



**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 16, 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 April 5, 2026, as Okur-Chung Neurodevelopmental Syndrome Awareness Day.

**3. PUBLIC TESTIMONY:** *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

**4. PUBLIC HEARINGS:** *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

- A) Public hearing on development services cases

**5. CITY MANAGER'S REPORTS:** *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

- A) Submission of Sales Tax Collection Report for February 2026.
- B) Trailblazer of the Month Recognition
- C) City Events of Interest

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

A) Approval of Minutes for 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, if any, on Development Services Cases:

1. Villa Del Mar Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6502 South Cage Boulevard, Suite 1. CUP#231029 - **This item supports EV - Economic Vitality.**

2. Juan Cantu, representing Apostolic Assembly of the Faith in Christ Jesus, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). The property is legally described as being a 3.00- acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 2300 Block of North Friday Avenue. COZ#260102 - **This item supports EV - Economic Vitality.**

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:

### 7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2025-33 for budget amendment to the Fiscal Year 2025-2026 Budget. **(Adoption on One Reading)**. **This item supports SG-Sound Governance and Fiscal Sustainability.** (FINANCE)

B) 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)

C) 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)

D) 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)

### 8. 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, on Guaranteed Maximum Price Amendment No. 1 (GMP #1) to the existing Construction Manager at Risk (CMAR) contract with D. Wilson Construction Company (DWCC) for the City of Pharr Multi-Use Facility. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, in any, authorizing City Manager to enter into a Service Contract with Halff Associates for professional engineering services for a utility adjustment project along Eldora Road. **This item supports IF - Infrastructure** (ENGINEERING)

D) 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)

**9. CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff

so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee**. The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

**11. ADJOURNMENT:**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email [cityclerksoffice@pharr-tx.gov](mailto: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](http://www.pharr-tx.gov). This Notice was posted on the 10<sup>th</sup> day of March 2026 at 5:15 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 10<sup>th</sup> day of March 2026**



*Imelda Perez*  
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IMELDA PEREZ, TRMC  
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by,

Name: \_\_\_\_\_

Title: \_\_\_\_\_