



**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, DECEMBER 1, 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 December 1, 2025 as Arbor 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) Submission of Sales Tax Collection Report for November 2025
- B) City Engineer's Report
- C) 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 November 17, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, authorizing City Manager to set proposed toll fee rate increase for commercial HAZMAT and tanker trucks. **This item supports EV - Economic Vitality.** (BRIDGE)

C) Consideration and action, if any, authorizing City Manager to set proposed toll fee rate increase for salvage vehicles. **This item supports EV - Economic Vitality.** (BRIDGE)

D) Consideration and action, if any, on request from Hidalgo County Elections Department to use Jose "Pepe" Salinas Civic Center and Development and Research Center as polling locations for the 2026 Joint Primary Election and Primary Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

E) Consideration and action, if any, authorizing City Manager to approve the emergency repair of Lift Station #31 located on Nolana with Southern Trenchless Solutions from La Feria, TX through BuyBoard Contract No.730-24 **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

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

1. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1B, Map of Lots 1A and 1B, Nolana Square, an addition to the City of Pharr, Hidalgo County, Texas. The property's physical address is 100 West Nolana Loop. **CUP#240923 This item supports EV - Economic Vitality.**

2. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, 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). The property is legally described as being all of Lots 1 & 2, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1407 West Nolana Loop. **CUP#240924 This item supports EV - Economic Vitality.**

3. Stefano's Pizza Express 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). The property is legally described as being 0.06 acres, more or less, out of Lot 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite N-3. **CUP#190961 This item supports EV - Economic Vitality.**

4. Juan David Larios and Andrew Allen Rains d/b/a The Lone Star Theater, are requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lots 10, 11, 12, and the North 11.5 feet of Lot 13, Block 1, J.T. Doster Resubdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Park Avenue. **CUP#240716 This item supports EV - Economic Vitality.**

G) PLATS:

1. Supreme Engineering, PLLC, representing Hugo A. De La Garza, Owner, is requesting final plat approval of the proposed Yellow Storage Subdivision. The property is legally described as being 1.667 acres out of the south, 5.00 acres of the west, 10.0 acres of the east 20 acres of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of W. Dicker Rd. **SUB#231236. This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution amending wrecker rotation list. **This item supports SSC - Safe and Secure Community. (POLICE)**

B) Consideration and action, if any, on Resolution declaring the city's intent to own and operate new cold storage and inspection facilities at the Pharr International Bridge. **This item supports IF - Infrastructure. (LEGAL)**

C) Consideration and action, if any, on Resolution appointing/re-appointing four (4) members to the Planning and Zoning Commission. **This item supports SG - Sound Governance and Fiscal Sustainability. (DEVELOPMENT SERVICES)**

8. PURCHASING:

A) Consideration and action, if any, authorizing the City Manager to purchase a 2025 Chassis and remounting of one (1) Type 3 ambulance from Monaco Global Sales in the amount of \$186,000.00. **This item supports SSC - Safe and Secure Community (EMERGENCY MEDICAL SERVICES)**

B) Consideration and action, if any, authorizing the City Manager to approve the purchase of two (2) 2025 Type 3 ambulances from Southwest Ambulance sales for the amount of \$631,565.34 (HGAC contract # AM 10-23) **This item supports SSC - Safe and Secure Community. (EMERGENCY MEDICAL SERVICES)**

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the Texas Division of Emergency Management for Texas Emergency Management Assistance Teams. **This item supports SSC - Safe and Secure Community. (EMERGENCY MANAGEMENT)**

B) Consideration and action, if any, on Memorandum of Understanding between the City of Pharr and the Rio Grande Valley Metropolitan Planning Organization for the distribution and maintenance of bicycle and pedestrian counter equipment. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to utilize the State of Texas Commercial Card Program for Procurement Card Services with U.S. Bank. **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, authorizing City Manager to renew network security hardware and software support services for City of Pharr and Pharr Connect through The Interlocal Purchasing System (TIPS) Contract 230105 with Telepro Communications from Mission, Texas. **This item supports SE - Service Excellence.** (PURCHASING)

E) Consideration and action, if any, on Change Order Number 2 in the amount of \$49,781.94 and the addition of 15 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)

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 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.2

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 21st day of November 2025 at 5:00 p.m. and will remain posted continuously for at least three (3) business days 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 21st day of November 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: _____