

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, MARCH 2, 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 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. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) Submission of Sales Tax Collection Report for February 2026.
- B) Recognition of Veronica Solis Ramirez, Human Resources Director, on her retirement after 30 years of dedicated service.
- C) City Events of Interest

5. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for February 23, 2026 - Special Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

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

C) Consideration and action, on request from ARISE for police and fire department assistance during their International Women's Day March on Friday, March 13, 2026 **This item supports QL - Quality of Life..** (SPECIAL EVENTS)

D) PLATS:

1. NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2. The property is legally described as being a 0.846 acre tract of land being all of Lot 1, Bocanegra Subdivision and 0.305 out of Lot 178, Kelly-Pharr Subdivision. The property is located within the 700 Block of West Business 83. SUB#251139 — **This item supports EV - Economic Vitality.**

2. Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision. The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 700 Blk. of W. Interstate 2. SUB#220721 - **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-46 of the City of Pharr, Texas, Chapter 118, Subdivision, modifying Section X - Fiber Optic. **(1st Reading) This item supports IF - Infrastructure.** (IT)

B) Consideration and action, if any, on Resolution appointing/ re-appointing four (4) members to the Pharr Animal Shelter Advisory Committee. **This item supports SG - Sound Governance and Fiscal Sustainability.** (PUBLIC HEALTH)

C) Consideration and action, if any, on Resolution adopting the Ten Texas Traits of Good Government and authorizing application for the Balanoff Good Government Award. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, awarding Service Contract to Saenz Brothers Construction for Expressway Frontage sewer line repair (TIPS Contract No. 241001). **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)

B) Consideration and action, if any, awarding Construction Material Testing Services Contract to Terracon Consultants, Inc. for the City of Pharr Multi-Use Facility. **(TABLED) This item supports IF - Infrastructure.** (ENGINEERING)

8. 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.

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

10. ADJOURNMENT:

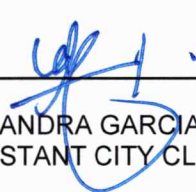
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 24th day of February 2026 at 5:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 24th 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: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 2.A.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 2, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Proclamation proclaiming February 2026 as Black History Month.

Classification: Regular

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

Issue: Proclamation proclaiming February 2026 as Black History Month.

Fiscal Consideration: N / A

Staff Recommendation: Presentation of Proclamation

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 02/19/2026
Final Approval - 02/19/2026

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 20, 2026

MEETING DATE: March 2, 2026

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for February 2026.

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS

The City of Pharr shows an INCREASE of 5.08% YTD TRUE GROWTH (based on calendar year) compared to last YTD February 2025 and a 1.79% DECREASE compared to February 2025 payments. For the City's FY 25-26, FYTD collections INCREASED 6.5%.

Fiscal Consideration: Sales Tax Collected are 4.47% ahead of budget.

Staff Recommendation: Presentation Only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 02/20/2026

Approved - 02/20/2026

Final Approval - 02/20/2026



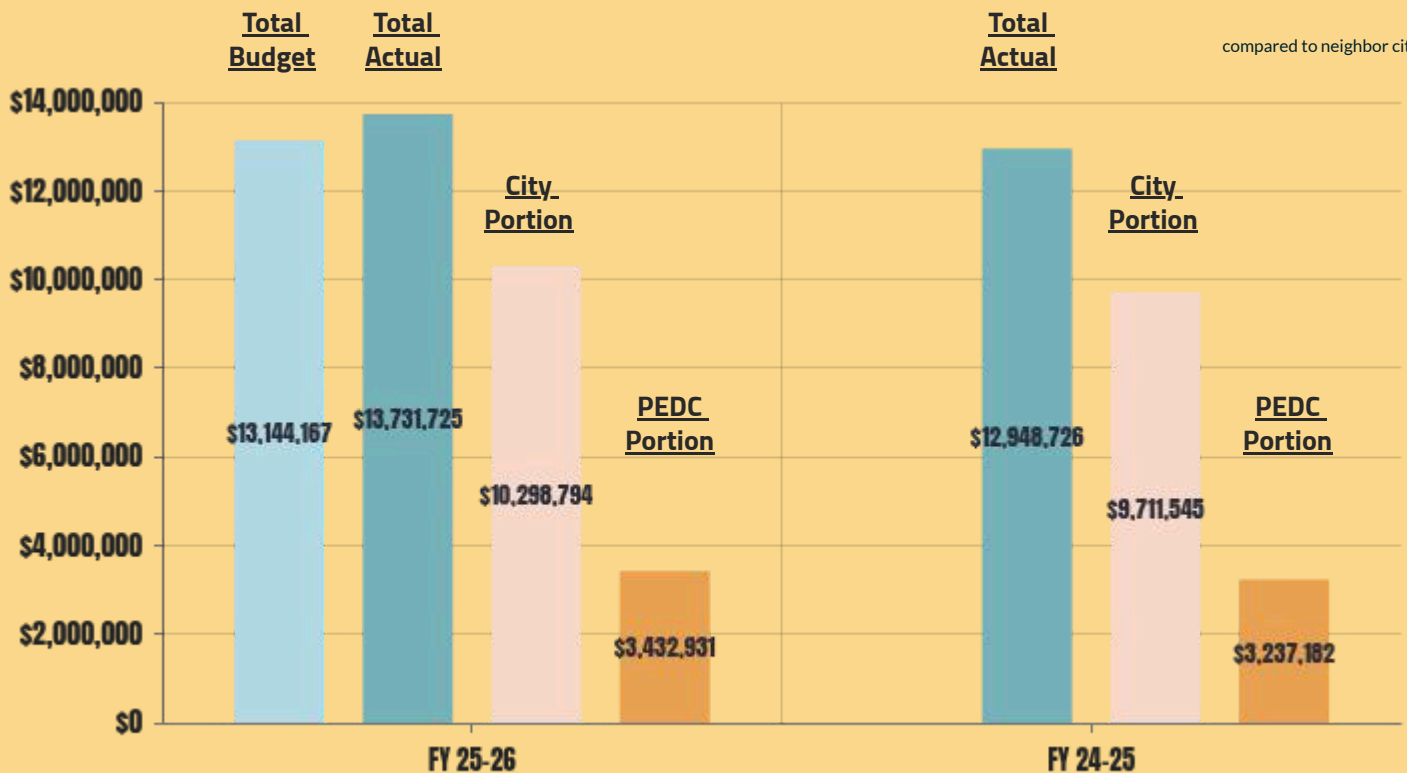
CITY OF PHARR SALES TAXES

as of February 2026
FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor cities YTD



14.34% YTD

Increase in Sales Tax from
Last Year*



-1.79%

Compared to February
2025 Cash Basis.



4.47%

Above Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year to Date Growth is 6.05%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.B.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 2, 2026

FROM: Hilda Pedraza, Assistant City Manager

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of Veronica Solis Ramirez, Human Resources Director, on her retirement after 30 years of dedicated service.

Classification: Regular

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

Issue: Recognition

Fiscal Consideration: N/A

Staff Recommendation: Recognition

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 02/19/2026
Final Approval - 02/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.C.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 2, 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 - 02/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED:

MEETING DATE: March 2, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for February 23, 2026 - Special Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: Approval of Minutes for February 23, 2026 - Special Called Meeting

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval on minutes as presented.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created -

-

-

-

**MINUTES
BOARD OF COMMISSIONERS
REGULAR – SPECIAL CALLED MEETING
MONDAY, FEBRUARY 23, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular-Special Called Meeting on Monday, February 23, 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. Daniel Chavez
Comm. Ricardo Medina
Comm. Itza Flores

STAFF PRESENT: Jonathan Flores, City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Alyn Cervantes, Asst. Code Comp. Director
Roland Gomez, Development Services Director
Luis Marin, Public Works Director
Alec Cortez, OSE Performance Mgmt. Analyst
Ruben Rosales, Public Utilities Director
Anthony Rivera, Assistant Parks & Rec. Dir.
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge 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

CITY ATTORNEY: Andres Guerra, 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 4:32 p.m. Roll call established a quorum.

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 22 - 28, 2026 AS ENGINEER'S WEEK.

Jonathan Flores, City Manager, introduced the item.

Patrizia Longoria, City Engineer, introduced herself and recognized staff engineers from the City of Pharr, Terracon, and Garver representatives. She stated the week was being observed as Engineers Week and thanked the commission for the recognition.

Comm. Carrillo read proclamation proclaiming February 22-28, 2026, as Engineers' week. Patrizia Longoria, City Engineer, and staff received the proclamation.

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item.

Kenia Gomez, Assistant Director of City Communications, presented the February Trailblazer Award to Nyah Coronado Zarate, GIS Technician in the Engineering

MINUTES: REGULAR-SPECIAL CALLED MEETING
FEBRUARY 23, 2026

Department. Ms. Gomez stated Nyah was selected for her dedication, teamwork, and consistent support of multiple departments, exemplifying the City's spirit of excellence.

Nyah Coronado expressed her gratitude to the Commission.

Patrizia Longoria, City Engineer expressed appreciation for the opportunity to recognize Nyah. She stated since Nyah joined the City of Pharr in May 2022, she advanced from Administrative Assistant to GIS Technician and demonstrated strong dedication to self-improvement. She briefly highlighted her assumption of additional administrative responsibilities during a staffing transition, exemplifying leadership, enthusiasm, and willingness to serve.

B) RECOGNITION OF FIRE DEPARTMENT LIEUTENANT ESTEBAN GONZALEZ JR. - RETIREMENT AFTER 40 YEARS OF SERVICE.

Jonathan Flores, City Manager, introduced the item.

Pilar Rodriguez, Fire Chief, recognized Lieutenant Esteban Gonzalez Jr. on his retirement. He noted his 40 years of dedicated service since November 10, 1985, and his exemplary leadership, professionalism, and commitment as a frontline firefighter. He further highlighted Lt. Gonzalez served as Honor Guard Commander, contributed to the apparatus committee, and represented the Department and the City with distinction throughout his career.

Lieutenant Gonzalez expressed gratitude to God, the Mayor and Commission, City administration, fire chiefs, and his family for their support throughout his 40-year career, highlighting the Department's growth, innovation, and advancements in training and fire prevention. He stated he was proud of the City's progress, grateful for his time of service, and he would greatly miss the profession while hoping to remain involved in some capacity.

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.

Jonathan Flores, City Manager, introduced the item.

Adolfo Garcia, Library Director introduced his Library staff and announced the Pharr Memorial Library received the Texas Municipal Library Directors Association Excellence in Libraries Award for the second time, reflecting the dedication of staff and the City's support. He further introduced guests in attendance, including a library patron and a representative on behalf of the Library Advisory Board President.

D) RECOGNITION OF PUBLIC SAFETY COMMUNICATIONS DIRECTOR KENNETH ENNIS ON OBTAINING EMERGENCY NUMBER PROFESSIONAL CERTIFICATION

MINUTES: REGULAR-SPECIAL CALLED MEETING
FEBRUARY 23, 2026

Jonathan Flores, City Manager, introduced the item. He briefly stated the certification was considered one of the hardest exams to take and there were only 1,100 certified in the US and 139 in Texas. At this time, he called upon Kenneth Ennis.

Kenneth Ennis, Public Safety Communications Director, expressed appreciation to the Commission for the opportunity to achieve the Emergency Number Professional certification. He stated this was a significant and rare accomplishment in his profession and he was grateful to have reached this milestone during his service with the city.

E) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Kenia Gomez, Assistant Director of City Communications, presented a series of video recaps highlighting the Trash-Off, Coastal Expo, Feeding America and the Capable Kids Promo.

Kenia Gomez, Assistant Director of City Communications, reported the City of Pharr would host the Healthier Texas Jiu Jitsu Event at the Jose "Pepe" Salinas Center on February 24, 2026, at 6:00 p.m. She further reported the city had successfully secured wins at this event for five consecutive years and extended an invitation to everyone to come out and join.

Kenia Gomez, Assistant Director of City Communications, also reported Parks and Recreation Department would be hosting the St. Patrick's 5K on March 7, 2026, from 8:00 a.m. at the Pharr Aquatic Center. She encouraged public participation and urged interested individuals to register for the upcoming event.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR FEBRUARY 02, 2026 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**
- B) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. RED ROBIN RESTAURANT, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 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.**

MINUTES: REGULAR-SPECIAL CALLED MEETING
FEBRUARY 23, 2026

2. EL RODEO GRILL, LLC., DBA 7 MARES REQUESTED 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, REQUESTED 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.

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

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

REGULAR AGENDA - OPEN SESSION

ITEM 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.**

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

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

- B) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION NOMINATING CANDIDATE TO THE HIDALGO COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS TO FILL AN UNEXPIRED TERM. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo moved to approve all votes go to nominee Mario Reyna Sr. Comm. Pacheco seconded the motion and when put to a vote, it carried unanimously.

MINUTES: REGULAR-SPECIAL CALLED MEETING
FEBRUARY 23, 2026

Resolution No. R-2026-14 is filed with the City Clerk's Office.

- C) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING SUBMISSION OF THE FY 2025 OPERATION STONEGARDEN (OPSG) GRANT PROGRAM APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION; DESIGNATING AUTHORIZED REPRESENTATIVES; AND CERTIFYING COMPLIANCE WITH ALL APPLICABLE GRANT REQUIREMENTS. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY.**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2026-15 is filled with the City Clerk's Office.

- D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION AUTHORIZING AND APPROVING PUBLICATION AND POSTING OF A NOTICE OF INTENTION TO ISSUE THE CITY'S COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR THE PURPOSES SET FORTH IN THE NOTICE OF INTENTION AND OTHER MATTERS IN CONNECTION THEREWITH. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2026-16 is filled with the City Clerk's Office.

- E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION IN SUPPORT OF MEADOW HEIGHTS, LP TO SUBMIT AN APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2026 COMPETITIVE 9% HOUSING TAX CREDITS FOR MEADOW HEIGHTS APARTMENTS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**

Jonathan Flores, City Manager, introduced the item.

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

Resolution No. R-2026-17 is filed with the City Clerk's Office.

ITEM 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.**

Jonathan Flores, City Manager, introduced the item.

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

- 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.**

Jonathan Flores, City Manager, introduced the item.

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

ITEM 9. CONTRACTS/AGREEMENTS

- A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO AN AGREEMENT WITH U.S. CUSTOMS AND BORDER PROTECTION TO ENTER CITY OF PHARR PROPERTY TO ENSURE AGENTS SAFELY AND EFFECTIVELY PATROL THE UNITED STATES BORDER. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY.**

Jonathan Flores, City Manger, introduced the item.

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

- B) CONSIDERATION AND ACTION, IF ANY, AWARDED CONSTRUCTION MATERIAL TESTING SERVICES CONTRACT TO TERRACON CONSULTANTS, INC. FOR THE CITY OF PHARR MULTI-USE FACILITY. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**

Jonathan Flores, City Manager, introduced the item and recommended the item be tabled.

Comm. Carrillo **moved** to table the item. Comm. Chavez seconded the motion and when put to a vote, it carried unanimously.

ITEM 10. CLOSED SESSION

MINUTES: REGULAR-SPECIAL CALLED MEETING
FEBRUARY 23, 2026

None

ITEM 11. RECONVENE

None

ITEM 12. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Chavez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:24 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 23rd DAY OF FEBRUARY 2026 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR-SPECIAL CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ
CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 2, 2026

FROM: Alessandra Garcia, Assistant City Clerk

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. *(2nd 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:

Alessandra Garcia

Created/Initiated - 02/19/2026

Ruben Rosales

Approved - 02/19/2026

Melanie Cano

Approved - 02/19/2026

Ricardo Rodriguez

Approved - 02/19/2026

Jamison Merrick

Approved - 02/20/2026

City Management Office

Final Approval - 02/20/2026

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

Table of Contents

1.0 Introduction

- 1.1 Purpose
- 1.2 Location and Size of City
- 1.3 Population

2.0 Water Supply and Demand

- 2.1 Raw Water Supply
- 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**

- 4.1 Water Conservation Goals
- 4.2 Water Conservation **Programs**
 - A. Public Education and Awareness
 - 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

- Section I Declaration of Policy, and Intent
- 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

6.0 Appendixes:

- Appendix A: TWDB Water Conservation Plan: Contact Information
- 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 #: 5.C.

DATE SUBMITTED: February 20, 2026

MEETING DATE: March 2, 2026

FROM: Abel Molina, Special Events
Director

DEPARTMENT: Special Events

DIRECTOR: Abel Molina

Agenda Item: Consideration and action, on request from ARISE for police and fire department assistance during their International Women's Day March on Friday, March 13, 2026 **This item supports QL - Quality of Life..**

Classification: Consent

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

Issue: Request from ARISE for police and fire department escort assistance in celebration of International Women's Day March on Friday, March 13, 2026 from 8:30 a.m. to 10:00 a.m. The march will start at St. Francis Xavier Cabrini Church located at 8001 S. Cage Blvd., traveling northbound and ending at the Pharr D.R.C. located at 850 W Dicker Rd, Pharr Tx

Fiscal Consideration: N/A

Staff Recommendation: Recommend approval of request for escort assistance.

Alternatives: Deny request

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Abel Molina
Abel Molina
Imelda Perez
Hilda Pedraza
City Management Office

Created/Initiated - 02/20/2026
Approved - 02/20/2026
Approved - 02/20/2026
Approved - 02/20/2026
New -



CITY OF PHARR
PARADES, PROCESSIONS AND STREET CLOSURE FORM
P.O. Box 1729 • 118 S. Cage Blvd. • Pharr, Texas 78577
Fax 956-475-3442

Date of Event: March 13, 2026

Type of Event: Parade Walk-A-Thon ☒ Other

NAME OF CONTACT PERSON: March - marcha
Nohemi Cepeda

ORGANIZATION (IF APPLICABLE): ARISE ADELANTE - Las Milpas

ADDRESS: 125 E. Denny CITY: Pharr ZIP CODE: 78577

PHONE NO.: 956-783-9293 CELLULAR PHONE: 956-783-9293

FAX NO.: _____ E-
MAIL: ariselasmilpas@gmail.com

PURPOSE AND DESCRIPTION OF EVENT:

International Women's Day March and celebrate 2026,
(A celebration of the Empowerment and Leadership of Women)
The 19th Annual International Women's Day March.

START TIME: 8:30 am END TIME: 10:00 am

ROUTE TO BE TRAVELED OR UTILIZED (Attach Site & Traffic Plan)

Starting Location: St. Francisca X. Cabrini Church

Ending Location: Pharr Development and Research Center

Will event occupy all or only a portion of the width of the street?
A portion of the width (street)

Is the event insured? ☒ Yes ☐ No

If yes, Insurance Company Information Christian Brothers Services Contact #: 800-807-0300
Fax: 430-378-2508

Applicant Signature: Nohemi Cepeda

FOR CITY USE ONLY:

Date Received: _____

City Commission: _____

APPROVED _____

DENIED _____

City Manager's signature

Date

RECEIVED

FEB 17 2026

CITY CLERK'S OFFICE
IMELDA PEREZ



February 13, 2026

Nohemi Cepeda

125 E Denny Pharr, Tx, 78577

Major Ambrosio Hernandez, MD

City of Pharr

PO Box 1729

Pharr, TX 78577

Phone: (956) 402-4100

Fax: (956) 702-5313

Dear Mayor Ambrosio Hernandez

I am writing with an application about the **INTERNATIONAL WOMEN'S DAY MARCH & CELEBRATE 2026** (A celebration of the Empowerment and Leadership of Women). ARISE Las Milpas formally requests authorization and permission to proceed with participating in the Nineteenth Annual International Women's Day March and celebration. Community members will join in a march from the **St. Francis X Cabrini Church at the address of 8001 S Cage Blvd., Pharr, Texas 78577, to the Pharr Development and Research Center, Address of 850 W Dicker Rd, Pharr, Tx, 78577**, which will be followed by a celebration. It is a day when people are recognized for their achievements without discriminating between nationalities, ethnicities, economies, or politics. It is a time to acknowledge the gifts and talents women bring to our communities. We feel honored to ARISE to the occasion and celebrate the beauty and the power of women.

ARISE is a women's organization dedicated to leadership development and community building in three South Texas neighborhoods. Created by the women residents of these neighborhoods, this community network of community centers combines direct responses to each group's request for personal skills development with broader community-building initiatives and movements that transcend borders. We are requesting your support and sponsorship for our application to obtain permission to hold the march on March 13, 2026. This annual event requires the protection and security of the police and fire departments for the safety of the civilians participating in the march. We hope to count on your support for our **ARISE ADELANTE (a non-profit organization)** campaign.

Sincerely,

Nohemi Cepeda (Organizer ARISE ADELANTE - Las Milpas)

More information at: www.arisesotex.org

Nohemi Cepeda

ARISE Las Milpas Coordinator
Nohemi Cepeda

Contact:

Nohemi Cepeda

ariselasmilpas@gmail.com

(956) 783-9293

P.O. BOX 778 Alamo, TX 78516 (956) 783-6959 arisesotex.org

*Advised Ms. Cepeda
New permit process
and referred her
to Special Events Dept
Jmcc
2/19/24*

Google Maps

W Dicker Rd, Pharr, TX 78577

de Mother Cabrini Parish, 8001 S Cage En coche 1,1 millas, 3 min
Blvd, Pharr, TX 78577 a Pharr Development and Research Center, 850

**March will begin at Mother Cabrini Parish @8:30 am to Pharr Development
Research Center @10am**



por S Cage Blvd y W Dicker tráfico habitual
Rd La ruta más rápida, el 3 min 1,1 millas

Buscar cerca de Pharr Development and Research Center

Día Internacional de la Mujer



Mujeres inspirando cambio para un mundo MISÉRICORDIOSO

ARISE Adelante te invita a nuestra 19.^a celebración anual
del Día Internacional de la Mujer.



INICIA AQUI

**St. Frances Cabrini
Church**

@ 8:45 A.M.

**8001 S. Cage Blvd.
Pharr, Tx 78577**

**13
MARZO**



TERMINA AQUI

**Pharr Development and
Research Center**

@ 10:00 A. M.

**850 W Dicker Rd, Pharr,
TX 78577**





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 2, 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 - 02/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.1.

DATE SUBMITTED: February 20, 2026

MEETING DATE: March 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2. The property is legally described as being a 0.846 acre tract of land being all of Lot 1, Bocanegra Subdivision and 0.305 out of Lot 178, Kelly-Pharr Subdivision. The property is located within the 700 Block of West Business 83. SUB#251139 —
This item supports EV - Economic Vitality.

Classification: Consent

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

Issue: NAIN ENGINEERING, representing Raul Bocanegra, is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2.

Fiscal Consideration: N/A

Staff Recommendation: At the Planning and Zoning Commission Meeting of February 19, 2026, the Board voted unanimously to recommend approval of the preliminary and final plat of Bocanegra Subdivision No. 2. There were 4 members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 02/20/2026
Approved - 02/20/2026
Approved - 02/20/2026
Final Approval - 02/20/2026



MEMORANDUM

DATE: MONDAY, MARCH 2, 2026
TO: MAYOR AND CITY COMMISSION
FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JONATHAN B. FLORES, CITY MANAGER
SUBJECT: BOCANEGRA SUBDIVISION NO. 2 SUBDIVISION
FILE NO. **SUB251139**

GENERAL INFORMATION

APPLICANT: NAIN ENGINEERING, representing Raul Bocanegra is requesting preliminary and final plat approval of the proposed BOCANEGRA SUBDIVISION NO. 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.846 acre tract of land being all of Lot 1, Bocanegra Subdivision and 0.305 out of Lot 178, Kelly-Pharr Subdivision.

LOCATION: The property is located within the 700 Block of West Business 83.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial and single family residential use in the Land Use Plan.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Bocanegra Subdivision No. 2 subject to the following conditions:

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve preliminary and final plat of the proposed BOCANEGRA SUBDIVISION NO. 2 at their meeting on Thursday, February 19, 2026.

LOCATION:

118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



Pharr
Development Services



REVIEWED BY:

HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

1. Verify the bearing, make sure they match the metes & bounds.
2. Label net or gross on the metes & bounds and plat layout.
3. Show the dedicated additional R.O.W., along U.S Highway Business 83.
4. Follow the City detention directive for plat note # 8.
5. Text to be consistent.
6. As per owner the alley will remain in place will not abandoned.
7. Need to make sure property lines do not overlap into R.O.W.

LOCATION:
801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300



REVIEWED BY:
JAVIER RODRIGUEZ
PUBLIC UTILITIES - WD DISTRIBUTION
SUPERVISOR
JAVIER.RODRIGUEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

PLAT REVIEW FOR:
BOCANEGRA No2 SUBDIVISION

COMMENTS: Initials: J.R. /O.D.L. JANUARY 21, 2026

WATER:

- All utilities are ok as shown, if changes are made comments will change to new proposal.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- All utilities are ok as shown, if changes are made comments will change to new proposal.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4221



REVIEWED BY:
OFSMAN QUINTANA
GRADUATE ENGINEER
OFSMAN.QUINTANA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

SUBDIVISION: Bocanegra Subdivision DATE: 1/20/2026
REVIEW: Preliminary (Comments for plans dated: 1-13-2026)

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. Verify the ROW along W. Bus 83. Show additional 10'-ft ROW dedication.
3. Note No. 8--- Use the correct drainage directive... "Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____ acres and a volume of approximately _____ 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 commercial development."
4. Detention area shall be required to be within a Private drainage easement.

SITE PLAN

1. All proposed driveways and sidewalks are within Tx Dot ROWs and will require a permit for construction. Inspections for sidewalks and driveways shall be conducted by Tx Dot representatives. Any unused existing driveways shall be closed off with reinforced curb and gutter.

DRAINAGE

1. Drainage layout may be reviewed at the time of the building permit phase.
2. Drainage outfall pipe shall be flush with concrete rip-rap.
3. All detention areas shall be stabilized using sod or hydromulch.
4. A perimeter fence may be required if the depth of detention areas exceeds 2.5'-ft. and with a minimum height of 4'-ft.
5. Please verify the total required volume for drainage, peak value as shown is 10,210 cf.

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).

LOCATION:
118 S. CAGE BLVD
3rd FLOOR
PHARR, TX 78577
PHONE: 956-402-4400



REVIEWED BY:
JOSE NAVARRO
FIRE INVESTIGATOR/INSPECTOR
JOSE.NAVARRO@FD.PHARR-TX.GOV

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

Fire Access roads to be a minimum of 20 ft wide. Vehicle clearance shall be 13.5 ft. Provide a letter of Certification from a licensed soil engineer on non-paved all weather roads that provide fire access, which shall support a 40,000 fire apparatus at a minimum.

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 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.

Additional Comments before Final Shall provide a Knox Lock for gate once Gate is installed.

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



Pharr
Public Works



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

- Obtain any Bore, Street Cut, and Discharge permit to be obtained from the appropriate departments.
- Detention pond with a depth of 3 feet or deeper requires a perimeter fence with a minimum height of 4 feet.

LOCATION:
104 W. POLK AVE
PHARR, TX 78577
PHONE: 956-402-4900



Pharr
Innovation & Technology



REVIEWED BY:
GERARDO PADRON
BROADBAND GRADUATE ENGINEER
GERARDO.PADRON@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: BOCANEGRA SUBDIVISION NO. 2

General Notes:

Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

a. Estimated at coordinates: 26.195477° -98.192877°

2. Primary Conduit Installation:

a. A **1x2" Schedule 40 conduit** or **1x2" HDR Orange conduit** Sleeve shall be routed within the Utility Easement on south-side of W Park Ave (estimate coordinates 26.195477° -98.192877°).

b. A **1x2" Schedule 40 conduit** or **1x2" HDR Orange conduit** Sleeve shall be routed within the Utility Easement on W Park Ave to within the Structural & Subdivision Location in accordance with Planning and Zoning Site Plan.

BOCANEGRA SUBDIVISION No.2

A 0.846 ACRE TRACT OF LAND BEING A REPLAT OF LOT 1,BOCANEGRA SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3438998, OFFICIAL RECORDS, HIDALGO COUNTY, AND A 0.306 ACRE TRACT OF LAND OUT OF LOT 178, KELLY PHARR SUBDIVISION, ACCORDING TO DOCUMENT NUMBER 3689889, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 0.846 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 0.54 OF AN ACRE TRACT, BEING ALL OF LOT 1, BOCANEGRA SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 3438998, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A 0.306 ACRE TRACT, BEING OUT OF LOT 178, KELLY PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 0.306 ACRE TRACT FURTHER DESCRIBED IN WARRANTY DEED WITH VENDOR'S LEN RECORDED OCTOBER 08, 2025, DOCUMENT NUMBER 3689889, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH ARE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF PHARR ON THE SOUTH SIDE OF HIGHWAY BUSINESS US 83 (LOOP 374) APPROXIMATELY 450.00 FEET EAST OF HIBISCUS STREET, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCEMET (P.O.C.) BEING AT A POINT OF REFERENCE FOR THE APPARENT NORTHEAST CORNER OF LOT 178, THENCE, N 78°32'07" W WITH THE APPARENT NORTH LINE OF SAID LOT 178, A DISTANCE OF 220.40 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 0.306 OF AN ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 0.846 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 08°34'53" W, WITH THE APPARENT EAST LOT LINE OF SAID 0.306 OF AN ACRE TRACT, A DISTANCE OF 9.46 FEET TO A CUT OUT SQUARE FOUND IN THE EXISTING CONCRETE ON THE APPARENT EXISTING SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY BUSINESS US 83 (LOOP 374) FOR AN INTERNAL CORNER OF SAID 0.846 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 78°29'32" E, WITH THE SAID HIGHWAY BUSINESS US 83 (LOOP 374) EXISTING SOUTH RIGHT OF WAY AND THE APPARENT NORTH LINE OF LOT 1, BOCANEGRA SUBDIVISION, A DISTANCE OF 80.10 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 1, BOCANEGRA SUBDIVISION AND THE NORTHEAST CORNER OF SAID 0.846 ACRE TRACT HEREIN DESCRIBED:

THENCE: S 08°40'36" W, WITH THE APPARENT EAST LINE OF LOT 1, BOCANEGRA SUBDIVISION, AND THE APPARENT EAST LINE OF SAID 0.846 ACRE TRACT FOR A TOTAL DISTANCE 292.36 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT NORTH RIGHT OF WAY LINE OF W. PARK AVENUE FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.846 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 81°19'24" W, WITH SAID W. PARK AVENUE EXISTING NORTH RIGHT OF WAY LINE, THE SOUTH LINE OF SAID LOT 1 BOCANEGRA SUBDIVISION, A DISTANCE OF 80.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 BOCANEGRA SUBDIVISION AND THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 0.846 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 08°40'36" E, WITH THE APPARENT WEST LINE OF SAID LOT 1, BOCANEGRA SUBDIVISION, A DISTANCE OF 160.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.306 OF AN ACRE TRACT BEING AN APPARENT INTERNAL CORNER OF SAID 0.846 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 81°25'07" W, WITH THE APPARENT SOUTH LINE OF SAID 0.306 OF AN ACRE TRACT AND THE SOUTHERNMOST SOUTH LINE OF SAID 0.846 OF AN ACRE TRACT, A DISTANCE OF 90.00 FEET TO A HALF INCH IRON PIPE FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.306 OF AN ACRE TRACT OF LAND AND THE MOST NORTHERNMOST SOUTHWEST CORNER OF SAID 0.846 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 08°34'53" E WITH THE APPARENT WEST LINE OF SAID 0.306 OF AN ACRE TRACT, A DISTANCE OF 140.89 FEET PASS A HALF INCH IRON ROD FOUND ON THE EXISTING SOUTH RIGHT OF LINE OF HIGHWAY BUSINESS US 83 (LOOP 374), CONTINUING FOR A TOTAL DISTANCE OF 150.35 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 0.306 OF AN ACRE TRACT AND OF SAID 0.846 OF AN ACRE OF LAND HEREIN DESCRIBED:

THENCE: S 78°32'07" E, WITH THE NORTH LINE OF SAID 0.306 ACRE TRACT OF LAND, A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING AND CONTAINING A GROSS OF 0.846 OF AN ACRE OF LAND, WHICH 0.02 OF AN ACRE TO BE DEDICATED VIA THIS PLAT FOR AN NET OF 0.826 OF AN ACRE MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACK AS PER CITY OF PHARR ORDINANCE;
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF THE LOT.
- FLOOD ZONE B (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No. 480347 0005 C MAP REVISED: OCTOBER 19, 1982.
- ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
- BENCH MARK: NO. 42 ELEV. + 112.36 (CITY OF PHARR) N=16597292.291, E=1083312.965 LOCATED AT THE NORTHWEST CORNER OF OLD US BUSINESS 83 AND PALM DRIVE
- 5.0'- FT SIDEWALK WITH ADA AND LANDINGS ALONG ALL STREETS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT STAGE
- DRAINAGE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER FOR RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.846 ACRES AND A VOLUME OF APPROXIMATELY 0.23 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 ISSUE FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT
- LANDSCAPE AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT PHASE
- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS
- ALL DETENTION AREAS SHALL BE STABILIZED USING SOD OR HYDRO MULCH

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS BOCANEGRA SUBDIVISION No. 2 TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: BOCANEGRA INVESTMENTS, LLC
PRESIDENT: RAUL BOCANEGRA
ADDRESS: 909 W. U.S. HIGHWAY 83
PHARR, TEXAS. 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL BOCANEGRA, 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.



NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/19/2026

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ON THIS THE _____ DAY OF _____, 20____.

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.

ATTEST:

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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 CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS

ATTEST:

AMBROSIO HERNANDEZ-CITY OF PHARR, MAYOR

DATE

CITY OF PHARR, CLERK

DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 2026, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

DANNY WYLIE-CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

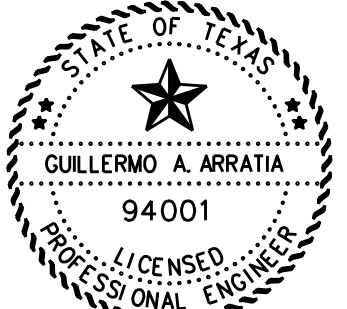
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia P.E. 1/27/2026
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER - 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537



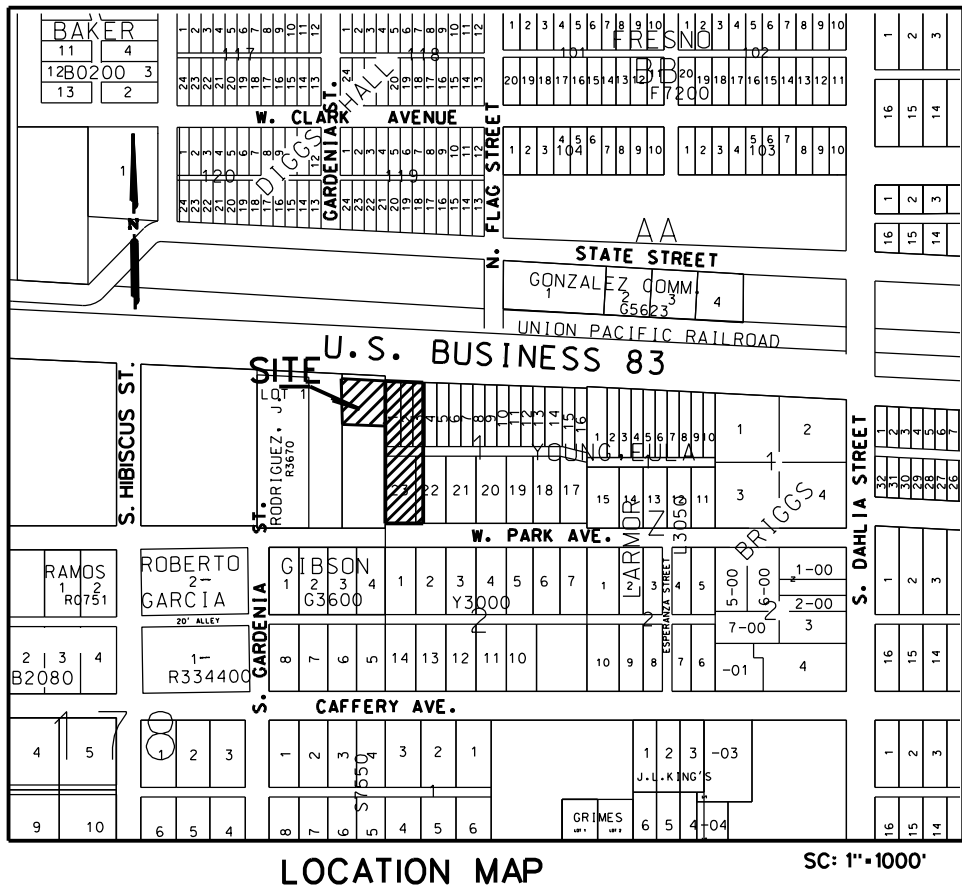
DATE OF PREPARATION: OCTOBER 23, 2025

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

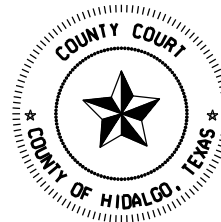
FIRM NO. F-9050

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



LOCATION MAP

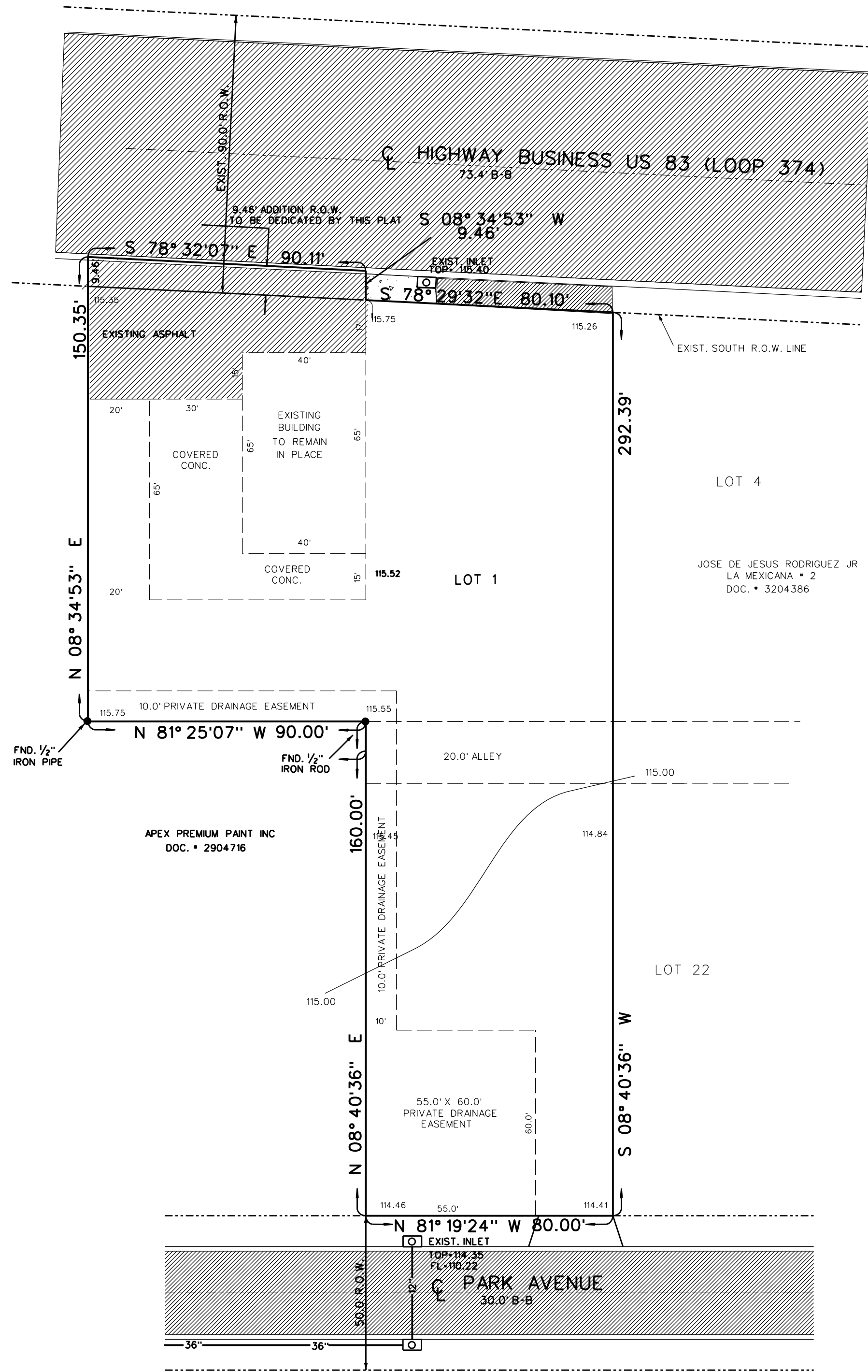
SC: 1"=1000'



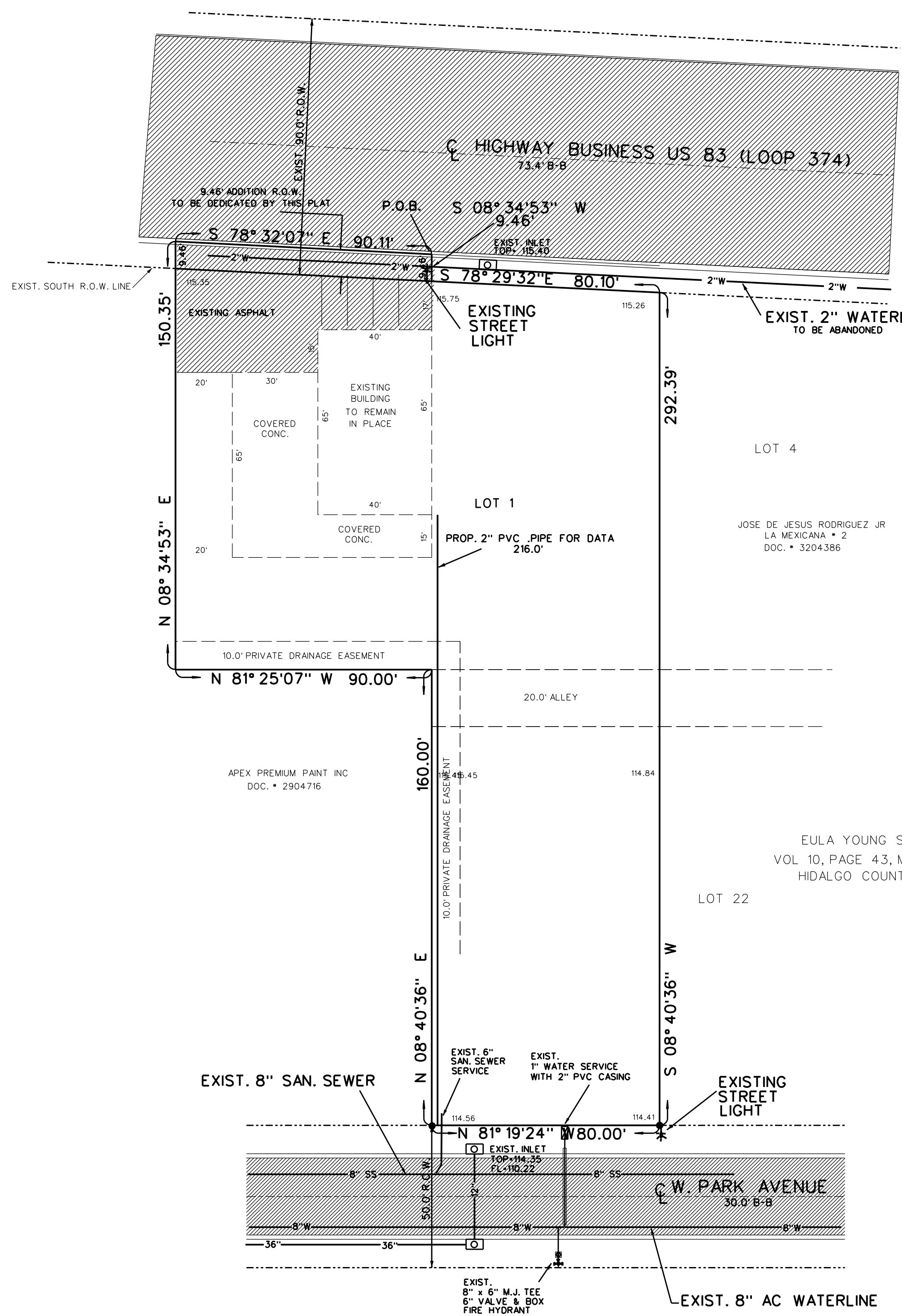
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

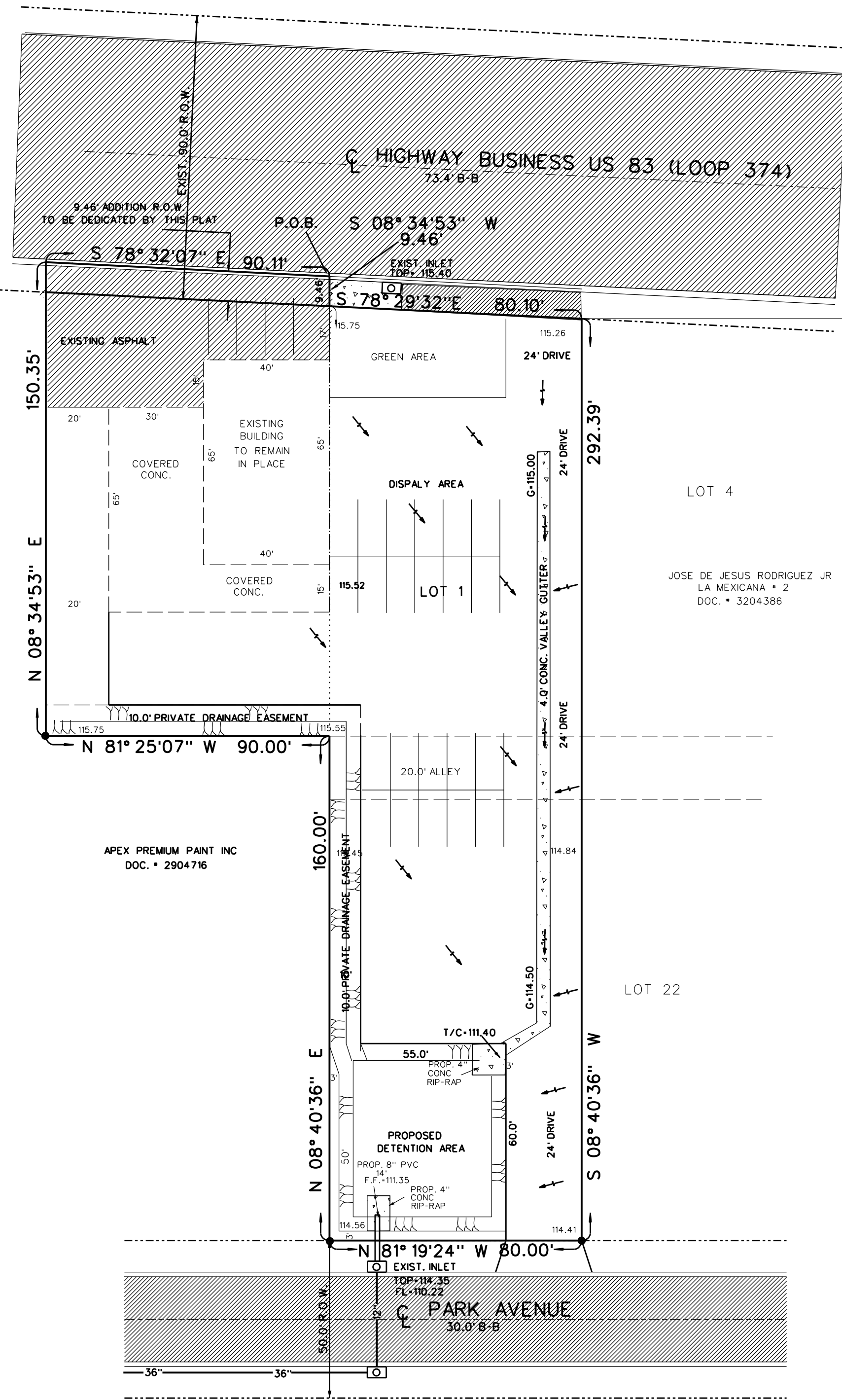


TOPOGRAPHY LAYOUT

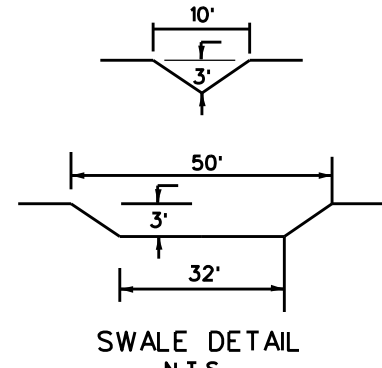


UTILITY LAYOUT
EXISTING CONDITION

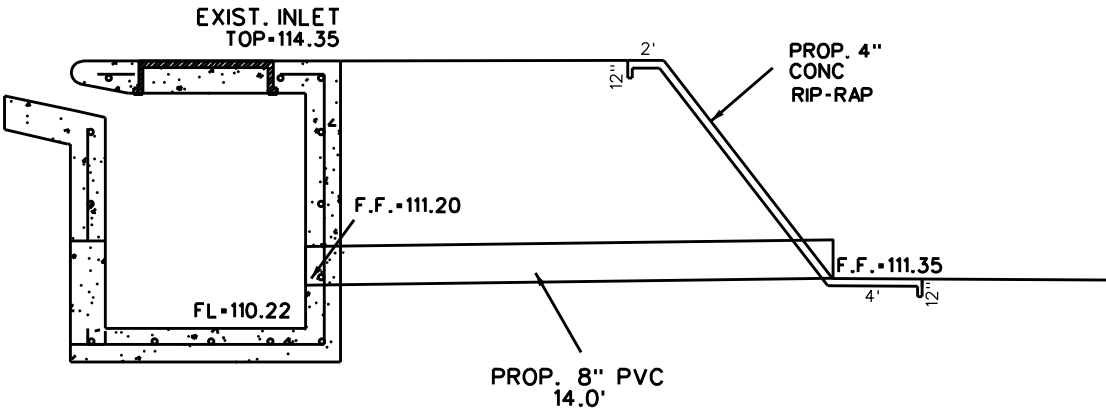
BEARING BASED TEXAS STATE PLANE
COORDINATE SYSTEM TEXAS SOUTH
ZONAL PROJECTION NORTH AMERICAN
DATUM 1983
SC: 1" = 30'



DRAINAGE LAYOUT
PROPOSED CONDITION



SWALE DETAIL
N.T.S.
DRAINAGE DETENTION REQUIRED: 10,210 CF
DRAINAGE DETENTION CAPACITY: 12,392 CF
TOTAL: 2,850-9,542 = 12,392 CF
DETENTION AREA TO BE MAINTAINED BY LOT OWNER



BOCANEGRA
SUBDIVISION No.2

UTILITY LAYOUT
&
DRAINAGE LAYOUT

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

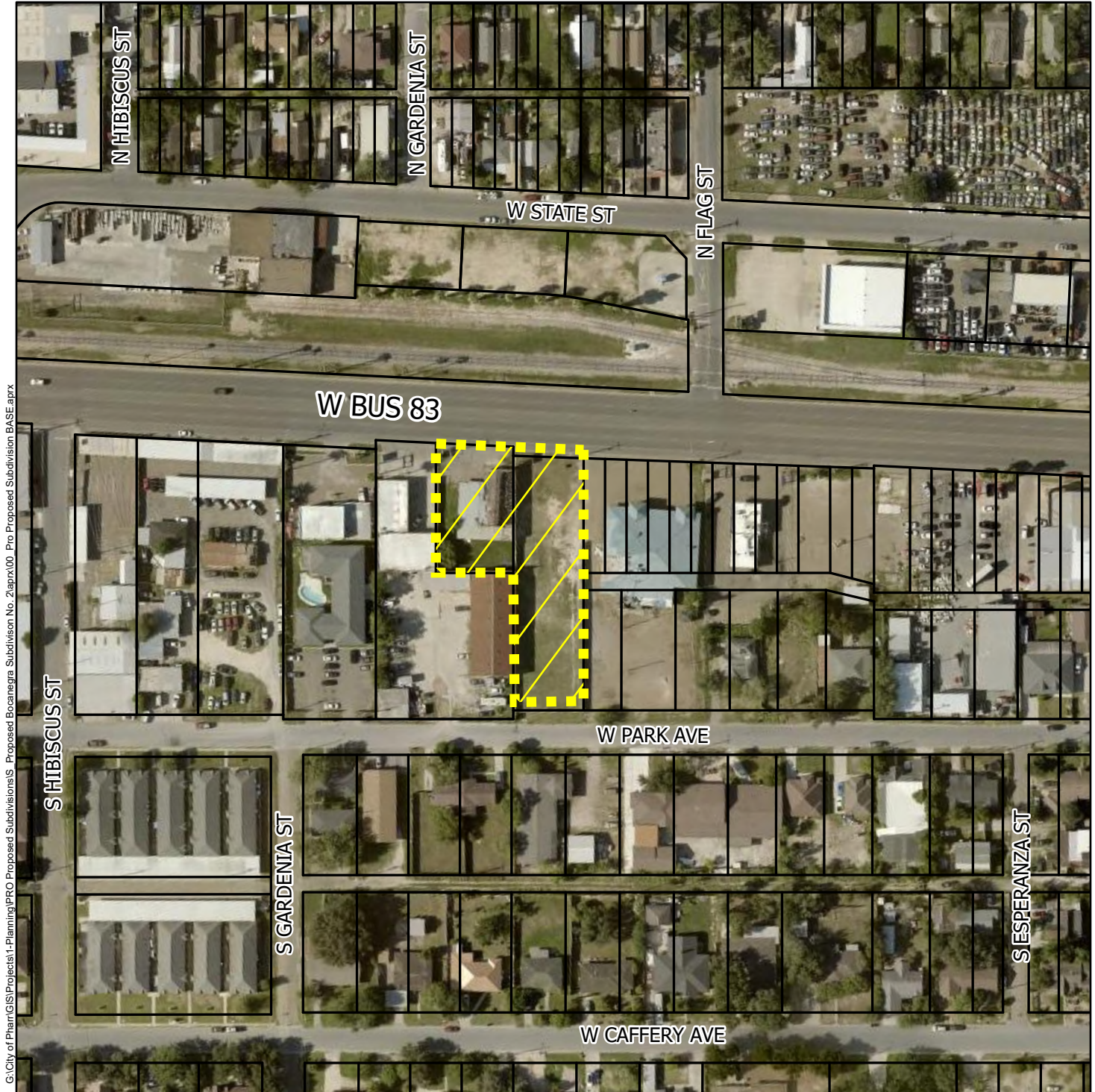
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

PROFESSIONAL ENGINEER
94001
1/27/2026

Proposed Subdivision
 Bocanegra Subdivision No.2
 Willie Arratia



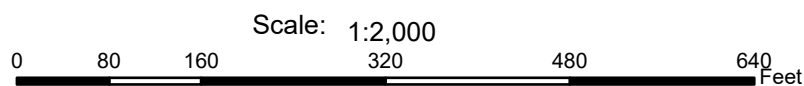
AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\Bocanegra Subdivision No. 2\aprx000 Pro Proposed Subdivision BASE.aprx

-  Subject Property
-  Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

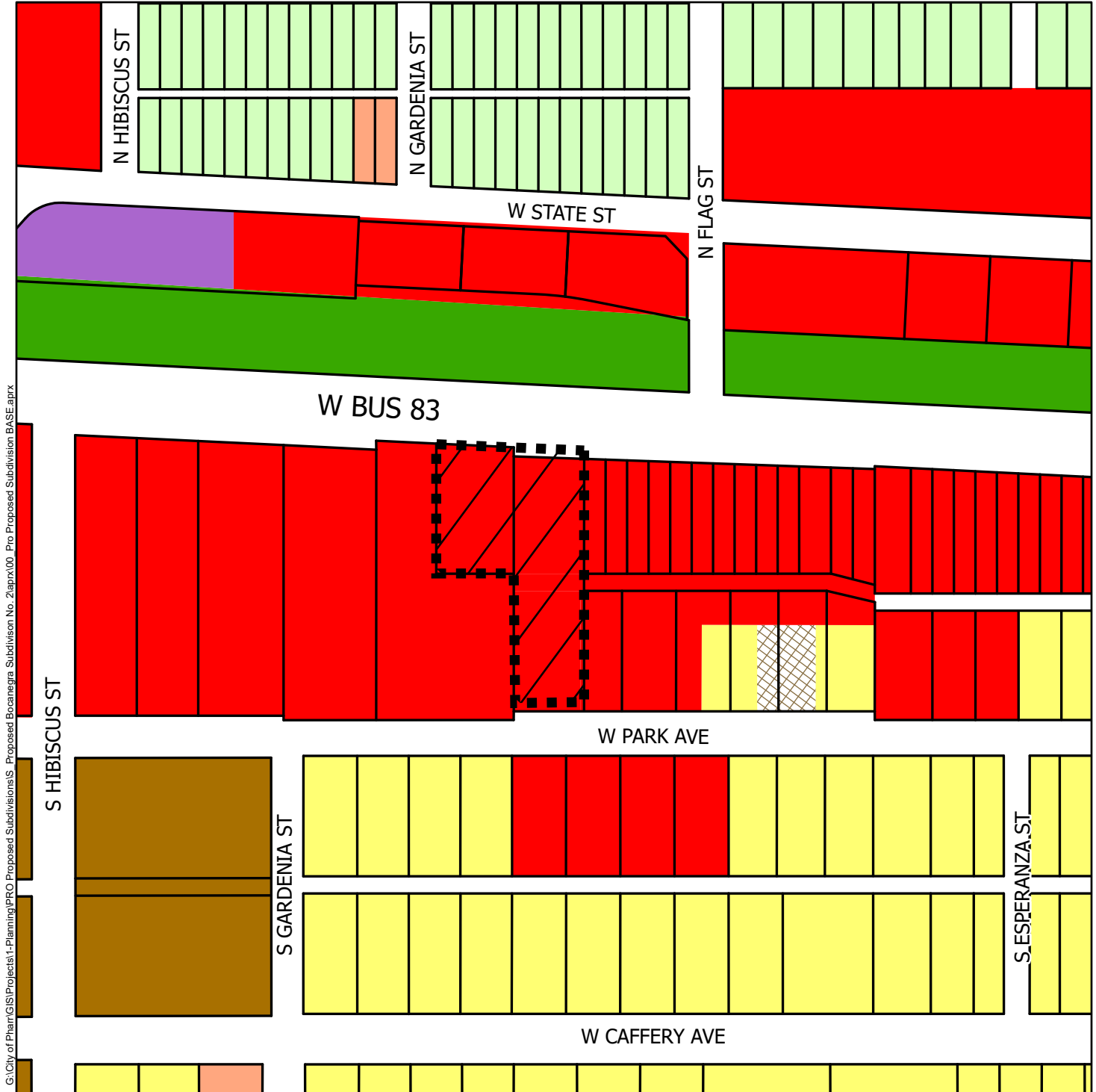


Date: 1/21/2026

Proposed Subdivision
Bocanegra Subdivision No.2
Willie Arratia



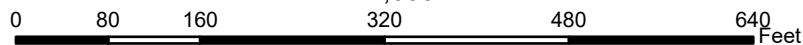
ZONING



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | Mobile Home | Business District | Office Professional |
| 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 |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,000



Date: 1/21/2026



Pharr
Development Services



Site Photo

700 Blk. of West Business 83





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.2.

DATE SUBMITTED: February 20, 2026

MEETING DATE: March 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision. The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision Pharr Original Townsite, Hidalgo County, Texas. The property is located within the 700 Blk. of W. Interstate 2. SUB#220721 - **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: At the Planning and Zoning Commission Meeting of February 19, 2026, the Board voted unanimously to recommend approval of the final plat of T-Jam Subdivision. There were 4 members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 02/20/2026
Approved - 02/20/2026
Approved - 02/20/2026
Final Approval - 02/20/2026



MEMORANDUM

DATE: MONDAY, MARCH 02, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: T-JAM SUBDIVISION
FILE NO. **SUB#220721**

GENERAL INFORMATION:

APPLICANT: Pablo Soto Jr., P.E., representing Jose Angel Trevino, Owner, is requesting final plat approval of the proposed T-Jam Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.498 acre tract of land, out of Lot 167, Kelly-Pharr Subdivision Pharr Original Townsite, Hidalgo County, Texas.

LOCATION: The property is located within the 700 Blk. of W. Interstate 2.

ZONING: The property is currently zoned Heavy Commercial District (H-C). The adjacent zones are General Business District (C) and Heavy Commercial District (H-C) to the north, Heavy Commercial District (H-C) to the east, Agricultural and/or Open Space District (A-O) and General Business District (C) to the south and General Business District (C) to the west. The property is designated commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Car lot dealership.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed T-Jam Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

WATER: 1. In compliance.

SEWER: 1. In compliance.

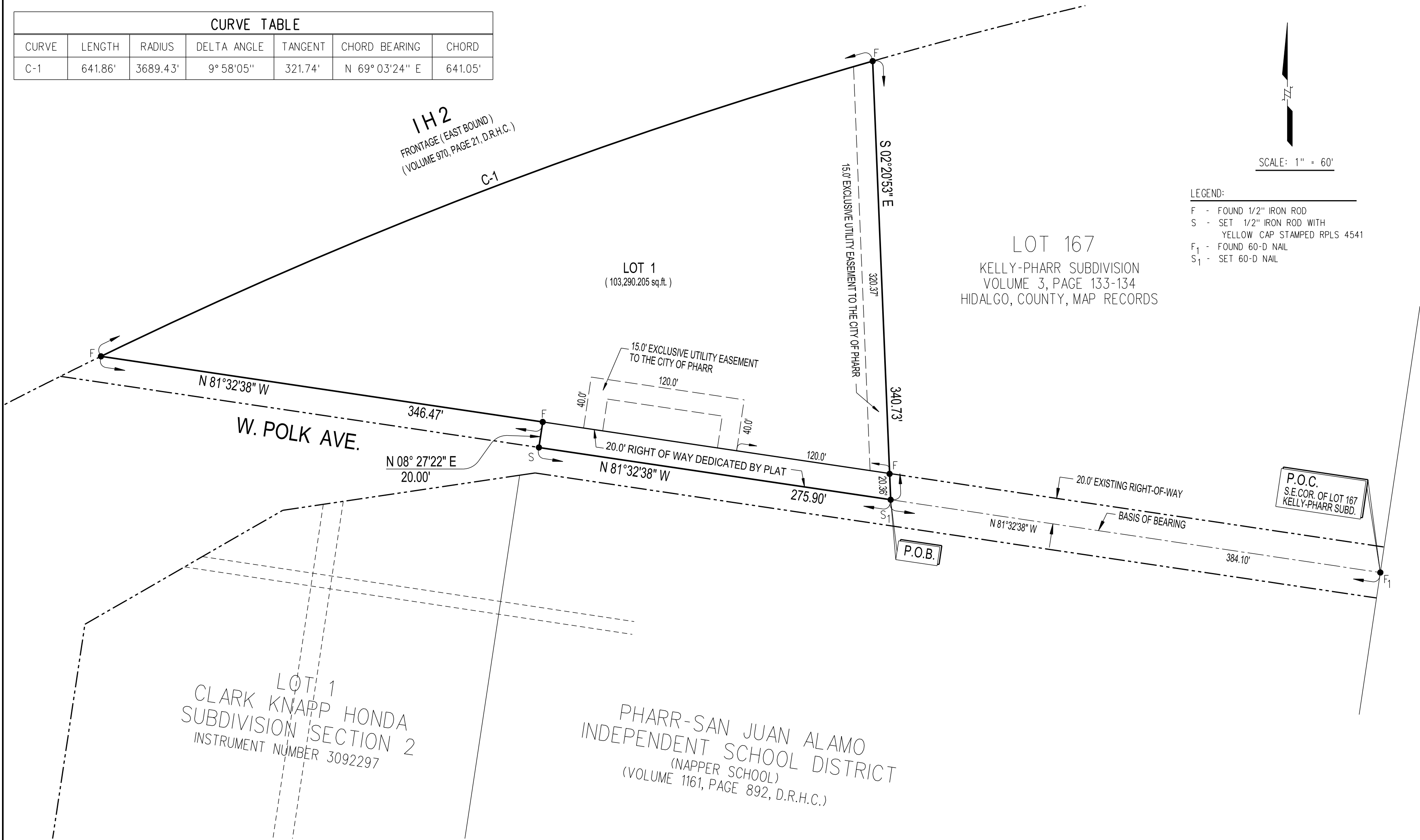
DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat of the proposed T-Jam Subdivision at their meeting on Thursday, February 19, 2026.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C-1	641.86'	3689.43'	9° 58' 05"	321.74'	N 69° 03' 24" E	641.05'



LEGEND:
F - FOUND 1/2" IRON ROD
S - SET 1/2" IRON ROD WITH
YELLOW CAP STAMPED RPLS 4541
F₁ - FOUND 60-D NAIL
S₁ - SET 60-D NAIL

PLAT OF T - JAM SUBDIVISION

A 2.498 ACRE TRACT OF LAND, OUT OF LOT 167, KELLY-PHARR SUBDIVISION,
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134,
DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY : PABLO SOTO JR. P.E. DATE : JAN. 20, 2025

GENERAL SUBDIVISION PLAT NOTES:

- MINIMUM BUILDING SETBACK LINE: AS PER CITY OF PHARR ORDINANCE.
- THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF 100-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY PANEL No.: 480334 0500 B
MAP REVISED: OCTOBER 19, 1982
- MINIMUM FINISH FLOOR ELEVATION SHALL BE SET AT A MINIMUM OF 18 INCHES ABOVE THE TOP OF CURB LOCATED IN THE CENTER FRONT OF THE LOT, OR 18 INCHES ABOVE HIGHEST NATURAL GROUND, WHICHEVER IS HIGHER.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- ALL LOT CORNERS MARKED WITH No. 4 REBARS UNLESS OTHERWISE NOTED.
- CITY OF PHARR BENCHMARK No. 42, LOCATED AT THE INTERSECTION OF NORTH PALM ROAD AND BUSSINESS 83 (20.0' WEST OF THE NORTH PALM ROAD, AND 15.0' NORTH OF BUSSINESS 83) NGVD 88 (NORTHING 16597292.291 - EASTING: 1083312.965) ELEV.-112.36 ELEVATION WAS TRANSFERED TO TOP OF STORM INLET LID ELEVATION = 111.14
- AN OPAQUE BUFFER FENCE SHALL BE PROVIDED BETWEEN THIS LOT AND RESIDENTIAL AREAS.
- A 25.0 FT. LANDSCAPE AS PER CITY OF PHARR ORDINANCE, WILL BE REQUIRE ALONG IH 2 FRONTAGE ROAD
- A 5.0' SIDEWALK WITH ADA RAMPS AND LANDINGS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT STAGE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSABILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- STORM WATER DEDICATION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.41 ACRES AND A VOLUME OF APPROXIMATELY 0.69 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 COMMERCIAL DEVELOPMENT.
- LOT 1 WILL BE DESIGNED FOR COMMERCIAL USE.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- OWNERS TO MAINTAIN DETENTION / RETENTION AREA.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.

METES AND BOUNDS

A 2.498 ACRE TRACT OF LAND OUT OF LOT 167, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 60-D NAIL FOUND AT THE SOUTHEAST CORNER OF LOT 167, KELLY-PHARR SUBDIVISION, THENCE NORTH 81 DEGREE 32 MINUTES 38 SECOND WEST, WITH THE SOUTH LINE OF LOT 167, KELLY-PHARR SUBDIVISION, A DISTANCE OF 384.10 FEET TO A 60-D NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 81 DEGREES 32 MINUTES 38 SECOND WEST, WITH THE SOUTH LINE OF SAID LOT 167, KELLY-PHARR SUBDIVISION, A DISTANCE OF 275.90 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF W. POLK AVENUE FOR AN INNER CORNER OF THIS TRACT OF LAND:

THENCE NORTH 81 DEGREES 32 MINUTES 38 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID W. POLK AVENUE, A DISTANCE OF 346.47 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND:

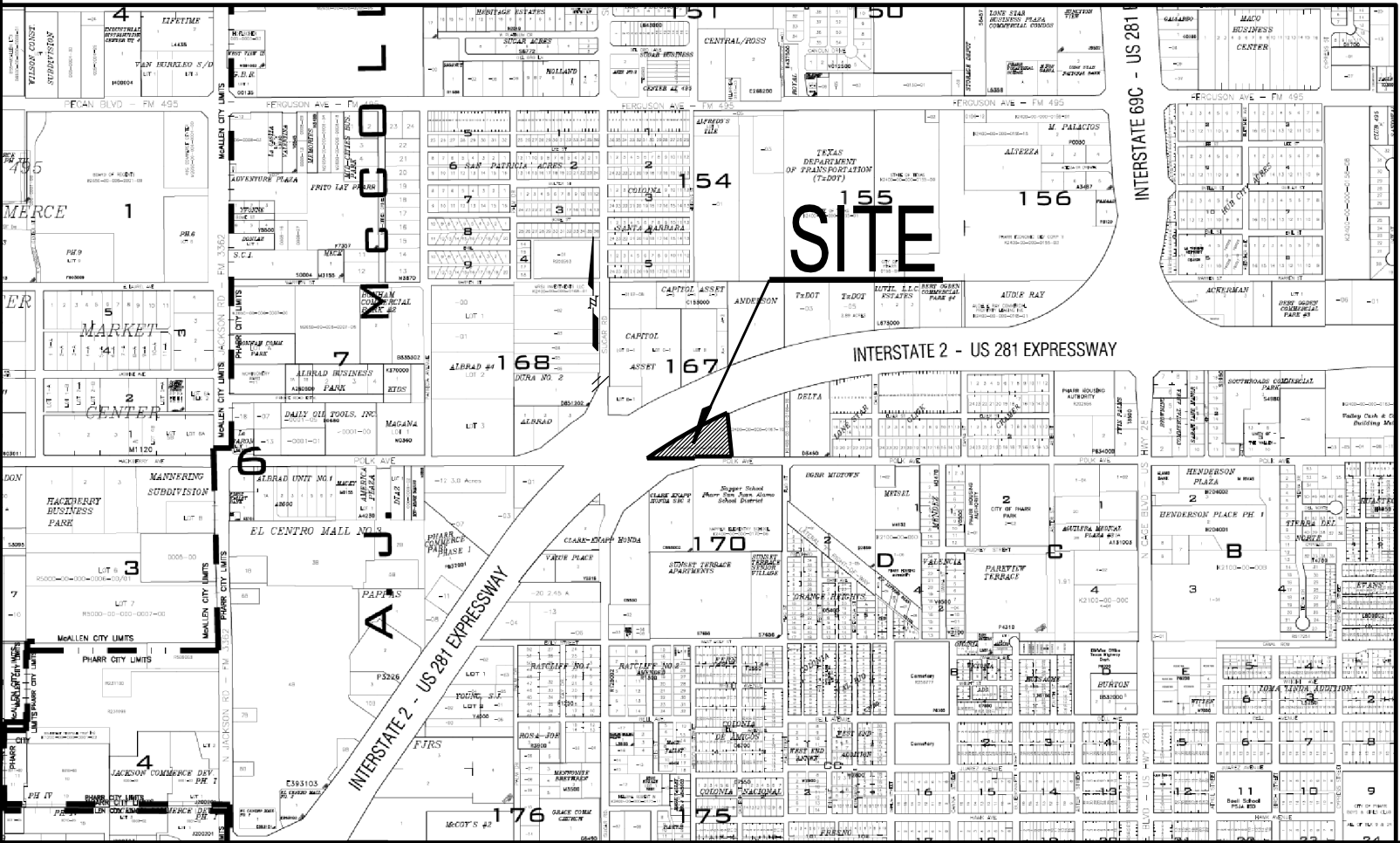
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,689.43 FEET, A DELTA ANGLE OF 9 DEGREES 58 MINUTES 05 SECOND, A TANGENT OF 321.74 FEET, A CHORD BEARING OF NORTH 69 DEGREES 03 MINUTES 24 SECONDS EAST, A CHORD LENGTH OF 641.05 FEET AND AN ARC LENGTH OF 641.86 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND:

THENCE SOUTH 02 DEGREES 20 MINUTES 53 SECONDS EAST, AT A DISTANCE OF 320.37 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID W. POLK AVENUE, AT A TOTAL DISTANCE OF 340.73 FEET TO THE POINT OF BEGINNING, CONTAINING 2.498 ACRES, MORE OR LESS.

I, PABLO SOTO, JR., DO HEREBY STATE THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION.

LOCATION MAP

SCALE: 1" = 500'



PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: JOSE ANGEL TREVINO	2409 S. 23rd STREET McALLEN, TX. 78503	(956)XXX-XXXX
ENGINEER: PABLO SOTO JR. P.E.	1208 S. IRONWOOD PHARR, TX. 78577	(956)460-1605
SURVEYOR: PABLO SOTO JR. R.P.L.S.	1208 S. IRONWOOD PHARR, TX. 78577	(956)460-1605

THE STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE ANGEL TREVINO, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE T-JAM SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

JOSE ANGEL TREVI NO
2409 S. 23rd STREET
McALLEN, TEXAS 78503

THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE ANGEL TREVINO, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC MY COMMISSION EXPIRES

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

HIDALGO COUNTY DRAINAGE DISTRICT No.2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 2025

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREE, FENCES, AND BUILDING) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAY OR EASEMENTS.

PRESIDENT ATTEST : SECRETARY

CITY OF PHARR CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, THE MAYOR OF 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 DATE

CITY CLERK DATE

THIS SUBDIVISION PLAT OF T-JAM SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025 A.D.

DANNY WYLIE, CHAIRMAN, PLANNING & ZONING COMMISSION

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2025.

PABLO SOTO, JR., R.P.L.S. 4541
1208 S. IRONWOOD PHARR, TEXAS 78577
TEL: (956) 460-1605 FAX: (956) 287-4634



ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE _____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL ENGINEER No. 66278



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAYARDO, JR.
HIDALGO COUNTY CLERK

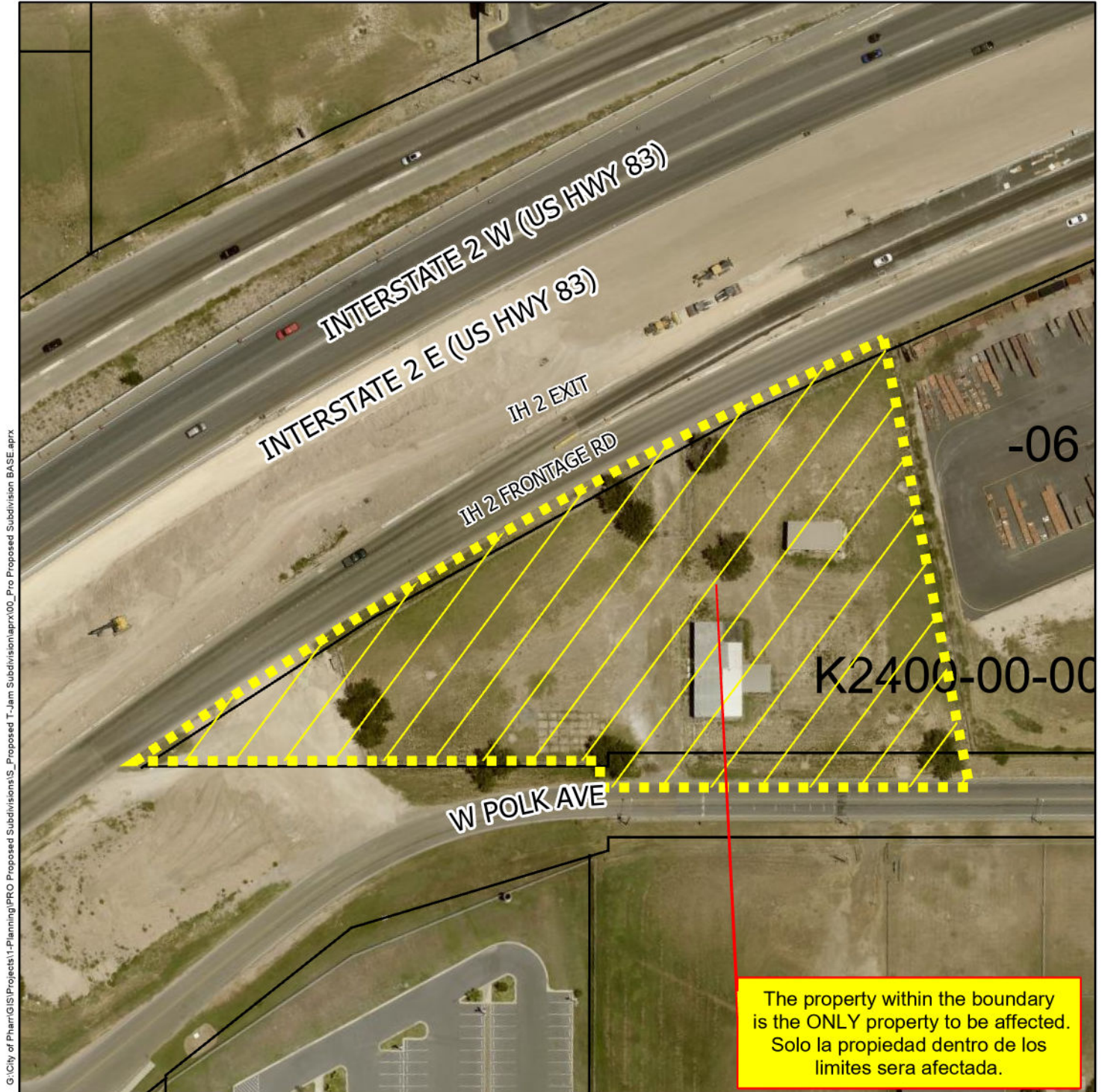
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577

AERIAL



 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

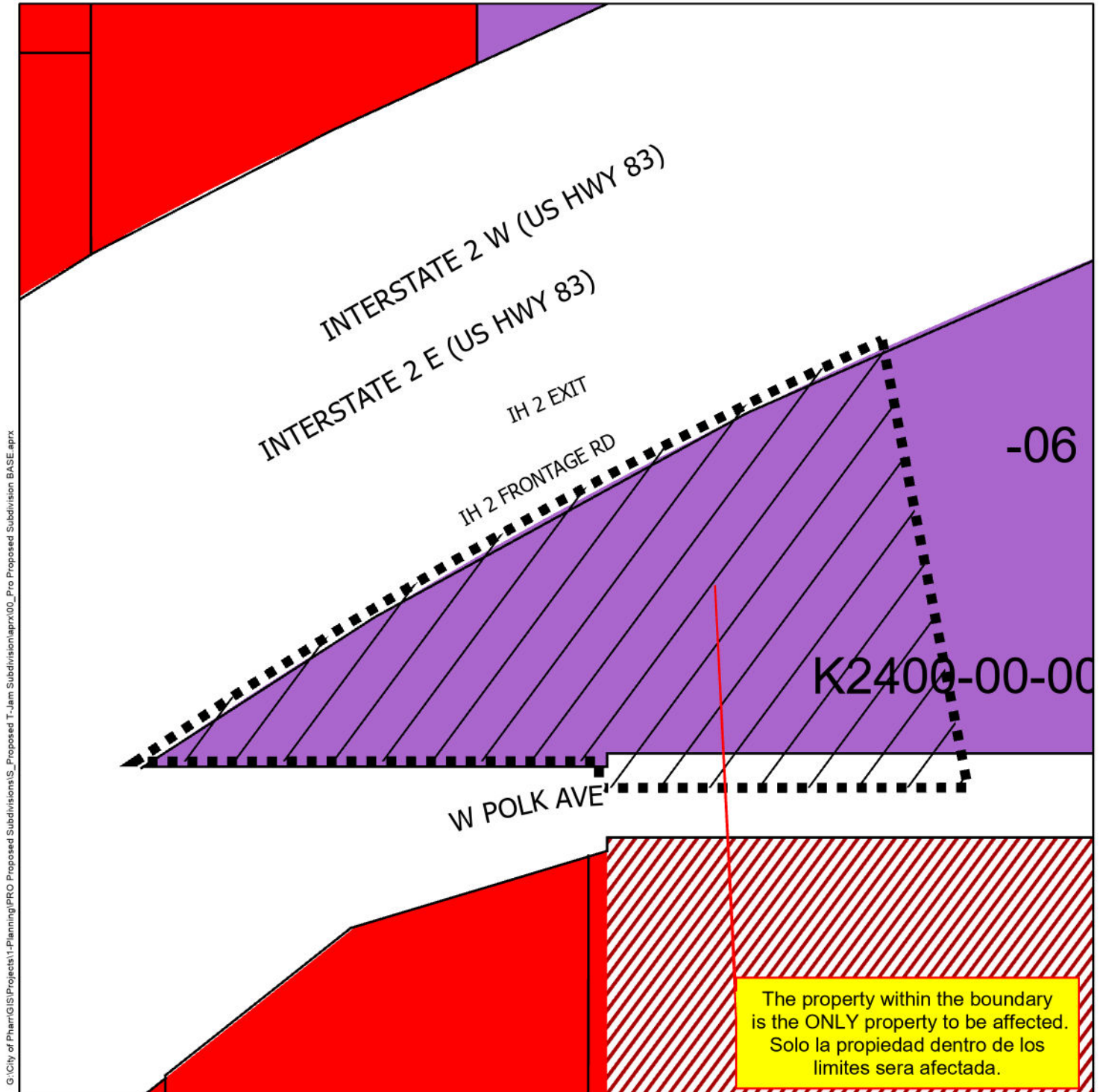
Scale: 1:1,285

0 50 100 200 300 400 Feet



Date: 2/24/2025

ZONING



- | | | | |
|--|---|---|--|
|  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 |  Subject Property |
|  Mobile Home |  Business District |  Office Professional | |





Pharr
Development Services



Site Photo

700 Block of W. Interstate 2.





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: February 24, 2026

MEETING DATE: March 2, 2026

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-46 of the City of Pharr, Texas, Chapter 118, Subdivision, modifying Section X - Fiber Optic. **(1st Reading) This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Ordinance to require developers to escrow Fiber Optic infrastructure at Subdivision phase and enforce penalties for noncompliance.

Fiscal Consideration: NA

Staff Recommendation: Staff recommends approval.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena

Hilda Pedraza

Melanie Cano

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 02/24/2026

Approved - 02/24/2026

New -

-

-

-

ORDINANCE NO. O-2026-__

AN ORDINANCE AMENDING ORDINANCE NO. O-2023-43 OF THE CITY OF PHARR, TEXAS CHAPTER 118, SUBDIVISIONS, ADDING SECTION X – FIBER OPTIC, PROVIDING FOR A REPEALING CLAUSE, SEVERABILITY CLAUSE, AND **PENALTY CLAUSE, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE TO THE SUBJECT MATTER THEREOF**

WHEREAS, the City of Pharr has an existing “Standards Manual: Construction and Development Guide” that assists all applicants in complying with various technical and policy provisions of the City’s Subdivision and Zoning regulations; and

WHEREAS, the City of Pharr desires to apprise the public of the existence of these policies, standards, rules and regulations and to make them enforceable on a uniform basis; and

WHEREAS, the existing “Standards Manual: Construction and Development Guide” requires updates, modifications, and additions to establish fiber optic utility guidelines for development in our city.

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

SECTION 1. The City of Pharr’s Standards Manual is hereby amended by adding Section X – Fiber Optic, as follows:

SECTION X – FIBER OPTIC

X – 1 General

The purpose of this section is to define the general requirements for the design and installation of the city's fiber optic network and to provide details for its correct implementation. All new proposed subdivisions, all new multi-family residential developments, and all new commercial or residential structures requiring a concrete foundation shall design and install conduit and fiber optic cable designated exclusively to the City of Pharr fiber optic network. All designs shall adhere to the standards located within this directive. The City of Pharr Innovation & Technology (IT) and Engineering Departments shall be consulted if variations from these standards are anticipated.

X – 2 Design

1. A main (2”) PVC conduit with (30”x48”) distribution handholes shall be designed to reach and provide connection to each service handhole in the subdivision.
2. A 1 ¼” PVC conduit shall be run from every service handhole on the main conduit side, across the roadway, and to a service handhole between every other lot on the opposite side of the roadway.
3. A (17”x30”) service handhole shall be installed between every other lot.

Commented [RG1]: where is the reimbursement section

Commented [RG2]: I think we need to amend the whole ordinance and not just add Section X.

Commented [RG3]: @Jose J. Peña Ok, I found it.

4. All PVC conduits shall be a minimum of 3-ft deep when parallel to roadway and 5-ft deep at roadway crossings.
5. All fiber optic improvements shall be located inside a 5-ft Communication Easement Exclusive to the City of Pharr or inside an existing or proposed 15-ft Utility Easement Exclusive to the City of Pharr if permitted by Public Utilities Department.
6. A passive optical network (PON) cabinet adjacent to the city's fiber backbone shall be included in the design depending on the size of the subdivision or multi-family development as requested by the city's IT Department during plan review.
7. Fiber optic cable shall be pulled through all required conduits during the construction phase. For all new structures with concrete foundations, a sweep elbow with a pull string shall be installed from the foundation to the nearest service handhole to allow for future service connection.
8. Residential Multifamily dwelling units
 - a. A single 2" conduit shall be designed from the nearest city fiber distribution handhole or PON Cabinet to a centralized telecommunication room or demarcation point (d-marc) within the MDU property or building.
 - b. A 17"x30" service handhole shall be installed on the property, adjacent to the public right-of-way or utility easement, to serve as the point of demarcation and splice enclosure for the city's network.
 - c. From the centralized telecommunication room or demarcation point(D-Marc), individual ¾" innerduct or conduit shall be extended to each unit, apartment, or dwelling to provide a dedicated pathway for future fiber optic services.
 - d. Conduits from individual building foundations to the service handhole shall be stubbed out with a sweep elbow and pull string during the pouring of concrete slabs.
9. Commercial properties
 - a. A single 4" conduit shall be designed from the nearest city fiber distribution handhole or network cabinet a 30"x48" service handhole placed on the commercial property, adjacent to the public right-of-way or utility easement.
 - b. From this service handhole, a 4" conduit shall be extended to the building's designate telecommunications entrance room or designated utility area.
 - c. All foundations requiring concrete shall include a stub-out with a sweep elbow and pull string from the foundation to the service handhole.
10. Residential single-family properties
 - a. For standard residential lots, the 1.25" conduit running from the main line to the service handhole between lots, as described in Section x-2 #2 and #3, shall satisfy the requirement for the development's primary infrastructure.
 - b. At the time of single-family home construction, the builder shall install a 1.25" sweep elbow from the foundation of the home to the nearest service handhole. A pull string shall be left in place in the conduit for future fiber installation.

X – 3 Required Submittals

A. Preliminary Approval Phase

To properly review and consider projects and grant preliminary approval, the following items must be addressed and shown on a fiber conduit site plan (1" = 50'):

1. Communication Easement(s) (if needed) Exclusive to the City of Pharr, width(s) and location(s)
2. PON cabinet(s), size(s) and location(s)
3. Handhole(s), size(s) and location(s)
4. Conduit(s), size(s) and location(s)

B. Construction Phase

After preliminary approval has been granted by the COP-P&Z, the City will accept construction documents for review and approval. The submittal should include the following:

1. Plan and profiles showing service arrangements.
2. Complete construction details
3. Cost Estimate for all fiber optic utility improvements, including conduit, fiber optic cable, and associated infrastructure. Unit costs will be provided by the city's IT Department.
4. Commercial properties
 - a. For Commercial projects, here are construction requirements: shall include a lot-specific fiber stub-out site plan, detailing the location of the sweep elbow from the foundation to the dedicated service handhole, to be inspected prior to the concrete pour.
5. Residential single-family properties
 - a. For SF Residential properties, here are construction requirements: construction requirements shall include a lot-specific fiber stub-out site plan, detailing the location of the sweep elbow from the foundation to the dedicated service handhole, to be inspected prior to the concrete pour.
6. Residential Multifamily dwelling units
 - a. For MDU's here are construction requirements: shall include a composite drawing or site plans showing all inter-building conduit runs, the location of the main telecommunication room, and all handholes, with vertical profiles for deeper conduit placements.

After the IT Department reviews and approves the submittals, the following shall be submitted as part of the subdivision and construction processes:

1. Approved design for all fiber optic utility improvements in shapefile or .kmz file.
2. Escrow amount for fiber optic utilities.

Commented [RG4]: @Joe Garza add the escrow here.

These two items shall be required as part of the subdivision process to obtain a Notice to Proceed for the Subdivision as well as construction and inspection of conduit/fiber systems.

A final Certificate of Occupancy shall not be issued for any structure or phase of the development until the City of Pharr IT Department has verified and approved the installation of all required fiber optics conduit, handholes, cabinets, and fiber optic cable, confirming that all requirements of this section have been met.

If the developer is required to extend fiber optic utilities past their property limits and through other properties a reimbursement contract may be executed to allow the developer to recover that cost.

Commented [JP5]: @Roland Gomez reimbursement section.

X – 4 Standard Details

The following Standard Details (see appendix B) show the adopted standards required by the City of Pharr:

FO – 1 Typical Fiber Optic Layout

FO – 2 Typical Utility Service Arrangements

FO – 3 Foundation to Handhole Service Sweep Detail

STR – 1 local 50' with 15' utility easements

SECTION 2: REPEALING CLAUSE

All provisions of the ordinances of the City of Pharr, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: SEVERABILITY CLAUSE

Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 4: PUBLICATION

In compliance with Article III, Section 8 of the City Charter requiring Ordinances imposing penalties to be published in the official newspaper, it is hereby ordered that this Ordinance be so published. It is further ordered, as permitted by Article III, Section 9, of the City Charter, that the publication of this Ordinance take the form of the Publication of a description caption or title, stating in summary the purpose of the Ordinance and the penalty for violation thereof.

SECTION 5: EFFECTIVE DATE

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.

SECTION 6: PENALTY CLAUSE

Any person, firm, entity or corporation violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding FIVE HUNDRED AND 00/100 DOLLARS (\$500.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

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

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONER 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 READING BY THE BOARD OF CITY
COMMISSIONER 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 #: 6.B.

DATE SUBMITTED: February 6, 2026

MEETING DATE: March 2, 2026

FROM: Daniela Urzua, Administrative Assistant

DEPARTMENT: Public Health

DIRECTOR: Elizabeth Diaz

Agenda Item: Consideration and action, if any, on Resolution appointing/ re-appointing four (4) members to the Pharr Animal Shelter Advisory Committee. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The term of regular members, Dr. Kelly Macmanus, Luis Marin, Daniel Castro, and Rebecca de la Fuente, is set to expire on March 5, 2026.

The terms consist of a 3-year term starting March 5, 2023 and ending in March 5, 2026.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends the appointment / re-appointment of (4) members.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Urzua
Elizabeth Diaz
Melanie Cano
City Management Office

Created/Initiated - 02/06/2026
Approved - 02/20/2026
New -
-

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

R E S O L U T I O N

NO: R-2026-

WHEREAS, Ordinance No. O-2013-42 created an Advisory Committee for the City of Pharr pursuant to the Health and Safety Code, Title 10. Health and Safety of Animals Chapter 823 Animal Shelters; and

WHEREAS, the City of Pharr shall appoint an Advisory Committee to assist in complying with the requirements; and

WHEREAS, the Advisory Committee must be composed of at least one licensed veterinarian, one county or municipal official, one person whose duties include the daily operation of an animal shelter, and one representative from animal welfare organization; and

WHEREAS, the terms of Kelly Macmanus, Luis Marin, Daniel Castro, and Rebecca de la Fuente, expired on March 5th, 2026; and appointment/re-appointment needs to be made at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT the following persons are hereby appointed as members of the Pharr Animal Shelter Advisory Committee of the City of Pharr.

NAME:

LENGTH OF TERM

- | | |
|----|--------------------------------------|
| 1. | 3 year-term (expiring March 5, 2029) |
| 2. | 3 year-term (expiring March 5, 2029) |
| 3. | 3 year-term (expiring March 5, 2029) |
| 4. | 3 year-term (expiring March 5, 2029) |

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR this the _____ day of March, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: February 19, 2026

MEETING DATE: March 2, 2026

FROM: Hilda Pedraza, Assistant City Manager

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution adopting the Ten Texas Traits of Good Government and authorizing application for the Balanoff Good Government Award. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Resolution adopting the Ten Texas Traits of Good Government and authorizing staff to prepare an application for the Balanoff Good Government Award.

The Balanoff Good Government Award recognizes Texas municipalities that exemplify excellence in governance through the Ten Texas Traits of Good Government:

Respectful
Responsive
Effective
Transparent
Competent
Ethical
Lawful
Innovative
Economical
Accountable

The award is presented by the Texas Certified Public Manager (CPM) Program, the Hobby Center for Public Service at Texas State University, and the CenTex Chapter of the American Society for Public Administration.

The Balanoff Award is an opportunity to gain recognition for governance practices Pharr already exemplifies. Our achievements in innovation, fiscal responsibility, transparency, and community engagement position us as a strong candidate. This isn't about changing what we do, it's about documenting our excellence and committing to maintaining these high standards.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: Not to approve

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza

Ricardo Rodriguez

City Management Office

Created/Initiated - 02/19/2026

Approved - 02/19/2026

Pending - 01/01/1900

RESOLUTION NO. R-2026 _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS,
ADOPTING THE TEN TEXAS TRAITS OF GOOD GOVERNMENT AS A
FRAMEWORK FOR MUNICIPAL GOVERNANCE AND OPERATIONS;
AUTHORIZING STAFF TO PREPARE AN APPLICATION FOR THE BALANOFF
GOOD GOVERNMENT AWARD; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of Pharr is committed to providing excellent public service and maintaining the highest standards of governance for its residents; and

WHEREAS, the Ten Texas Traits of Good Government, developed through collaboration among city managers and public administration professors in Texas, provide a comprehensive framework for excellence in municipal governance; and

WHEREAS, these Ten Traits - Respectful, Responsive, Effective, Transparent, Competent, Ethical, Lawful, Innovative, Economical, and Accountable, align with the City of Pharr's core values and mission to serve the public; and

WHEREAS, the City Commission has engaged in thoughtful consideration of these traits and recognizes that the City of Pharr already demonstrates these principles through its programs, policies, and operations; and

WHEREAS, formal adoption of these traits will strengthen public trust, enhance service delivery, guide decision-making processes, and provide a framework for continuous improvement; and

WHEREAS, the Balanoff Good Government Award, presented by the Texas Certified Public Manager Program, the Hobby Center for Public Service at Texas State University, and the CenTex Chapter of the American Society for Public Administration, recognizes Texas municipalities that exemplify these traits in practice; and

WHEREAS, the City Commission finds it in the best interest of the City of Pharr and its residents to formally adopt the Ten Texas Traits of Good Government and to pursue recognition through the Balanoff Good Government Award.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, THAT:

Section 1. Adoption of Ten Texas Traits of Good Government. The City Commission hereby formally adopts the Ten Texas Traits of Good Government as a framework for municipal governance and operations. The Ten Traits are defined as follows:

1. **Respectful:** People are treated with fairness, courtesy, and professionalism.
2. **Responsive:** Reasonable public expectations are met in a timely manner.
3. **Effective:** Productivity is evaluated to gauge performance and goal attainment.

4. **Transparent:** The public has access to agency data and the decision-making process.
5. **Competent:** Officials are skilled, educated, and dedicated to continuous improvement.
6. **Ethical:** Public good is paramount, self-dealing is restrained, and corruption is prevented.
7. **Lawful:** Authority is exercised in accordance with established law.
8. **Innovative:** Modern methods are utilized to take advantage of advancements.
9. **Economical:** Budgets are managed prudently and resources are handled responsibly.
10. **Accountable:** Officials take responsibility for their decisions and actions.

Section 2. Integration into City Operations. The City Manager is directed to incorporate the Ten Texas Traits into departmental policies and procedures; performance evaluation and assessment processes; strategic planning and project management; staff training and professional development programs; and communication with the public regarding city operations and values.

Section 3. Public Education and Promotion. The City commits to publicly promoting these traits and educating residents about the City's commitment to good governance through dedicated content on the City's website; press releases and social media communications; city publications and newsletters; and public presentations and community engagement activities.

Section 4. Authorization to Apply for Balanoff Good Government Award. The City Manager is hereby authorized to prepare and submit an application for the Balanoff Good Government Award, including all necessary documentation demonstrating the City's alignment with and implementation of the Ten Texas Traits of Good Government.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS ____ DAY OF _____ 2026.

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: February 20, 2026

MEETING DATE: March 2, 2026

FROM: Ruben Rosales, Public Utilities
Director

DEPARTMENT: Public Utilities

DIRECTOR: Ruben Rosales

Agenda Item: Consideration and action, if any, awarding Service Contract to Saenz Brothers Construction for Expressway Frontage sewer line repair (TIPS Contract No. 241001). **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: A 10" clay sewer line has collapsed underneath expressway 83 running west to east is in need of repair to be in compliance with state (TCEQ) requirements.

Fiscal Consideration: The item is budgeted for \$400,000.

Staff Recommendation: Staff recommends approval of repair

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Ruben Rosales
Melanie Cano
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 02/20/2026
Approved - 02/20/2026
Approved - 02/20/2026
Approved - 02/20/2026
Final Approval - 02/23/2026



SAENZ BROTHERS CONSTRUCTION

3226 N Victoria Rd Donna, TX 78537 Phone (956) 464-3400 Fax (956) 464-3401
saenzbrothers@yahoo.com karla@saenzbrothers.com

To: City of Pharr
 Attn: _____
 Address: 801 E. Sam Houston
 City, TX: Pharr, TX 78577
 Phone: (956) 402-4300

Proposal: **1144**
 Date: **12/17/2025**

Project Name
20" Steel Bore

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
Furnish and install 20-inch diameter steel casing by bore construction method beneath the expressway for a length of 320 feet. Furnish and install 10-inch SDR 26 pipe for 320 feet within the installed casing. Furnish and install two (2) precast manholes, each 10 feet deep, including excavation, installation, and backfill. Mobilization, traffic control, labor, equipment, and materials.	LS	1	\$ 400,000.00	\$ 400,000.00
			SUBTOTAL	\$ 400,000.00
			SALES TAX	\$ -
			TOTAL	\$ 400,000.00

THANK YOU FOR YOUR BUSINESS!
 TIPS : 241001



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: February 24, 2026

MEETING DATE: March 2, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, awarding Construction Material Testing Services Contract to Terracon Consultants, Inc. for the City of Pharr Multi-Use Facility. **(TABLED)** This item supports IF - Infrastructure.

Classification: Regular

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

Issue: Staff selected Terracon Consultants, Inc. from the City's approved rotation list of professional service respondents and requested a proposal for the Construction Materials Testing Services for the City of Pharr Multi-Use Facility.

Fiscal Consideration: Agreement Total: \$183,404

Staff Recommendation: Staff recommends approval of the Construction Materials Testing Services Agreement with Terracon Consultants, Inc. for the City of Pharr Multi-Use Facility

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia
Patrizia Longoria
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 02/24/2026
Approved - 02/24/2026
Approved - 02/24/2026
New -
-



1506 Mid Cities Drive
Pharr, Texas 78577
P (956) 283-8254
Terracon.com

February 10, 2025

City of Pharr
118 S. Cage Blvd.
Pharr, Texas 78577

Attn: Mrs. Patrizia Longoria
P: (956) 402-4221
E: Patrizia.longoria@pharr-tx.gov

RE: Proposal for Construction Materials Testing and Special Services
City of Pharr- Pharr Multi-Use Facility
NE Corner of intersection of Ferguson Ave. and US HWY 281
Pharr, TX 78577
Terracon Proposal No. P88261037

Dear Mrs. Longoria:

Terracon Consultants, Inc. (Terracon) is pleased to present this proposal for materials testing and inspection services for the above-referenced project. The purpose of our services will be to periodically observe construction activities and test construction materials to evaluate general conformance with project documents. **We understand that we have been chosen to provide these services for this publicly funded project. Therefore, by providing cost information we are not in violation of the Texas Professional Services Procurement Act.**

A. PROJECT INFORMATION

The project includes the construction of a new two-story multi-use building with an approximately area of 80,000 square feet (sf), a new parking and driveway area, and utility lines. The project site is located at the NE corner of intersection of Ferguson Ave. and US HWY 281 in Pharr, Texas.

Terracon was provided with the following construction documents for preparation of this proposal:

- 50% Construction Documents titled "Pharr Multi-use facility", dated January 20, 2026.

If selected for this project, Terracon requests that we be placed on the distribution of all documents. The multi-use building will be supported by a shallow foundation system and the parking and driveway areas will consists of rigid and flexible pavement system.

Proposal for Construction Materials Testing Services

Pharr Multi-Use Facility ■ Pharr, Texas

February 10, 2025 ■ Terracon Proposal No. P88261037



B. WHY TERRACON?

Construction Materials Testing & Special Inspection Services

Our team of inspectors, technicians, and engineers is experienced with providing materials testing, special inspections, and/or observations of concrete, soils, aggregate, masonry, hot mix asphaltic concrete and structural steel in the local area and are familiar with the recognized building jurisdiction requirements.



Compass is Terracon's latest client interfacing tool and elevates the way we do business. Within Terracon Compass, you can access your projects and their associated data, including environmental and geotechnical projects. When you open a materials project within Compass, you will see your materials tests and observations placed on a map. This geographic reference allows you to find your information by the "where", rather than the "when." Other features of Compass include:

- Filters for Date Performed, Service Type and Test Result Status.
- Deviation for Non-Conformance Summary: Image overlays to reference multiple plan pages to your test results.
- Map layer options: Test results are inserted into Compass as soon as the report has been reviewed and distributed. It becomes easier than ever to view and close deviations with an option to display within a map while also showing them in a table format.



Corporate Ridge - Lot U

Activities Calendar

Client & Other Parties

- Boehr, Valerie PMA Engineering
- Buck, Randy McCann Gordon Construction LLC
- Demo, Client Portal ROC Geotechnical Consulting Engineers, PLLC
- Finn, Daniel Phelps Engineering, Inc.
- Foster, Ellen Finkle-Williams Inc
- Goddard, Nathan McCann Gordon Construction LLC
- Hackemiller, Ryan VanTrust Real Estate LLC
- Hackemiller, Ryan TSVC Inc
- Lee, Wayne TSVC Inc
- Nimz, Andy George J Shaw Construction
- Settle, Steve Fordyce Concrete Co Inc
- Webber, Casey McCann Gordon Construction LLC

Terracon Project Team

- Project Map
 - View Map
 - View Map in Tab
- Project Reports
 - View Reports

Options

- ☒ Project
- ☒ Project borders
- ☐ Terracon Geotechnical Data
- ☐ Test
 - (Show labels ☐)
- ☒ Retested/Accepted
 - (Show labels ☐)
- ☒ Deviation
 - (Show labels ☐)
- ☒ Project Photos

Filters

Service Type:

Task Name:

Materials Testing Date Range:

From 06/01/2017 To 07/01/2017

Images

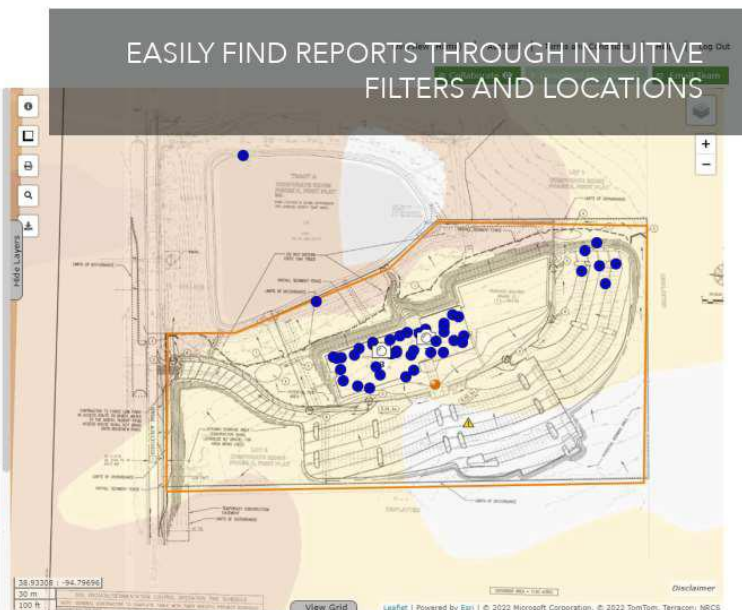
- ☒ SitePlan
- ☐ CivPage2

Layers

☐ Basemap Only

National

☐ ESRI World Imagery



Laboratory Capabilities

Proposal for Construction Materials Testing Services

Pharr Multi-Use Facility ■ Pharr, Texas

February 10, 2025 ■ Terracon Proposal No. P88261037



Our Pharr laboratory are accredited by AASHTO Resource which is recognized by ASTM E329 Standard Specification for Agencies Engaged in Construction Inspection Testing, or Special Inspection. The scope of accreditation includes the field of Soils, Aggregates, and Portland Cement Concrete. As a requirement of accreditation, we regularly participate in the Proficiency Sample Programs of both AASHTO Resource and the Cement and Concrete Reference Laboratory (CCRL). Our office includes a fully equipped laboratory and employs engineering technicians and special inspectors certified by many agencies including the American Concrete Institute (ACI) and by Texas Department of Transportation (TxDOT). We provide a rigorous internal training program where our staff are evaluated in specific field and laboratory test procedures by internal Terracon auditors and external agencies.

- Accredited by AASHTO Materials Reference Laboratory (AMRL)
- Accredited by Concrete and Cement Reference Laboratory (CCRL)

C. SCOPE OF SERVICES

Terracon proposes to provide the following scope of services. The proposed scope is based on our review of the plans and specifications and on our expectation of the services that will be requested.

A. Earthwork and Site Preparation Observations and Testing:

- Observe and test structural fill placement and perform field density and moisture content testing during fill placement.
- Testing quantities and frequencies will be in general accordance with the project specifications.
- Perform laboratory testing of proposed fill soils to determine the maximum dry density in accordance with ASTM D 698 (Standard proctor).

B. Reinforced Concrete Observations and Testing:

- Sample fresh concrete and perform field tests including slump, air content and temperature (ASTM C172, C143, C231, and C1064).
- Observe placement methods and verify mix usage.
- Perform compressive strength tests of concrete test cylinders cast in the field per ASTM C39.
- Observe size, quantity, spacing, splice length, and cover of steel reinforcing.

C. Structural Steel Observations and Testing:

- Periodically visually check bolted/welded connections in accordance with applicable AWS specifications at the jobsite.

D. Masonry Testing and Inspections:

- Observation and documentation of the condition of storage areas for masonry materials.
- Observation and documentation of the mixing proportions of mortar and grout used during construction.
- Inspection and documentation of the reinforcing steel in CMU walls and bond beams.

Proposal for Construction Materials Testing Services

Pharr Multi-Use Facility ■ Pharr, Texas

February 10, 2025 ■ Terracon Proposal No. P88261037



- Sampling of the fresh mortar during laboratory mixing and casting of mortar cubes or cylinders for compression tests.
- Sampling of the fresh grout during construction and casting of grout prisms for compressive strength tests.
- Sampling and testing of concrete masonry units.

E. Asphalt Observations and Testing:

- Observe proof rolling of subgrades in the road to identify any unstable materials prior to stone base placement.
- Perform field density testing of new pavement stone base and confirm compaction of new asphalt surface and binder materials.

F. Project Management and Administration:

- A project manager will be assigned to the project to review the daily activity and assist in scheduling the work. Field and laboratory tests will be reviewed prior to submittal. The project manager will be responsible for monitoring the project budget and will oversee the preparation of the final report.

D. COMPENSATION

Based on the 50% construction documents and assumptions for our review of the referenced documents, our estimated cost to perform the proposed scope of services is **\$183,404.00**. A breakdown of our cost is provided in the attached Cost Estimate. For the purposes of developing this estimate, the quantities were estimated based on typical means and methods by contractors/subcontractors in this area. Please note that the construction drawings provided to us for the preparation of this estimate are only 50% completed. If changes are performed and include information different than this drawings, we ask for the opportunity to review them to make sure that the testing frequencies and/or requirements are still the same.

Further, please note this is only a budget estimate and not a not-to-exceed price. The Client would be billed only for service provided. Many factors, including those out of our control, such as weather, the contractor's schedule and efficiency, implementation of RFI's and/or ASI's, and how often we are called to the site, will dictate the final fee for our services. Furthermore, all costs associated with deviations, re-testing, and re-inspections of failing items, on-site standby time, overtime, and short notice premiums are not included in our estimated cost.

The applicable field rate will be invoiced for all hours worked, including travel time, report, and sample preparation. Technician time will be invoiced on a portal-to-portal basis from our office. Overtime rates on 1.5 times the regular hourly rate will be charged for time worked outside normal workday hours of 8:00 am to 5:00 pm and over eight (8) hours per day, Monday through Friday and for hours worked on Saturday. Hours worked on Sunday or holiday will be invoiced at the rate of 2.0 times the regular hourly rates. A minimum of four (3)-three charge will be

Proposal for Construction Materials Testing Services

Pharr Multi-Use Facility ■ Pharr, Texas

February 10, 2025 ■ Terracon Proposal No. P88261037



invoiced per visit to the project site, Project Management/Clerical services will be invoiced on hours worked, unless otherwise noted on the attached Table 1.

E. SITE ACCESS AND SAFETY

The client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the services and will execute any necessary site access agreement. Terracon will be responsible for supervision of safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site.

Employee safety is a core value of Terracon, and we are committed to an Incident and Injury-Free (IIF) workplace. It is our personal and organizational commitment at all levels of the company to everyone going home safe to their family every day. All employees are expected to perform their job assignments with safety as a primary objective. Terracon dedicates the time, resources, and equipment necessary for an IIF environment and no employee will be required to work in unsafe conditions.

F. TESTING AND OBSERVATION

The above services will be provided under an as-requested basis. Additionally, we request a 24-hour notice to schedule our services through our schedule line **(956) 283-8254**. For wood frame observations we require a one week notice to coordinate with our team in San Antonio, Texas.

Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Terracon will provide test results and opinions based on tests and field observation only for the work tested. Client understands that testing and observation are not continuous or exhaustive and are conducted to reduce – not eliminate – project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for notifying and scheduling Terracon so Terracon can perform these services.

Terracon shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Terracon's performance of testing and observation services shall not relieve contractor in any way from its responsibility for defects discovered in its work or create a warranty or guarantee. Terracon will not supervise or direct the work performed by contractor or its subcontractors and is not responsible for their means and methods.

Proposal for Construction Materials Testing Services

Pharr Multi-Use Facility ■ Pharr, Texas

February 10, 2025 ■ Terracon Proposal No. P88261037



G. AUTHORIZATION

This proposal may be accepted by executing the attached Agreement for Services and returning the executed agreement, along with this proposal, to Terracon. This proposal for services and accompanying limitations shall constitute the terms and conditions for our services to be performed for the project.

We appreciate the opportunity to propose on this project. Please call us at (956) 283-8254 if you have any questions concerning this proposal.

Sincerely,

TERRACON CONSULTANTS, INC.

Firm Registration: TX F-3272

Hector Escalante

Hector Escalante
Field Engineer

Lupe Leal

Guadalupe Leal
Department Manager

Attachments: Table 1 – Cost Estimate
Agreement for Services
Distribution List

Proposal for Construction Materials Testing Services

Pharr Multi-Use Facility ■ Pharr, Texas

February 10, 2025 ■ Terracon Proposal No. P88261037



TABLE 1
ESTIMATED FEE SUMMARY

Our fee estimate is in accordance with the time and tests performed as shown below:

Earthwork Observation/Testing				
Service	Quantity	Unit	Unit Rate	Estimate
Junior Engineering Tech (YRS Experience:1 to 5)	415	Hour	\$ 68.00	\$ 28,220.00
Modified Proctor Test (ASTM D1557)	2	Each	\$ 293.00	\$ 586.00
Standard Proctor Test (ASTM D698)	5	Each	\$ 265.00	\$ 1,325.00
Admixing Lime to Reduce Plasticity Index of Soils (Test Code: TEX-112-E)	2	Each	\$ 220.00	\$ 440.00
Calculating the Plasticity Index of Soil (Test Code: TEX-106-E)	7	Each	\$ 74.00	\$ 518.00
Determining the Amount of Material in Soils Finer than the 75 Micrometer (No. 200) Sieve (Test Code: TEX-111-E)	5	Each	\$ 73.00	\$ 365.00
Field Method for Determining in-Place Density of Soils and Base Materials (Test Code: TEX-115-E)	1200	Each	\$ 33.00	\$ 39,600.00
Vehicle Trip Charge	140	Per Trip	\$ 40.00	\$ 5,600.00
Subtotal, Earthwork				\$ 76,654.00

Reinforcing Steel				
Service	Quantity	Unit	Unit Rate	Estimate
Engineering Tech (Yrs Experience: 5 to 15)	75	Hour	\$ 80.00	\$ 6,000.00
Vehicle Trip Charge	25	Per Trip	\$ 40.00	\$ 1,000.00
Subtotal, Reinforcing Steel/Anchor Bolt				\$ 7,000.00

Concrete Observation/Testing				
Service	Quantity	Unit	Unit Rate	Estimate
Compressive Strength of Cylindrical Concrete Specimens (Test Code: TEX-418-A)	400	Each	\$ 22.00	\$ 8,800.00
Junior Engineering Tech (YRS Experience:1 to 5)	190	Hour	\$ 68.00	\$ 12,920.00
Junior Engineering Tech (YRS Experience:1 to 5) Overtime	80	Hour	\$ 102.00	\$ 8,160.00
Vehicle Trip Charge	60	Per Trip	\$ 40.00	\$ 2,400.00
Subtotal, Concrete				\$ 32,280.00

Masonry Observation/Testing				
Service	Quantity	Unit	Unit Rate	Estimate
Grout Compressive Test	24	Each	\$ 55.00	\$ 1,320.00
Compressive Strength of Cement Mortars (Test Code: ASTM C109)	30	Each	\$ 55.00	\$ 1,650.00
Engineering Tech (Yrs Experience: 5 to 15)	85	Hour	\$ 80.00	\$ 6,800.00
Vehicle Trip Charge	20	Per Trip	\$ 40.00	\$ 800.00
Subtotal, Masonry Obs/Testing				\$ 10,570.00

Hot-Mix Asphaltic Concrete Observation/Testing				
Service	Quantity	Unit	Unit Rate	Estimate
Engineering Tech (Yrs Experience: 5 to 15)	60	Each	\$ 80.00	\$ 4,800.00
Determining Asphalt Content from Asphalt Paving Mixtures by the Ignition Method (Test Code: TEX-236-F)	8	Each	\$ 207.00	\$ 1,656.00
Theoretical Maximum Specific Gravity of Bituminous Mixtures (Test Code: TEX-227-F)	8	Each	\$ 105.00	\$ 840.00
Sieve Analysis of Fine and Coarse Aggregate (Test Code: TEX-200-F or TEX-401-A)	8	Each	\$ 108.00	\$ 864.00
Determining Density of Compacted Bituminous Mixtures (Test Code: TEX-207-F (Part 1))	40	Each	\$ 71.00	\$ 2,840.00
Core/Drill Operator/ Technician and Coring Equipment used to Drill Flexible and Rigid Pavement (2-man Crew)	2	Each	\$ 400.00	\$ 800.00
Lab Molded Density	8	Each	\$ 375.00	\$ 3,000.00
Vehicle Trip Charge	10	Per Trip	\$ 40.00	\$ 400.00
Subtotal, Hot-Mix Asphaltic Concrete				\$ 15,200.00

Structural Steel Observation/CWI				
Service	Quantity	Unit	Unit Rate	Estimate
Certified Welding Inspector, CWI	150	Hour	\$ 150.00	\$ 22,500.00
Vehicle Trip Charge	30	Per Trip	\$ 40.00	\$ 1,200.00
Subtotal, Structural Steel				\$ 23,700.00

Quality Manager (YRS Experience: 10 to 20)	120	Hour	\$ 150.00	\$ 18,000.00
--	-----	------	-----------	--------------

ESTIMATE TOTAL				\$ 183,404.00
-----------------------	--	--	--	----------------------

AGREEMENT FOR SERVICES

This **AGREEMENT** is between City of Pharr TX ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Pharr Multi-Use Facility project ("Project"), as described in Consultant's Proposal dated 02/04/2026 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. When Consultant subcontracts to other individuals or companies, then consultant will collect from Client on the Subcontractors' behalf. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$250,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single

limit); (iv) umbrella liability (\$5,000,000 occ / agg); and (v) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.

Consultant: **Terracon Consultants, Inc.**

By: Jorge A. Flores Date: **2/10/2026**

Name/Title: **Jorge A. Flores / Office Manager III**

Address: **1506 Mid Cities Dr
Pharr, TX 78577-2128**

Phone: **(956) 283-8254** Fax: _____

Email: **Jorge.Flores@terracon.com**

Client: **City of Pharr TX**

By: _____ Date: _____

Name/Title: **Patrizia Longoria / City Engineer**

Address: **118 South Cage Boulevard, 1st Floor
Pharr, TX 78577**

Phone: **(956) 402-4221** Fax: _____

Email: **Patrizia.longoria@pharr-tx.gov**

DISTRIBUTION SHEET

Thank you for choosing Terracon Consultants, Inc. to provide these services. Please fill out below the pertinent information below so that we may expedite report distribution, project correspondence and invoice(s) to appropriate person (s). If you have any questions please do not hesitate to contact our office.

Project Name: _____

Client

Copies _____ Firm _____
Address _____
Attn: _____ P _____ F _____
Email: _____

Invoice (do not complete if same as client)

Copies _____ Firm _____
Address _____
Attn: _____ P () _____ F () _____
Email: _____

Report Distribution (Clients, Architects, Engineers, Contractors, etc...)

Copies _____ Firm _____
Address _____
Attn: _____ P () _____ F () _____
Email: _____

Copies _____ Firm _____
Address _____
Attn: _____ P () _____ F () _____
Email: _____

Copies _____ Firm _____
Address _____
Attn: _____ P () _____ F () _____
Email: _____

Copies _____ Firm _____
Address _____
Attn: _____ P () _____ F () _____
Email: _____

Copies _____ Firm _____
Address _____
Attn: _____ P () _____ F () _____
Email: _____

If you need more room or would like to send other pertinent information please provide on the back of this sheet. Thank you for your time and concern to this matter.

