

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, AUGUST 18, 2025
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, August 18, 2025, and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Comm. Roberto Carrillo
Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza, Deputy City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Pilar Rodriguez, Interim City Engineer
Jamison Merrick, Finance Director
Ashley Melendez, Assistant HR Director
Juan Villescás, 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
Isaac Escobedo, Parks & Rec. Asst. Director
Mike Singleterry, Library
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Interim Purchasing Dir.
Ben Martinez, Assistant EMS Chief
CJ Sanchez, Pharr 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. Pacheco 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. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) 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 Governor's Small Business Summit, the Pharr Police Department Pharr Night Out event, the Night Under the Stars – Kids Edition event, and the SneakerFest.

Yuri Gonzalez, Chief Communications Officer, reported the Pharr Police Department Operation Chill would take place on Friday, August 22, 2025, from 3:00 p.m. to 5:00 p.m. at the Stripes Store located at 3501 S. Cage Blvd. She stated the Community Engagement Unit would be at location providing free slurpees and invited the public to drop by for a cool treat.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Pharr Police Department would be hosting their 5th Annual Stick By Me event on Friday, September 12, 2025 from 7:00 p.m. to 9:00 p.m. at the Pharr Vanguard Academy & Birding Center located at 1025 S. Richmond Rd. She stated this event was focused on suicide

prevention and encouraged the community to spread the word and come out and support this cause.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR AUGUST 11, 2025 - SPECIAL CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING OFFICE OF CITY CLERK DEPARTMENT. (3RD AND FINAL READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- C) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE CREATING THE FOOD SERVICES DEPARTMENT. (3RD AND FINAL READING) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- D) 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 (3RD AND FINAL READING). THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- E) CONSIDERATION AND ACTION, IF ANY, ON REQUEST FROM HIDALGO COUNTY ELECTIONS DEPARTMENT ON USE OF PHARR MEMORIAL LIBRARY AND PHARR ONE FOR ELECTION DAY POLLING LOCATIONS ON TUESDAY, NOVEMBER 4, 2025 AND POSSIBLE RUNOFF ELECTION IN DECEMBER 2025. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- F) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTER LOCATED AT 413 E. CLARK (PHARR HEAD START CENTER). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**
- G) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT EXTENSION BETWEEN CITY OF PHARR AND HIDALGO COUNTY HEAD START PROGRAM FOR CENTER LOCATED AT 714 ZAPATA STREET (LAS MILPAS I HEAD START CENTER). THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (ADMINISTRATION)**

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

1. MARTIN TALAVERA, DBA KATOSABI SUSHI BAR, REQUESTED A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.070 ACRES, MORE OR LESS, OUT OF LOT A, MEDICAL RIDGE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1401 SOUTH JACKSON ROAD, SUITES 7 & 8. CUP#250708 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
2. PAPPAS RESTAURANTS, INC., D/B/A PAPPADEAUX SEAFOOD KITCHEN, 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 2, PAPPAS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1610 WEST EXPRESSWAY 83. CUP#100103 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
3. BALLI INVESTMENTS AND HOLDINGS LLC., D/B/A CALACAS TACOS AND BEER, 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 0.062 ACRES, MORE OR LESS, OUT OF LOT 1, JUNCTION VIEW SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2101 NORTH CAGE BOULEVARD, SUITES 110 AND 111. CUP#220845 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
4. ROMMEL ORGANISTA, D/B/A KURAI CHINESE & SUSHI 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 LOT 1, JACKSON RIDGE COURT PHASE II SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 1. CUP#120424 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
5. EDINBURG RAM, LLC, DBA KHAN'S GRILL, 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 6A, JACKSON RIDGE COURT SUBDIVISION PHASE III – AMENDED PLAT, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1005 SOUTH JACKSON ROAD. CUP#180644 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.
6. VELCH VENTURES LLC., D/B/A ALTAMAR SEAFOOD BAR, 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 .092 ACRES, MORE OR LESS, OUT OF LOT 1, SPAMER BUSINESS PARK SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 8001 SOUTH JACKSON ROAD, SUITES 1 & 2. CUP#210427 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

7. **MARIO ALBERTO TORRES, D/B/A ON THE GRILL 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 0.075 OF AN ACRE, MORE OR LESS, OUT OF LOT 1, JACKSON RIDGE COURT SUBDIVISION PHASE II, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1201 SOUTH JACKSON ROAD, SUITE 7. CUP#170740 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
8. **MACUMBA PARADISE, LLC., D/B/A LA CABAÑA SINALOENSE, 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 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1209 EAST NOLANA LOOP. CUP#160736 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
9. **7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, 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 LOT "A", CORDOVA ESTATES, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1510 WEST MILITARY HIGHWAY. CUP#24013 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

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-2025-25, O-2025-26 and O-2025-27 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING SIX (6) MEMBERS TO THE TAX INCREMENT REINVESTMENT ZONE NO. 1. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, and Hidalgo County representatives Arnolando Flores and Roy Garcia.

Comm. Medina **moved** to reappoint Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, Hidalgo County

representatives Arnoldo Flores and Roy Garcia to the Tax Increment Reinvestment Zone No. 1. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-40 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING SIX (6) MEMBERS TO THE TAX INCREMENT REINVESTMENT ZONE NO. 2. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, and Hidalgo County representatives Arnoldo Flores and Roy Garcia.

Comm. Medina **moved** to reappoint Mayor Ambrosio Hernandez, Comm. Ricardo Medina, Comm. Daniel Chavez, Comm. Michael Pacheco, Hidalgo County representatives Arnoldo Flores and Roy Garcia to the Tax Increment Reinvestment Zone No. 2. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-41 is filed with the City Clerk's Office.

C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING SEVEN (7) MEMBERS TO THE PHARR PUBLIC FACILITIES CORPORATION #3. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item. He recommended the reappointment of Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Roberto Carrillo, Comm. Ramiro Caballero, Comm. Daniel Chavez, Comm. Ricardo Medina, and Comm. Itza Flores.

Comm. Medina **moved** to reappoint Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Roberto Carrillo, Comm. Ramiro Caballero, Comm. Daniel Chavez, Comm. Ricardo Medina and Comm. Itza Flores to the Pharr Public Facilities Corporation #3. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-42 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING TWO (2) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE PLANNING AND ZONING COMMISSION. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (DEVELOPMENT SERVICES)

MINUTES: REGULAR CALLED MEETING

August 18, 2025

Jonathan Flores, City Manager, introduced the item and recommended the reappointment of Danny Wylie and Ruben Luna as Regular Members, and Roberto Carrillo, Jr., as Alternate Member.

Comm. Medina **moved** to reappoint Danny Wylie and Ruben Luna as Regular Members and Roberto Carrillo, Jr. as Alternate Member to the Planning and Zoning Commission. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2025-43 is filed with the City Clerk's Office.

ITEM 7. ADMINISTRATIVE

A) DISCUSSION AND ACTION FOR VOTE ON PROPOSED TAX RATE INCREASE AND SCHEDULE A PUBLIC HEARING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)

Jonathan Flores, City Manager, introduced the item. He briefly stated the City of Pharr was not increasing the tax rate and the proposed tax rate of \$0.7676 would remain the same. He further stated a public hearing would be scheduled for September 15, 2025, at 4:00 p.m.

ROLL CALL VOTE:

AYES: Mayor Ambrosio Hernandez, Comm. Michael Pacheco, Comm. Ramiro Caballero, Comm. Medina, and Comm. Itza Flores.

NAYS: Zero (0)

B) SUBMISSION OF CERTIFIED TOTALS FOR TAX ASSESSED VALUES 2025 FOR FISCAL YEAR 2025-2026. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)

Jonathan Flores, City Manager, introduced the item. He briefly reported the total net taxable value for 2025 showed an increase of 2.85% compared to last year.

ITEM 8. PURCHASING

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING PHARR POLICE DEPARTMENT TO PURCHASE TWO (2) SELF-SUFFICIENT SURVEILLANCE MOBILE TRAILERS USING OPERATION LONESTAR FY2025 GRANT #5059901. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY (POLICE)

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Flores moved to approve. Comm. Medina 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 1 IN THE AMOUNT OF \$22,835.40 AND THE ADDITION OF 30 WORKING DAYS TO THE CONSTRUCTION CONTRACT WITH D. WILSON CONSTRUCTION COMPANY FOR THE DONATION ACCEPTANCE PROGRAM FOR FISCAL YEAR 2016. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

Jonathan Flores, City Manager, introduced the item and recommended approval.

Comm. Pacheco moved to approve. Comm. Medina 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. Medina moved to adjourn. Comm. Pacheco seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:15 p.m.

CITY OF PHARR



AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

MINUTES: REGULAR CALLED MEETING
August 18, 2025

ON THIS THE 18th DAY OF AUGUST 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: September 2, 2025

