



**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, AUGUST 4, 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 August 2025 as UTRGV's 10th Year Anniversary Month.

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 July 21, 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-2024-06 updating Procurement Policy Manual. **(2nd Reading) This item supports SE - Service Excellence.** (PURCHASING)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-07 updating Procurement Card Policy Manual **(2nd Reading) This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, on a Resolution authorizing the City of Pharr to enter into an agreement with the Texas Department of Transportation to close state roadways for public events. **This item supports QL - Quality of Life.** (SPECIAL EVENTS)

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

1. Umiya Sushi Pharr, Inc., d/b/a Umiya Sushi, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. The property is legally described as being Lots 4-A and 5-A, of Lots 4-A, 5-A, 6-A & 7-A, Paradise Commercial Park, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 601 South Jackson Road. CUP#250706 **This item supports EV - Economic Vitality.**

2. Antonio Rodriguez and Sylvia Rodriguez, d/b/a Verona Event Center II, LLC., are 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 Lots 2 and 3, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 109 East Ferguson Avenue. CUP#100623 **This item supports EV - Economic Vitality.**

3. Double D's Nightlife Holdings LLC., DBA El Toxico Drive Thru, 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 all of Lot 184, Valle De La Primavera Subdivision an Addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 6911 South Jackson Road. CUP#240612 **This item supports EV - Economic Vitality.**

F) PLATS:

1. Spoor Engineering Consultants, Inc., representing Adolfo Lozano, Agent for ASL Leasing, LLC., a Texas Limited Liability Company, is requesting final plat approval of the proposed Beamsley Subdivision, Lots 51A and 51B. The property is legally described as being a Replat of Lot 51, Pharr, Hidalgo County, Texas. The property is located within the 1100 Block of West Eisenhower Street. SUB#221034 **This item supports EV - Economic Vitality.**

2. Spoor Engineering, representing Ouida J. Hamlin, Trustee, Poncho's Holding, LLC, A Texas Limited Liability Company, is requesting final plat approval of the proposed SRS Subdivision. The property is legally described as being a 3.06 acre tract of land out of that portion of the South 330.0 feet of Lot 117, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3700 Block of North IH 69C. SUB#250513 This item supports EV - Economic Vitality.

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance creating Office of City Clerk Department. **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance creating the Food Services Department. **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance directing the City Manager to vacate, abandon, and close a 10 ft. by 270.29 ft. Alley Easement, consisting of 0.06 of an acre (2,702.90 square feet) located on Lot 14, Block 160, L.R. Bell Development "E", Pharr, Hidalgo County, Texas **(1st Reading). This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

D) Consideration and action, if any, on Resolution adopting the City of Pharr's One-Year Action Plan for Program Year 2025 to the U.S. Department of Housing and Urban Development (HUD). **This item supports QL-Quality of Life.** (GMCD)

8. ADMINISTRATIVE:

A) Presentation on the City of Pharr's Baldrige Journey to Excellence. **This item supports SE - Service Excellence.** (OSE)

9. PURCHASING:

A) Consideration and action, if any, on the purchase of Shaftless Screw Conveyor for Public Utilities from A-Squared Water Treatment, LLC from Edinburg, Texas in the amount of \$150,000.00 (The Interlocal Purchasing System #250104). **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

10. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on a lease agreement between the City of Pharr and Seventh-Day Adventist Church for the use of parking lot. **This item supports QL - Quality of Life.** (IT)

11. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

13. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 1st day of August 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 1st day of August 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: _____