



**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
TUESDAY, FEBRUARY 17, 2026**

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 February 22 - 28, 2026 as Engineer's Week
- B) Proclamation proclaiming February 2026 as Black History 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) Trailblazer of the Month Recognition

B) Recognition of Fire Department Lieutenant Esteban Gonzalez Jr. - Retirement after 40 Years of Service.

C) Recognition of the Pharr Memorial Library for being awarded the 2025 Achievement of Excellence in Libraries Award by the Texas Municipal Library Directors Association.

D) Recognition of Public Safety Communications Director Kenneth Ennis on obtaining Emergency Number Professional Certification

E) 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 February 02, 2026 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

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

1. Red Robin Restaurant, 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 Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. CUP#030747 - **This item supports EV - Economic Vitality.**

2. El Rodeo Grill, LLC., DBA 7 Mares, is requesting a Conditional Use 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 3 & 4. CUP#251116 - **This item supports EV - Economic Vitality.**

C) PLATS:

1. Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision. The property is legally described as being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Hi-Line Road. SUB#251036- **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-18 regarding Water Conservation and Drought Contingency Plan Stage 2. **(1st Reading) This item supports QL - Quality of Life.** (PUBLIC UTILITIES)

B) Consideration and action, if any, on a Resolution for nomination of candidate to the Hidalgo County Appraisal District Board of Directors to fill unexpired term. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

8. PURCHASING:

A) Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana in the amount of \$291,191.56 (Buyboard Contract #787-25). **This item supports IF - Infrastructure.** (IT)

B) Consideration and action, if any, on the purchase of servers for IT Datacenter from SHI Government Solutions Inc, in an amount not to exceed \$137,744.76. (Texas DIR Contract #DIR-TSO-4317) **This item supports IF - Infrastructure.** (IT)

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:

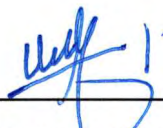
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 10th day of February 2026 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 10th day of February 2026





ALESSANDRA GARCIA, CPM
ASSISTANT 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: _____

Proclamation



WHEREAS, the National Society of Professional Engineers initiated Engineer's Week in 1951 to highlight the important role engineers play in making a difference in our world; and

WHEREAS, Engineers use their scientific and technical knowledge and skills in creative and innovative ways to fulfill society's needs. Engineering is all around us from roads and bridges we travel on; to the cars and planes we use to ride around. Often unseen, the cleverness of engineering makes our lives easier and safer; and

WHEREAS, Engineers face the major technological challenges of our time, from rebuilding towns devastated by a natural disaster, cleaning up the environment, assuring safe, clean, and efficient sources of energy, designing information system that will speed our country into the future; and

WHEREAS, Engineers are encouraging our young mathematics, technology, engineering and science students to realize the practical power of their knowledge. We look more than ever to engineers and their knowledge and skills to meet the challenges of the twenty-first century; and

WHEREAS, E-Week promotes recognition among parents, teachers, and students on the importance of a technical education and a high level of math, science, and technology literacy, and motivates youth to pursue engineering careers in order to provide a diverse and vigorous engineering workforce; and

WHEREAS, Engineering is a life-long commitment to making a difference. This week is a great opportunity to recognize and appreciate everything engineers do in our community; and

WHEREAS, the City of Pharr is proud to recognize and commend the tireless efforts to promote cycling, health, and safety in the Rio Grande Valley, and extend our gratitude for their positive impact on our city.

NOW THEREFORE, I, **Ambrosio Hernandez, Mayor of the City of Pharr, Texas** by the authority vested in me and on behalf of the City Commission, do hereby proclaim the week of February 22-28, 2026 as

"Engineers Week"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 17th day of February 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, during National Black History Month, we celebrate the vast contributions of Blacks to our Nation's history and identity; and

WHEREAS, each year, February is designated Black History Month to remember and reflect on the tribulations faced by the Black community while learning from the vibrant culture and history and celebrating its many invaluable contributions; and

WHEREAS, shining a light on Black history today is as important in understanding ourselves and growing stronger as a Nation. That is why it is essential that we take time to celebrate the immeasurable contributions of Black Americans, honor the legacies and achievements of generations past, reckon with centuries of injustice, and confront those injustices that still fester today; and

WHEREAS, the 2026 national theme is "African Americans and Labor," highlighting the significant contributions of African Americans to the workforce throughout history; and

WHEREAS, the City of Pharr is deeply committed to equity and inclusion and as such, honors the contributions made by our Black community and wishes not only to acknowledge them but to commemorate and celebrate the contributions made by local residents; and

WHEREAS, our community is better because of their contribution, resilience, and fortitude who contribute in music, sports, academic, business and economics and the overall progress and wellbeing of Pharr's growth and development.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the month of February 2026 as:

“Black History Month”

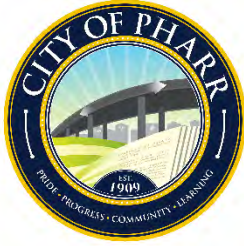
IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 17th day of February 2026.

ATTEST:

CITY OF PHARR

Ambrosio Hernandez, Mayor

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: February 5, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

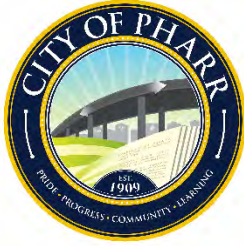
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 02/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: February 5, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Trailblazer of the Month Recognition

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Trailblazer of the Month Recognition

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends Trailblazer Recognition of the Month

Alternatives: N / A

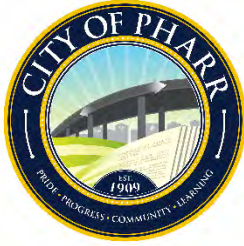
Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 02/05/2026
Final Approval - 02/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: February 10, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of Fire Department Lieutenant Esteban Gonzalez Jr. - Retirement after 40 Years of Service.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Recognition of Fire Department Lieutenant Esteban Gonzalez Jr. - Retirement after 40 Years of Service.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends recognizing Fire Department Lieutenant Esteban Gonzalez Jr. upon his retirement after 40 years of dedicated service.

Alternatives: N / A

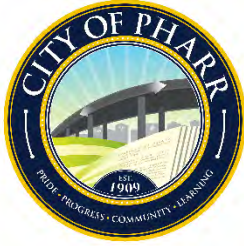
Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 02/10/2026
Final Approval - 02/10/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: February 5, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of the Pharr Memorial Library for being awarded the 2025 Achievement of Excellence in Libraries Award by the Texas Municipal Library Directors Association.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Recognizing the Pharr Memorial Library as a recipient of the 2025 Achievement of Excellence in Libraries Award.

Fiscal Consideration: N / A

Staff Recommendation: Recognition of the Pharr Memorial Library for receiving the 2025 Achievement of Excellence in Libraries Award from the Texas Municipal Library Directors Association.

Alternatives: N / A

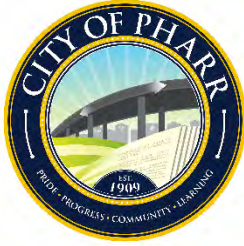
Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 02/05/2026
Final Approval - 02/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: February 5, 2026

MEETING DATE: February 17, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of Public Safety Communications Director Kenneth Ennis on obtaining Emergency Number Professional Certification

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Certification has a requisite of a minimum of ten (10) years experience and examination is considered one of the hardest exams to take. There are only 1,100 certified in the U.S. and 139 ENP's in Texas. It is the highest accomplishment in the public safety communications profession.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognition of Mr. Ennis on certification obtained.

Alternatives: N/A

Exclude Material from Public Packet? No

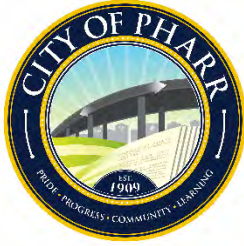
Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 02/05/2026

Final Approval - 02/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.E.

DATE SUBMITTED: February 5, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

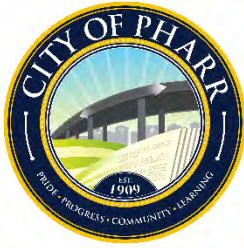
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 02/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: February 10, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for February 02, 2026 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Minutes for February 02, 2026 - Regular Called Meeting

Fiscal Consideration: N / A

Staff Recommendation: Recommend approval of Minutes as presented.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 02/10/2026
New -

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, FEBRUARY 2, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, February 2, 2026, and following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Sabrina Solis, Comptroller of Operations
Veronica Ramirez, HR Director
Juan Villescascas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Albert Gonzalez, Assistant Fire Chief
Roy Rodriguez, Code Comp. Director
Roland Gomez, Dev. Services Director
Luis Marin, Public Works Director
Keyla Jalife, Interim O.S.E. Director
Ruben Rosales, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Purchasing Director
Danny Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Communications Officer
Kenneth Ennis, Public Safety Comm. Director
Elizabeth Diaz, Public Health Director
Will Borowski, Golf Director
Abel Molina, Interim Special Events Director
Napoleon Coca, Interim Grants Mgmt. Director
Isaac Escobedo, Interim Maintenance Dir.
Victoria Brewster, Dir. of External Relations
Kenneth Walsh, Food Service 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 member. Comm. Flores 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. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING FEBRUARY 2026 AS NATIONAL HEART MONTH.

Mario Lizcano, Administrator of Corporate Affairs at DHR Health, Jo Anna Garza, Business Development Manager, and Dr. Herschl Silberman were present. They thanked the Commission for their support and stated their partnership allowed DHR Hospital to bring awareness to the community about the importance of heart health awareness and education.

Dr. Herschl Silberman, MD, Cardiologist with the DHR Health Heart Institute, further encouraged the community to remain educated, proactive, and strong advocates for heart health and support.

Comm. Caballero read the proclamation proclaiming February 2026 as National Heart Month. Mario Lizcano and Dr. Herschl Silberman received the proclamation.

B) PROCLAMATION PROCLAIMING MARCH 28, 2026, AS CHILDREN'S ADVOCACY CENTER OF HIDALGO COUNTY DAY.

Pat Blum and Executive Director Nadia Ochoa from the Children's Advocacy Center, gave a brief overview of their services. Ms. Blum further extended an invitation to their Annual Vinos Fundraiser Event on Saturday, March 28, 2026 at the McAllen Convention Center and thanked the Commission for their continued support.

Comm. Flores read the proclamation proclaiming March 28, 2026 as Children's Advocacy Center of Hidalgo County Day. Pat Blum and Nadia Ochoa received the proclamation.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

At this time, Jonathan Flores, City Manager, called upon Keyla Jalife, Office of Strategic Excellence Director, to introduce the Trailblazer of the Month.

Keyla Jalife, Office of Strategic Excellence Director, recognized Brenda Mireles as Trailblazer for the month of January 2026. She stated Ms. Mireles was selected for her outstanding dedication, compassion, and excelling in service, embodying the values and spirit of the Trailblazer Award.

Brenda Mireles, Executive Administrative Assistant, expressed gratitude for the recognition and thanked her mentors. She further stated she was looking forward to continuing to grow professionally.

A) PRESENTATION OF DELINQUENT TAX COLLECTION REPORT FOR THE PERIOD OF OCTOBER 01, 2024 THROUGH SEPTEMBER 30, 2025 PRESENTED BY LINEBARGER GOGGAN BLAIR & SAMPSON, LLP (KELLY R SALAZAR).

Kelly Salazar, Linebarger, Goggan Blair & Sampson, LLP, presented the delinquent tax report for FY 2024-2025. She reported on the two (2) delinquent tax program basic premises; the first to collect from the individual taxpayer and secondly to use the tool ligation only as a final option to collect. Ms. Salazar further reported on the various means for communication and efforts for delinquent tax collections. Lastly, she reported a total of \$3,484,669 was collected in delinquent taxes.

B) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JANUARY 2026.

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 14.3% year to date true growth compared to January 2025.

Jonathan Flores, City Manager, further stated Sabrina Solis from Finance Department was in the audience and questions could be entertained at this time.

C) RECOGNIZING JOSE ANTONIO "TONY" PADRON, SR. CONSTRUCTION INSPECTOR FOR THE ENGINEERING DEPARTMENT, ON HIS RETIREMENT.

Jonathan Flores, City Manager, introduced the item and called upon Patrizia Longoria, City Engineer.

Patrizia Longoria, City Engineer, recognized Tony Padron's retirement with the City of Pharr and stated Mr. Padron has brought a wealth of experience and integrity that

helped the foundation on the City's infrastructure. She further thanked Mr. Padron for his years of dedicated service and wished him all the best in retirement.

Tony Padron thanked the City Commission and city staff for their continued support and stated he was going to miss his thirty-eight (38) years of service in the Engineering field and was looking forward to his retirement time ahead.

D) HEALTHIER TEXAS COMMUNITY CHALLENGE PLEDGE

Abel Molina, Special Events Director, stated the 2026 Healthier Texas Challenge was a free, eight-week statewide initiative that promote healthier lifestyles through wellness activities and community engagement. At this time, he invited the commission to accept the 2026 Healthier Texas Challenge pledge. Mayor Hernandez and Commissioners accepted and signed the pledge as part of the city's participation in the challenge.

E) 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 Communication Officer, presented video recaps highlighting the City of Pharr 117th birthday celebration and the Parks & Recreation Coffee and Canopy event. She further presented promotional videos for the upcoming Healthier Texas Community Challenge and Healthier Texas Community - Cooking with Mayor.

Yuri Gonzalez, Chief Communications Officer, reported a Healthier Texas Cycle with First Responders event would be held on Tuesday, February 3, 2026 at the Hidalgo County Precinct 2 Hike & Bike Trail. She stated this event would begin at 5:30 p.m. and invited the community to bring their bicycles and helmets to enjoy a group ride along with our first responders.

Yuri Gonzalez, Chief Communications Officer, further reported the Pharr Fire Department Burn Awareness event would take place on Saturday, February 7, 2026 at Pharr One from 9:00 a.m. to 12:30 p.m. She stated this was a free event with informational booths, family activities and burn care tips and extended an invitation to the community to attend.

Yuri Gonzalez, Chief Communications Officer, also reported the City of Pharr "Say I do" Valentines Day Weddings would take place on Saturday, February 14, 2026 at Pharr One – French Garden located at 1121 E. Nolana Loop. She stated those interested in getting married were encouraged to get their wedding license seventy-two (72) hours in advance and stated there would be photo ops, free food and free photography services.

Yuri Gonzalez, Chief Communications Officer, reported the Night Under the Stars – Candle-Lit Concert would take place on Saturday, February 14, 2026 at Pharr One

Amphitheater located at 1121 E. Nolana Loop at 8:00 p.m. She stated this would be a ticketed event and would provide additional information later when tickets were available for pick up at our Special Events Office.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the 20th Annual St. Patrick's Day 5K Walk/Run would take place on Saturday, March 7, 2026 at 1000 S. Fir St. with race start time at 8:00 a.m. She encouraged the public to participate and stated information could be obtained by calling the Pharr Parks and Recreation Department

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR JANUARY 20, 2026 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON RENEWAL OF SERVICE CONTRACT WITH JORDAN JOHNSON, INC. FOR PROFESSIONAL CONSULTING SERVICES ON PERFORMANCE EXCELLENCE AND FINANCIAL SUSTAINABILITY. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING THE CITY MANAGER TO ADVERTISE REQUEST FOR PROPOSALS (RFP) FOR PLANTING AND LANDSCAPE INSTALLATION SERVICES FOR THE SCHOOLYARD FORESTRY PROJECT. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (PURCHASING)**
- D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR SEALED BIDS FOR THE RENOVATIONS OF THE CITY OF PHARR TIERRA DEL SOL GOLF COURSE. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PURCHASING)**
- E) PLATS:**
 - 1. SALINAS ENGINEERING, REPRESENTING JACINTO CANO AND ALICE R. CANO, OWNERS, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED JACINTO CANO SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 274, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3100 BLOCK OF SOUTH GARDENIA ST. SUB# 240513 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. WEAVER CONSULTANTS GROUP, REPRESENTING CHRIS ILEKIS, MEMBER FOR 801 S CAGE LLC, REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED D. PEARSON SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.738 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 1 THRU 8, LOTS 11 THRU 13 AND A STRIP OF LAND 20.00 FEET WIDE LYING EAST AND ADJACENT TO AND ALONG THE FULL LENGTH OF LOT 11, ORANGE GROVE ADDITION, PHARR, HIDALGO COUNTY,**

TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 801 S. CAGE BOULEVARD.SUB#250930 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

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

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

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF A CRIMINAL JUSTICE GRANT PROGRAM (JAG) FY2027 APPLICATION TO THE OFFICE OF THE GOVERNOR - PUBLIC SAFETY OFFICE FOR THE PHARR METAL DETECTOR ENHANCEMENT PROJECT, DESIGNATING AUTHORIZED REPRESENTATIVES, AND CERTIFYING COMPLIANCE WITH ALL APPLICABLE GRANT REQUIREMENTS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (GMCD)**

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

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

Resolution No. R-2026-08 is filed with the City Clerk's Office.

- B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF AN OFFICE OF THE GOVERNOR – PUBLIC SAFETY OFFICE PEACE OFFICER MENTAL HEALTH GRANT PROGRAM (FY2027) APPLICATION TO SUPPORT THE PHARR PEACE OFFICER MENTAL HEALTH & RESILIENCY PROGRAM AND DESIGNATING AUTHORIZED REPRESENTATIVES FOR GRANT ADMINISTRATION. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (GMCD)**

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

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

Resolution No. R-2026-09 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF A BORDER ZONE FIRE DEPARTMENTS (BZFD) GRANT PROGRAM FY2027 APPLICATION TO THE OFFICE OF THE**

GOVERNOR – PUBLIC SAFETY OFFICE FOR THE CITY OF PHARR FIRE DEPARTMENT, DESIGNATING AUTHORIZED REPRESENTATIVES, AND CERTIFYING COMPLIANCE WITH ALL APPLICABLE GRANT REQUIREMENTS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (GMCD)

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

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

Resolution No. R-2026-10 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE SUBMISSION OF A RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM FY2027 APPLICATION TO THE OFFICE OF THE GOVERNOR – PUBLIC SAFETY OFFICE FOR THE CITY OF PHARR POLICE DEPARTMENT, DESIGNATING AUTHORIZED REPRESENTATIVES, AND CERTIFYING COMPLIANCE WITH ALL APPLICABLE GRANT REQUIREMENTS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (GMCD)

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

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

Resolution No. R-2026-11 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/REAPPOINTING ONE (1) MEMBER TO THE TIERRA DEL SOL GOLF ADVISORY BOARD. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (GOLF)

Jonathan Flores, City Manager, introduced the item and recommended re-appointment of Ricardo Medina to the Tierra Del Sol Golf Advisory Board.

Comm. Flores **moved** to re-appoint Ricardo Medina to the Tierra Del Sol Golf Advisory Board. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2026-12 is filed with the City Clerk's Office.

F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING THE CITY OF PHARR TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR STREET CLOSURES OF STATE

**ROADWAYS FOR 2026 PUBLIC EVENTS. THIS ITEM SUPPORTS QL
- QUALITY OF LIFE. (SPECIAL EVENTS)**

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

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

Resolution No. R-2026-13 is filed with the City Clerk's Office.

At this time, Jonathan Flores, City Manager, stated they would deviate from the agenda and go to Item 8.A. There was no objection.

ITEM 8. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AWARDING THE CONSTRUCTION MANAGEMENT SERVICES AGREEMENT TO BROWNSTONE CONSULTANTS, LLC FOR THE DAP FY2016 COMMERCIAL PARKING LOT PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING) (ENGINEERING)**

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

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

- B) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NUMBER 3 TO EXTEND CONTRACT TIME TO JUNE 2026 IN THE AMOUNT OF \$271,122.00 TO THE CONSTRUCTION MANAGEMENT AGREEMENT WITH BROWNSTONE CONSULTANTS, LLC FOR THE PHARR INTERNATIONAL BRIDGE EXPANSION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE (ENGINEERING) (ENGINEERING)**

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

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

ITEM 9. CLOSED SESSION

The time being 4:42 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 10. RECONVENE

The time being 5:28 p.m. Mayor Hernandez stated the commission would be resuming the open meeting.

ITEM 7. ADMINISTRATIVE

A) PRESENTATION ON GOLF COURSE IMPROVEMENTS AND RENOVATION UPDATES. THIS ITEM SUPPORTS QL - QUALITY OF LIFE. (GOLF)

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

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:28 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 2nd DAY OF FEBRUARY 2026 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:

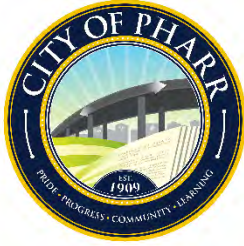
IMELDA PEREZ

MINUTES: REGULAR CALLED MEETING
February 2, 2026

CITY CLERK

APPROVED:

DRAFT



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Roland Gomez

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Issue: Issue

Fiscal Consideration: N/A

Staff Recommendation: .

Alternatives: N/A

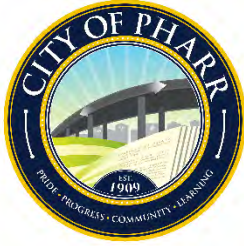
Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia

Created/Initiated - 02/06/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.1.

DATE SUBMITTED: January 30, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Red Robin Restaurant, 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 Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 409 South Jackson Road. CUP#030747 - **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Red Robin Restaurant 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).

Fiscal Consideration: N / A

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 01/30/2026
Approved - 02/02/2026
Approved - 02/06/2026
Final Approval - 02/06/2026



MEMORANDUM

DATE: TUESDAY, FEBRUARY 17, 2026
TO: MAYOR AND CITY COMMISSION
FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#030747** (RED ROBIN RESTAURANT)

GENERAL INFORMATION:

APPLICANT: Red Robin Restaurant 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).

LEGAL DESCRIPTION: The property is legally described as Lot 2, Paradise Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property’s physical address is 409 South Jackson Road.

ZONING: The property is currently zoned as General Business District (C). The surrounding property is zoned General Business District (C) to the north, south and east and city limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

February 17, 2026

Conditional Use Permit **Renewal** for ABC –

Red Robin Restaurant

Background:

Red Robin Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 20th renewal for Red Robin Restaurant.

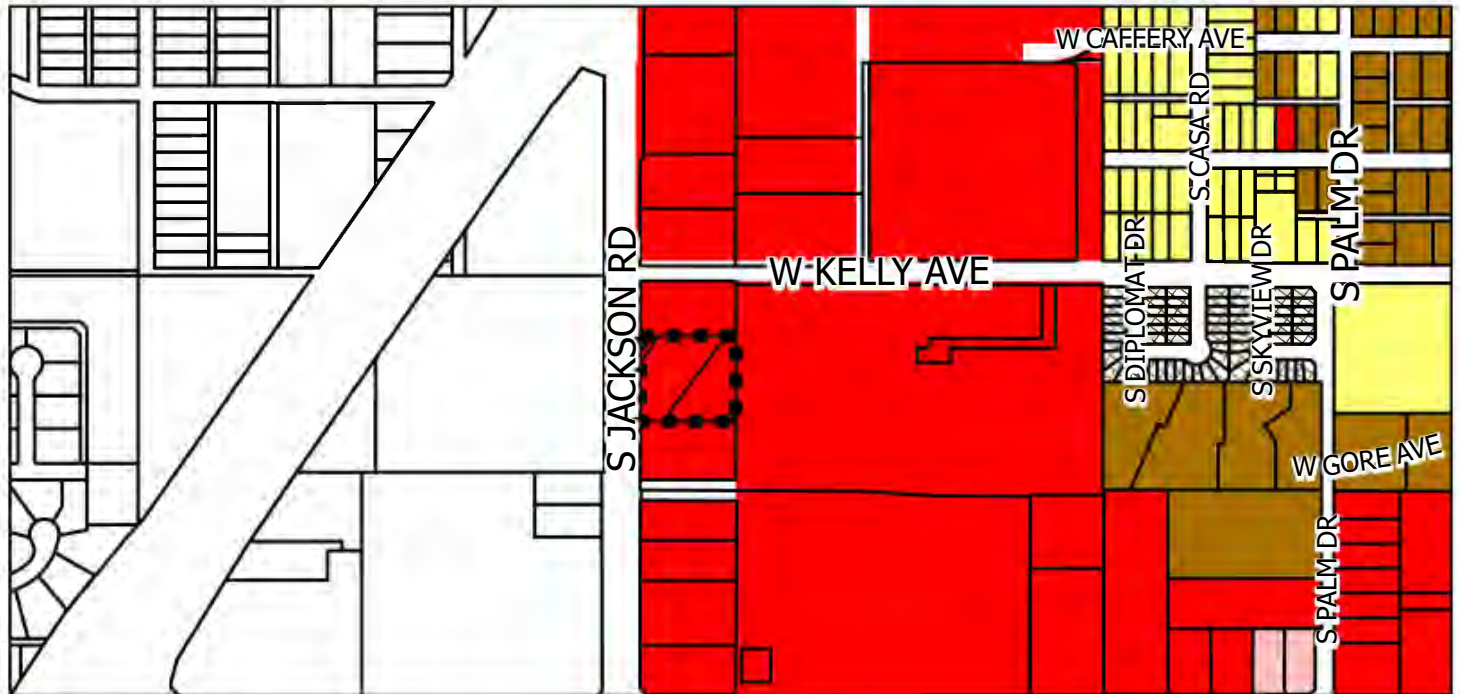
The property is located at 409 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



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- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |



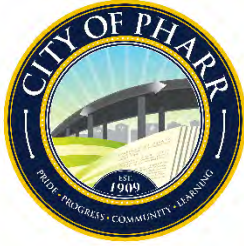


Pharr
Development Services



Site Photo
409 South Jackson Road





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.2.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 17, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: El Rodeo Grill, LLC., DBA 7 Mares, is requesting a Conditional Use 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 3 & 4. CUP#251116 - **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: El Rodeo Grill, LLC., DBA 7 Mares, 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 in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 02/06/2026

Approved - 02/06/2026

Approved - 02/06/2026

Final Approval - 02/06/2026



MEMORANDUM

DATE: TUESDAY, FEBRUARY 17, 2026
TO: MAYOR AND CITY COMMISSION
THROUGH: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES
FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. **CUP#251116**
(7 MARES)

GENERAL INFORMATION:

APPLICANT: El Rodeo Grill LLC DBA 7 Mares, 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 in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.070 acres, more or less, out of Lot A, Medical Ridge Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1401 South Jackson Road, Suites 3 & 4.

ZONING: The property and properties to the north and south are currently zoned General Business District (C). The adjacent zoning is Residential Multi-Family High Density District (R-MFHD) to the east. The city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING:	Recommends approval of the Conditional Use Permit.
HEALTH:	Recommends approval of the Conditional Use Permit.
DEVELOPMENT SERVICES:	Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends approval of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Conditions of Conditional Uses Sec. 1.48(F) of the Zoning Ordinance: Establishments selling or distributing alcoholic beverages for consumption on premises:

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.
4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or

- B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- 6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.
- 7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
- 8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
- 9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building

inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.

10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.

11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.

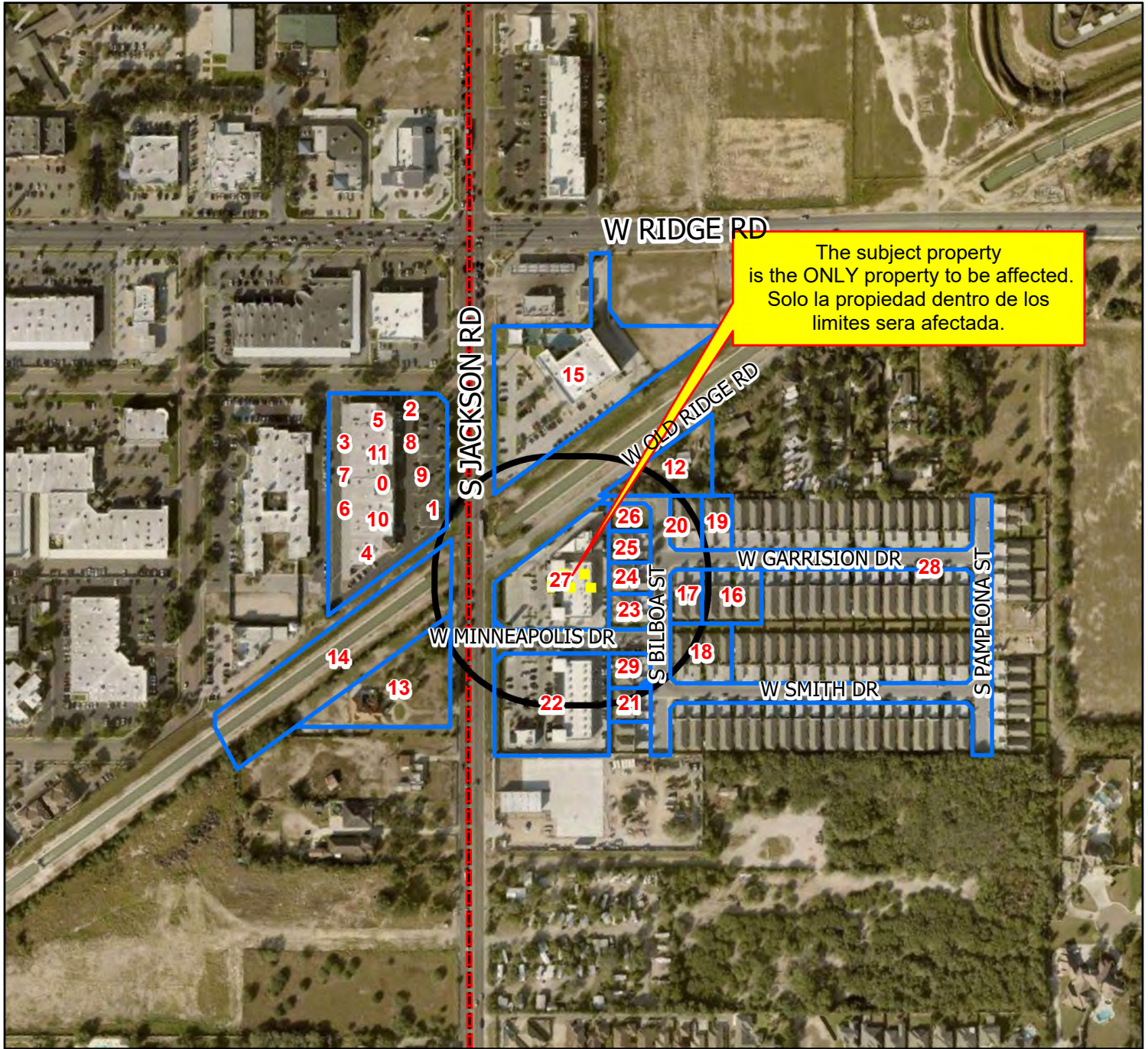
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).





13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.

Proposed Conditional Use Permit Lots A and B, Medical Ridge Subdivision, an addition to the City of Pharr
AERIAL

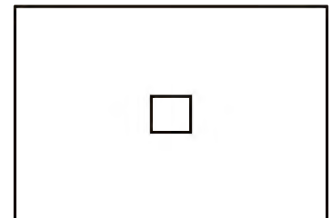
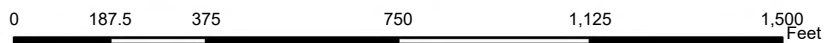


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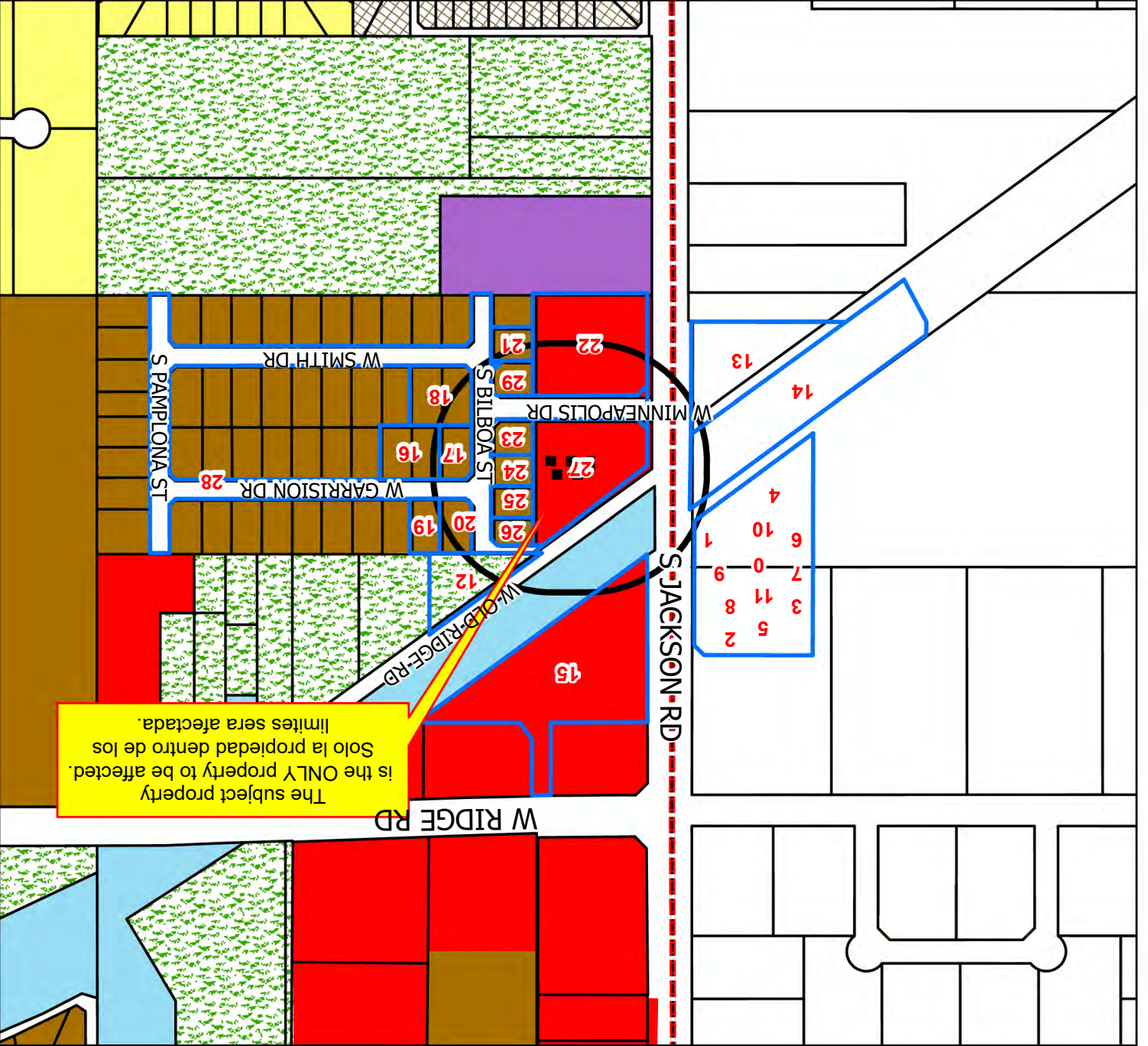


-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

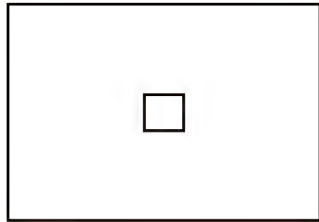
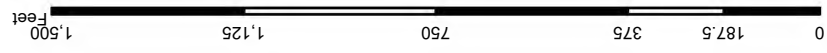


Proposed Conditional Use Permit Lots A and B, Medical Ridge Subdivision, an addition to the City of Pharr



The subject property is the ONLY property to be affected. Solo la propiedad dentro de los límites sera afectada.

Scale: 1:4,500



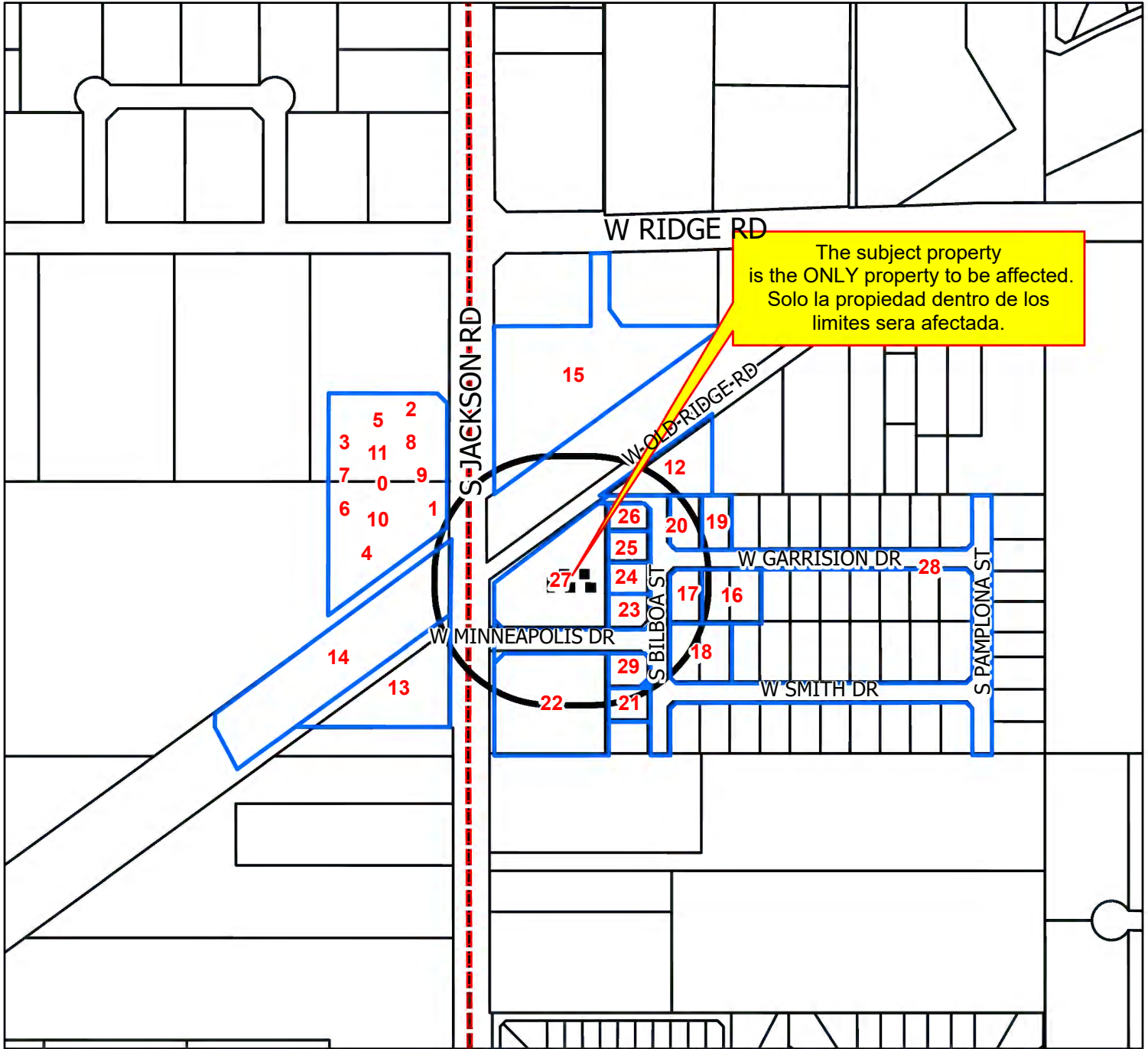
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Heavy Commercial
- Drainage Easement
- Planned Unit Development
- Valley View ISD
- Hidalgo ISD
- PSJA ISD
- Office Professional
- Rail Road R.O.W
- Neighborhood Commercial
- Limited Industrial
- Heavy Industrial
- Townhouse
- HUD Code
- Mobile Home
- General Business
- Business District
- Business District
- Government Owned





Proposed Conditional Use Permit
 Lots A and B, Medical Ridge
 Subdivision, an addition to the City of
 Pharr
 RADIUS



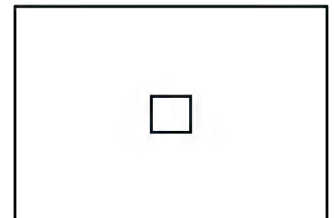
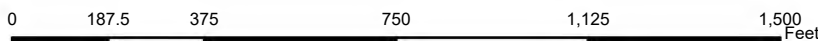
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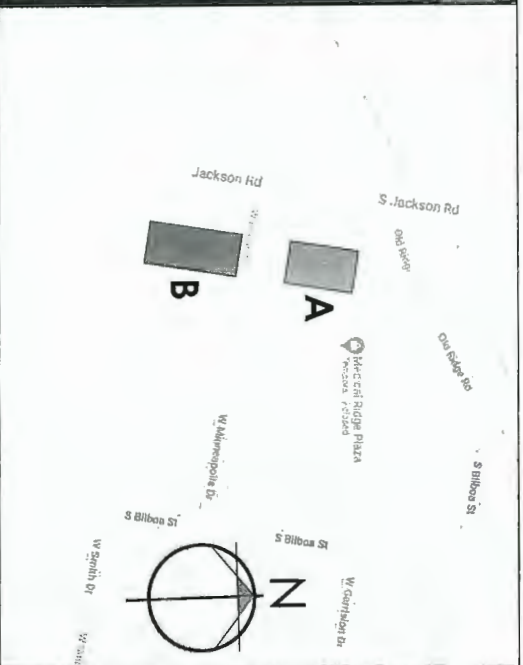
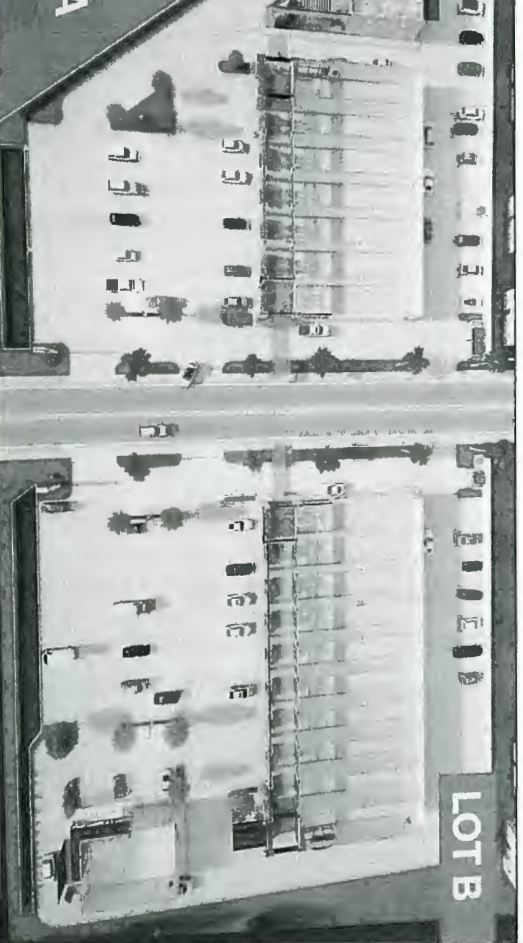


The subject property is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

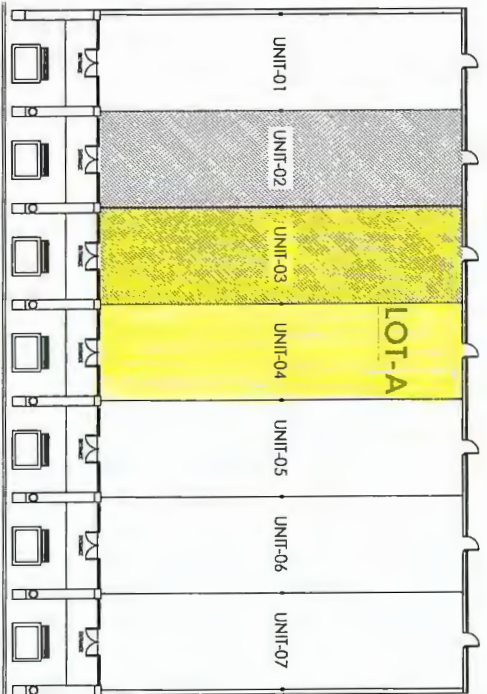
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





VICINITY MAP



1401 SOUTH JACKSON RD. SUITE 03 & 04 PHARR, TX. 78577

TOTAL OCCUPANT LOAD: (ASSEMBLY: RESTAURANT: GROUP A-2)	
DINING AREA (Unconcentrated Tables & Chairs)	1050 Sq. Ft. / 15 per occupant = 70
FIXED BOOTHS (6 bench)	5.5 Benches x 4 LF = 22
KITCHEN & PREPARATION AREA	925 Sq. Ft. / 200 per occupant = 5
BAR AREA (FIXED SEATING)	Use number of fixed seats, occupant = 17
	114 OCCUPANTS

- Codes:
- 2019 International Building Code
 - 2017 International Electrical Code
 - 2018 International Plumbing Code
 - 2018 International Mechanical Code
 - 2018 Fuel Gas Code
 - 2015 International Energy Code



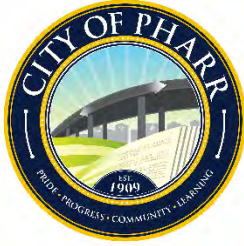
Pharr
Development Services



Site Photo

1401 South Jackson Road, Suites 3 & 4





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

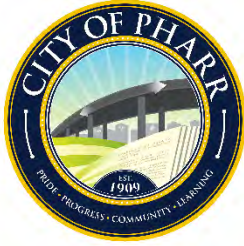
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 02/06/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.1.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 17, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision. The property is legally described as being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 400 Block of E. Hi-Line Road. SUB#251036- **This item supports EV - Economic Vitality.**

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Issue: Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Pharr Trade Center Subdivision at their meeting on Thursday, February 05, 2026. (7 members present)

Development Services recommends final plat approval of the proposed Pharr Trade Center Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 02/06/2026

Approved - 02/06/2026

Approved - 02/06/2026

Final Approval - 02/06/2026



MEMORANDUM

DATE: TUESDAY, FEBRUARY 17, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: PHARR TRADE CENTER SUBDIVISION
FILE NO. **SUB#251036**

GENERAL INFORMATION:

APPLICANT: Halff, representing Andres Zuniga, Member for Zuko Family Limited Partnership, is requesting final plat approval of the proposed Pharr Trade Center Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 54.66 acre tract of land, more or less, out of Lots 371 and 372, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 400 Block of E. Hi-Line Road.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural Open Space District (A-O) to the north and west, Agricultural Open Space District (A-O) and Heavy Industrial District (H-I) to the east and south. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouse.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Pharr Trade Center Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. Provide street light layout.

EASEMENTS: 1. See attached comments.

**SIDEWALK:
ADA:** 1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION: 1. See attached comments.

WATER: 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

SEWER: 1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE: 1. See attached comments.

OTHER: 1. Financial guarantee provided for recording.
2. See staff comments attached.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat of the proposed Pharr Trade Center Subdivision at their meeting on Thursday February 05, 2026.



Pharr

Fire Department



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: PHARR TRADE CENTER SUBDIVISION

Reviewed by: MIKE NAVARRO

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be PAINTED SILVER in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336) AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of

20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIEMENTS.**

Additional Comments: PHARR FIRE DEPARTMENT REVIEWED SUBDIVIOSN PLANS FOR TPA WAREHOUSE PHARR SUBDIVISON BY ASST FIRE MARSHAL MIKE NAVARRO AND FOUND THAT THE FOLLWING ITEMS ARE PENDING.

- 1. SHALL PROVIDE FIRE HYDRANT DETAIL TO INCLUDE 6 FEET BEHIND CURB IF SIDE WALK WILL BE INSTALLED.**



Pharr Public Work



Staff-Construction Meeting
Pharr Trade Center Subdivision
Pharr Tx, 78577

DATE: 7/29/2025
59.59 Acres

Plat Notes:

- **No comments**

General Notes:

- **Submit an approved Sediment Erosion Control Plan**
- **Submit an approved copy of your TCEQ Large Construction Permit**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**



SUBDIVISION REVIEW COMMENTS

City of Pharr • 118 S. Cage Blvd., 1st Floor • Pharr, TX 78577 • 956.402.4221

SUBDIVISION: Pharr Trade Center
Subdivision

DATE: October 15, 2025

REVIEW: Preliminary (Comments for plans dated: 10-13-2025)

PLAT

1. Signatures and seals from P.E. & R.P.L.S. are required.

SITE PLAN

1. Revise waterline size to 12"-in PVC for industrial use.
2. Provide all pertinent City of Pharr details for water, sewer, storm and paving.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Provide cross-section details of detention pond. Detention area shall require a perimeter fence if depth is 3'-ft or deeper.
3. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

Gerardo Padron
Broadband Grad Engineer
Innovation & Technology Department
O: 956-402-2000
Gerardo.padron@pharr-tx.gov
104 Polk Ave
Pharr, TX 78577



Date: 10/15/2025
Staff -Plat Review: Subdivision:
Pharr Trade Cetner Subdivision

Plat Notes:

- No Notes

General Notes: Proposed Data/Telephone Access.

- 1. Data/Telephone Existing Access Point Location:**
 - a. Estimated at coordinates: 26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W.
- 2. Primary Conduit Installation:**
 - a. A ****1x4" Schedule 40 conduit**** or ****1x4" SDR11 Orange conduit**** Sleeve shall be routed within the Utility Easement on Hi Line Rd (estimate coordinates 26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W).
 - b. A ****1x4" Schedule 40 conduit**** or ****1x4" SDR11 Orange conduit**** Sleeve shall be routed within the Utility Easement on East Hi Line to within the Subdivision Location in accordance with Planning and Zoning Site Plan.
- 3. Following up on the comments from July 31, 2025, please make the following update to the utility site plan:**
 - a. · Action: Display the City of Pharr utility fiber cable within the Utility Site Plan.
 - b. · Data Provided: The coordinates for the fiber cable path and its hand-holes were included in the July 31 comment letter.
 - c. · Reason: This is a critical utility that must be shown to prevent excavation conflicts and ensure network integrity and part of City of Pharr Utilities.



Pharr Connect: Your Reliable Partner for Industrial Data Services

Pharr Connect is a premier, dependable service designed to meet the diverse needs of the industrial community. Whether you require a primary data source or secondary support, Pharr Connect delivers exceptional services tailored to your business requirements. Here's why Pharr Connect stands out as the ideal solution for your data service needs:

1. Key Features and Benefits:

a. **Unmatched Reliability:** Pharr Connect serves as a trusted primary or secondary data source, ensuring uninterrupted access to critical information for your operations.

b. **Strategic Location:** Access our services conveniently at the following coordinates: 26° 6'4.29"N 98°11'44.53"W or 26° 6'3.19"N 98°11'36.48"W.

This location provides seamless connectivity to data provided by the City of Pharr, ensuring efficiency and ease of use.

2. Minimal Construction Requirements:

a. With existing access points in close proximity, setup is quick and hassle-free, minimizing downtime and disruption to your operations.

3. **Customizable Plans and Competitive Rates:** Our sales team is ready to work with you to develop a plan that fits your budget and business needs. Schedule a meeting today to discuss tailored rates and service options.

4. Commitment to Excellence: Pharr Connect is dedicated to providing exceptional service to the industrial community, ensuring your business stays connected, informed, and ahead of the competition.

Why Choose Pharr Connect?

- **Proven Dependability**:** A track record of reliable service delivery.
- **Convenient Access**:** Strategically located for easy connectivity.
- **Cost-Effective Solutions**:** Competitive rates tailored to your needs.
- **Minimal Setup**:** Leveraging existing infrastructure for quick deployment.
- **Expert Support**:** A dedicated team committed to your success.

Pharr Connect is more than just a service—it's a partnership designed to empower your business with the data and connectivity you need to thrive. Contact us today to learn more and schedule a consultation with our sales team. Let Pharr Connect be the backbone of your industrial operations.

“Connect with Confidence. Choose Pharr Connect.”

Please let us know if additional details or clarification are required to proceed with this request.

RE: Subdivision Review TPA Warehouse Pharr Subdivision

From John Salinas <jbs_hcid2@att.net>
Date Mon 7/28/2025 2:03 PM
To Eddie Martinez <eddie.martinez@pharr-tx.gov>
Cc jl_hcid2@att.net <jl_hcid2@att.net>

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 reservations, comments and updates for the TPA Warehouse Pharr Subdivision:

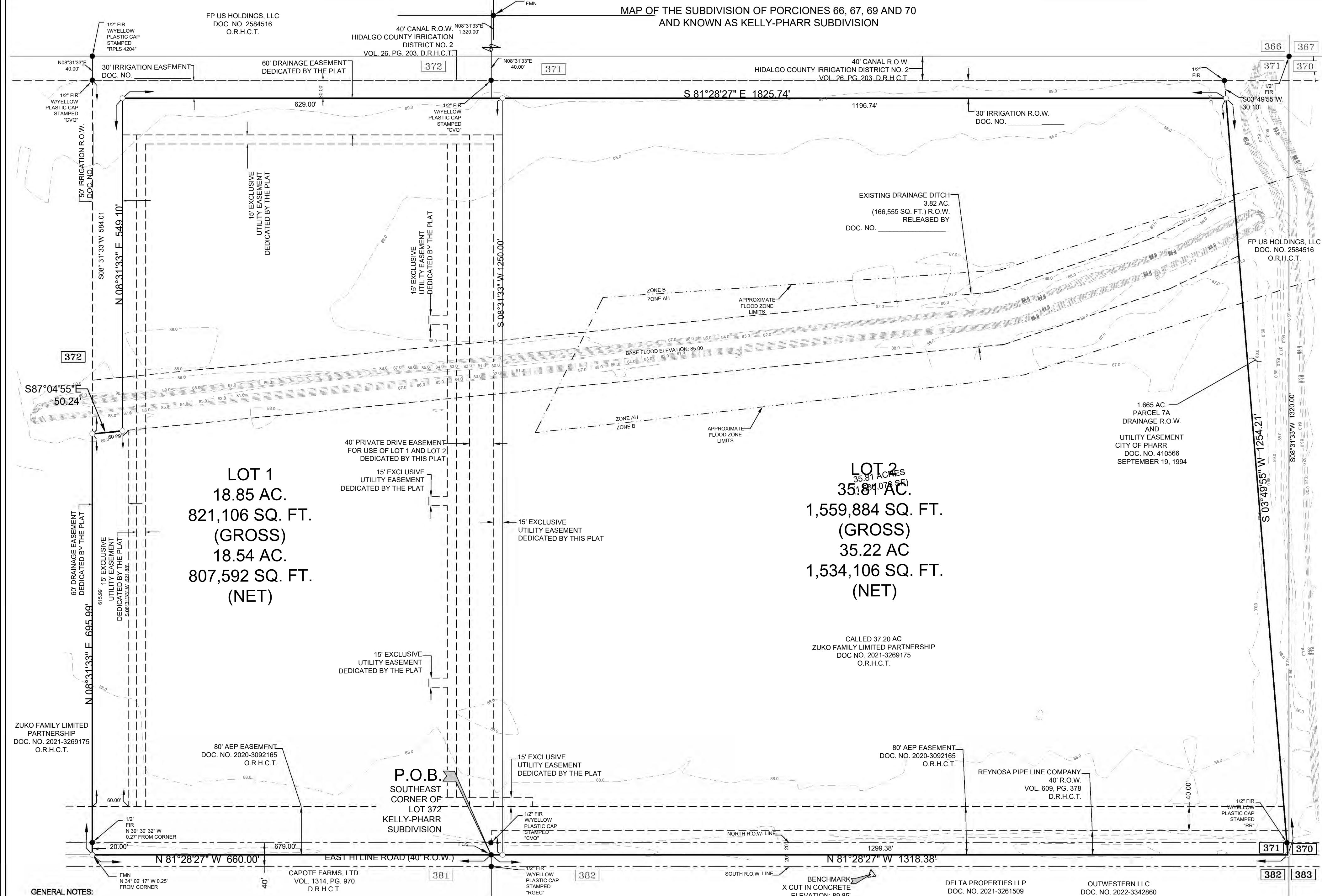
1. We have the general right of way covering all the lot. Vol. 19, pg. 257 and Vol. 19, pg. 257.
2. The existing drain ditch will not be abandoned but removed by separate document.
3. The drain ditch will be re-routed with underground pipeline by a recorded document.
4. The 34' irrigation easement dedicated by this plat along the west side is not correct and will be a recorded instrument.
5. The 30' irrigation easement dedicated by this plat along the north side is not correct and will be a recorded instrument.
6. The 34' irrigation easement dedicated by this plat along the east side is not correct and will not be required.
7. We need the recorded warranty deed of ownership.
8. Plat will need to include the Kelly-Pharr Subdivision name into the p.o.b. label.
9. Plat will need to exclude 56.59 acres from the district.
10. Our office will need the certificate of filing for the corporation/llc and documentation who is authorized to sign.
11. Additional plat note: A permit is required for any utility service crossing a HCID2 right of way, easement or facility.

If there are any questions, please advise or call our office. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Office: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org

From: Eddie Martinez [mailto:eddie.martinez@pharr-tx.gov]
Sent: Friday, July 25, 2025 9:05 AM
To: John Salinas; Javier
Subject: FW: Subdivision Review

MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND KNOWN AS KELLY-PHARR SUBDIVISION



LOT 1
18.85 AC.
821,106 SQ. FT. (GROSS)
18.54 AC.
807,592 SQ. FT. (NET)

LOT 2
35.81 AC. (GROSS)
1,559,884 SQ. FT. (GROSS)
35.22 AC.
1,534,106 SQ. FT. (NET)

- GENERAL NOTES:**
- Benchmark information: City of Pharr Benchmark #4, An aluminum disk located along the West side of the Juniper at the intersection of Gary St. N=16560518.62, E=1087052.20 (GRID) Elevation = 88.43 feet (NAVD 88). Benchmark "X" cut located along the south curb line of Hi Line Road, 685 feet southwest of the southeast corner of this plat. N=16562101.07, E=1084733.83 (GRID) Elevation = 89.85 feet (NAVD 88).
 - The subject property lies within "Zone B" defined as areas between limits of the 100-year flood and 500-year flood; or certain areas less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood. (Medium Shading) and located in Zone AH defined as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined, as depicted on the FEMA Flood Insurance Rate Map of Hidalgo County, Texas, map no. 4803340500B, dated January 2, 1981. Base Flood Elevation: 85.00
 - Minimum building setback lines shall be as per City of Pharr ordinance.
 - Minimum finish floor elevation: 18" above top of curb.
 - No building or structures shall be constructed over any easement.
 - All corner, angle points and points of curvature or tangency delineating the boundary of the land shown herein and all lot corners as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF", unless otherwise stated, or left as found those monuments that represent or reference the boundary.
 - Landscaping as per City of Pharr ordinance.
 - Storm Water detention is required for this property. The engineer of record for the subdivision plat has estimated that an on-site area of approximately 3.89 acres and an on-site volume of approximately 13.22-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this industrial development.
 - Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
 - Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
 - Additional fire protection may be required during the Building Permit Phase in order to provide any additional fire protection requirement.
 - Owners to maintain R.O.W. and perimeter of subdivision.
 - Owners to maintain detention and retention areas.
 - A permit is required for any utility service crossing a HCID2 right of way, easement or facility.
 - Lot 2 will require a LOMR.
 - A General R.O.W. to Hidalgo County Irrigation No. 2 exists covering all of Kelly-Pharr Subdivision Lot 371 and Lot 372 Vol. 20, pg. 467 & Vol. 19, Pg. 257. D.R.H.C.T.

METES AND BOUNDS DESCRIPTION

Being a 54.66 acre (gross) tract of land, more or less, out of Lots 371 and 372. Map of The Subdivision of Porciones 66, 67, 69 and 70 and known as Kelly-Pharr Subdivision, as recorded in Volume 3, Pages 133 and 134 of the Deed Records of Hidalgo County, Texas, said 54.66 acre tract further being comprised of a portion of a called 19.394 acre tract conveyed to Zuko Family Limited Partnership as recorded in Document Number 2024-3609786 of the Official Records of Hidalgo County, Texas, said 54.66 acre tract also being comprised of a called 1.34 acre tract conveyed to Zuko Family Limited Partnership as recorded in Document Number 3609787 of the Official Records of Hidalgo County, Texas, said 54.66 acre tract also being comprised of a portion of a called 37.20 acre tract conveyed to Zuko Family Limited Partnership as recorded in Document Number 2021-3269175 of the Official Records of Hidalgo County, Texas, said 54.66 acre tract being more particularly located and described as follows:

BEGINNING at a cotton picker spindle found in the Southeast corner of said Lot 372, said corner being in the centerline of E. Hi Line Road (existing 40 ft wide road right-of-way), said corner being in the South line of this 54.66 acre tract;

THENCE, with the South line of said Lot 372, same being the centerline of said Hi Line Road, North 81 degrees 28' 27" West 660.00 feet to the Southeast corner of said Lot 372, said corner being the Southwest corner of this 54.66 acre tract, a distance of 0.27 feet from said point, continuing with a line parallel to and at a distance of 680.00 feet perpendicular from the East line of said Lot 372, at a total distance of 695.99 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Southwest corner of said 1.34 acre tract, a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found at North 08 degrees 31 minutes 33 seconds East, a distance of 584.01 feet from said corner, said corner being a corner of this 54.66 acre tract;

THENCE, with a line parallel to and at a distance of 660.00 feet perpendicular from the East line of said Lot 372, North 08 degrees 31 minutes 33 seconds East (recorded North 08 degrees 31 minutes 49 seconds East - Deed), a distance of 20.00 feet to the North right-of-way line of said Hi Line Road, a one-half inch iron rod found at North 39 degrees 30 minutes 32 seconds West, a distance of 0.27 feet from said point, continuing with a line parallel to and at a distance of 680.00 feet perpendicular from the East line of said Lot 372, at a total distance of 695.99 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Southwest corner of said 1.34 acre tract, a one-half inch iron rod with a yellow plastic cap stamped "CVQ" found at North 08 degrees 31 minutes 33 seconds East, a distance of 584.01 feet from said corner, said corner being a corner of this 54.66 acre tract;

THENCE, with the South line of said 1.34 acre tract, South 87 degrees 04 minutes 55 seconds East, a distance of 50.24 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 54.66 acre tract;

THENCE, North 08 degrees 31 minutes 33 seconds East, a distance of 549.10 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for the Northwest corner of this 54.66 acre tract;

THENCE, with a line parallel to and at a distance of 70.00 feet from the North line of said Lot 372, South 81 degrees 28' 27" seconds East, a distance of 629.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, continuing at a total distance of 1,825.74 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the East line of said 37.20 acre tract, same being the West line of a called 1.665 acre drainage right-of-way and utility easement conveyed to the City of Pharr as recorded in Document Number 410566 of the Official Records of Hidalgo County, Texas, for the Northeast corner of this 54.66 acre tract;

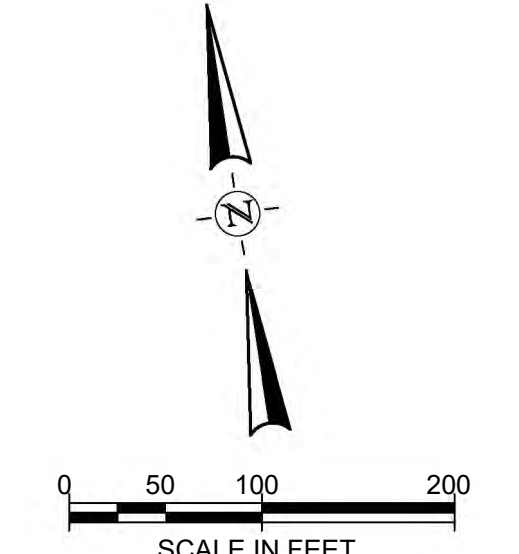
THENCE, with the East line of said 37.20 acre tract, same being the West line of said 1.665 acre tract, South 03 degrees 49 minutes 55 seconds West (recorded South 04 degrees 45 minutes 49 seconds West - Deed), a distance of 1,234.14 feet to an iron rod with a yellow plastic cap stamped "RR" found in the North right-of-way line of said Hi Line Road, continuing with the East line of said 37.20 acre tract, same being the West line of said 1.665 acre tract, at a total distance of 1,254.21 feet, to a cotton picker spindle found in the South line of said Lot 371, said point being the Southeast corner of said 37.20 acre tract, same being the Southwest corner of said 1.665 acre tract, said corner being the Southeast corner of this 54.66 acre tract;

THENCE, with the South line of said Lot 371, same being the South line of said 37.20 acre tract, North 81 degrees 28' 27" seconds West (recorded North 81 degrees 28' 27" seconds West - Deed), a distance of 1,318.38 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 54.66 acres (gross), more or less.

PORCION 66, JOSE FELIX HINOJOSA SURVEY, ABSTRACT NO. 39
PORCION 67, DOMINGO FONSECA SURVEY, ABSTRACT NO. 33
PORCION 69, JUAN JOSE HINOJOSA SURVEY, ABSTRACT NO. 40
PORCION 70, ANTONIO VELASCO SURVEY, ABSTRACT NO. 45

PRINCIPAL CONTACTS
OWNER: ZUKO FAMILY LIMITED PARTNERSHIP 2412 S. JACKSON RD. PHARR, TX 78574 (770) 436-3400
ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286
SURVEYOR: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286



Basis of bearing is referenced to the Texas state-plane coordinate system (Texas South Zone 4205, North American Datum of 1983 (NAD83) 2011 adjustment, Epoch 2010.00, Geoid 18. The survey vertical datum is the North American Vertical Datum of 1988 (NAVD88). All elevations are in U.S. survey feet. All distances are shown in Grid and U.S. Survey Feet.

STATE OF TEXAS
COUNTY OF HIDALGO:

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this _____ day of _____, 2026.

No improvements of any kind (including without limitation, trees, fences and buildings) shall be placed upon Hidalgo County Irrigation District No. 2 rights-of-way or easements.

President _____ Attest: Secretary _____

STATE OF TEXAS
COUNTY OF HIDALGO:

Approved and authorized for record by the Planning and Zoning Commission, City of Pharr, Texas, this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Pharr, Texas.

Danny Wylie, Chairman
Planning and Zoning Commission

The undersigned hereby certifies that this survey was made on the ground on 04/17/2025; that the improvements on the ground are as shown hereon; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

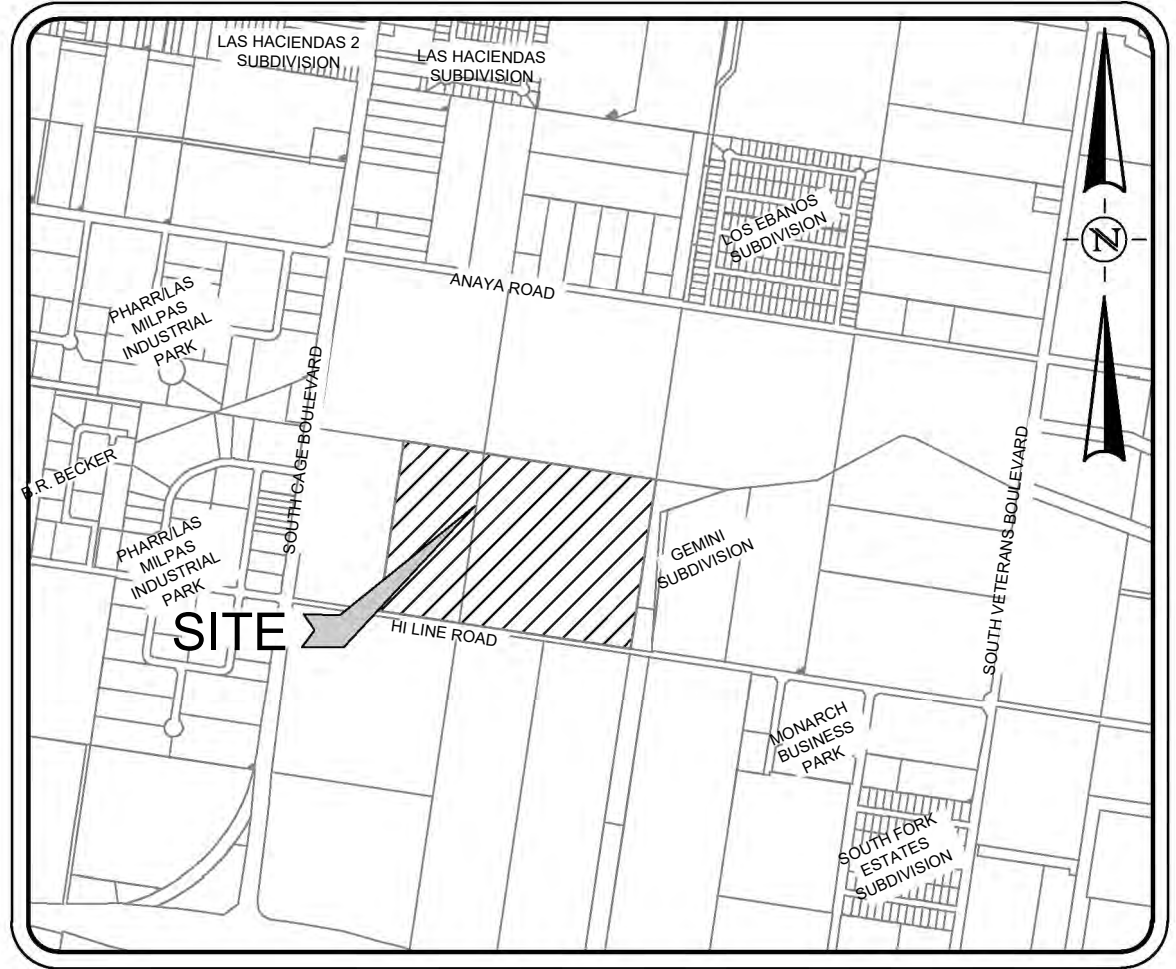
Guadalupe B. Nuñez Jr.
Registered Professional
Land Surveyor Texas No. 5914
Half, Inc.



STATE OF TEXAS
COUNTY OF HIDALGO

I, Mario Alberto Garcia a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Mario Alberto Garcia
Licensed Professional Engineer
Registration No. 137503



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown in this plat, and designated herein as PHARR TRADE CENTER to the City of Pharr, County of Hidalgo, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes of consideration therein expressed.

Andres Zuniga
Authorized Signer
Zuko Family Limited Partnership
2412 S. Jackson Rd.
Pharr, TX 78574

STATE OF TEXAS
COUNTY OF HIDALGO:

Before me, the undersigned authority, on this day personally appeared Andres Zuniga, Manager, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2026.

Notary public
Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO:

I, the undersigned Mayor of the City of Pharr, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Ambrosio Hernandez
Mayor, City of Pharr

City Clerk _____ Date _____

STATE OF TEXAS
COUNTY OF HIDALGO:

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision based on generally accepted engineering criteria. It is the responsibility of the developer and his engineer to make these determinations.

Raul E. Sesin, P.E. C.F.M.
By, Hidalgo County Drainage District No. 1
General Manager

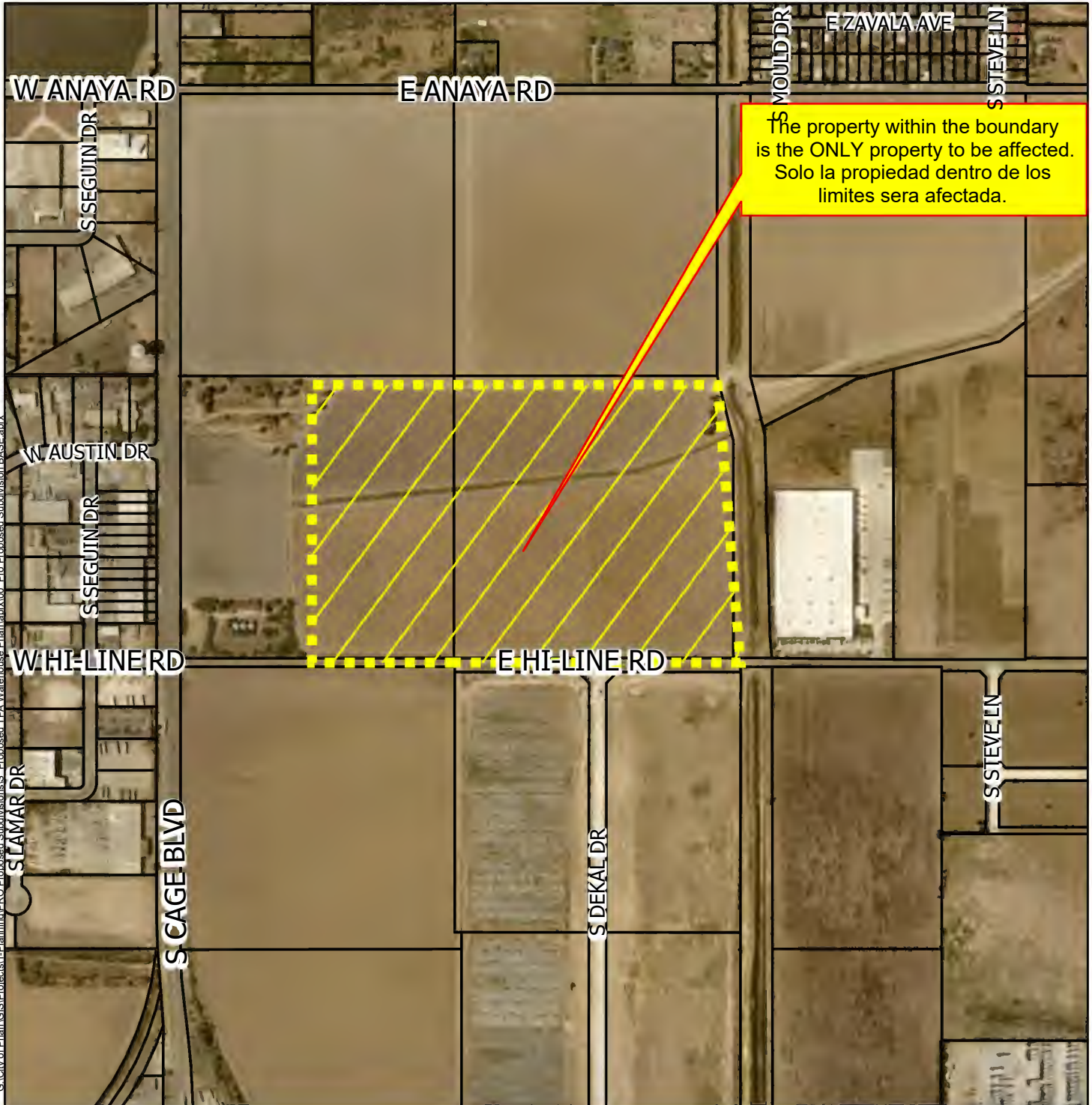
- LEGEND**
- 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF"
 - FIR - FOUND IRON ROD
 - FMN - FOUND MAGNETIC NAIL
 - FCS - FOUND COTTON SPINDLE
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY, TEXAS
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
 - O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
 - R.O.W. - RIGHT OF WAY
 - DOC. NO. - DOCUMENT NUMBER
 - INST. NO. - INSTRUMENT NUMBER
 - VOL. - VOLUME
 - PG. - PAGE
 - AC. - ACRES
 - SQ. FT. - SQUARE FEET
 - P.O.B. - POINT OF BEGINNING

PRELIMINARY PLAT
PHARR TRADE CENTER
A 54.66 ACRE TRACT
OUT OF LOTS 371 AND 372
KELLY-PHARR SUBDIVISION
OF PORCIONES 66, 67, 69 AND 70
SITUATED IN THE
CITY OF PHARR,
HIDALGO COUNTY, TEXAS





5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7448
TEL: (956) 664-0286
TBEALS SURVEYING FIRM #10028600
DATE OF PREPARATION: JANUARY 2026

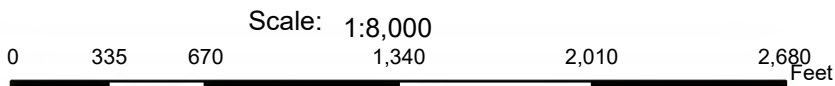
AERIAL



The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

 Subject Property
 Pharr City Limit

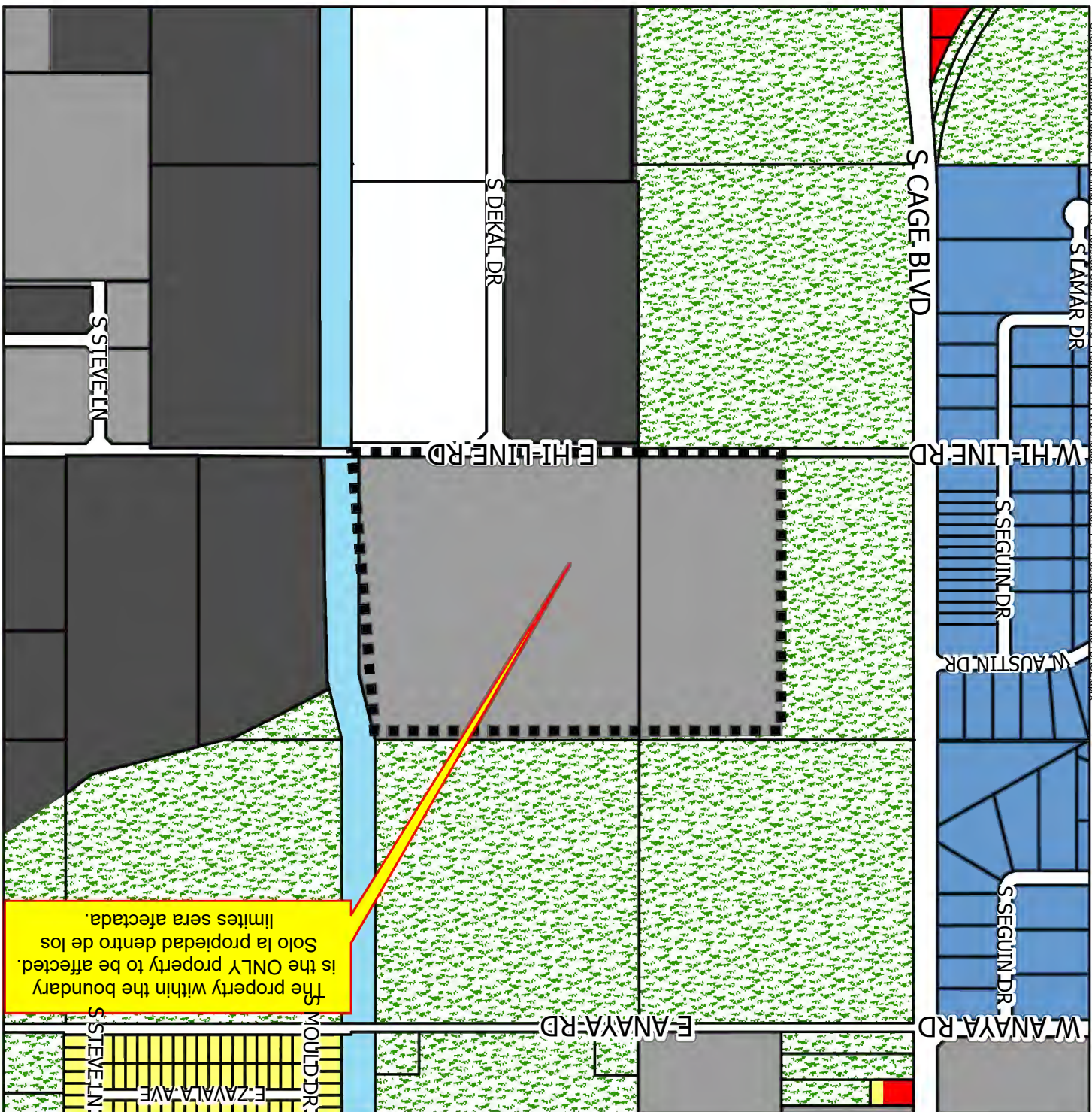
City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 7/29/2025



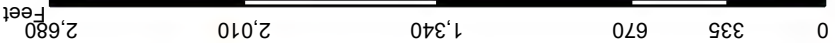
ZONING



The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los límites sera afectada.

- Subject Property
- Pharr City Limit
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Office Professional
- Neighborhood Commercial
- Limited Industrial
- Heavy Industrial
- Heavy Commercial
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development

Scale: 1:8,000



Date: 7/29/2025

City of Pharr, Texas
Engineering Department
956.702.5355

City of Pharr, Texas, Planning Department, Proposed Subdivisions, Proposed TPA Warehouse, Pharr, TX, Proposed Subdivision BASE map



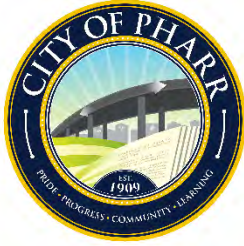
Pharr
Development Services



Site Photo

400 Blk. of East Hi-Line Road.





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: February 5, 2026

MEETING DATE: February 17, 2026

FROM: Ruben Rosales, Public Utilities Director

DEPARTMENT: Public Utilities

DIRECTOR: Ruben Rosales

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-18 regarding Water Conservation and Drought Contingency Plan Stage 2. *(1st Reading)* This item supports QL - Quality of Life.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Updating existing plan to show new water and sewer rates as well as the new state and county requirements.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of readings

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Rosales

Created/Initiated - 02/05/2026

Melanie Cano

Approved - 02/10/2026

Ricardo Rodriguez

New -

Jamison Merrick

-

City Management Office

-

ORDINANCE No. O-2026-_____

AN ORDINANCE AMENDING ORDINANCE NOS: O-2024-18, O-2022-47 AND O-2019-26 OF THE CODE OF ORDINANCES OF THE CITY OF PHARR CHAPTER 130, UTILITIES, ARTICLE IV, WATER, DIVISION 1. EMERGENCY CONSERVATION, SECTION 232, ADOPTING THE AMENDED WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN, ESTABLISHING CRITERIA FOR INITIATION AND TERMINATION OF WATER CONSERVATION AND DROUGHT RESPONSE STAGES; PROVIDING FOR WATER ALLOCATION DURING SHORTAGES; PROVIDING FOR PENALTY OF UP TO \$2,000.00; PROVIDING FOR PUBLICATION; PROVIDING PROCEDURES FOR GRANTING VARIANCES; FOR SEVERABILITY; ORDAINING OTHER PROVISION RELATED TO THE SUBJECT MATTER; DECLARING AN EMERGENCY AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE THEREOF

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS:

SECTION 1: City of Pharr, Texas Water Conservation and Drought Contingency Plan

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1.0 Introduction

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- 1.2 Location and Size of City
- 1.3 Population

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- 2.2 Description of Water Treatment, Storage, and Distribution Facilities
- 2.3 Water Demand
- 2.4 Water Rates and Revenues

3.0 Wastewater Facilities

- 3.1 Description of Wastewater Treatment Plant and Wastewater Collection System
- 3.2 Sewer Rates and Revenues

4.0 Water Conservation Plan

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- 4.2 Water Conservation Programs
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 - B. Plumbing Fixture Efficiency Standards
 - C. Plumbing Fixture Retrofit and Replacement
 - D. Water Rate Structure

- E. Metering and Repair
- F. Leak Detection, Repair, and Water Loss Record Keeping
- G. Water Conserving Landscaping
- H. Water Reuse
- I. Means of Implementation and Enforcement
- J. Wholesale Water Contracts
- K. Record Management System

4.3 Reporting

5.0 Drought Contingency Plan

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- Section II Public Involvement
- Section III Public Education
- Section IV Coordination with Regional Water Planning Group
- Section V Authorization
- Section VI Application
- Section VII Definitions
- Section VIII Criteria for Initiation / Termination of Drought Response Stages
- Section IX Drought Response Stages
- Section X Additional Water Sources
- Section XI Review Committee – Formation, Power and Duties
- Section XII Variances
- Section XIII Violations, Penalties and Enforcement

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- Appendix B: TWDB Utility Profile
- Appendix C: Water and Wastewater CCN Maps
- Appendix D: Resolution – Adoption of City of Pharr WCP & DCP

1.0 INTRODUCTION

1.1. Purpose

This document provides a revised and updated Water Conservation and Drought Contingency Plan for the City of Pharr, Texas, replacing the adopted 2019 Plan. The adoption of the new plan is to stay in compliance with TAC Title 30 Part 1 Chapter 288 Subchapter A (§288.2), B (§288.20) and C (§288.30). And maintain compliance with TAC Title 31 Part 10 Chapter 363 Subchapter A Division 2 (§363.15) to meet requirements for financial assistance with the Texas Water Development Board (TWDB).

The current extended drought affecting the watershed of the middle and lower Rio Grande has underscored the importance of water conservation and drought contingency planning to the City of Pharr. Water conservation and drought preparedness are essential if the City's to continue to meet its responsibility to provide adequate future water supplies for its citizens. The Water Conservation and Drought Contingency Plan will serve to extend the City's available water supply, decrease water losses and waste, and will provide procedures for responding to and coping with drought and other water supply emergencies.

1.2 Location and Size of City

The City of Pharr, Texas is located in the Lower Rio Grande Valley of Texas at the intersection of US Highway 281 and 83. The current service area size is 23 square miles with 415.30 miles of water lines and 301.67 miles of sanitary sewer lines.

1.3 Population

The City of Pharr's current population is 79,715 as per the 2020 Decennial Census Data, Population Division, U.S. Census Bureau. The projected population growth is shown below in Table 1.

Table 1. City of Pharr's Projected Growth

Year	2021 Regional Water Plan	2020 Water Master Plan
2020	89,220	79,714
2030	110,785	97,491
2040	132,436	116,545
2050	154,131	135,635
2060	175,826	154,727
2070	196,917	173,288

2.0 WATER SUPPLY AND DEMAND

2.1 Raw Water Supply

The City of Pharr has a contract with the Hidalgo Irrigation County District No. 2 (HCID 2), at a cost of \$0.178 per 1000 gallons of water metered delivered. It delivers the raw water supply from the Rio Grande River via canal system to the City's owned reservoir, which has a 70 Million Gallons (MG) capacity. The raw water from the reservoir then flows through a 36" gravity line to the City of Pharr Water Treatment Plant intake wet well. The City currently has a total of 10,639.377 acre-feet of water rights available as of January 2024. Additionally, the City of Pharr Water Treatment Plant has a Gulf Aquifer Emergency Groundwater well, it averages a total of 900 gpm or approximately 1.3 MGD.

2.2 Description of Water Treatment, Storage and Distribution Facilities

The City owns and operates a Surface Water Treatment Plant originally built in 1984 at a 4 MGD capacity, in 1997 it was expanded to 10 MGD and lastly in 2014 it was expanded and designed to treat 17.5 MGD of Surface Water and 1.5 MGD of Groundwater, setting a total production capacity of 19.0 MGD. It consists of a raw water pump station, 5-clarifiers, 1-rapid mix basin, 19 filters, one 1-MG clear well, two 2-MG ground storage tanks, and a high service pump station. The City of Pharr's Distribution System consists of approximately 415.30 miles of water lines ranging from 2"-30" and four elevated storage tanks, at a total of 3.25 MG elevated storage (one 0.5-MG, one 0.75-MG, and two-1.0 MG). The City of Pharr has enough storage capacity until the year 2035.

2.3 Water Demand

In the calendar year (CY) 2023, the water treatment plant treated approximately 2.913 billion gallons (8941.58 acre-feet) of raw water. It averaged 7.92 MGD and a maximum average use peak day of 11.70 MGD on August 17th, 2023. The City of Pharr has an approximate population of 79,715. The average residential gallons per capita per day (gpcd) used during the CY 2023 was approximately 97 gpcd, and for CY 2022, was 96 gpcd. Compared with an estimated statewide average municipal use of 134 gpcd in 2018 (TWDB, "2018 per Capita Water Use State Average"). The City's consistent average water use for the last three (3) years is in part due to continued mandatory conservation efforts implemented by the city, however with a continued population growth and economic development, water demand will increase especially during the summer. Based on historical data, a 2.46% projected growth will increase water demand to 3.058 billion gallons per year (9,387.4 acre-feet) in 2025, and 3.454 billion gallons per year (10,601.7 acre-feet) in 2030. At the City's current water rights standing at 10,639.377 acre-feet and projected water demand growth the City of Pharr will be challenged to meet future water demands.

2.4 Water Rates and Revenues

The City of Pharr currently applies Inclining/Inverted Block Water Rates, as per June 1st, 2025, the following are the water rates Inside City Limits (ICL) and Outside City Limits (OCL):

Table 2.1. Water Base Fee

Meter Size	Residential ICL	Residential OCL	Senior	Commercial
5/8" or 3/4"	\$ 20.81	\$ 22.38	\$ 9.03	\$ 40.79
1"	\$ 20.91	\$ 22.50	-	\$ 46.91
1 1/2"	\$ 21.13	\$ 22.77	-	\$ 54.11
2"	\$ 33.98	\$ 36.57	-	\$ 80.54
3"	\$ 47.08	\$ 50.68	-	\$ 122.10
4"	\$ 72.16	\$ 77.70	-	\$ 208.18

6"	\$ 118.30	\$ 127.41	-	\$ 354.84
8"	-	-	-	\$ 528.00

Table 2.2. Water Consumption Rates

Inc./ Inv. Block Gallons	Residential ICL	Residential OCL	Senior	Commercial
1 – 3,000	\$ 1.84	\$ 2.63	\$ 1.66	\$ 2.46
3,001 – 6,000	\$ 2.02	\$ 2.89	\$ 1.66	\$ 2.46
6,001 – 20,000	\$ 2.39	\$3.42	\$ 1.66	\$ 2.46
20, 001+	\$ 2.77	\$ 3.96	\$ 1.66	\$ 2.68

Rate for every 1,000 gallons

During Fiscal Year (FY) 2022 - 2023 total water revenue was \$9.516 million dollars.

3.0 WASTEWATER FACILITIES

3.1 Description of Wastewater Treatment Plant and Wastewater Collection System

The City of Pharr's Wastewater Treatment Plant (WWTP) began treatment operations in 1966 as a trickling filter plant. It was expanded in:

- 1974, addition of a second trickling filter train and sludge digester.
- 1986, addition of a 2.25 MGD carousel extended aeration system, the trickling filter operation ceased.
- 1997, addition of a 2.75 MGD second carousel extended aeration system.
- 2011, the following upgrades were done to increase permitted design flow to 8.0 MGD: addition of biological treatment train, with two Modified Ludzack-Ettinger (MLE bioreactors) and two clarifiers were constructed. Additionally, a new influent wastewater screen, effluent filtration system, ultra-violet (UV) disinfection system, and other plant improvements were included.

The Wastewater Collection System consists of 34 lift stations, and approximately 301.67 miles of sanitary sewer lines with pipes sizes ranging from 6" to 42".

3.2 Sewer Rates and Revenues

The City of Pharr current sewer rates, as per June 1st, 2025, are the following:

Table 3. Sewer Rates

Type	Residential	Senior	Commercial
Base Fee	\$18.91	\$9.03	\$40.39
Consumption Rate	\$1.23	\$0.77	\$2.22

Rate for every 1,000 gallons

During FY 2022-2023 total sanitary sewer revenue was \$6.751 million dollars.

4.0 WATER CONSERVATION PROGRAM

4.1 Water Conservation Goals

The City of Pharr's goals with respect to water conservation are to achieve the 5-year and 10-year targets for water savings listed in Table 4. It includes quantified 5-year and 10-year targets for total, residential and water loss in gallons per capita per day (GPCD). The 5-yr goals listed in this table were determined based on projected water demands, RWP projected population, and 8% total water loss of total system input volume for 2029 and 2034. These goals will be evaluated on the efforts and results of the 5-year targets.

Table 4. Water Conservation Goals

Description	Historic 5 yr Average	Baseline	5- yr target	10-yr target
Total GPCD	94	94	85	87
Residential GPCD	59	59	53	55
Water Loss GPCD	8	8	7	7

GPCD: gallons per capita per day

The goals listed above will be reached through improvement of water use accounting, replacement of old water lines, meter repair, meter efficiency testing, meter replacement, and record keeping (fire department, city's street sweeper, and city's vector trucks use.) Additionally, increase beneficial reuse of effluent from City's wastewater treatment plant, enhance public education on water conservation and continue enforcement of existing plumbing codes. The challenges facing these goals will be the hot weather conditions and rapidly increased population.

4.2 Water Conservation Program

The following actions will be taken by the City of Pharr to accomplish the goals mentioned above:

A. Public Education and Awareness

Public education and awareness are an essential component of the City's water conservation program. The objective is to communicate to the City's residents the need for and benefits of water conservation and to provide useful consumer-oriented information on water conservation practices and technologies. The City will obtain and disseminate such information through a variety of avenues including:

- Providing water conservation literature to new utility customers at the time they apply for service, to utility customers reporting high water use, and the utility sales office on continuing basis.
- Providing consumer tips on water conservation in Consumer Confidence Report to be made available on the Public Utilities website annually; notify residents via social platforms and through their monthly water bill.
- Providing literature on xeriscape landscaping and the use of native plants and grasses to reduce lawn water demands.
- Presentation at different civic organizations, city events, and schools.

The City of Pharr will make educational resources available on their Public Utilities website from TCEQ, TWDB and EPA. It will also continue to utilize social platforms to make public service announcements. Provide water conservation literature to all education facilities in our community. Lastly, continue to educate the public during community events.

B. Plumbing Fixture Efficiency Standards

In 1991, the Texas Legislature passed legislation requiring that plumbing fixtures sold in Texas after January 1, 1992, meet the following standards:

- Shower Heads: No more than 2.50 gallons per minute at 80 pounds per square inch of pressure.
- Laboratory/Sink Faucets and Aerators: No more than 2.2 gallons per minute at 60 pounds per square inch of pressure.
- Wall mounted, Flushometer Toilets: No more than 2.0 gallons per flush
- All other Toilets: No more than 1.6 gallons per flush
- Drinking Water Fountains: Must be self-closing

The City of Pharr adopted the International Plumbing Code , most recent edition excluding A, promulgated by the International Code Council as the City of Pharr Plumbing Code (*Ord. No. O-95-04, § 1, 1-3-95*). *And the International Residential Code, most recent edition, with Appendixes A through Q, excluding L and I as the City of Pharr Residential Code (Ord. No. O-2000-45, § 1, 10-3-00)*. *Additionally, it placed the following Building(s) regulations:*

- Swimming Pools: Adoption of International Swimming Pool and Spa Code (Ord. No. O-91-19, § 1, 6-18-91; Ord. No. O-2013-32, § 1, 9-3-13).
- Irrigation System: Water conservation means the design, installation, service, and operation of an irrigation system in a manner that prevents the waste of water, promotes the most efficient use of water, and applies the least amount of water that is required to maintain healthy individual plant material or turf, reduce dust, and control erosion (Ord. No. O-2009-24, § 1, 7-21-09)

The use of water efficient plumbing fixtures in new construction is expected to significantly reduce per capita water use and wastewater flow over time. These savings will occur "passively" as a consequence of new development and as old inefficient plumbing fixtures continue to wear out and are replaced. Water savings associated with high efficiency plumbing fixtures are not dependent on conscious effort by the customer to modify water use behaviors.

C. Plumbing Fixture Retrofit and Replacement

The City will encourage the retrofit and/or replacement of older, inefficient plumbing fixtures and appliances through the public education and awareness activities described above. Emphasis will be placed on the expected cost saving and payback periods through reduced water, wastewater, and energy costs. Additionally, the City will continue to replace inefficient plumbing fixtures in all city-owned facilities.

D. Water Rate Structure

The current Incline/Inverted Block Water Rate structure will continue to significantly encourage water conservation efforts from residential, commercial customers and thus resulting sustainability for future growth.

E. Metering and Repair

Metering all water services is an effective means of improving and maintaining control of water system operations and provides the basis for efficient and equitable cost recovery. Metering provides a database for system performance monitoring, for planning future facilities, and for assessing the effects of water conservation measures. Metering also improves accountability for both water deliveries and for unaccounted for water losses. The City of Pharr meters all water accounts, including those serving city facilities.

In April 2010 the City conducted a Meter Management Audit by JBS Associates. The audit included recommendations that are now being implemented such as testing meters annually and every two years depending on usage and age of the meter. Rule of thumb, if a 5/8" -3/4" meter has over a 1,000,000-gallon usage or over 15 years that meter should be changed; however, the City of Pharr follows a 10-year replacement. Periodic testing will be conducted every year on approximate 0.5% of the 3/4" meter for efficiency verification. Meters found to be outside these parameters (+/- 5%) will be replaced. Master Meters (raw water meter and high service meters) at the Water Treatment Plant are tested annually by a third party and results are reported to staff in writing and are filed for at a period of five years. Master meters which are not within +/- 5% of standard will be repaired and/or replaced. The City will continue to follow the recommendations from Meter Management Audit.

F. Leak Detection, Repair, and Water Loss Record Keeping

The 2018 City of Pharr Water System Master Plan recommended improvements are primarily driven by the need to replace mains within the City that are in poor conditions or asbestos cement (AC) pipes regardless of size. The replacement of AC mains should be automatically programmed to any street improvement project. It also recommends any street improvement work should include removing and replacing any AC Mains if they exist within the boundaries of the project.

When unaccounted water loss is greater than 15% annually, the City of Pharr will evaluate and determine if a systematic leak survey of the water distribution system is required and proceed accordingly. The City of Pharr Public Utilities has implemented recorded keeping of water usage of fire fighter department, street sweeper use, vactor truck use, and flushing of water mains. These accounting will allow the City of Pharr to better estimate actual water losses and will aid in evaluating the costs and benefits associated with leaks detection and the repair or replacements of main waterlines. Annual top-down audits will be conducted by the Public Utilities staff, they will utilize these records and their institutional knowledge to provide an overall picture of water loss during the year. Monthly tracking will allow for a more accurate unaccounted water loss.

G. Water Conserving Landscaping

At this time the City does not have landscaping restrictions for the purpose of water conservation, however, it will continue to encourage its residents to adopt water efficient landscaping practices through its public information program. The City encourages and supports the use of xeriscape landscaping techniques. The Public Utilities staff distribute xeriscape literature and lawn watering methods at community events.

H. Water Reuse

The City uses non-potable reclaimed wastewater effluent for facility wash-downs and chlorination at the wastewater treatment plant. The effluent basin accommodates 6" pump that provides non-potable reuse water to the City's golf course for irrigation purpose. The City is also looking at potential use of non-potable reuse water for various city services such as city street sweepers, city vactor truck and construction water tanks trucks.

I. Means of Implementation and Enforcement

An ordinance by the City Commission has been approved adopting this water conservation plan (Appendix D). The City's Public Utilities Department and City Manager will have primary responsibility for implementing the plan. The Public Utilities Department will be responsibility for keeping records of the implementation to verify water loss annually through top-down audits. (See 4.2F and 4.2K). These records will be compared to the goals stated above. The City's Police Department, Fire Department,

Code Compliance, and Public Utilities staff will have enforcement powers in accordance with the Drought Contingency Plan Ordinance.

J. Wholesale Water Contracts

The City of Pharr will require, through contractual agreement, that any political subdivision or public water supplies contracting with City for wholesale water supply or wastewater services either (1) adopt the provisions of the City's water conservation and drought contingency plan; or (2) develop and adopt a plan which meets the requirements of the TWDB or TCEQ. **Currently the City of Pharr does not service continued wholesale water, only as needed.**

K. Record Management System

The City of Pharr record of management includes purchased water, treated water and billed water. It classifies its water services by residential customers, residential senior, commercial, and institutional (church, school, and city). Based on the type of record keeping the system has established would allow to keep track of the effectiveness of our annual goals. As mentioned on Section 4.2 F top-down audit will give us a general knowledge if we meet our annual goal. Even though no monthly goals are established, we believe setting the annual goal will set the margin to meet a goal monthly. With better record keeping as mentioned above we can continue to track our progress in meeting our goals in Section 4.1 annually.

4.3 Reporting

The City of Pharr will continue its water conservation programs indefinitely and will report to the Executive Administrator of the TWDB on the implementation and status of the City's water conservation programs. The City is obligated to the TWDB under TAC Title 31 Part 10 Chapter 363 Subchapter A, Division 2 (§363.15) to submit an annual report. The annual report will be completed and submitted as required by the TWDB to determine the City's compliance with the Water Conservation and Drought Contingency Plan.

Drought Contingency Plan

City of Pharr

P.O Box 1729 Pharr 78577

CCN# 11918

PWS # 1080009

September 18, 2025

The City of Pharr Drought Contingency Plan (“Plan” or “DCP”) has been developed and adopted to establish a protocol for conserving water supply during emergency drought conditions and water shortages.

Section I: Declaration of Policy, Purpose, and Intent

In compliance with Texas Water Code Chapter 11 and Title 30 Texas Administrative Code Chapter 288, the Plan is to be adopted with the intent of preserving the reliability and stability of public water facilities while mitigating impacts of an emergency water shortage. The Plan prioritizes the protection of public health, welfare, and safety through maintaining domestic water usage, sanitation services, and fire protection. The City of Pharr hereby adopts the following regulations and restrictions on the delivery and consumption of water.

Section II: Public Involvement

The City of Pharr provided an opportunity for the public to provide input during the Plan development through public meetings, bill inserts, and public notices posted on City of Pharr website and physically at official buildings.

Section III: Public Education

Following adoption, continued education to inform customers of any changes to the Plan and to continuously increase awareness of triggers, response measures, and importance of the plan will be conducted through:

- *Social media posts*
- *Bill inserts*
- *Public notices*
- *Press releases*
- *Public Events*
- *Other: Public service announcements and public utilities website.*

Section IV: Coordination with Regional Water Planning Groups

The City of Pharr is located within the Region M Water Planning Group. A copy of the approved City of Pharr Drought Contingency Plan will be shared with Region M upon adoption.

Section V: Authorization

The City Manager of the City of Pharr is authorized to determine the appropriate water conservation stage and implement the corresponding provisions as outlined in this Plan. Similarly, the City Manager of the City of Pharr is authorized to initiate or terminate the drought or other water supply emergency response measures as outlined in this Plan.

The provisions of this Plan may be amended, supplemented, changed, or repealed at any time during a duly called, noticed, and convened meeting of the City Manager of the City of Pharr.

Section VI: Application

The provisions of the City of Pharr DCP apply to all persons, customers, and property utilizing water services provided by City of Pharr. The terms “person” and “customer” as used in the Plan include individuals, corporations, partnerships, associations, and all other legal entities.

The highest priority for water usage during all stages is the protection of public health, welfare, and safety by providing water for human consumption, sanitation services, fire protection, and when alternative water sources are not available, the watering of livestock.

Section VII: Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial and institutional water use: water use which is integral to the operations of commercial and non-profit establishments and governmental entities such as retail establishments, hotels and motels, restaurants, and office buildings.

Conservation: those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer: any person, company, or organization using water supplied by the City of Pharr.

Domestic water use: water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even number address: street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Foundation watering: an application of water to the soils directly abutting (within 2 feet) the foundation of a building, structure.

Industrial water use: the use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Non-essential water use: water uses that are not essential nor required for the protection of public, health, safety, and welfare, including:

- a) irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this Plan;
- b) use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- c) use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- d) use of water to wash down buildings or structures for purposes other than immediate fire protection;
- e) flushing gutters or permitting water to run or accumulate in any gutter or street;
- f) use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;
- g) use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- h) failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- i) use of water from hydrants for construction purposes or any other purposes other than firefighting.

Odd numbered address: street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

Section VIII: Criteria for Initiation and Termination of Drought Response Stages

The City Manager **or** his or her designee shall monitor water supply and demand conditions on a monthly basis and shall determine when conditions warrant initiation or termination of each stage of the plan. Notification will be made through major media outlets and mailings. The designated City of Pharr representative will notify water users when water use restrictions have been eased due to lessening of drought conditions.

The triggering criteria described below are based on the level of the United States share of water in the Falcon-Amistad Reservoirs as reported by the TCEQ Rio Grande Watermaster, and demand on the municipal system capacity. The stages of

the drought plan may be rescinded when all of the conditions listed as triggering events have ceased for a period of three (3) consecutive days. Any one of the triggers listed below may cause the utility to initiate water restrictions. Please refer to Table 1: Demand, Supply and Emergency Triggers.

As of September 2025, the City of Pharr Water Treatment Plant Total System Treatment Capacity: 19.0 MGD, rated/rerated in 2019.

Table 1: Demand, Supply and Emergency Triggers

TYPE	TRIGGER	ACTION
DEMAND TRIGGERS	Water demand reaches or exceeds sixty-eight percent (68%) of delivery capacity for three (3) consecutive days (<i>currently 13 MGD</i>)	City of Pharr may enact Stage Two water restrictions
	Water demand reaches or exceeds seventy-four percent (74%) of delivery capacity for three (3) consecutive days (<i>currently 14 MGD</i>)	City of Pharr may enact Stage Three water restrictions
	Water demand reaches or exceeds seventy-nine percent (79%) of delivery capacity for three (3) consecutive days (<i>currently 15 MGD</i>)	City of Pharr may enact Stage Four water restrictions
	Water demand reaches or exceeds eighty-four percent (84%) of delivery capacity at any time (<i>currently 16 MGD</i>)	City of Pharr may enact Stage Five water restrictions
STAGE ONE WATER RESTRICTIONS AT ALL TIMES UNLESS:		
SUPPLY TRIGGERS	Reservoir levels of Amistad/Falcon reach forty percent (40%) of capacity	City of Pharr may enact Stage Two water restrictions
	Reservoir levels of Amistad/Falcon reach thirty percent (30%) of capacity	City of Pharr may enact Stage Three water restrictions
	Reservoir levels of Amistad/Falcon reach twenty percent (20%) of capacity	City of Pharr may enact Stage Four water restrictions
	Reservoir levels of Amistad/Falcon reach fifteen percent (15%) of capacity	City of Pharr may enact Stage Five water restrictions

TYPE	TRIGGER	ACTION
EMERGENCY TRIGGER	As determined by City Manager, including but not limited to system outage, equipment failure, or supply source contamination	Reduce water use to levels deemed necessary

Section IX: Drought Response Stages

The City Manager, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in Section VIII of this Plan, shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

Notification

Notification of the Public:

The City Manager or his/ her designee shall notify the public by means of:

- a) City Website/Social Media
- b) publication in a newspaper of general circulation, direct mail to each customer,
- c) public service announcements,
- d) signs posted in public places

Additional Notification:

The City Manager or his/ her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

- 1) Mayor / Chairman and members of the City Council
- 2) Fire Chief (s)
- 3) City and/or County Emergency Management Coordinator(s)
- 4) County Judge & Commissioner(s)
- 5) State Disaster District / Department of Public Safety
- 6) TCEQ (required when mandatory restrictions are imposed)
- 7) Major water users
- 8) Critical water users, i.e. hospitals
- 9) Parks /street superintendents & public facilities managers

Stage One: **Voluntary Conservation**

Voluntary conservation is the first stage of the conservation program and is always in force unless a higher stage is required and enacted. During Stage One, City of Pharr will aim to reduce per capita consumption by one percent (1%). The public is requested to voluntarily limit the amount of water used and only use the amount absolutely necessary for health, business, and irrigation. Notice of such request

shall be given by the City Manager through appropriate circulars, television, radio, and newspaper media at his or her discretion.

Water customers are requested to voluntarily limit the amount of water used for all activities, including but not limited to the following water uses:

- a. Designated irrigation days: Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6, or 8). And Saturdays and Wednesdays for water customers with a street address ending in an odd number (1, 3, 5, 7, or 9). Landscape irrigation by means of a hand-held hose or using drip irrigation system is exempt from these requirements.
- b. Washing of automobiles, trucks, trailers, motorbikes, boats, airplanes, and other types of mobile equipment on designated irrigation days.
- c. Filling or refilling of residential swimming and/or wading pools;
- d. Irrigation of golf course tee boxes, greens, and fairways;
- e. Operation of ornamental fountains;
- f. Use of water from fire hydrants for activities unrelated to firefighting;
- g. Wash down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- h. Wash down of buildings or structures for purposes other than immediate fire protection; and
- i. Flushing gutters or permitting water to run or accumulate in any gutter or street.

Stage Two: Mandatory Compliance Water Alerts

During Stage Two, City of Pharr will aim to reduce per capita consumption by three percent (3%). The following restrictions shall apply to all persons:

Irrigation of outdoor vegetation shall be limited except for during the days and times as provided in this section and in such zones as designated herein. Irrigation by drip method or hand-held buckets is permitted at any time in any zone.

Schedule:

- a. Landscape Irrigation is only to be conducted during the hours of 6:00 p.m. to 10:00 a.m. on designated irrigation days.

b. The washing or sprinkling of foundations is only to be conducted on designated irrigation days, as those for landscape irrigation between the hours of 6:00 p.m. to 10:00 a.m.

c. The washing of automobiles, trucks, trailers boats, airplanes and other types of mobile equipment is only to be conducted on designated irrigation days between the hours of 6:00 p.m. to 10:00 a.m. Such washing, when allowed, shall be done with a handheld bucket or a handheld hose equipped with a positive shutoff nozzle for quick rinses.

Exception: Washing may be done at any time on the immediate premises of a commercial carwash or commercial service station. Further, such washing may be exempted from this recommendation if the health, safety and welfare of the public is contingent upon frequent vehicle cleaning, such as garbage trucks and vehicles to transport food and perishables.

d. The refilling or adding of water to residential swimming and/or wading pools is only to be conducted on designated irrigation days between the hours of 6:00 p.m. to 10:00 a.m.

e. The operation of any ornamental fountain, pond, or other structure making similar use of water for scenic or aesthetic purposes is only to be conducted between the hours of 6:00 p.m. to 10:00 a.m. Fountains or structures with a recirculation system, as well as water use to support aquatic life, are exempt from this recommendation.

f. The use of water for irrigation for golf greens, fairways, and tee boxes is only to be conducted on designated irrigation days between the hours of 6:00 p.m. to 10:00 a.m. Provided, however, any golf course utilizing wastewater effluent or raw water is exempted from this provision.

g. Use of water from fire hydrants shall be limited to firefighting and related activities, and/or other governmental use activities necessary to maintain the health, safety, and welfare of the City of Pharr.

h. Use of water to wash down buildings or structures for purposes other than immediate fire protection is only to be conducted between the hours of 6:00 p.m. to 10:00 a.m.

The following uses of water are defined as waste of water and are prohibited:

1. Flushing gutters or permitting water to run or accumulate in any gutter or street;
2. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s);

3. Washing sidewalks, driveways, parking areas, tennis courts or other paved areas, except to alleviate immediate fire hazards; and
4. Use of water for dust control.

In addition to the above restrictions, all water customers are requested to voluntarily limit any other water use to only the amount which is absolutely necessary for health or business purposes.

Stage Three: Mandatory Compliance Water Warning

During Stage Three, the following restrictions apply. In this stage, City of Pharr will aim to reduce per capita consumption by five percent (5%), or two percent (2%) greater than Stage Two. All elements of Stage Two, shall remain in effect in Stage Three except that:

- a. Irrigation of any outdoor vegetation is only to be conducted on the designated irrigation days and only during the hours of 7:00 p.m. to 9:00 a.m. on such designated days. Irrigation by drip or hand-held buckets is permitted at any time.
- b. The operation of any ornamental fountain, pond, or other structure making similar use of water for scenic or aesthetic purposes is prohibited. Fountains or structures with a recirculation system, as well as water use to support aquatic life, are exempt from this restriction.
- c. Use of water to wash down buildings or structures for purposes other than immediate fire protection is prohibited.
- d. All other water restrictions listed under Stage Two's schedule remain in effect with a reduced designated watering period between 7:00 p.m. and 9:00 a.m. on designated irrigation days. Water use for those purposes outside of this period is prohibited.

Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than \$50.00 dollars and not more than \$2,000.00 dollars.

Stage Four: Mandatory Compliance Water Shortages

During Stage Four, the following restrictions apply. In this stage, City of Pharr will aim to reduce per capita consumption by ten percent (10%), or five percent (5%) greater than Stage Three. All elements of Stages Two and Three shall remain in effect in Stage Four with the following additional restrictions:

Schedule:

- a. All outdoor irrigation of vegetation shall be allowed only between the hours of 8:00 p.m. to 6:00 a.m. on designated irrigation days and shall be by means of hand-held hoses, hand-held buckets, or drip irrigation only. The use of hose-end sprinklers or permanently installed automatic sprinkler systems are prohibited at all times.

b. The washing of automobiles, trucks, trailers, boats, airplanes, and other types of mobile equipment not occurring upon the immediate premises of commercial carwashes and commercial service stations and not in the immediate interest of the public health, safety and welfare is prohibited.

c. Car washes and commercial service stations in the immediate interest of public health, safety and welfare shall be limited to ninety percent (90.0%) of their monthly average usage based on the last twelve (12) billing periods for each of such customer.

d. Commercial nurseries, commercial sod farmers, and similarly situated establishments shall water only on designated irrigation days between the hours of 8:00 p.m. to 6:00 a.m. and shall use only handheld hoses, drip irrigation systems, or handheld buckets.

e. The filling, refilling, or adding of water, except to maintain the structure integrity of the pool, to swimming and/or wading pools is prohibited.

f. All watering of golf course fairways, greens, and tee boxes is prohibited unless done with treated wastewater, reclaimed water, or well water.

Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than \$50.00 dollars and not more than \$2,000.00 dollars.

Stage Five: Mandatory Compliance Water Shortage Emergency

During Stage Five, the following restrictions shall apply. All elements of Stages Two through Four, including the goal of ten percent reduction (12%) of water use per capita, shall remain in effect in Stage Five except that:

a. No applications for new, additional, further expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or other water service facilities of any kind shall be allowed, approved or installed except as approved by the City of Pharr.

b. All allocations of water use to non-essential industrial and commercial customers, such as restaurant water service and misters, shall be reduced to amounts as established by the City of Pharr.

c. No bulk water sales shall be made from the City of Pharr or other sources for any purpose when such water will be transported by a tanker truck or similar type vehicle.

d. All filling, refilling, and adding water to residential swimming and/or wading pools is absolutely prohibited.

e. The maximum monthly water use allocation for residential customers may be established with revised rate schedules and penalties by the City

Commissioners on recommendation by the City Manager. Irrigation is permitted only by:

- i. Handheld or faucet filled bucket;
- ii. Continuously handheld hoses;
- iii. Drip irrigation during the hours from 6:00 a.m. to 8:00 a.m., once every ten (10) days, by a schedule established by the City Manager.

f. The washing of automobiles, trucks, trailers boats, airplanes, and other types of mobile equipment not occurring upon the immediate premises of commercial carwashes and commercial service stations and not in the immediate interest of the public health, safety and welfare shall be prohibited.

Any person who violates this Plan is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than \$50.00 dollars and not more than \$2,000.00 dollars.

Stage Six: Water Allocation

During Stage Six, the following restrictions shall apply, in addition to all elements of Stages Two through Five. In the event that water shortage conditions threaten public health, safety, and welfare, the City Manager is hereby authorized to allocate water according to the following priorities so that the remaining water is available for essential health- and safety-related uses. The priority list for water use during severe drought will be the following:

- Priority 1 – Hospitals and Medical Facilities, including Dialysis Centers
- Priority 2 – Emergency Water Facilities
- Priority 3 – Fire Protection
- Priority 4 – Residential
- Priority 5 – Schools
- Priority 6 – Industrial
- Priority 7 – Commercial
- Priority 8 – Recreation/Aesthetics

Section X: Additional Water Sources

The City of Pharr will take necessary measures to acquire an additional water source such as adjoining water suppliers and reservoirs.

Section XI: Review Committee – Formation, Powers and Duties

Upon approval of this Drought Contingency Plan, the City Manager will establish a **Review Committee** to review hardship and special cases involving customers, persons, or property utilizing the City of Pharr's water that cannot abide by the provisions of this plan. The Review Committee will consist of the City Manager, Public Utilities Director,

and a member/ customer chosen by the City Commissioners. The Public Utilities will be the Chairman of the Review Committee, and the designee will be the Vice-Chairman.

All requests for a variance to the provisions of this Plan must be submitted to the Review Committee in writing and must state the circumstances supporting the request. The Review Committee is authorized to grant variances from the provisions of this Plan if, owing to peculiar circumstances, an undue hardship will result, and the granting of the variance will not be contrary to the public interest.

All decisions of the Review Committee will be reported to the City Commissioners at the next regularly scheduled Meeting. If the Review Committee denies a request for a variance, an appeal can be made to the City Commissioners at the next regularly scheduled meeting. If a protest is received after the granting of a variance, the Review Committee will refer the protest to the City Commissioners at the next regularly scheduled meeting. The decisions of the City Commissioners are final.

Section XII: Variances

The City Manager, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

- a. Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.
- b. Alternative methods can be implemented which will achieve the same level of reduction in water use.

Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City of Pharr within 5 days after the Plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the City Manager, or his/her designee, and shall include the following:

1. Name and address of the petitioner(s).
2. Purpose of water use.
3. Specific provision(s) of the Plan from which the petitioner is requesting relief.
4. Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Ordinance.
5. Description of the relief requested.
6. Period of time for which the variance is sought.
7. Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
8. Other pertinent information.

No variance shall be retroactive or otherwise justify any violation of this Plan occurring prior to the issuance of the variance.

All decisions of the Review Committee will be reported to the City Commissioners at the next regularly scheduled meeting. If the Review Committee denies a request for a variance, an appeal can be made at the next regularly scheduled meeting. If a protest is received after the granting of a variance, the Review Committee will refer the protest to the City Commissioners at the next regularly scheduled meeting. The decisions of the Commissioners are final.

Section XIII: Violations, Penalties, and Enforcement

a. No person shall knowingly or intentionally allow the use of water from the City of Pharr's system for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provisions of this Plan.

b. Any person who violates this Plan will be issued a warning on the first offense, any person who violates this Plan thereafter is guilty of a misdemeanor and, upon conviction shall be punished by a fine of not less than \$50.00 dollars and not more than \$2,000.00 dollars. Each day that anyone or more of the provisions of this Plan are violated will constitute a separate offense. Upon receiving a notice of violation on the second offense, the customer's meter is subject to being locked. If a customer receives a notice of violation for two or more distinct violations in any one-day period, the City Manager will, upon due notice, be authorized to discontinue water service to premises where the violations occurred, and a fee will be required to be paid before service is restored. Should any person or customer receive a third notice of violation, water service will be discontinued, and a flow restriction device will be installed at the customer's meter at the customer's expense, and a second fee will be required to be paid before service is restored. Should a customer's water service be discontinued for a third time, then the fee for restoring water service shall be doubled.

1. For any customer whose meter equivalent is 1, water service will be restored after the first disconnection for a fee of \$30.00. For any customer whose meter equivalent is more than 1, water service will be restored after the first disconnection for a fee of \$30.00 per meter equivalent. After the second disconnection, water service will be restored only after a second fee of \$30.00 per meter equivalent has been paid and a flow restriction device has been installed at the customer's meter at the customer's expense. This device will remain connected to the customer's meter until the Corporation returns to Stage 2 or less. After the third disconnection, water service will be restored only after a third fee of \$30.00 per meter equivalent has been paid.

2. The above surcharges and termination provisions will not apply if the water used resulted from a loss of water (i.e., water leak) through no fault of the customer. The customer will have to prove that immediate steps were taken to

correct the leak after its discovery and that the customer was not in any way negligent in causing or permitting the loss of water.

c. Any City of Pharr employee from Police Department, Fire Department, Code Compliance or Public Utilities Department may issue a notice of violation to a person he/she reasonably believes to have committed a violation of this Plan. The notice of violation will be prepared in duplicate and will contain the name of the member and the tenant, if any, the address, the alleged violation, and the date.

d. The customer in apparent control of the property where a violation occurs or originates will be presumed to be the violator, but the customer will have the right to show that he/she did not commit the violation. The customer will be presumed to be responsible for minor children and for anyone residing in the customer's household who commits a violation.

SECTION 2 – CUMULATIVE

That except as herein amended, this Ordinance shall be cumulative of all other ordinances and said Ordinances shall remain in full force and effect, unimpaired hereby.

SECTION 3 – EFFECTIVE DATE; PUBLICATION

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 4 – PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ___ day of ___ 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of ____ 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

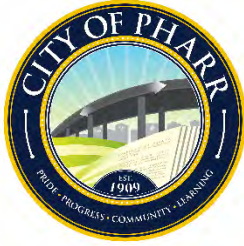
PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of ____ 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: January 30, 2026

MEETING DATE: February 17, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on a Resolution for nomination of candidate to the Hidalgo County Appraisal District Board of Directors to fill unexpired term. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: The Chief Appraiser of Hidalgo County Appraisal District has called for the nomination to fill the unexpired term on the Hidalgo County Appraisal District Board of Directors, with the term ending December 31, 2027, as prescribed by Section 6.03 of the Texas Property Tax Code.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends the Board of Commissioners to submit the name of the nominee on the attached Resolution.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Imelda Perez
City Management Office

Created/Initiated - 01/30/2026
Approved - 02/05/2026
Final Approval - 02/05/2026

HIDALGO COUNTY APPRAISAL DISTRICT

Joe D. Olivarez Chairman
Veronica "Ronnie" Ontiveros Vice-Chairperson
Amador Requenez Secretary
Richard A. Garza Member
Albert D. Cardenas Member

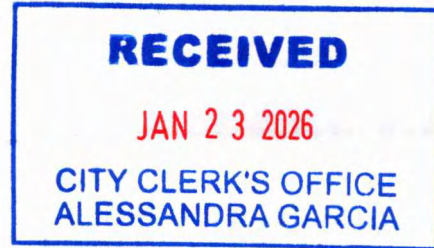


Pablo "Paul" Villarreal, Jr. Member
Erica E. Canales Member
Karina Cardoza Member
Rolando Garza Chief Appraiser

PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org

January 16, 2026

Ms. Hilda Pedraza
City of Pharr Secretary
PO Box 1729
Pharr, TX 78577



Re: 2026 Board of Directors Vacancy

Dear Ms. Pedraza:

It is with profound sorrow and heavy hearts that we inform you of the passing of our esteemed colleague and friend, Eddy Betancourt, Board of Directors Vice Chairman, who died on December 27, 2025.

Eddie has been a dedicated and valued member of the Board of Directors since 2020. His wisdom, kindness, and commitment have left an indelible mark on our organization, and he will be greatly missed by all who had the privilege of knowing him.

In accordance with the Texas Property Tax Code, Section 6.03 and Section 6.031, a vacancy in the Board of Directors has been declared following this unfortunate event. The existing Board of Directors must fill the vacancy in the manner as follows:

1. Participating taxing units must nominate candidates via resolution for a vacant appointed director seat.
2. Resolutions must be submitted by March 2, 2026.
3. The Chief Appraiser will compile the list of nominees and submit it to the current Board of Directors.
4. The Board will select a nominee from the list by majority vote to fill the vacancy at the March 11, 2026, Board of Directors meeting.

For your convenience, a sample resolution form is included; you are welcome to use it, or you may submit one prepared by your office. If you require additional information, please don't hesitate to contact me at (956) 381-8466.

Sincerely,

Rolando Garza

Rolando Garza, RPA
Chief Appraiser

RG: plg

Attachment

RESOLUTION NO. R-2026- ____

**A RESOLUTION OF THE CITY COMMISSION FOR THE CITY OF PHARR TEXAS
EXPRESSING ITS NOMINATION FOR THE HIDALGO COUNTY APPRAISAL
DISTRICT BOARD OF DIRECTORS**

WHEREAS, the City Commission for the City of Pharr is authorized to make nomination for the position to be filled in the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, this director shall serve the unexpired term ending December 31, 2027, and that all taxing entitles associated with the Hidalgo County Appraisal District are authorized to nominate one (1) person for said Board; and

WHEREAS, the Board of Commissioners of the City of Pharr must submit the name of the nominee by written resolution to the Chief Appraiser by March 2, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS that the name of:

is hereby nominated by the City of Pharr to the Hidalgo County Appraisal District Board of Directors.

FURTHERMORE, the City Commission for the City of Pharr directs the Chief Appraiser to submit said nomination for consideration by the Board of Directors to fill the vacancy.

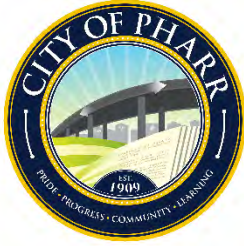
PASSED AND APPROVED this the ____ day of _____, 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 17, 2026

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on the purchase of Vermeer heavy equipment for Pharr Connect from Vermeer Texas-Louisiana in the amount of \$291,191.56 (Buyboard Contract #787-25). **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Staff requests authorization to purchase Vermeer Heavy equipment for the amount of \$291,191.56. The City of Pharr is in need to acquire additional equipment for Pharr Connect construction crews. This equipment will be able to help expedite internal construction efforts. Project No. 2526-01-518-P06-01

Fiscal Consideration: \$291,191.56

Staff Recommendation: Staff recommends approval.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena

Created/Initiated - 02/06/2026

Maritza Magallan

Approved - 02/09/2026

Hilda Pedraza

Approved - 02/09/2026

Ricardo Rodriguez

Approved - 02/09/2026

Jamison Merrick

Approved - 02/10/2026

City Management Office

Final Approval - 02/10/2026



Vermeer Texas-Louisiana
 222 Frontage Road
 Alamo, TX 78516
 Ph: (956) 782-5580
 vermeertexas.com

Please remit to:
 Vermeer Texas-Louisiana
 PO Box 227283
 Dallas, TX 75222-7283

Ship To: IN STORE PICKUP

Invoice To: CITY OF PHARR
 1000 S BLUEBONNET
 PHARR TX 78577-5822

Attention: JORGE ZEQUERA

Branch 05 - ALAMO		
Date 01/22/2026	Time 14:44:04 (O)	Page 2
Account No PHARR001	Phone No 9567873311	Inv No 08 E0039605
Ship Via	Purchase Order NEED PO#	
Tax ID No		
WALTER MIKA		Salesperson 154 / 113

EQUIPMENT INVOICE

Description Amount

****INCLUDING THE FOLLOWING OPTIONS****
 CBCT1816EBTL BEHNKE CBCT1816E-BT-L
 PRICING PER BUYBOARD CONTRACT #787-25

Stock #: 1071708 Serial #: 7NWH19A85TK051117 78881.50
 New 2026 VE LP XD Traile
 New 2026 VERMEER LP XD Traile LP873XDT, 14K GVWR, 2X100 GAL
 ** VAC S/N- 305671 **
 THIS IS A **TOTAL PACKAGE PROMISE** UNIT
 PRICING PER BUYBOARD CONTRACT #787-25

Miscellaneous Charges/Credits
 =====

24 MO PREM 1000 HRS MAINT	Qty: 1	Price: 11950.00	11950.00
12 MO BASE-1000 HRS	1	3559.00	3559.00

Subtotal: 291191.56
 Total: 291191.56

CUSTOMER IS REQUIRED TO REGISTER UNIT WITHIN 21 DAYS FROM
 RECEIPT OF MSO/TITLEWORK. ANY TAX, TITLE, & LICENSE FEES
 ARE THE RESPONSIBILITY OF THE CUSTOMER.
 PROOF OF REGISTRATION MUST BE SENT TO:
 ATTN: SALES ADMIN
 VERMEER TEXAS-LOUISIANA
 3025 STATE HWY 161
 IRVING TX 75062

TERMS AND CONDITIONS

Terms of Sale: Purchase of any goods sold by Vermeer Texas-Louisiana shall be subject to and expressly limited by the terms and conditions contained herein. No changes to, waiver of, or addition to any of these terms and conditions shall be effective unless agreed to in writing and signed by Vermeer Texas-Louisiana. Buyer acknowledges and agrees that these terms and conditions supersede the terms and conditions of any purchase order and other documentation used by Buyer and, except for delivery and billing addresses, quantities prices, and items ordered, any conflicting or additional terms are void and have no effect and Buyer may place orders by use of purchase orders and other documentation for its convenience purposes only. Notwithstanding the foregoing, Vermeer Texas Louisiana reserves the right at any time to amend these terms and conditions, and Buyer shall be deemed to accept such amended terms and conditions by ordering goods herein offered after the date of such amendment. Additional special terms and conditions of Vermeer Texas-Louisiana may be applicable with respect to certain goods.

Prices: All pricing quotes must be documented in writing by Vermeer Texas-Louisiana to be valid. Potential new tariffs may increase the cost of goods. Vermeer Texas-Louisiana reserves the right to change the prices and specifications of its goods at any time without notice.

Tax Information: Any tax, duty, custom or other fee of any nature imposed upon the goods, their sale, transportation, delivery, use or consumption shall be paid by Buyer in addition to the price quoted or involved. If Vermeer Texas-Louisiana is required to prepay any such tax or fee, Buyer shall reimburse Vermeer Texas Louisiana. Buyer shall provide Vermeer Texas-Louisiana with a resale/exemption certificate in order to avoid the withholding of applicable taxes. No refund or adjustment to previously withheld taxes will be made by Vermeer Texas-Louisiana sixty (60) days after the invoice date. Proof of certification should be mailed to: Vermeer Texas-Louisiana, 3025 N. State Hwy 161, Irving, TX 75062 - attn: Accounts Receivable

Payment: Payment terms are net thirty (30) days from the date of invoice. Buyer's obligation to pay outstanding invoices and all other amounts is absolute and unconditional and is not subject to any abatement, reduction, set-off, defense, counterclaim, interruption, deferment or recoupment for any reason whatsoever.

Balances remaining unpaid at due date are subject to a interest charge of One and One-Half Percent (1.5%) per month or the highest rate permitted by law, whichever is lower, until paid. Any discounts, rebates, administrative fees, credits, or other fees due or owed to Buyer will be applied against delinquent balances before payment or reimbursement is made

Any disputed amounts should be reported immediately and remitted with the undisputed amount by the payment due date. If Vermeer Texas-Louisiana agrees with the billing dispute, Vermeer Texas-Louisiana will credit Buyer the amount of the agreed-upon billing dispute. All billing disputes must be made within six (6) months of the applicable invoice date, or will be deemed to be waived.

Vermeer Texas-Louisiana reserves the right in its sole discretion to require prepayment from any Buyer at any time and may refuse to sell and/or withhold further shipment until all overdue balances are made current. Buyer shall be liable for, and shall reimburse Vermeer Texas-Louisiana for all costs and expenses it may incur in connection with collection of any amounts owed to Vermeer Texas-Louisiana or enforcement of its rights, including without limitation, reasonable attorneys fees and expenses, court costs, and cost of collection agencies. Buyer agrees to the jurisdiction of any state or federal court located in Dallas County, TX and agrees all actions or proceedings arising or relating to these terms and conditions shall be litigated in such courts.

Storage Fee: Storage fees will accumulate at a rate of Twenty-Five and No/100 Dollars (\$25.00) per day on all goods and equipment

Returned Goods Policy: Return of goods is subject to the following conditions:

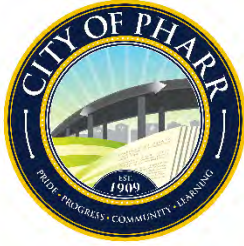
1. All returns are subject to the prior authorization of Vermeer Texas-Louisiana, in its sole and absolute discretion. Unauthorized returns will be returned to Buyer or destroyed and no credit issued. All authorized returned goods must be shipped freight prepaid to the Vermeer Texas-Louisiana location of purchase. Vermeer Texas-Louisiana will pay freight costs for goods shipped-in-error. Returns that are authorized for goods ordered-in-error or shipped-in-error will not be accepted unless returned within thirty (30) days of the date of delivery
2. All returns are subject to a Twenty Percent (20%) handling/restocking charge, except for goods shipped-in-error.
3. Credit will be issued for all authorized returns provided
 - a. Proper authorization has been obtained prior to return of goods.
 - b. Goods are in their original packaging.
 - c. Goods are current inventory items.
4. Certain goods are not eligible for return. These are:
 - a. Goods that have deteriorated because of improper handling, abuse or other factors
 - b. Goods that have been opened, partly used or which the labels or seals have been removed or tampered
 - c. Goods that have been involved in a special promotion sale
 - d. Broken, damaged or opened cases-resealed cartons are not eligible for return.

Credits for returned goods are conditioned upon Vermeer Texas-Louisiana's inspection and approval of such goods upon their return. If Vermeer Texas-Louisiana determines, in its sole and absolute discretion, that any returned goods are not eligible for return due to any of the reasons provided in paragraph above, Buyer will not receive a credit. No advance credits will be accepted.

Limited Warranty: For any goods sold by Vermeer Texas-Louisiana that is manufactured by a third party (including without limitation, Vermeer Corporation) which is found to be defective, Vermeer Texas-Louisiana agrees only to present Buyer's claim to the manufacturer for adjustment. Buyer agrees that Vermeer Texas-Louisiana shall have no further liability or responsibility regarding Buyer's claim. A copy of the warranty given each manufacturer is available to Buyer upon written request. Vermeer Texas-Louisiana warrants that labor services performed by its employee be free from defects for a period of ninety (90) days from the date of completion of labor services.

Warranty Exclusions: Warranty exclusions include, but are not limited to, the following: oils, fluids, filters, transportation costs, any incidental or consequential damages, wear items or failures due to misuse, lack of maintenance, accidents, vandalism or natural calamities. A more comprehensive list of exclusions ; limitations will be furnished upon written request to Vermeer Texas-Louisiana, 3025 N. State Highway 161, Irving, Texas 75062.

EXCEPT AS EXPRESSLY PROVIDED HEREIN, VERMEER TEXAS-LOUISIANA MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED WITH RESPECT TO ANY GOODS, PARTS OR SERVICES PROVIDED BY VERMEER TEXAS-LOUISIANA INCLUDING, BU NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: February 6, 2026

MEETING DATE: February 17, 2026

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on the purchase of servers for IT Datacenter from SHI Government Solutions Inc, in an amount not to exceed \$137,744.76. (Texas DIR Contract #DIR-TSO-4317) **This item supports IF - Infrastructure.**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Staff request authorization to purchase Servers for IT Data Center. The City of Pharr Data center is in need of replacement servers due to some becoming end of life. These servers have been budgeted and the proposal is under budget. Project No. 2526-01-518-P07-01

Fiscal Consideration: \$137,744.76

Staff Recommendation: Staff recommends approval.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Maritza Magallan
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 02/06/2026
Approved - 02/09/2026
Approved - 02/09/2026
Approved - 02/09/2026
Approved - 02/10/2026
Final Approval - 02/10/2026



Pricing Proposal
Quotation #: 27118555
Created On: 2/2/2026
Valid Until: 2/27/2026

TX-City of Pharr

Alex Velazquez

100 W. Ferguson Ave
Pharr, TX 78577
United States
Phone: 956-402-4903
Email: alex.velazquez@pharr-tx.gov

Pubsec inside account executive

Marco Martinez

300 davidson ave.
Somerset
nj
Phone: 7325071364
Email: marco_martinez@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Scale Computing HC1450D Chassis - Dual Xeon SP CPU, 3x HDD, 1x NVMe, 1U Scale Computing - Part#: CHA-3-1A Contract Name: Software/ Services Contract #: DIR-TSO-4317	4	\$21,481.08	\$85,924.32
2 Scale Computing Intel Xeon Gold 5415+ Scale Computing - Part#: CPU-3-1D Contract Name: Software/ Services Contract #: DIR-TSO-4317	8	\$0.00	\$0.00
3 Scale Computing 32GB DDR5 RDIMM Scale Computing - Part#: RAM-3-14 Contract Name: Software/ Services Contract #: DIR-TSO-4317	48	\$0.00	\$0.00
4 Scale Computing 1.92TB 3.5" U.2 NVMe SSD Scale Computing - Part#: NVM-3-11 Contract Name: Software/ Services Contract #: DIR-TSO-4317	4	\$0.00	\$0.00
5 Scale Computing 12TB 3.5" SAS HDD Scale Computing - Part#: HDD-3-05 Contract Name: Software/ Services Contract #: DIR-TSO-4317	12	\$0.00	\$0.00
6 Scale Computing 4-ports 25Gb SFP28 OCP Scale Computing - Part#: NIC-3-11 Contract Name: Software/ Services Contract #: DIR-TSO-4317	4	\$0.00	\$0.00

7	Scale Computing HC1450D Chassis - Dual Xeon SP CPU, 3x HDD, 1x NVMe, 1U Scale Computing - Part#: CHA-3-1A Contract Name: Software/ Services Contract #: DIR-TSO-4317	1	\$21,631.29	\$21,631.29
8	Scale Computing Intel Xeon Gold 5415+ Scale Computing - Part#: CPU-3-1D Contract Name: Software/ Services Contract #: DIR-TSO-4317	2	\$0.00	\$0.00
9	Scale Computing 16GB DDR5 RDIMM Scale Computing - Part#: RAM-3-13 Contract Name: Software/ Services Contract #: DIR-TSO-4317	16	\$0.00	\$0.00
10	Scale Computing 1.92TB 3.5" U.2 NVMe SSD Scale Computing - Part#: NVM-3-11 Contract Name: Software/ Services Contract #: DIR-TSO-4317	1	\$0.00	\$0.00
11	Scale Computing 12TB 3.5" SAS HDD Scale Computing - Part#: HDD-3-05 Contract Name: Software/ Services Contract #: DIR-TSO-4317	3	\$0.00	\$0.00
12	Scale Computing 4-ports 25Gb SFP28 OCP Scale Computing - Part#: NIC-3-11 Contract Name: Software/ Services Contract #: DIR-TSO-4317	1	\$0.00	\$0.00
13	Scale Computing SC//HyperCore - 16 core 12 Month license and support software Scale Computing - Part#: HCOS-S-1-16C-PS Contract Name: Software/ Services Contract #: DIR-TSO-4317	4	\$4,843.97	\$19,375.88
14	Scale Computing 1 Year HW Support for Scale Computing HCI Appliance Scale Computing - Part#: HW-1 Contract Name: Software/ Services Contract #: DIR-TSO-4317	1	\$2,096.27	\$2,096.27
15	Scale Computing Zero Downtime Hardware Refresh Scale Computing - Part#: QZDHR Contract Name: Software/ Services Contract #: DIR-TSO-4317	4	\$669.06	\$2,676.24
16	Scale Computing SC//HyperCore - 16 core 12 Month license and support software Scale Computing - Part#: HCOS-S-1-16C-PS Contract Name: Software/ Services Contract #: DIR-TSO-4317	1	\$4,843.97	\$4,843.97
17	Scale Computing 1 Year HW Support for Scale Computing HCI Appliance Scale Computing - Part#: HW-1	1	\$527.73	\$527.73

Contract Name: Software/ Services

Contract #: DIR-TSO-4317

18	Scale Computing Zero Downtime Hardware Refresh	1	\$669.06	\$669.06
	Scale Computing - Part#: QZDHR			
	Contract Name: Software/ Services			
	Contract #: DIR-TSO-4317			

Subtotal	\$137,744.76
Shipping	\$0.00
Total	\$137,744.76

Additional Comments

Thank you for choosing SHI-GS! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

**SHI Government Solutions, Inc. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3695478; DUNS# 14-724-3096**

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.