Approval - 5/29/2025



MEMORANDUM

DATE: MONDAY, JUNE 02, 2025

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS RENEWAL FOR ABC FILE NO. CUP#240611 (IMPERIUM EVENT CENTER, LLC.)
--

GENERAL INFORMATION:

APPLICANT: 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 in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5952 South Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and Single-Family Residential District (R-1) to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
	FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
	CODE COMPLIANCE:	Recommends approval of the Conditional Use Permit.

HEALTH:

Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES:

Recommends approval of the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services recommends **approval** of the renewal request for 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) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 02, 2025

Conditional Use Permit **Renewal** for ABC –

Imperium Event Center, LLC.

Background:

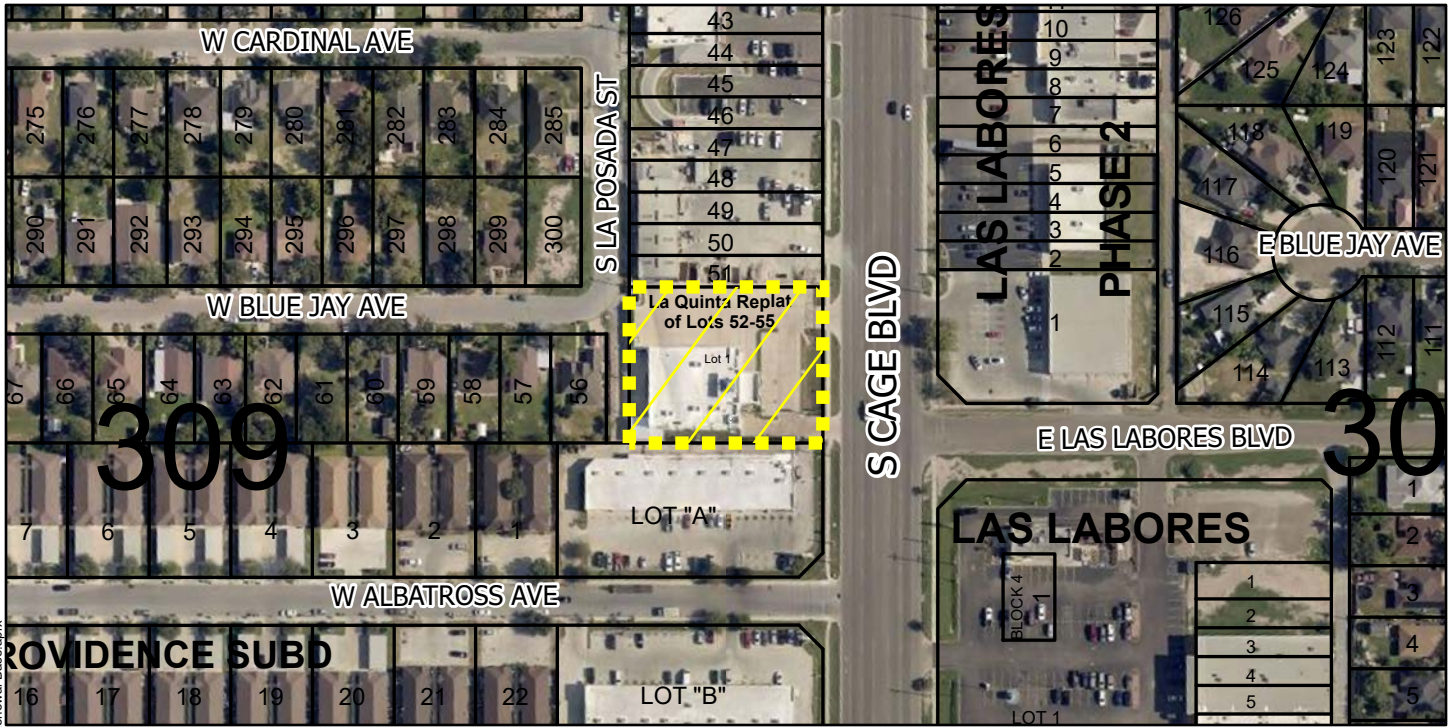
Imperium Event Center, LLC. is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 2nd renewal for Imperium Event Center, LLC.

The property is located at 5952 South Cage Boulevard. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

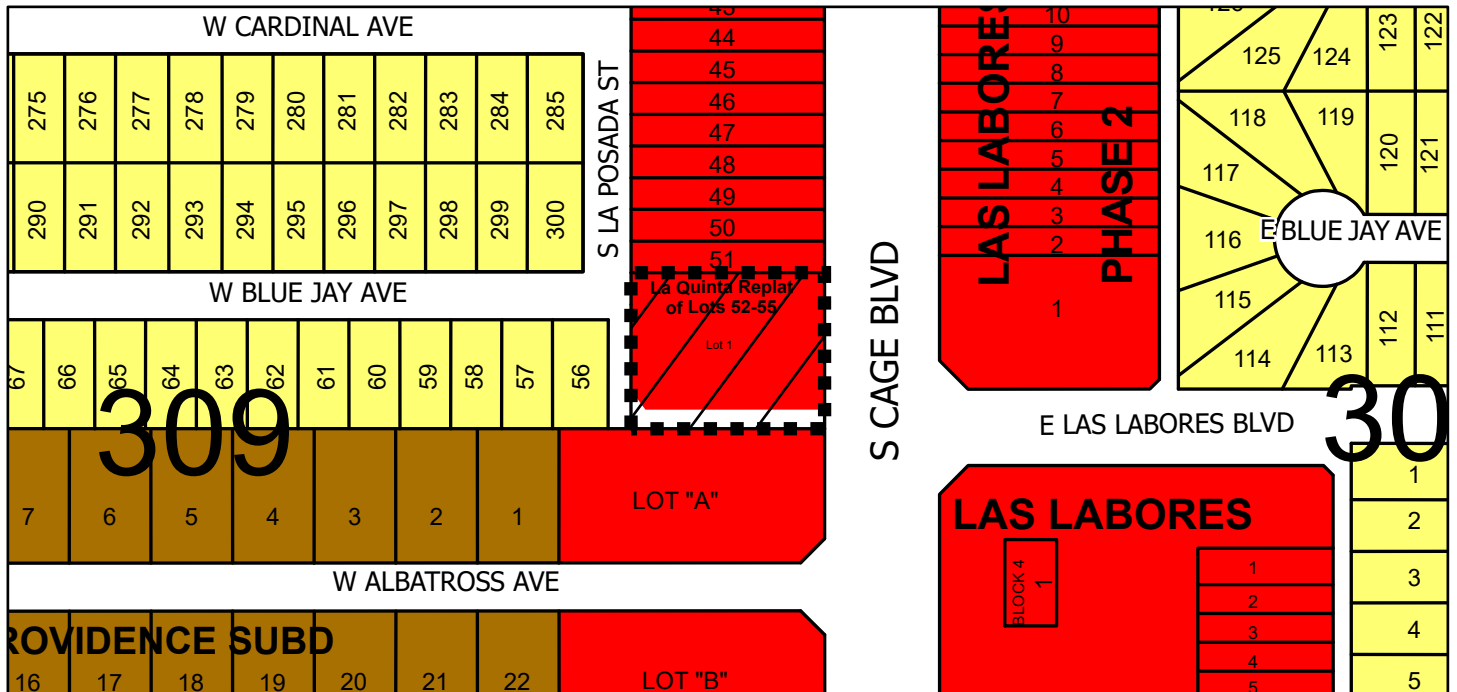
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 Lot 1, Replat of La Quinta
 Subdivision
 5952 S CAGE BLVD
 Imperium Event Center, LLC

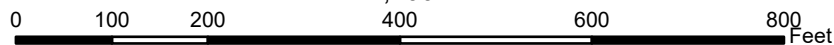


G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal 5952 S CAGE BLVD IMPERIUM EVENT00_Renewal Base.aprx



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| 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 | |

Scale: 1:2,400



City of Pharr, Texas
 Engineering Department
 956.702.5355





Pharr
Development Services



Site Photo

5952 South Cage Boulevard





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.A.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: 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.**

Classification: Regular

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

Issue: In order to streamline the development process, City staff is proposing that the Right-of-Way (ROW) widths for single family residential and townhouse districts remain at a total of 50 ft. of ROW with a proposed paving width of 34 ft. back to back, as opposed to the current pavement width requirement of 40 ft. back to back.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/28/2025
Approved - 5/28/2025
Final Approval - 5/29/2025

ORDINANCE NO. O-2025-

**AN ORDINANCE AMENDING O-2021-09 OF THE CITY OF PHARR, TEXAS
CHAPTER 118, SUBDIVISIONS AMENDING ARTICLE VI. – STANDARDS MANUAL:
CONSTRUCTION AND DEVELOPMENT GUIDE SEC. III – STREETS, SECTION III –
RIGHT-OF WAYS AND PAVING WIDTHS, IS AMENDED AT TABLE III – 1 DESIGN
STREET REQUIREMENTS. PROVIDING AN EFFECTIVE DATE, PROVIDING FOR
PUBLICATION, PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER
PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF. NOW THEREFORE
BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS**

**SECTION 1. CHAPTER 118, ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND
DEVELOPMENT GUIDE SEC. II – DRAINAGE IS HEREBY AMENDED BY ADDING II – 14 AS
FOLLOWS:**

II – 14 Supplemental Requirements

A. Property Owners or Homeowner's Associations

1. When a Subdivision contains either common private property or other private improvements which are not intended to be dedicated to the City of Pharr for public use, such as private streets, detention ponds, a private recreation facility or open space, or other private amenities, a Homeowner's Association shall be established for the purpose of maintaining the areas. The Homeowner's Association shall be created consistent with State and other appropriate laws. Copies of the Homeowner's Association Agreement must be submitted with the Preliminary Plat Application and reviewed by the City Attorney.
2. In the case of an individual one-lot subdivision, the Property Owner shall dedicate, by plat, a swale/detention pond in the form of a private easement. Single lot subdivisions do not require submission of a Homeowner's Agreement or Conditions, Covenants and Restrictions ("CCRs").
3. For Homeowner's Associations, the Conditions, Covenants and Restrictions (CCRs) and the Homeowner's Association documents, such as the Articles of Incorporation and Homeowners Association by-laws, shall be submitted to the City for review along with the Preliminary Plat Application, and shall be recorded, with the Final Subdivision Plat, in the deed records of Hidalgo County in order to ensure that there is an entity in place for long-term maintenance of these improvements.
4. The City, its agents, and employees, shall have the right of immediate access to the common elements, private property and private improvements, at all times, if necessary, for the preservation of public health, safety and welfare. Should the Property Owners or Homeowner's Association fail to maintain the common elements to City specifications for an unreasonable time, not to exceed 30 days after written request to do so, the City may elect to take any action necessary or required and levy any assessment on the Property Owners or Homeowner's Association to cover the cost of maintenance or repairs.

5. The Property Owners or Homeowner's Association must register a contact person with the Development Services Department. The City shall be notified of any change in said contact person. Such contact person must be authorized to receive and distribute information to the Property Owner or Board of Directors of the Homeowner's Association.
6. If there is any change or dissolution of Homeowner's Association, notice shall be given to the City within ten (10) days of the date of any change or dissolution. The City shall also be provided with all updated CCRs and Homeowner's Association documentation within the ten (10) days.

B. Drainage Design

1. The difference between the 50-year storm post development runoff and the 10-Year Pre-Development runoff shall be detained on-site. Engineered detention calculations shall be submitted to the City Engineer.
2. On-site detention methods shall include ponds or engineered sub-surface systems. Alternative methods of detention shall be reviewed and approved by the City Engineer.
3. Where the outfall facilities are located more than 300 feet outside the development boundaries, an alternative method of drainage and conveyance may be submitted to the City Engineer for approval. Any on-site retention areas must contain the 50-year storm runoff volume for the development and dissipate it into the subsurface within a 48-hour period. A geotechnical report, in accordance with the requirements of the detention/retention ponds established in the subsequent sections, must be submitted.

C. Detention Design

1. Design Considerations
 - a. On-site detention facilities shall be situated in privately dedicated areas. Existing drainage facilities (i.e. City of Pharr Drainage Ditches, Regional Stormwater Detention Facilities, etc.) shall not take place of dedicated facilities unless previously included in the City of Pharr's Master Drainage Plan. Detention areas may be incorporated into landscape and greenbelt areas, if vegetation does not adversely affect required design volumes or impede hydraulic efficiency. Areas designated as dual use areas (detention/landscape, detention/green space, etc.) shall display appropriate signage indicating so.
 - b. Storm water runoff shall be conveyed to detention areas via storm sewer networks, flumes and curb cuts within dedicated right-of-way or flowage easements.
 - c. Side slopes shall not exceed 3:1 (H:V). In areas with a potential for vehicular or pedestrian activity, detention pond depths exceeding 2.5 feet shall require a safety buffer in the form of benching or fencing around the perimeter of the pond. The bottom of the basin shall be graded to drain towards the outlet structure. A pilot channel shall be placed along the flow line from inlet to outlet to ensure positive flow. Trash racks

shall be incorporated into outlet structure design. A minimum of 10 feet shall be maintained around the perimeter of the pond to allow for routine maintenance and/or repair.

- d. Detention area design shall consider proximity and elevation of adjacent building structures. Bank areas shall be graded to drain away from such structures. A minimum of 1-foot of freeboard above design pool elevation shall be required. The design of detention areas shall incorporate diversion of overflows into street rights-of-way or drainage/flowage easements in the event of an extreme event or outlet structure failure.
- e. Detention pond areas shall be vegetated to prevent erosion and deposition of silts. Common Bermuda, Winter Rye or a combination of the grasses may be used. Vegetated areas shall include provisions for irrigation systems.

D. Detention Pond Details

- 1. Refer to Details DR-10 thru DR-16A

E. Detention Pond Operation and Maintenance

- 1. Detention ponds shall be maintained by the owner(s) of record for commercial, institutional, and multi-family developments. For single-family residential developments Property Owners and/or Homeowner's Association shall maintain the detention pond(s).
 - a. The Property Owners or the Homeowner's Association or their designated representative shall be responsible for routinely inspecting ponds to ensure that all components of the pond are maintained and are in good working condition.
 - b. Failure to adequately maintain the detention pond(s) in reasonable order and condition, constitutes a violation of this section. The City is hereby authorized to give notice, by personal service or by United States mail, to the Homeowners Association, Property Owners or occupant, as the case may be, of any violation, directing the Homeowners Association or Property Owners to remedy the same within ten (10) days. The Property Owners or the Homeowners Association will also be subject to a fine of \$2,000.00 per day if not remedied by the tenth (10th) day. Each day of violation shall constitute a separate offense.

F. Parkland Dedication

- a. Land dedicated to the city under this section may be utilized for park and recreation uses, contingent on approval of design requirements.
- b. Whenever a plat is filed for approval with the city for the development of residential and/or multifamily, such plat shall meet the requirements in accordance with Chapter 90, Parks and Recreation, City of Pharr's Code of Ordinances.

SECTION 2, CHAPTER 118, ARTICLE VI. – STANDARDS MANUAL: CONSTRUCTION AND DEVELOPMENT GUIDE SEC. III – STREETS, SECTION III – RIGHT-OF WAYS AND PAVING WIDTHS, IS AMENDED AT TABLE III – 1 DESIGN STREET REQUIREMENTS AS FOLLOWS:

TABLE III DESIGN STREET REQUIREMENTS				
R.O.W WIDTH	STREET WIDTH (B-B)	INTERSECTION CURB RADII (MINIMUM)	CITY WIDTH (DISCRETION)	PAVING SECT ESCROW
Local 50' (w/5' U.E) Single Family Residential & Townhomes Districts	34'	15'	10'	8"/2"
Local 50' (w/5' U.E)	40'	20'	7' C & G 1 side	8"/2"
Collector 60' (w/10' U.E.)	50' 4-lanes	20'	13' C & G 1 side	8"/2"
Commercial 60'	42 2-lanes, 1CLTL	20'	9' C & G 1 side	10"/3"
Industrial 60'	44 2-lanes, 1 CLTL	35'	10' C & G 1 side	12"/4"
Minor Arterial 70' (w/10'U.E.)	60' 4 lanes, 2 BL	25'	18' C & G 1 side	10"/2"
Major Arterial 80' (w/10' U.E.)	66' 4 lanes, 1 CLTL	25'	24' C & G 1 side	10"/2"
100' (w/10' U.E.)	82' 4 lanes, 1 CLTL, 2 BL	25'	30' C & G 1 side	10"/3"
120' (w/10' U.E.)	100' 6 lanes, 1 Divided median, 2 BL	25'	39' C & G 1 side	10"/3"

Notes:

1. Travel Lanes: 10 feet wide; parking lanes: 7 feet wide.
2. Curb and gutter: 2 feet wide each side of a total of 4 feet.
3. Continuous left-turn lane (CLTL) & Occasional left (OL) turns lanes: 14-16 feet wide
Divided Median-16 feet wide
Bicycle lane (BL) 5-8 feet wide
4. Drainage must be provided for the perimeter street of the subdivision.
5. Escrow amounts shall be submitted to the City of Pharr and sealed by a professional engineer for approval by the City Engineer.

6. Pavement section to be designed by a professional engineer.
7. City width-For widening of existing streets.

SECTION 3: PENALTY CLAUSE

In the event the Property Owners or Homeowner's Association fails to comply with the maintenance requirements, the City may perform the work necessary to abate the violation of maintaining the detention areas at the Property Owner's or Homeowner's Association expense. If such becomes a necessary emergency to preserve public health, safety and welfare or to ease maintenance burden of the detention pond(s) for the emergency, then the Property Owner or Homeowner's Association shall be fined up to \$2000.00 per day.

SECTION 4: SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6: CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 7: PUBLICATION; EFFECTIVE DATE

The ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 8: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR,
TEXAS, on this the 2nd day of June, 2025

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR,
TEXAS, on this the 16th day of June, 2025

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ

PASSED and **APPROVED** BY THE BOARD OF CITY COMMISSIONER OF THE CITY OF PHARR,
TEXAS, on this the 7th day of July, 2025

CITY OF PHARR

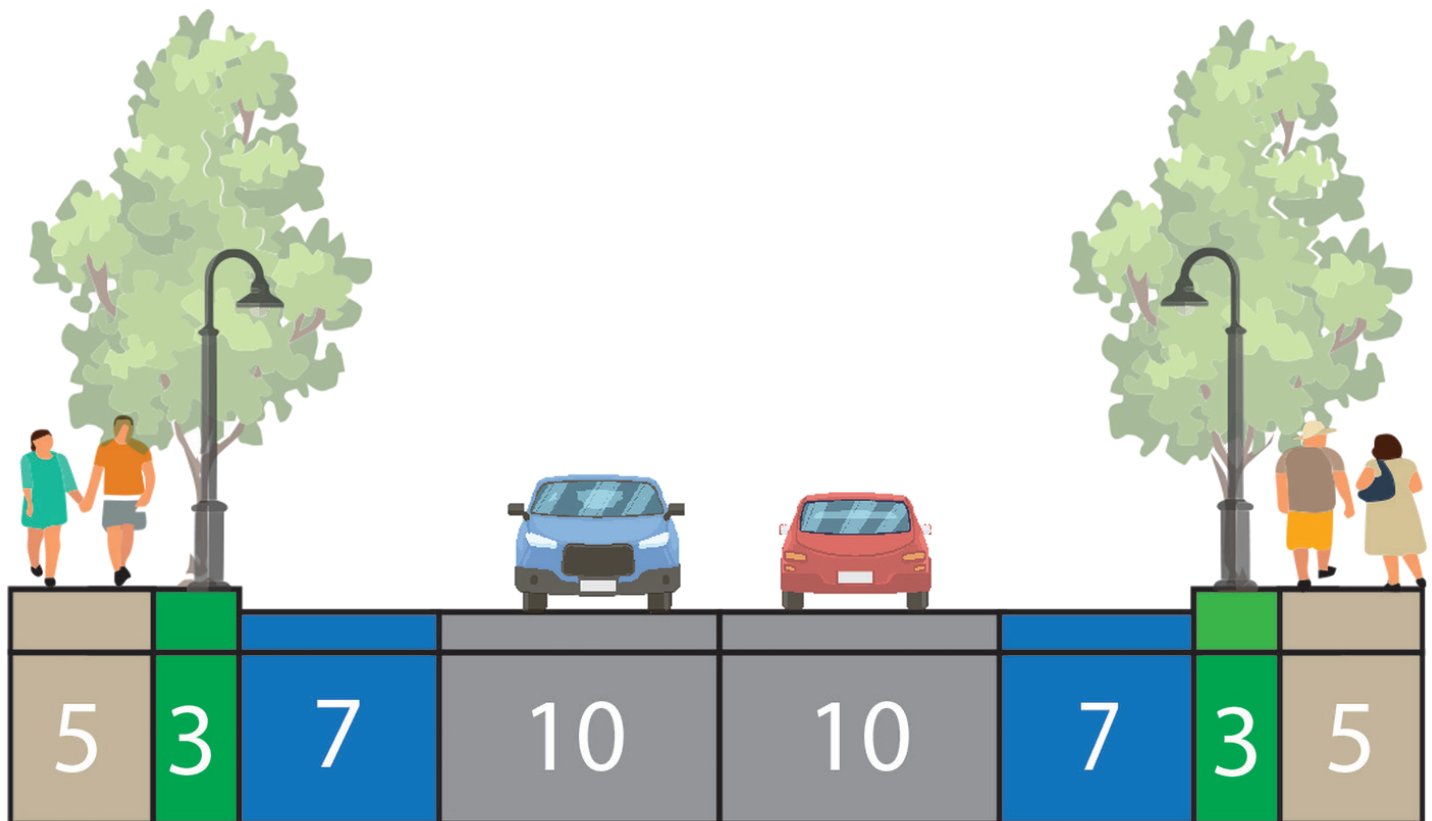
AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ

Exhibit
City of Pharr
Local Single Family Residential &
Townhomes Districts
Street Cross Section



50 ft Right-of-Way Width | 34 ft Pavement Width





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.B.

DATE SUBMITTED: May 28, 2025

MEETING DATE: June 2, 2025

FROM: LINDA DEL TORO, Secretary

DEPARTMENT: Library

DIRECTOR: Adolfo Garcia

Agenda Item: 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.**

Classification: Regular

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

Issue: The following Board members' terms will expire on June 3, 2025. The staff have made contact with them. Board members Anita Vela and Delia Soza wish to continue serving on the library board.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends re-appointing board members

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

LINDA DEL TORO

Adolfo Garcia

David Friedlein

City Management Office

Created/Initiated - 5/28/2025

Approved - 5/29/2025

Approved - 5/30/2025

Final Approval - 5/30/2025

STATE OF TEXAS §
COUNTY OF HIDALGO § **RESOLUTION**
CITY OF PHARR § **NO: R-2025-_____**

WHEREAS, the Board of Commissioners has created and appointed a Library Board composed of seven (7) members who shall be residents of the City of Pharr; and

WHEREAS, the Board of Commissioners on July 17, 2007, by ordinance amended the Library Board to be composed of nine (9) regular members and one (1) ex-officio member; and

WHEREAS, the terms of regular members Anita Vela and Delia Soza will expire on June 3, 2024; and

WHEREAS, appointment/re-appointment of two (2) members are needed at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, THAT the following residents of the city of Pharr are hereby appointed.

NAME:

LENGTH OF TERM:

1. _____
06/03/27)

2 –Year term (expiring on

2. _____

2 – Year term (expiring on 06/03/27)

READ, PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 2nd day of June, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.C.

DATE SUBMITTED: May 29, 2025

MEETING DATE: June 2, 2025

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: 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.**

Classification: Regular

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

Issue: The term of four advisory board members will expire in June 2025. We have made personal contact with them, and they have indicated their interest in continuing to serve:

Hector Trevino

Mario Lizcano

Rudy Beltran

Erika Sciaraffa has informed us that she can no longer serve as a board member.

Fiscal Consideration: N/A

Staff Recommendation: City commission approve the reappointment of three (3) board members and appoint a new board member.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo

Sergio Alanis

David Friedlein

City Management Office

Created/Initiated - 5/29/2025

Approved - 5/30/2025

Approved - 5/30/2025

Final Approval - 5/30/2025

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

R E S O L U T I O N
NO: R-2025-

WHEREAS, in accordance with city ordinance, Chapter 90, Article II, Section 90-32, has created and appointed a Parks and Recreation Committee composed of nine members who shall be residents of the City of Pharr and serve a term of two years. Any member of the Committee may be reappointed by the City Commission upon completion of a full term.

WHEREAS, the terms of Hector Trevino, Rudy Beltran, Mario Lizcano, and Erika Sciaraffa, will expire on June 5, 2025; and

WHEREAS, a vacancy has occurred due to the resignation of Erika Sciaraffa;

WHEREAS, appointment/re-appointment of four (4) board members is needed at this time;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

The following persons are hereby appointed as members of the Parks and Recreation Committee of the City of Pharr

NAME:

LENGTH OF TERM

- | | |
|----|-----------------------------------|
| 1. | 2-Year Term (to expire on 6/5/27) |
| 2. | 2-Year Term (to expire on 6/5/27) |
| 3. | 2-Year Term (to expire on 6/5/27) |
| 4. | 2-Year Term (to expire on 6/5/27) |

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR on this the 2nd day of June, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.D.

DATE SUBMITTED: May 29, 2025

MEETING DATE: June 2, 2025

FROM: Cindy Bernal, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

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

Classification: Regular

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

Issue: The term of four board members will expire in June 2025. We have made personal contact with them, and they have indicated their interest in continuing to serve:

Rolando Perez

Jessica Trevino

Laura M. De La Garza

Romeo Robles Jr. has informed us that he can no longer serve as a board member.

Fiscal Consideration: N/A

Staff Recommendation: City commission approve the reappointing of three (3) board members and appoint a new board member.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Cindy Bernal

Sergio Alanis

David Friedlein

City Management Office

Created/Initiated - 5/29/2025

Approved - 5/30/2025

Approved - 5/30/2025

Final Approval - 5/30/2025

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

R E S O L U T I O N
NO: R-2025-

WHEREAS, in accordance with city ordinance, Chapter 2, Article III, Section 142-160, the Keep Pharr Beautiful Committee was created and composed of seven members whose terms of service shall be staggered. Three (3) members 1-year term; three members 2-year term; and one member 3-year term; and

WHEREAS, the terms of Romeo Robles Jr., Rolando Perez, Laura M. De La Garza and Jessica Trevino will expire on June 5, 2025,

WHEREAS, a vacancy has occurred due to resignation of Romeo Robles Jr.

WHEREAS, appointment/re-appointment of four (4) members is needed at this time;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

The following persons are hereby appointed as members of the Keep Pharr Beautiful Committee of the City of Pharr

NAME:

LENGTH OF TERM

- | | |
|----|-----------------------------------|
| 1. | 2-Year Term (to expire on 6/5/27) |
| 2. | 2-Year Term (to expire on 6/5/27) |
| 3. | 2-Year Term (to expire on 6/5/27) |
| 4. | 1-Year Term (to expire on 6/5/26) |

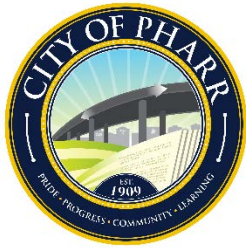
PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR on this the 2nd day of June, 2025.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, TRMC
CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.A.

DATE SUBMITTED: May 21, 2025

MEETING DATE: June 2, 2025

FROM: Miranda Garcia, Graduate Engineer

DEPARTMENT: Engineering

DIRECTOR: Maria Rangel

Agenda Item: 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.**

Classification: Regular

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

Issue: Updates to the Pharr Master Drainage Plan are necessary to continue to provide effective update to the existing drainage system. The Pharr Master Drainage Plan Updates will prioritize a list of projects to help mitigate flooding events. (Project No. 2425-01-528-S27-01)

Fiscal Consideration: Not to exceed \$199,800.

Staff Recommendation: Staff recommends approval authorizing the City Manager to negotiate and enter into a contract with Halff Associates for Professional Engineering Services for the Pharr Master Drainage Plan Updates. Amount not to exceed \$199,800.

Alternatives: The alternative is to leave the Drainage Master Plan as it was adopted in 2020.

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Miranda Garcia

Maria Rangel

Maritza Magallan

Jamison Merrick

Ricardo Rodriguez

City Management Office

Created/Initiated - 5/21/2025

Approved - 5/29/2025

Approved - 5/30/2025

Approved - 5/30/2025

Approved - 5/30/2025

Final Approval - 5/30/2025



May 16, 2025

Ms. Maria Rangel, P.E.
City Engineer
City of Pharr
118 S. Cage Blvd.
1st Floor
Pharr, Texas 78577

Re: Proposal for an Update to the City of Pharr Master Drainage Plan and the Development of a Drainage Infrastructure Maintenance Plan

Dear Ms. Rangel,

We are pleased to submit this proposal to provide professional services to the City of Pharr for the referenced project. The attached proposal includes the performance of hydrologic and hydraulic (H&H) modeling to update the City's Master Drainage Plan (MDP) and develop additional mitigation projects to address flood-prone areas as defined by City staff. The project will also develop a maintenance program that can be utilized by the City's Public Works Department to service drainage infrastructure based on a systematic approach to prioritize the most critical need areas.

Attachment "A" provides our proposed scope of services and fees. The project would be invoiced on a monthly lump sum basis based on an estimated percent complete of each project task described in the proposal. Halff will not exceed the budget amount without prior approval by the City of Pharr.

This proposal consists of this cover letter (1 page), Attachment 'A' (7 pages) and Attachment 'B' (1 page). The proposed fees established are based on an estimated effort to perform the work requested by the City of Pharr. The proposed fees identified do not include scope revisions or additions once the project is under way. Additional work requested by the Owner will require a revision to the scope and fees established in this proposal. Services will commence upon receipt of an executed Professional Consulting and Technical Service Contract with accompanying Purchase Order Number.

We appreciate the opportunity to submit this proposal to the City of Pharr on this important project. Please do not hesitate to contact us at (956) 303-7105 if you have any questions or need any additional information.

Respectfully,

Annemarie N. Whitko

Annemarie Whitko, CFM, ENV SP
Water Resources Team Leader

ATTACHMENT “A” PROFESSIONAL SERVICES
PHARR MASTER DRAINAGE PLAN UPDATE
SCOPE OF SERVICES

Halff Associates (Halff) will provide professional services needed to assess the flood risks located within the City of Pharr City Limits, utilizing the previous studies and known areas of flooding concern. Halff will update the 1D/2D hydrology and hydraulic model for the City drainage system, developed by Halff in 2020, to understand and define the flood risks and evaluate the benefits of proposed drainage solutions. The solutions will be prioritized by the City Leadership and used by the City as their Capital Improvement Project list and for local, state or federal funding programs. Our technical approach is organized to provide deliverables that are valuable to the City and citizens, but also compatible with future state and federal funding opportunities. The proposed tasks can be broken down into the following tasks: (1) Project Management and Coordination, (2) Update to Base Models and Existing Hazard Identification, (3) Flood Mitigation Alternatives, (4) Drainage Maintenance Plan for Public Works, and (5) Drainage Master Plan.

SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

The Scope of Services for this Project are as follows:

Task 1: Project Management and Coordination

Halff project management activities shall include task leadership and direction, telephone and written communication, project status reporting, project presentations, project invoicing, and personnel and data management, among other general project management activities. Specific meetings beyond staff management coordination and regular communications include the following:

1.1 Project Meetings and Coordination

- a. Attend one (1) project kickoff meeting with staff from the City and their representatives. The meeting will be coordinated by the Halff Project Manager and is intended to discuss key items such as project schedule, budget, and any specific directives. Halff will provide a preliminary schedule of project tasks.
- b. Attend up to two (2) progress meetings in person and two (2) virtually with the City of Pharr City Engineer and staff between project initiation and project completion to discuss specific tasks such as data collection, outreach, baseline modeling, flood mitigation alternatives, project costs, etc. Brief meeting notes shall be submitted to the City within five (5) working days after each meeting.

1.2 Project Management

- a. Tasks include resource allocation, schedule tracking, budget tracking, client communication, quality control, and team coordination.

Task 2: Update to Base Model and Existing Hazard Identification

Halff will update the HEC-HMS and Infoworks ICM models using Atlas 14 rain-on-mesh hydrology for existing conditions and incorporate new development that has been constructed since completion of the 2020 study, and include the improvements proposed in the Hidalgo County Drainage District No. 1 (HCDD1) 2018 and 2023 Drainage Bond Referendums that are located within the City Limits of Pharr.

Project data shall be provided by the City, as well as collected from other sources such as field site investigation by Halff, Hidalgo County Precinct No. 3 and No. 4, HCDD1, the Federal Emergency Management Agency (FEMA), the United States Army Corp of Engineers (USACE),

Texas Department of Transportation (TxDOT), the Texas Geographic Information Office (TxGIO), United States Geological Survey (USGS), Franchise Utility Companies and other consultants, if necessary. Data review tasks will generally include a comprehensive analysis of past flood information, reports, record drawings, and GIS information to determine the accuracy and validity of each dataset. Halff will utilize these base files to prepare our model to develop flood mitigation solutions needed to improve the overall drainage system and prepare the City for future growth. Available lidar information will be used to establish surface improvements located within flood areas of the watersheds. This does **not** include survey of any subsurface facilities. Existing underground structures will be obtained from record drawings, City of Pharr GIS Maps, limited site visits (Task 2.2), and utility locating services provided by the City.

2.1 GIS Data

- a. Halff will collect and catalogue all relevant GIS data including, but not limited to, storm drain network, terrain (lidar) data, land use/zoning, FEMA mapping, planimetries, political boundaries, development and subdivisions, detention pond locations, utility information, parcel information, etc.
- b. All GIS data gathered will be organized in a Geodatabase format for use during the project and will be provided to the City upon completion of the project.

2.2 Field Reconnaissance

- a. Halff will conduct up to 2 field visits of risk areas identified by Halff where access is available from public right-of-way (R.O.W.) to confirm hydraulic data that will be included within the existing conditions model. Data (Manning's roughness, pipe sizes, and materials at major crossings, existing storm drains greater than 24") collected will be used to update and validate the structure of the model. During the site visits, Halff will geolocate all features, photograph the feature, and include notes regarding the dimensions, material, and condition of the drainage feature.
- b. Once the field verification process is complete, the GIS data will be evaluated for completeness and correctness and finalized. The data will be provided to the City as part of the final submittal.

2.3 Existing Conditions Hydrology and Hydraulics (H&H) and Incorporate HCDD1's 2018 & 2023 Drainage Bond Referendum Projects to the Existing Model

- a. Previous hydrologic and hydraulic models developed for the 2020 Master Drainage Plan study will be updated as necessary based on the best available terrain dataset, land cover, and hydrology techniques.
- b. Halff will incorporate into the existing conditions hydrologic and hydraulic models the improvements for the following HCDD1 2018 & 2023 Drainage Bond Referendum Projects, as provided to Halff by HCDD1 or the City of Pharr:
 - i. Bond Program 2018: Project 16 – Jackson Road Drain
 - ii. Bond Program 2018: Project 17 – Las Milpas
 - iii. Bond Program 2018: Project 31 – Pharr-McAllen Drain
 - iv. Bond Program 2018: Project 33 – South I Road Detention
 - v. Bond Program 2018: Project 34 – South Lateral Drain
 - vi. Bond Program 2023: Project 9 – Pharr-McAllen Lateral

Halff assumes that models or design plans for all these HCDD1 2018 & 2023 Drainage Bond Referendum Projects will be provided by either the City of Pharr or HCDD1. Halff will not be creating or making significant changes/corrections to the models for these improvements. Halff will not perform a mitigation analysis for the bond project. The bond projects will be incorporated into the existing conditions model and will be treated as a revised existing conditions model.

2.4 Identify Existing Drainage Problems and Prepare Existing Conditions Inundation Maps

- a. Conduct a hotspots analysis to evaluate existing flood hazards based on the updated modeling and mapping. Halff will identify potential problem area locations based on the hotspots analysis and review the locations with the City before initiating Task 3.
- b. Halff will prepare flood inundation maps for the 10-, 25-, 50-, 100-, and 500-year rain events for the two study areas using Atlas 14 Rainfall data and the refined existing conditions model.

Task 3: Flood Mitigation Alternatives

Halff will analyze the data obtained from the Hydrologic and Hydraulic (H&H) Analysis and will develop proposed improvements for the City to consider for the proposed drainage capital improvement projects. Proposed hydrologic and hydraulic facilities will be designed per the current City of Pharr development guidelines and criteria. Consider one (1) additional level of service, such as the 10-year, 25-year, or 50-year, where 100-year capacity projects are financially or physically impractical.

The results of the H&H modeling will be used to develop the preliminary proposed improvements, priority list, schematics, and preliminary opinion of construction cost. Schematic drainage exhibits will be developed to provide a conceptual illustration of drainage basins, calculation of runoff volumes, preliminary layout, and sizing of drainage collection systems.

3.1 Develop Flood Mitigation Solutions

- a. Halff will conduct an H&H analysis and develop project solutions for up to ten (10) identified drainage problem areas. Halff will utilize the existing H&H models to the maximum extent practical. Flood mitigation solutions will be limited to one (1) structural alternative. A non-structural alternative may be considered if a structural solution is not practical. Flood mitigation may include the following structural and non-structural measures as independent and combination solutions:

Structural Alternatives:

- Storm drain system improvements
- Road crossing improvements
- Channel improvements
- Detention and Retention Ponds
- Flood walls
- Pump stations

Non-Structural Alternatives:

- New development requirements
- Property buy-outs
- Hazard classifications
- Modifications to current drainage maintenance criteria, policies, or standards.

3.2 Preliminary Opinion of Probable Construction Cost

- a. Halff will develop a rough order of magnitude opinion of probable construction cost for each improvement project. We will utilize industry standards and recent bid tabulations to develop a preliminary probable cost. The project costs will be projected 5 years out to accommodate potential inflation and provide an option for the City to use for their final cost for planning and budgeting.

3.3 Benefit-Cost Analysis

- a. Halff will perform a benefit-cost analysis for each of the flood mitigation alternatives included in the Drainage Master Plan.

Task 4: Drainage Maintenance Plan for Public Works

Halff will develop a maintenance plan for the City of Pharr Public Works Department for the primary drainage infrastructure. Our team will start by developing an estimate of the cost of service for performing the required maintenance activities. In developing the plan, our team will consider the City's existing activities, areas of frequent maintenance based on records, areas of potential flooding identified in the stormwater model, as well as any potentially required activities under a MS4 stormwater permit. The maintenance plan and cost of service analysis will include the following, as applicable:

1. Maintenance frequency
2. New staff positions
3. Operations and maintenance (O&M) and major repair and replacement expenses associated with stormwater facilities
4. Cost of rolling stock and other machinery and equipment

After developing the maintenance cost of service for the initial test year, our team will forecast the cost of service analysis for a multi-year period. This forecast will include, but is not limited to, the following variables:

1. Timing and sequencing of stormwater capital improvements
2. Inflation and O&M cost escalation factors
3. Future staffing including maintenance and supervisors

Task 5: Drainage Master Plan

The Drainage Master Plan submittal will include the project deliverables: a detailed narrative discussing the data collection and inventory process, compilation of all the data collected and evaluated, updated digital information including GIS, H&H models, photos, conceptual solutions, schematic renderings, and a prioritized CIP plan.

5.1 Capital Improvement Plan (CIP) Development

Projects will be prioritized to be used by the City for projects funded by any of the following agencies: Drainage Fee Fund, possible City bond election, Community Development Block Grant Program (CDBG), Texas Department of Emergency Management (TDEM), Texas Water Development Board (TWDB), Texas Department of Transportation (TxDOT), General Land Office (GLO), Federal Emergency Management Administration (FEMA), U.S. Army Corp of Engineers (USACE), Economic Development Administration (EDA), U.S. Department of Housing and Urban Development (HUD), or other federal and state agencies.

5.2 Evaluate, Categorize and Prioritize Projects

- a. Develop prioritization criteria and weighting specific to the City of Pharr.
- b. Select projects identified and evaluated in the alternatives analysis task based on acceptability to the public, effectiveness with respect to flood reduction, and cost effectiveness given current and projected future funding constraints.
- c. Implementation Plan – Develop a planned approach for implementation of recommended projects based on identified constraints.
- d. Develop project classification and assign a priority score based on the criteria developed in Task 4.1.a.
- e. Perform a high-level project constraint assessment considering:

- i. Utility relocation
- ii. Land acquisition and associated cost
- iii. Environmental permitting and mitigation

5.3 Identify Alternative Funding Sources

- a. Consider alternative funding sources, such as impact fees, bond programs, grant opportunities and other mechanisms to help fund recommended projects. This will be determined in coordination with City staff and other key stakeholders as identified by the City.

Deliverables: Deliverables will include Geodatabase of project data; flood inundation maps for the existing 10-, 25-, 50-, 100-, and 500-year storm event condition for the City, the associated existing conditions models, project fact sheets showing probable costs, locations, and benefit-cost ratios for flood mitigation projects; Capital Improvement Plan (CIP), and a Drainage Master Plan (report) summarizing the project assumptions and deliverables.

SCOPE OF SERVICES TO BE PROVIDED BY THE CITY

The following provides an outline of the services to be provided by the City.

The City will provide to the Engineer the following:

1. Provide the authorization to proceed with services.
2. Assistance to the Engineer, as necessary, to obtain the required data and information from other local, regional, State and Federal agencies the Engineer cannot easily obtain.
3. Provide any available relevant data the City may have on file concerning the project.
4. Provide timely review and decisions in response to the Engineer's request for information and/or required submittals and deliverables, in order for the Engineer to maintain the agreed upon work schedule.
5. Attend and participate in up to four (4) progress meetings as required and as coordinated and conducted by Engineer.
6. Previous Hydrologic and Hydraulic Studies and models.
7. Updated GIS files of the City's drainage system.
8. Design/construction plans or as-builts of drainage systems, including future projects that are already funded.
9. Updated lidar, if available.
10. Utility data (GIS format, if available)
11. Census data
12. Coordination with the County, drainage district, irrigation districts, and other relevant stakeholders, as necessary.
13. Right-of-Entry Coordination, as needed.

COMPENSATION

Halff Associates Inc. proposes to perform tasks listed in basic services above for a total lump sum not to exceed the price of \$199,800. Invoices for professional services will be issued at least monthly for each of the projects and will be based on the estimated percentage complete of each task listed in the tables below.

TASK NUMBER	TASK DESCRIPTION	FEE
1	Project Management and Coordination	\$17,000
2	Base Model and Existing Hazard Identification	\$25,000
3	Flood Mitigation Alternatives	\$102,400
4	Drainage Maintenance Plan for Public Works	\$42,800
5	Master Drainage Plan Report and CIP	\$12,600
TOTAL		\$199,800

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax, on certain kinds of surveying services, but does not require sales taxes on other professional services. If new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

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PROJECT SCHEDULE

Halff Associates Inc. proposes to complete the scope of work over an 8-month period. This timeframe assumes timely coordination and delivery of City materials and feedback by City staff to Halff. Extensions to the Owner's review period may create delays in the schedule and is considered out of the Engineer's control. The time to complete the services included in Attachment A – Scope of Services shall be as follows:

TASK	DURATION *
Project Management and Coordination	32 WEEKS
Base Model and Existing Hazard Identification	8 WEEKS
Flood Mitigation Alternatives	20 WEEKS
Drainage Maintenance Plan for Public Works	12 WEEKS
Drainage Master Plan Report	4 WEEKS

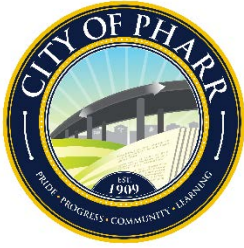
** Timelines are overlapping*

Task	Description	Timeline (Months)							
		1	2	3	4	5	6	7	8
1	Project Management and Coordination								
2	Base Model and Existing Hazard Identification								
3	Flood Mitigation Alternatives								
4	Drainage Maintenance Plan for Public Works								
5	Drainage Master Plan Report								

ATTACHMENT "B"

Attachment "B" includes services that are not included within the Scope of Services, unless otherwise noted in Attachment "A", but can be provided by the CONSULTANT for an additional fee.

1. FEMA FIRM Map Revisions or conditional revisions, and flood elevation certificates;
2. Attendance in any public meetings, open house, or council meetings in association with the project;
3. Land acquisition or appraisal services;
4. Surveying Services;
5. Preparation of easements or right-of-way legal description documents of any kind;
6. Coordination with State or Federal agencies for project permitting or similar services;
7. Engineering Design Services;
8. Bidding or Construction Services;
9. Geotechnical consulting;
10. Landscape Architectural services;
11. Any application, filing and permit fees;
12. Traffic engineering report or studies;
13. Traffic engineering design;
14. Design of signage, entry features, or monuments;
15. Design of retaining walls, review of walls designed by others, or inclusion of structural details;
16. Subsurface Utility Engineering (SUE) Services Level A and B;
17. Design/coordination of existing utility relocations or modifications;
18. Design/coordination of existing off-site utility relocations or modifications;
19. Design for relocation, adjustment and/or demolition of existing improvements or infrastructure;
20. Design of fire protection, power, cable, phone and gas systems to serve the site;
21. Title Research and property deeds required for Boundary, Plats, easements, and exhibits;
22. Demolition plans;
23. Negotiations with adjacent property owners;
24. Managing Stormwater Pollution Prevention Plan requirements during construction; and, Environmental impact statements and/or assessments.



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 9.A.

DATE SUBMITTED: May 30, 2025

MEETING DATE: June 2, 2025

FROM: Hilda Pedraza, Assistant City Manager

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Discussion on Stevedore Operations at the Pharr International Bridge.

Classification: Closed Session

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

Issue: Item will be discussed in closed session.

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Hilda Pedraza
Ricardo Rodriguez
City Management Office

Created/Initiated - 5/30/2025
Approved - 5/30/2025
New -