



**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 15, 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. 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.*

3. 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

4. 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) Trailblazer of the Month Recognition.

B) Recognition of Pharr Leadership Development Program Graduates.

C) Recognition of P.H.A.R.R Academy Graduates

D) Recognition of the Texas Broadband Workforce Grant Award from the Texas Broadband Development Office.

E) City Events of Interest

5. 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 December 01, 2025 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on request from Hidalgo County Elections Department to use the Pharr Memorial Library and Pharr One facilities as Election Day Polling locations for the 2026 Joint Primary Election and Primary Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on renewal of Pharr Economic Development Corporation (PEDC) II line of credit with Lone Star National Bank. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

D) Consideration and action, if any, authorizing City Manager to advertise for bids for the construction of the Pharr Police Department Vehicle Impoundment and Evidence Storage. **This item supports infrastructure — IF.** (ENGINEERING)

E) 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 General Business District (C). The property is legally described as Lot One (1) P&T Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2710 North Cage Boulevard. **CUP#231031. 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 Lots 215, 216, 217, 218 and 219, Valle de la Primavera Subdivision, an addition to the City of Pharr, Hidalgo County, Texas. The property is physically located at 6601 South Jackson Road. **CUP#240922 This item supports EV - Economic Vitality.**

3. Tejas Bar 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 Business District (C-2). The property is legally described as being 0.05 acres, more or less, out of Lots 13 & 14, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 410 West State Avenue, Suite D. **CUP#220634 This item supports EV - Economic Vitality.**

4. Las Margaritas Restaurant Inc. 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). The property is legally described as being all of Lots 7-10, Block 28, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 106 North Cage Boulevard. **CUP#210740 This item supports EV - Economic Vitality.**

F) PLATS:

1. Treviño Engineering, representing Tomas Tudor, owner, is requesting final plat approval of the proposed Jackson Crossing Subdivision. The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of North Jackson Rd. **SUB#220304 This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance adopting the Our Pharr Our Future City of Pharr Comprehensive Plan. **(1st Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance amending Zoning Ordinance No. O-2021-16 of the City of Pharr, Texas, by amending Sec. 1.14, R-MF (Residential Multi-Family District) and Sec. 1.15, R-MFHD (Residential Multi-Family High Density District). **(1st Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Resolution designating members to the Rio Grande Valley Metropolitan Planning Organization (RGVMPO). **This item supports SG - Sound Governance and Fiscal Sustainability.** (ENGINEERING)

D) Consideration and action, if any, on Resolution authorizing the submission of a Texas Parks & Wildlife Department (TPWD) Legislative Rider Grant application for General Parks Improvements and designating authorized representatives for grant administration. **This item supports QL - Quality of Life.** (GMCD)

7. PURCHASING:

A) Consideration and action, if any, authorizing the purchase of one thousand (1,000) laptops from Best Buy Stores, L.P. for an amount not to exceed \$300,000.00 for the Pharr Connect Digital Literacy Program (OMNIA contract R201203). **This item supports QL - Quality of Life.** (IT)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, authorizing City Manager to enter into a licensing agreement with the Fiber Broadband Association for the OpTIC Path curriculum. **This item supports SE - Service Excellence.** (IT)

B) Consideration and action, if any, on Amendment Number 8 in the amount of \$32,325 with Halff Associates, Inc., from McAllen, TX, for the Donations Acceptance Program Fiscal Year 2016 (DAP FY 16). **This item supports IF - Infrastructure.** (ENGINEERING)

9. 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.

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

11. 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 9th day of December 2025 at 4:30 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 9th day of December 2025



A handwritten signature in blue ink, which appears to read "Imelda Perez", is written over a horizontal line.

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: _____