

MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, JUNE 2, 2025  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 2, 2025 and following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Mayor Ambrosio Hernandez  
Comm. Ramiro Caballero  
Comm. Ricardo Medina  
Comm. Itza Flores

**BOARD OF COMMISSIONERS ABSENT:** Comm. Michael Pacheco  
Comm. Roberto Carrillo  
Comm. Daniel Chavez

**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  
Francisco Martinez, Comptroller of Finance  
Veronica Ramirez, HR Director  
Juan Villescas, 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  
Oscar De Leon, Asst. Public Utilities Director  
Sergio Alanis, Parks & Rec. Director  
Adolfo Garcia, Library Director  
Jose Pena, I.T. Director  
Javier Martinez, Bridge Director  
Maritza Magallan, Interim Purchasing Dir.  
Ben Martinez, Assistant EMS Chief  
CJ Sanchez, Chamber President  
Yuri Gonzalez, Chief Comm. Officer  
Kenneth Ennis, P.S. Communications Dir.  
Niko Tapangan, Public Health Director  
Abel Molina, Interim Special Events Director  
Elizabeth Diaz, Grants Management Director

**CITY ATTORNEY** Ricardo Rodriguez, City Attorney

**ITEM 1. CALL TO ORDER**

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

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

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

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

David Friedlein, Assistant City Manager, led the pledge of allegiance and said the invocation.

## **ITEM 2. PROCLAMATIONS**

### **A) PROCLAMATION PROCLAIMING JUNE 2025 AS ALZHEIMER'S & BRAIN AWARENESS MONTH**

Jonathan Flores, City Manager, introduced the item.

Laura Karam, Chairperson for the Walk in Alzheimer's in the Upper Valley, introduced everyone with her and expressed her heartfelt appreciation to Mayor Hernandez and the Commissioners for their dedication to the fight against Alzheimer's disease. She highlighted the city's ongoing support for awareness, research, and community initiatives such as The Walk to End Alzheimer's, which continued to make a meaningful impact. She stated millions were affected by the disease and encouraged the community to come together on October 4 for the Walk to End Alzheimer's, working toward a future where families no longer face this challenge alone.

At this time, Comm. Caballero read the proclamation proclaiming June 2025 as Alzheimer's & Brain Awareness Month and presented proclamation to Niko Tapangan, Maxine Vieyra and Laura Karam.

### **B) PROCLAMATION PROCLAIMING JUNE 2, 2025, AS NATIONAL GUN VIOLENCE AWARENESS DAY**

Jonathan Flores, City Manager, introduced the item.

Rebecca Obregon, Moms Demand Action Local Group Lead introduced everyone with her and thanked Mayor Hernandez and Commissioners for supporting National Gun Violence Awareness Day and the Wear Orange movement to honor victims and raise awareness. She shared the group's advocacy for addressing gun violence as an ongoing crisis, emphasizing the collective responsibility of parents, community leaders, law enforcement, and responsible gun owners in protecting families. She encouraged the public to wear orange on June 6, 2025, and take part in the event in McAllen Common Space from 6:00 p.m. to 9:00 p.m. to honor victims and drive meaningful action.

At this time, Comm. Caballero read the proclamation proclaiming June 2, 2025, as National Gun Violence Awareness Day and presented the proclamation to Rebecca Obregon.

## **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) CITY ENGINEER'S REPORT**

Jonathan Flores, City Manager, introduced the item. He stated Maria Rangel, City Engineer, was in the audience and questions could be entertained at this time.

### **B) 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 highlighting the New IT Building Ribbon Cutting Ceremony, the Mayor's Prayer and Public Works and Keep Pharr Beautiful Committee Beautify Pharr events.

Yuri Gonzalez, Chief Communications Officer, reported on the Mounted Patrol's first meet up as part of a new summer series. She stated the event would feature free snow cones for the first 100 attendees and it would take place on Friday, June 6, 2025, from 4:00 p.m. to 6:00 p.m. at Snow-Wiz, providing an opportunity to connect with the community.

Yuri Gonzalez, Chief Communications Officer, reported the Aquatic Center would be offering free entries to the first 100 visitors on its official opening day on June 9, 2025. She stated the grand opening event, Splash-A-Palooza, would take place from 12:00 p.m. to 5:00 p.m. and there would be music, food, raffles, and a variety of games for attendees to enjoy.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported Cody's Birthday Bash, a new celebration introduced by Code Compliance, would take place on June 13, 2025, outside City Hall from 5:30 p.m. to 8:00 p.m., featuring food, music, raffles, and family-friendly fun – all free for the community to enjoy.

#### **ITEM 6. 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 LINTERLOCAL 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, REQUESTED 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.**

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2. HALFF ASSOCIATES, INC., REPRESENTING ECS-MCALLEN PROPCO, LLC. REQUESTED 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, REQUESTED 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, REQUESTED 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, REQUESTED 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, REQUESTED 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, 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 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, 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 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., 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 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.

Jonathan Flores, City Manager, introduced the consent agenda and recommended removal of Item 6-G.4.

Comm. Medina moved to remove Item 6-G.4 from consent agenda. Mayor Hernandez seconded the motion and when put to a vote, it carried unanimously.

Jonathan Flores, City Manager, recommended denial of Item 6-G.4.

Comm. Medina moved to deny Mayor Hernandez seconded the motion and when put to a vote, it carried unanimously.

Jonathan Flores, City Manager, recommended approval of the remaining consent agenda items.

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

Ordinance No.'s O-2025-17, O-2025-18, O-2025-19 and O-2025-20 are filed with the City Clerk's Office.

At this time, Mayor Hernandez stated they would deviate from the agenda and go into closed session. There was no objection.

#### **ITEM 10. CLOSED SESSION**

The time being 4:38 p.m., Mayor Hernandez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

#### **ITEM 11. RECONVENE**

The time being 5:32 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

#### **REGULAR AGENDA - OPEN SESSION**

#### **ITEM 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)**

Jonathan Flores, City Manager, introduced the item.

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

- 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)**

Jonathan Flores, City Manager, introduced the item and recommended the reappointment of Anita Vela and Delia Soza as members to the Library Board.

Comm. Flores **moved** to reappoint Anita Vela and Delia Soza as members of the Library Board. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously

Resolution No. R-2025-24 is filed with the City Clerk's Office.

- 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)**

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Hector Trevino, Mario Lizcano, Rudy Beltran and the appointment of Rolando Galvan as members to the Parks and Recreation Advisory Board.

Comm. Medina **moved** to reappoint Hector Trevino, Mario Lizcano, Rudy Beltran and the appointment of Rolando Galvan as members to the Parks and Recreation Advisory Board. Comm. Flores seconded the motion and when put to a vote, it carried unanimously

Resolution No. R-2025-25 is filed with the City Clerk's Office.

**D) 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. (PARKS)**

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Rolando Perez, Laura De La Garza and Jessica Trevino as members to the Keep Pharr Beautiful Committee.

Comm. Medina **moved** to reappoint Rolando Perez, Laura De La Garza and Jessica Trevino as members of the Keep Pharr Beautiful Committee. Comm. Flores seconded the motion and when put to a vote, it carried unanimously

Resolution No. R-2025-26 is filed with the City Clerk's Office.

**ITEM 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)**

Jonathan Flores, City Manager, introduced the item.

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

**ITEM 9. LEGAL**

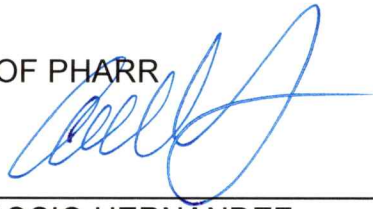
**A) DISCUSSION ON STEVEDORE OPERATIONS AT THE PHARR INTERNATIONAL BRIDGE. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item and stated no action was needed.

**ITEM 12. ADJOURNMENT**

There being no other business to come before the board, Comm. Medina **moved** to adjourn. Comm. Caballero seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:34 p.m.

CITY OF PHARR

  
\_\_\_\_\_  
AMBROSIO HERNANDEZ  
MAYOR

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR

**ON THIS THE 2<sup>nd</sup> DAY OF JUNE 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, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public

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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: July 7, 2025