

**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
WEDNESDAY, MARCH 25, 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-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 Ordinance amending Ordinance No. O-2023-42 setting the requirements for the appointment of members and/or officers for City of Pharr Boards and/or Committees. **(Adoption on First Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

C) Consideration and action, if any, on Ordinance for transfer of property from the City of Pharr to Pharr Economic Development Corporation II. **(Adoption on First Reading) This item supports EV - Economic Vitality.** (ADMINISTRATION)

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)

E) 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)

F) Consideration and action, if any, on Resolution appointing one (1) member to the Pharr Economic Development Corporation II Board of Directors. **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)

E) Consideration and action, if any, authorizing City Manager to enter into an agreement with Ramcon Group LLC. of Brownsville, TX, for the remodeling of the Tierra Del Sol Golf Course (TIPS Cooperative Contract No. 26010402). **This item supports IF - Infrastructure.** (PURCHASING)

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

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

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

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

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

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

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

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

11. ADJOURNMENT:

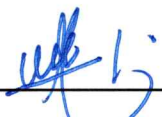
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4200 Ext 1201 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.2

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 19th day of March 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 19th day of March 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: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Proclamation proclaiming April 5, 2026, as Okur-Chung Neurodevelopmental Syndrome Awareness Day.

Classification: Regular

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

Issue: Proclamation proclaiming April 5, 2026, as Okur-Chung Neurodevelopmental Syndrome Awareness Day.

Fiscal Consideration: N / A

Staff Recommendation: Presentation of proclamation

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 03/19/2026
Final Approval - 03/19/2026

Proclamation



WHEREAS, Okur-Chung Neurodevelopmental Syndrome (OCNDS) is an ultra-rare genetic syndrome, first identified on April 5, 2016; and

WHEREAS, OCNDS is a lifelong condition that changes the trajectory of families' lives forever. It is caused by a mutation on the CSNK2A1 gene. OCNDS is characterized by severe speech delay or inability to speak, global developmental delays, epilepsy, autism spectrum disorder traits, behavioral challenges, and feeding difficulty; and

WHEREAS, Parents and caregivers of OCNDS patients have assumed roles they never imagined. They are advocates, nurses, champions, therapists, fundraisers, researchers, trailblazers, teachers, and paperwork experts; and

WHEREAS, With the discovery of the gene that causes OCNDS (2016), we now reach an unprecedented and historic moment in time where we must accelerate the path to treatment as there is potential for treatment that removes the effect of the genetic mutations on CSNK2A1; and

WHEREAS, The CSNK2A1 Foundation organizes an annual, global observance of OCNDS Awareness Day on April 5, 2026; and

WHEREAS, the city of Pharr recognizes the patients, caregivers, medical professionals, researchers, and individuals working to combat OCNDS in our state, and encourages people to raise awareness and support for those affected by OCNDS and their families in our communities.

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 April 5th 2026 as:

“OCNDS Awareness Day”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 25th day of March 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 03/19/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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:

Imelda Perez

Jamison Merrick

City Management Office

Created/Initiated - 03/19/2026

Approved - 03/19/2026

Final Approval - 03/19/2026



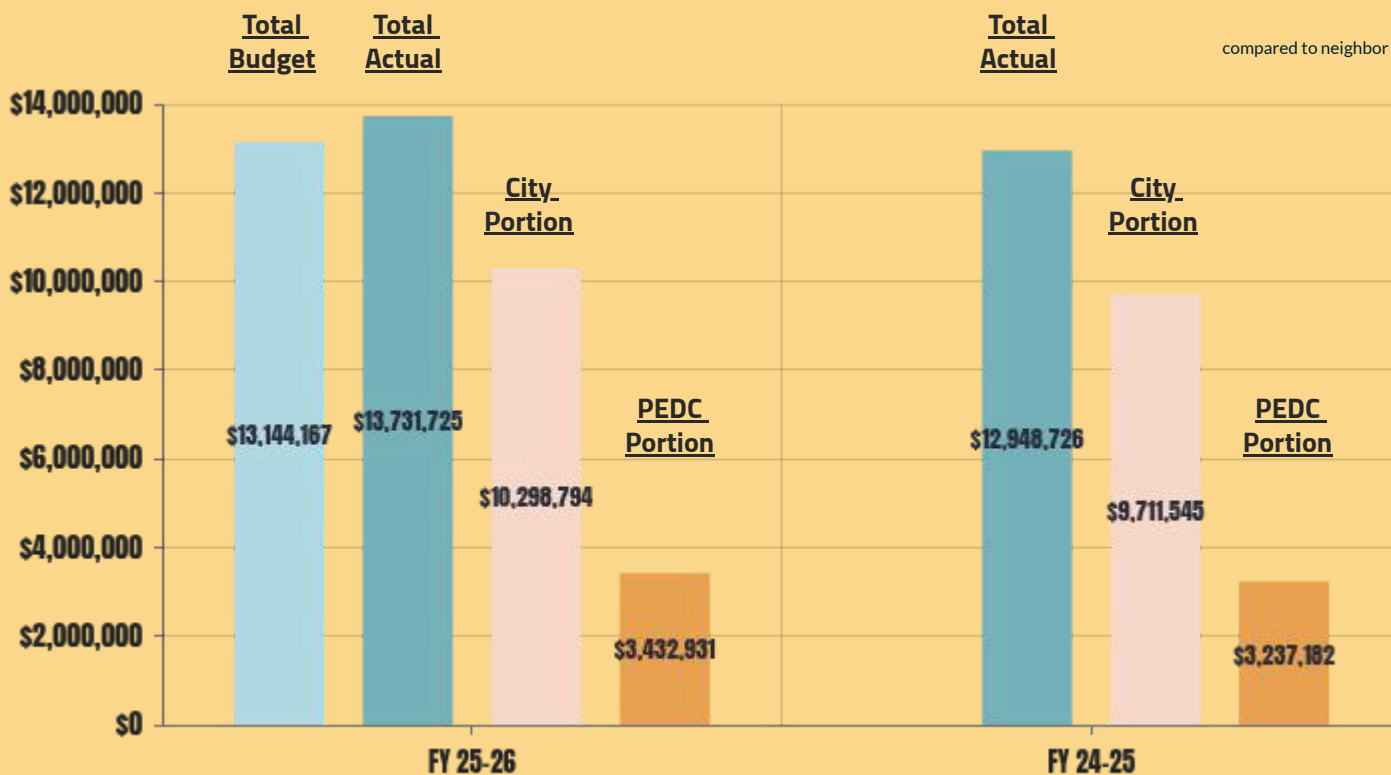
CITY OF PHARR SALES TAXES

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 #: 5.B.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Trailblazer of the Month Recognition

Classification: Regular

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

Issue: Trailblazer of the Month Recognition

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends Trailblazer Recognition of the Month

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 03/19/2026
Final Approval - 03/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, 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:

Imelda Perez

Created/Initiated - 03/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, 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:

Imelda Perez
City Management Office

Created/Initiated - 03/19/2026
Final Approval - 03/19/2026

**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 Villescascas, 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, AWARDING 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 #: 6.B.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, 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:

Imelda Perez

Created/Initiated - 03/19/2026

Ruben Rosales

Approved - 03/19/2026

Melanie Cano

Approved - 03/19/2026

Ricardo Rodriguez

Approved - 03/19/2026

City Management Office

Final Approval - 03/19/2026

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 #: 6.C.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

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

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

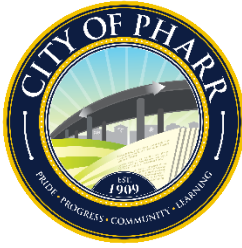
Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 03/19/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.1.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.

Classification: Consent

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

Issue: 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.

Fiscal Consideration: N/A

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Created/Initiated - 03/19/2026

Joe Garza

Approved - 03/19/2026

Roland Gomez

Approved - 03/19/2026

Melanie Cano

Approved - 03/19/2026

City Management Office

Final Approval - 03/19/2026



MEMORANDUM

DATE: MONDAY, MARCH 16, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#231029 (VILLA DEL MAR RESTAURANT)
--

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: The property is legally described as being 0.108 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6502 South Cage Boulevard, Suite 1.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the east, north and south. The property to the west is zoned Single-Family Residential District (R-1). The area is generally designated for commercial use in the Land Use Plan.

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

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

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



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

March 16, 2026

Conditional Use Permit **Renewal** for ABC –

Villa del Mar Restaurant

Background:

Villa Del Mar Restaurant is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 2nd renewal for Villa Del Mar Restaurant.

The property is located at 6502 South Cage Boulevard, Suite 1. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

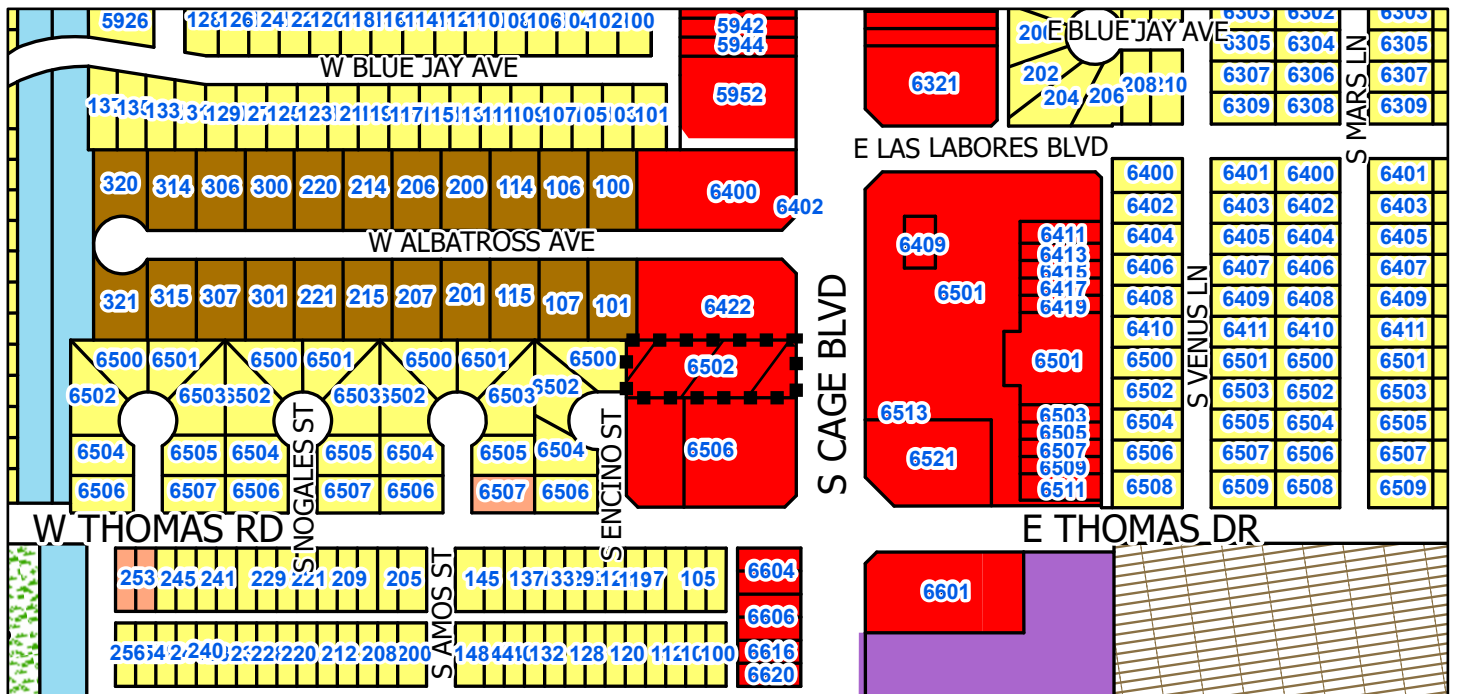
Recommendations:

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

CUP Renewal
 6502 S CAGE BLVD
 LOT 3, RIVERAINE SUBDIVISION
 VIGA RESTAURANTS
 ANGEL VILLAREAL



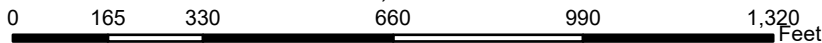
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- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo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

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:4,000



Date: 2/19/2026



Pharr
Development Services



Site Photo

6502 S Cage Boulevard, Suite 1





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.2.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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).

Fiscal Consideration: N/A

Staff Recommendation: Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission meeting of March 05, 2026, the Board voted unanimously to recommend approval of the Change of Zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). There were 7 members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Joe Garza

Roland Gomez

Melanie Cano

City Management Office

Created/Initiated - 03/19/2026

Approved - 03/19/2026

Approved - 03/19/2026

Approved - 03/19/2026

Final Approval - 03/19/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MARCH 16, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: 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

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

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) in order to construct townhouses.

The subject site is located within the 2300 Block of North Friday Avenue. 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 fronts East Ferguson Avenue, a 120'-150' ft. principal arterial which runs east and west with a posted speed limit of 40 to 55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The properties to the east were rezoned from Agricultural and/or Open Space District (A-O), General Business District (C) & Heavy Commercial District (H-C) to Medium Density Multi-Family Residential District (R-3) & General Business District (C) on October 19, 2004. The properties to west were zoned Single-Family Residential District (R-1) upon comprehensive zoning in 1982. The properties to the north were zoned Residential Mobile Home District (R-MH) Upon Comprehensive Plan 1984. The properties to the south were rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 26, 1983. The property is generally designated for residential use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Thirty-two (32) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 20, 2026, and a legal notice was published in the Advance News Journal on February 18, 2026. Staff received no response to the letters or the legal notice.

Development Services recommended **approval** of the rezoning from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the

general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) at the meeting of March 5, 2026. There were seven members present and voting.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Juan Cantu representing LCBA Construction, owner

Single-Family Residential District (R-1)

APPLICANT

CURRENT ZONE

Within the 2300 Block of North Friday Avenue

Townhouse Residential District (R-TH)

ADDRESS

PROPOSED ZONE

		YES	NO
1	Does the property meet the minimum area requirements for the proposed zone?	X	
2	Does the property have adequate ingress and egress?	X	
3	Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4	Is the property located along a major thoroughfare?	X	
5	Will the property have adequate parking for the proposed use?	X	
6	Will the property have adequate landscaping as per City Ordinance?	X	
7	Will the zone change increase the volume of traffic?	X	
8	Will a buffer be required?		X
9	Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

Development Services recommends approval of the rezoning request from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

Joanna Villarreal, Planner I

February 2, 2026

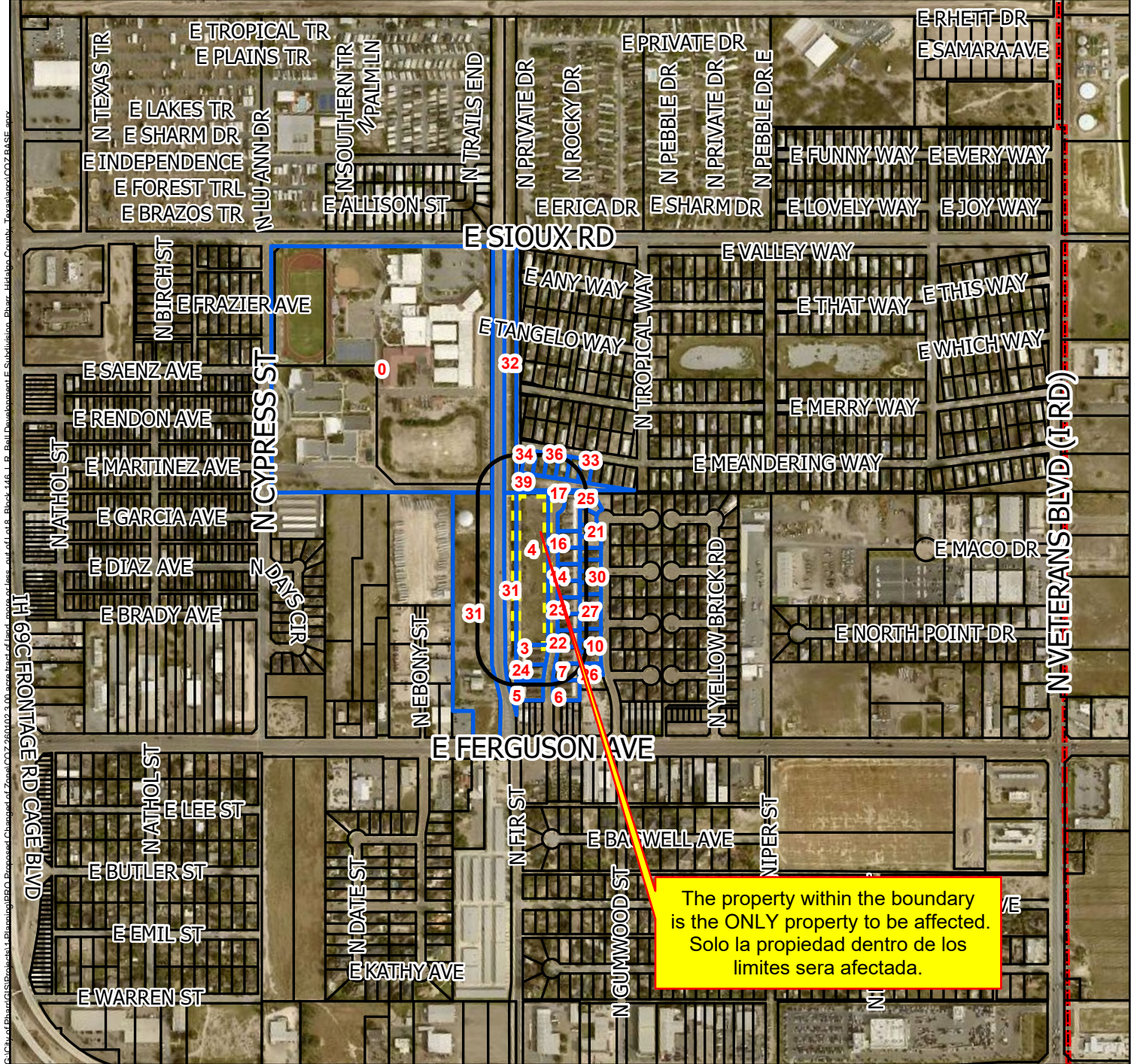
PREPARED BY

DATE

COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU

AERIAL



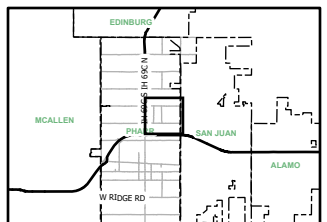
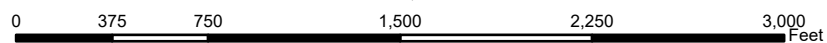
The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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

City of Pharr, Texas Engineering Department 956.402.4242

Scale: 1:9,000

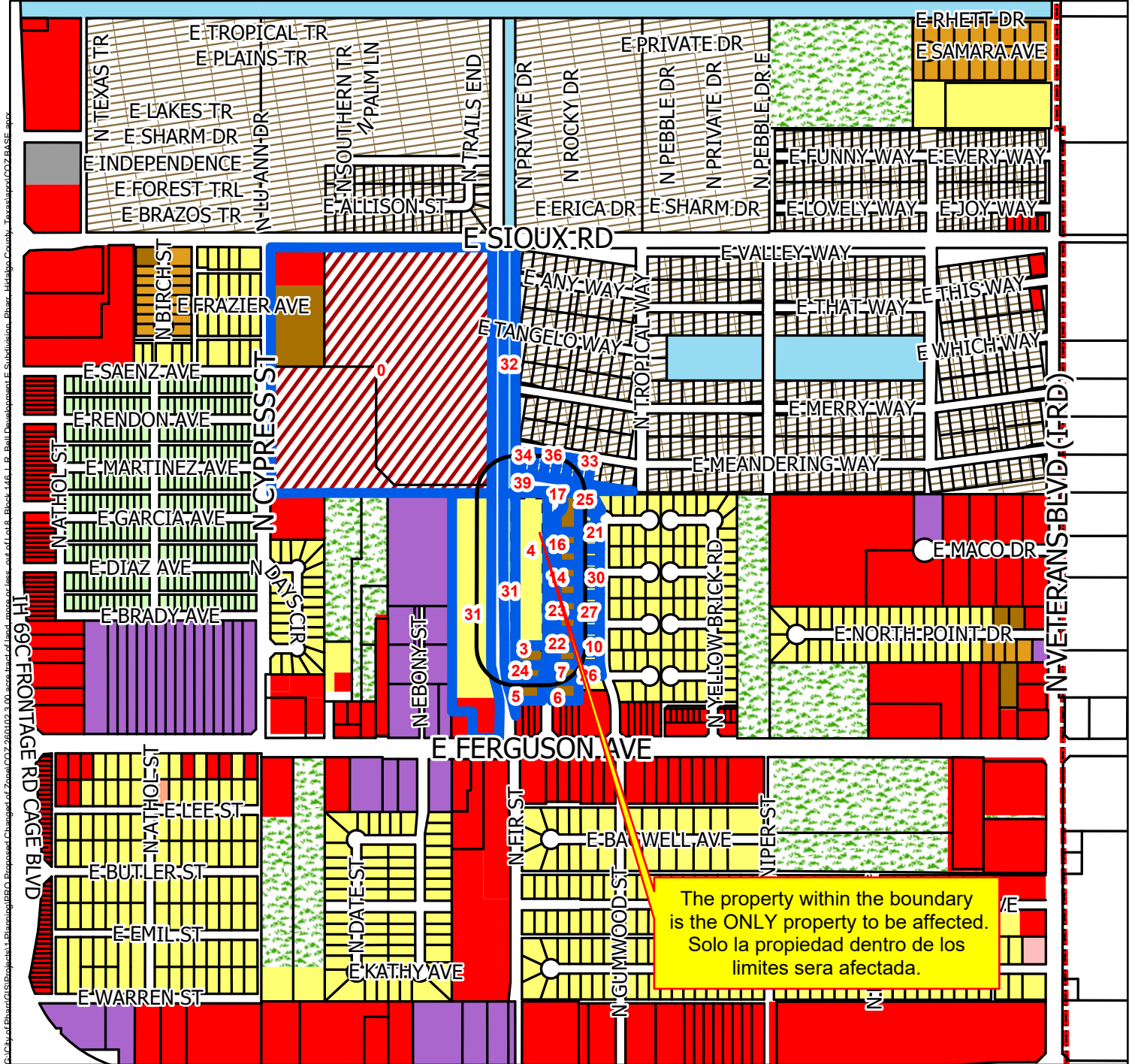


Date: 2/6/2026

COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU

ZONING



City of Pharr, Texas Engineering Department, 956.402.4242, Date: 2/6/2026

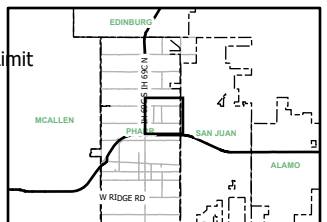
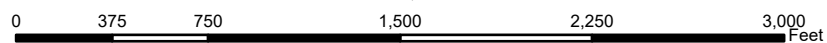
- 200ft_Buffer
- Notify
- Zoning**
- ZONE**
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Residential Multi-Family
- Residential Multi-Family High Density
- Mobile Home
- Townhouse
- HUD Code
- Rail Road R.O.W
- Government Owned
- General Business
- Business District
- Drainage Easement
- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD
- Valley View ISD
- Planned Unit Development
- Location
- Pharr City Limit

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City of Pharr, Texas Engineering Department 956.402.4242

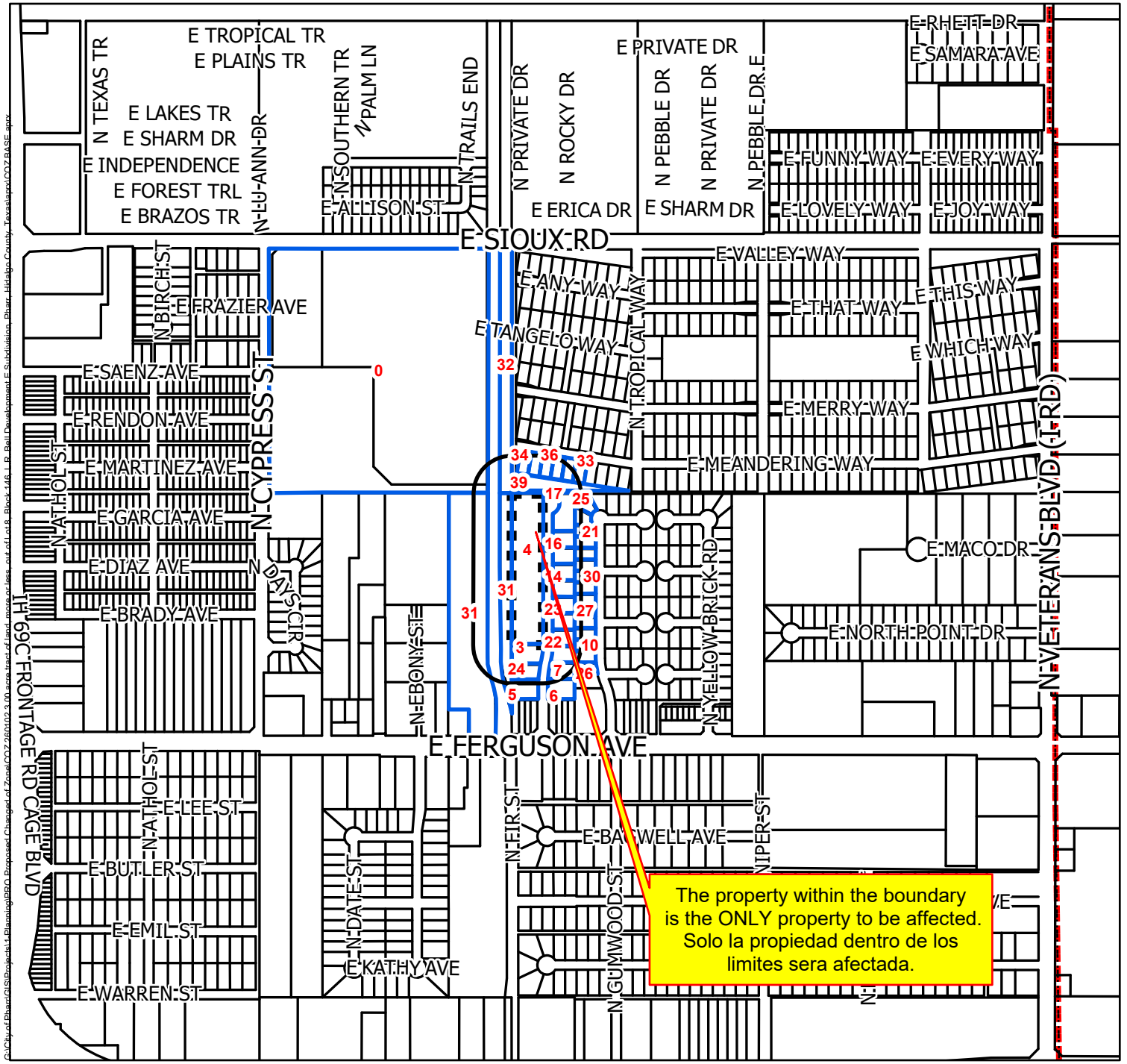
Scale: 1:9,000



Date: 2/6/2026

COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU RADIUS



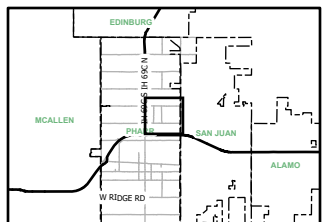
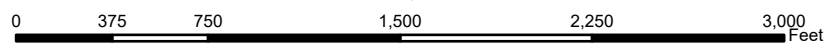
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- 200ft_Buffer
- Notify
- Location
- Pharr City Limit

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City of Pharr, Texas
Engineering Department
956.402.4242
Date: 2/6/2026

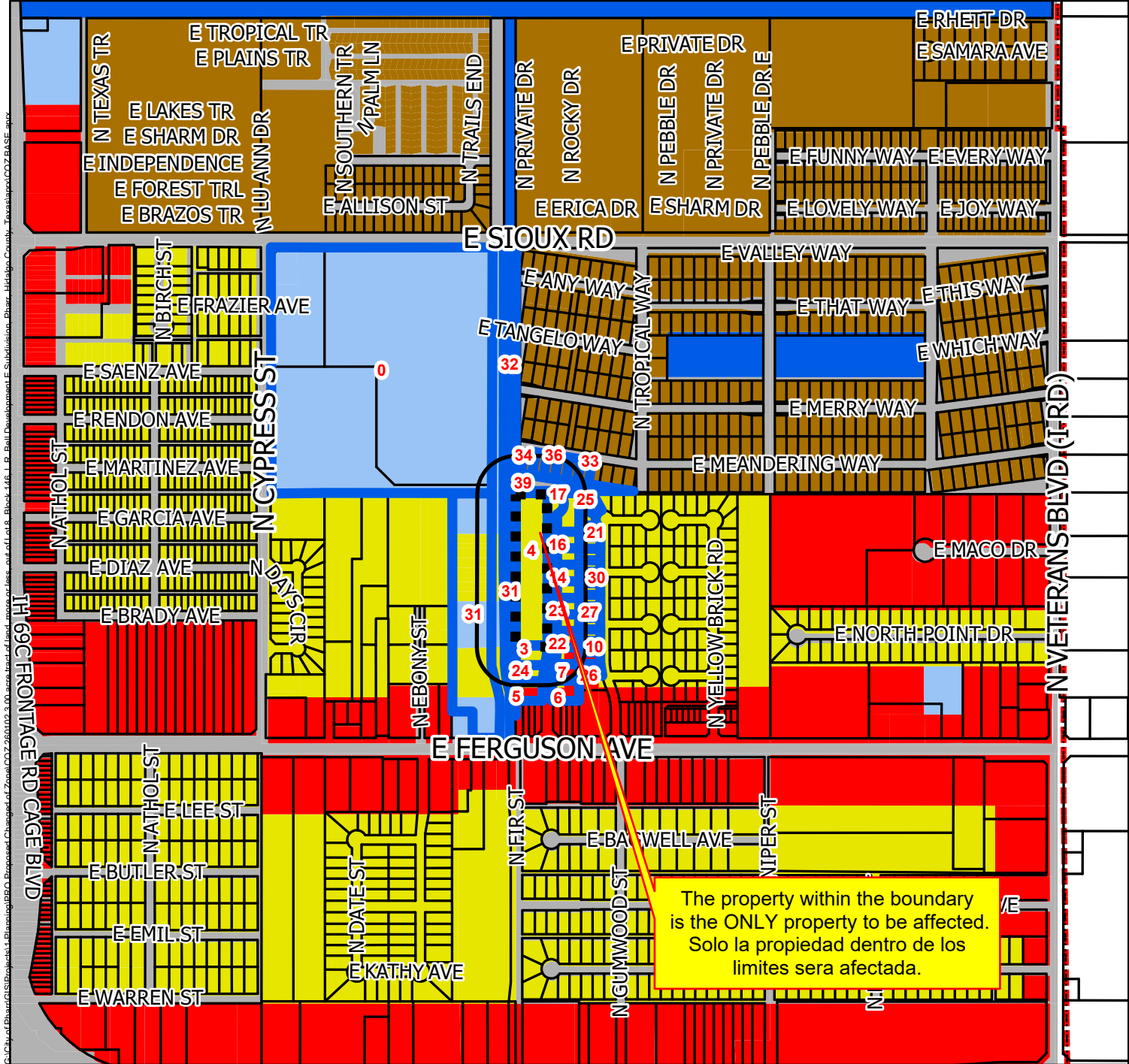
Scale: 1:9,000



COZ 260102

3.00 acre tract of land, more or less, out of Lot 8, Block 146, L.R. Bell Development "E" JUAN CANTU

FTLU



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

- 200ft_Buffer
- Notify

Future Land Use

FUTURELAND

- Irrigation
- Agriculture

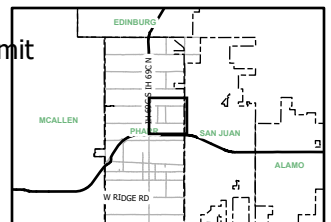
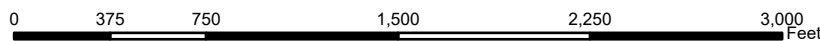
- Single Family Res.
- Multi-Family Res.
- Manufactured Homes
- Industrial
- Commercial

- Public/Semi Public
- ROW
- Parks
- Location
- Pharr City Limit

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City of Pharr, Texas Engineering Department 956.402.4242

Scale: 1:9,000



Date: 2/11/2026



Pharr
Development Services



Site Photo

Within the 2300 Block of N Friday Avenue





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, 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:

Imelda Perez

Created/Initiated - 03/19/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.1.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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:

Imelda Perez

Created/Initiated - 03/19/2026

Joe Garza

Approved - 03/19/2026

Roland Gomez

Approved - 03/19/2026

Melanie Cano

Approved - 03/19/2026

City Management Office

Final Approval - 03/19/2026



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



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



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



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, TEXAS, 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 LIEN 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 COMMENCEMENT (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 OF LAND HEREIN DESCRIBED:

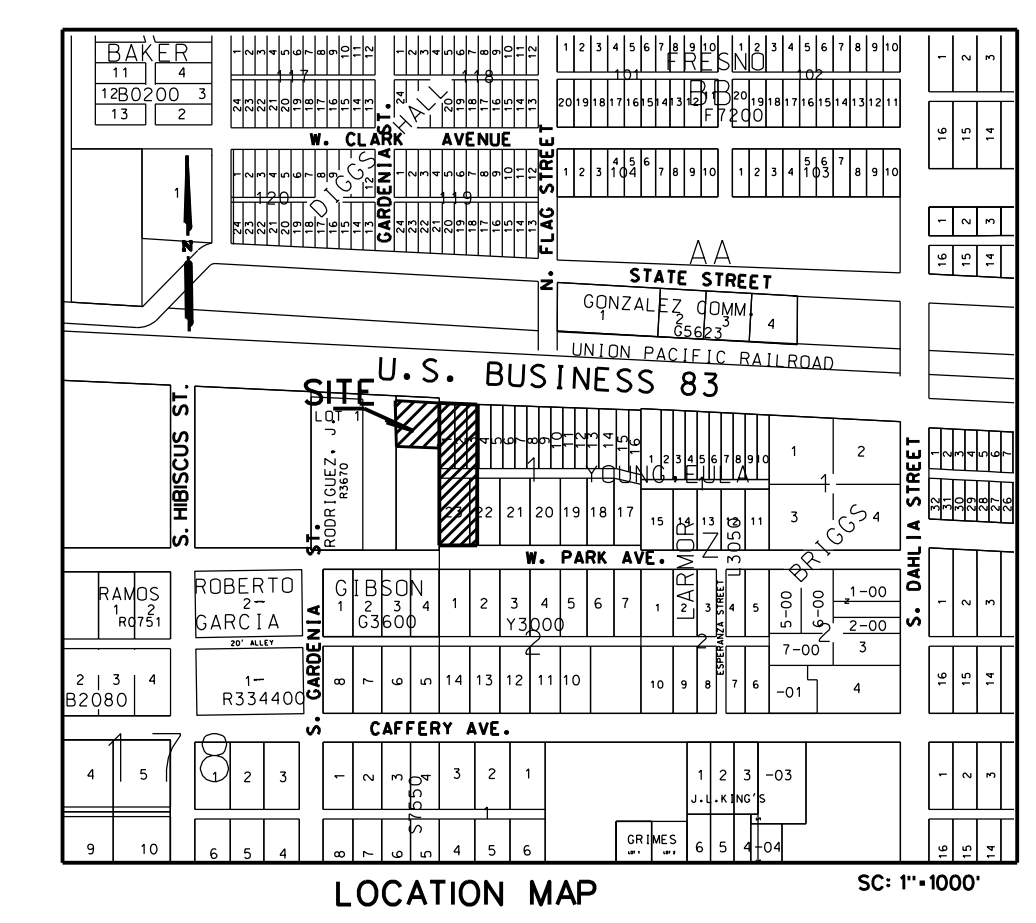
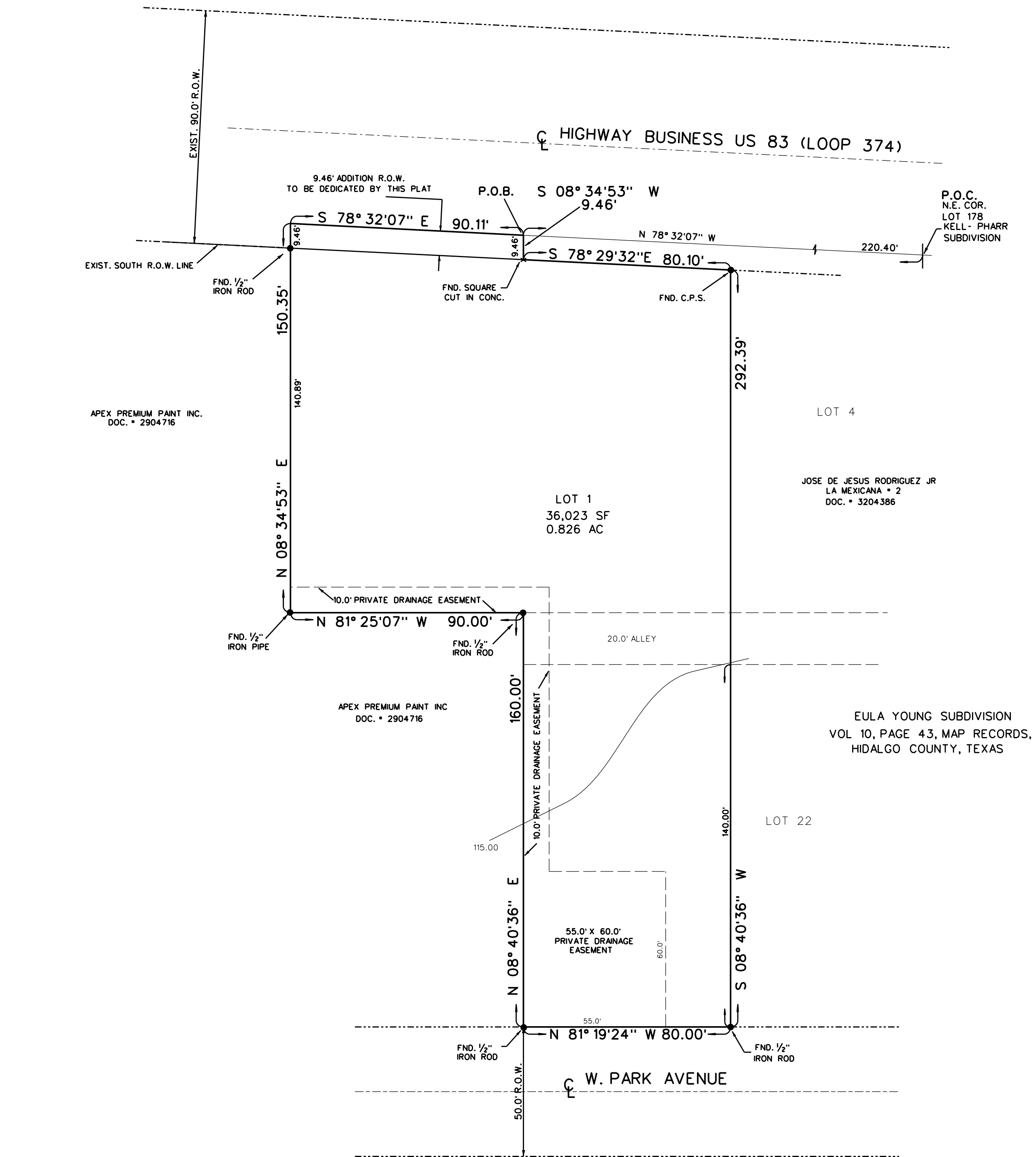
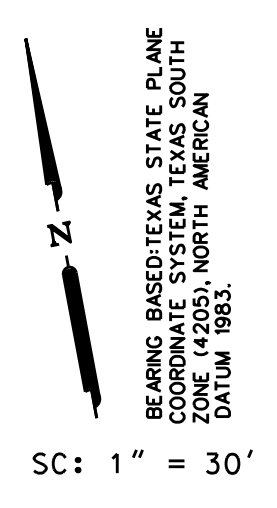
THENCE: N 81° 25' 07" W, WITH THE APPARENT SOUTH LINE OF SAID 0.306 OF AN ACRE TRACT AND THE SOUTHERNMOST SOUTH LINE OF SAID 0.846 OF AN ACRE TRACT, A DISTANCE OF 90.00 FEET TO A HALF INCH IRON PIPE FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.306 OF AN ACRE TRACT OF LAND AND THE MOST NORTHEAST 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 WAY 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=1659292.291, 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



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

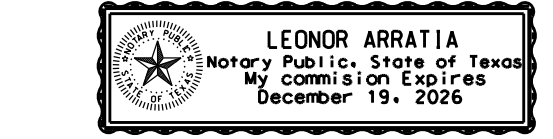
STATE OF TEXAS
COUNTY OF HIDALGO

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, 78577

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. DATE _____
GENERAL MANAGER

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

ATTEST: _____ DATE _____
AMBROSIO HERNANDEZ-CITY OF PHARR, MAYOR CITY OF PHARR, CLERK

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.

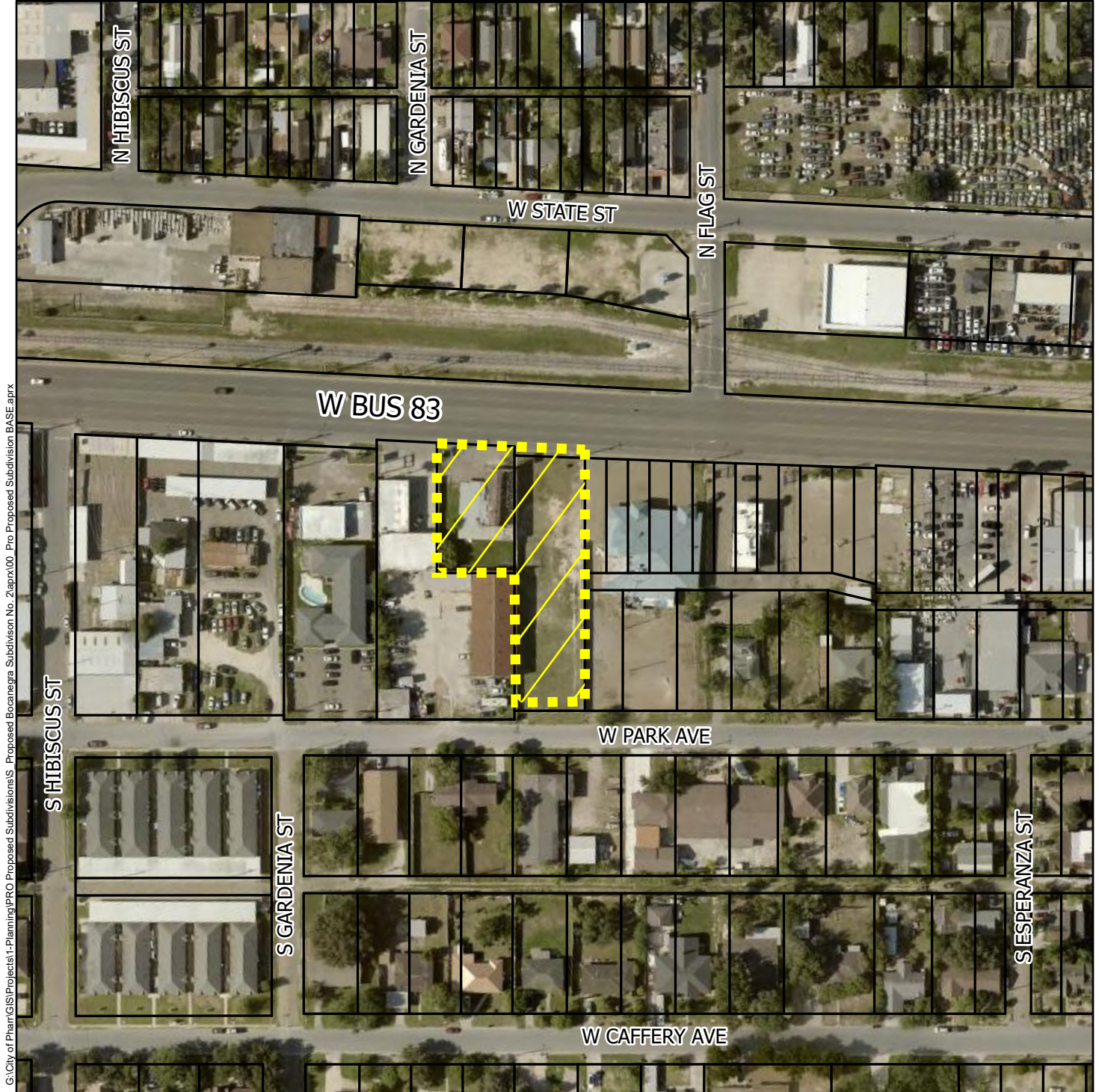
Guillermo Arratia P.E. 1/27/2026
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER - 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537





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@AHOOC.COM

AERIAL

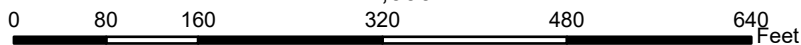


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\Bocanegra Subdivision No. 2.aprx\000 - Pro Proposed Subdivision BASE.aprx

 Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,000



Date: 1/21/2026

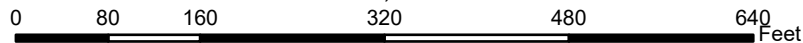
ZONING



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- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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 |

Scale: 1:2,000





Pharr
Development Services



Site Photo

700 Blk. of West Business 83





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.2.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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:

Imelda Perez

Joe Garza

Roland Gomez

Melanie Cano

City Management Office

Created/Initiated - 03/19/2026

Approved - 03/19/2026

Approved - 03/19/2026

Approved - 03/19/2026

Final Approval - 03/19/2026



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.

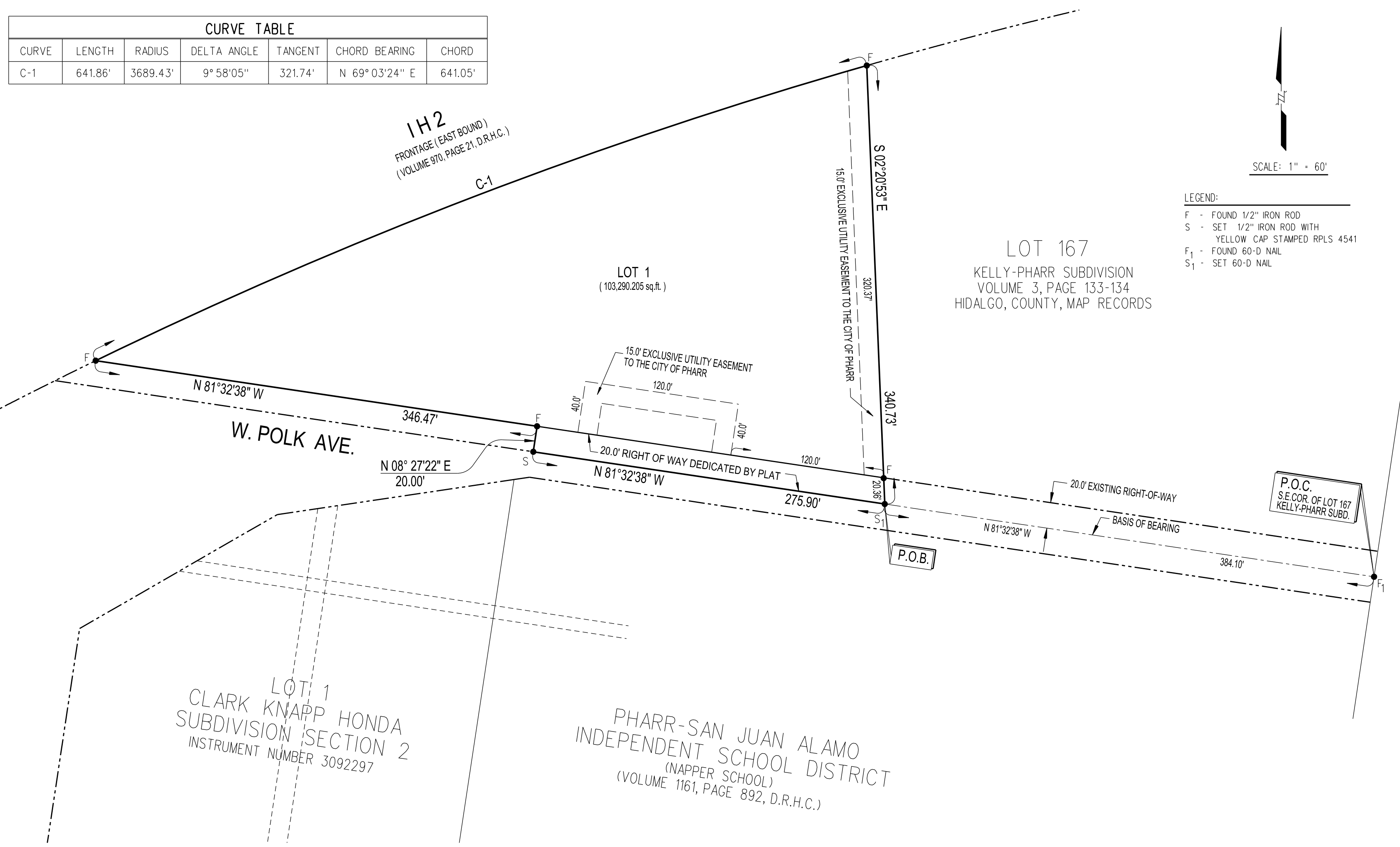
DRAINAGE: 1. In compliance.

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 TRANSFERRED 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 RAMP AND LANDINGS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT STAGE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY 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;

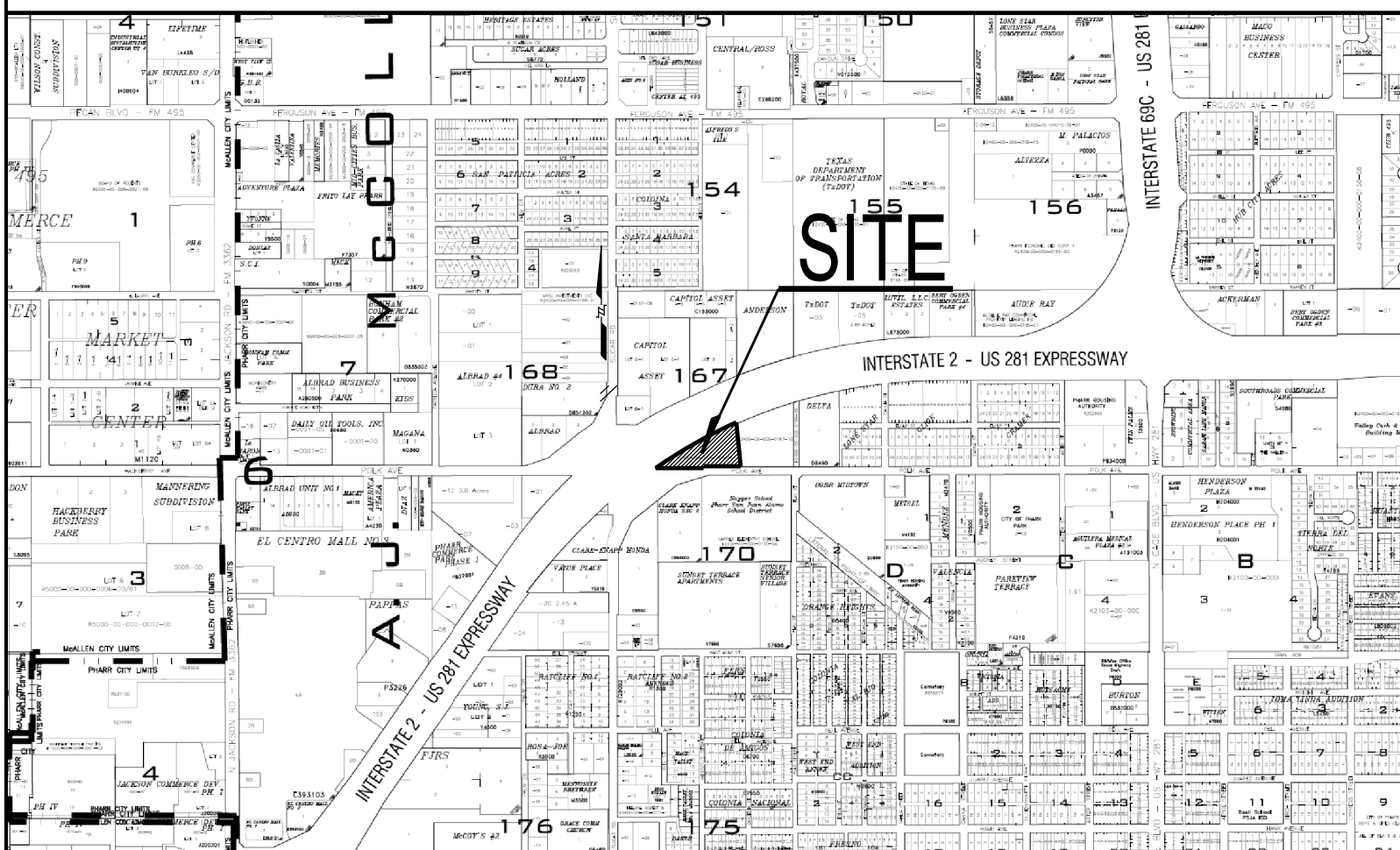
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,689.43 FEET, A DELTA ANGLE OF 9 DEGREES 58 MINUTES 05 SECOND, A TANGENT OF 321.74 FEET, A CHORD BEARING OF NORTH 69 DEGREES 03 MINUTES 24 SECONDS EAST, A CHORD LENGTH OF 641.05 FEET AND AN ARC LENGTH OF 641.86 FEET TO A HALF (1/2) INCH IRON ROD FOUND 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 TREVINO
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 _____ AND _____, PROVIDED 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 COMMISSIONS OF THE CITY OF PHARR AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

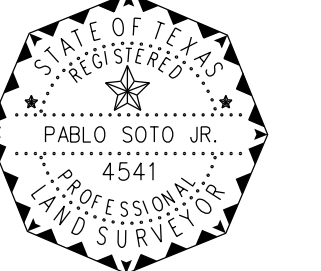
DANNY WYLIE, CHAIRMAN, PLANNING & ZONING COMMISSION

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 GUAJARDO, JR.
HIDALGO COUNTY CLERK

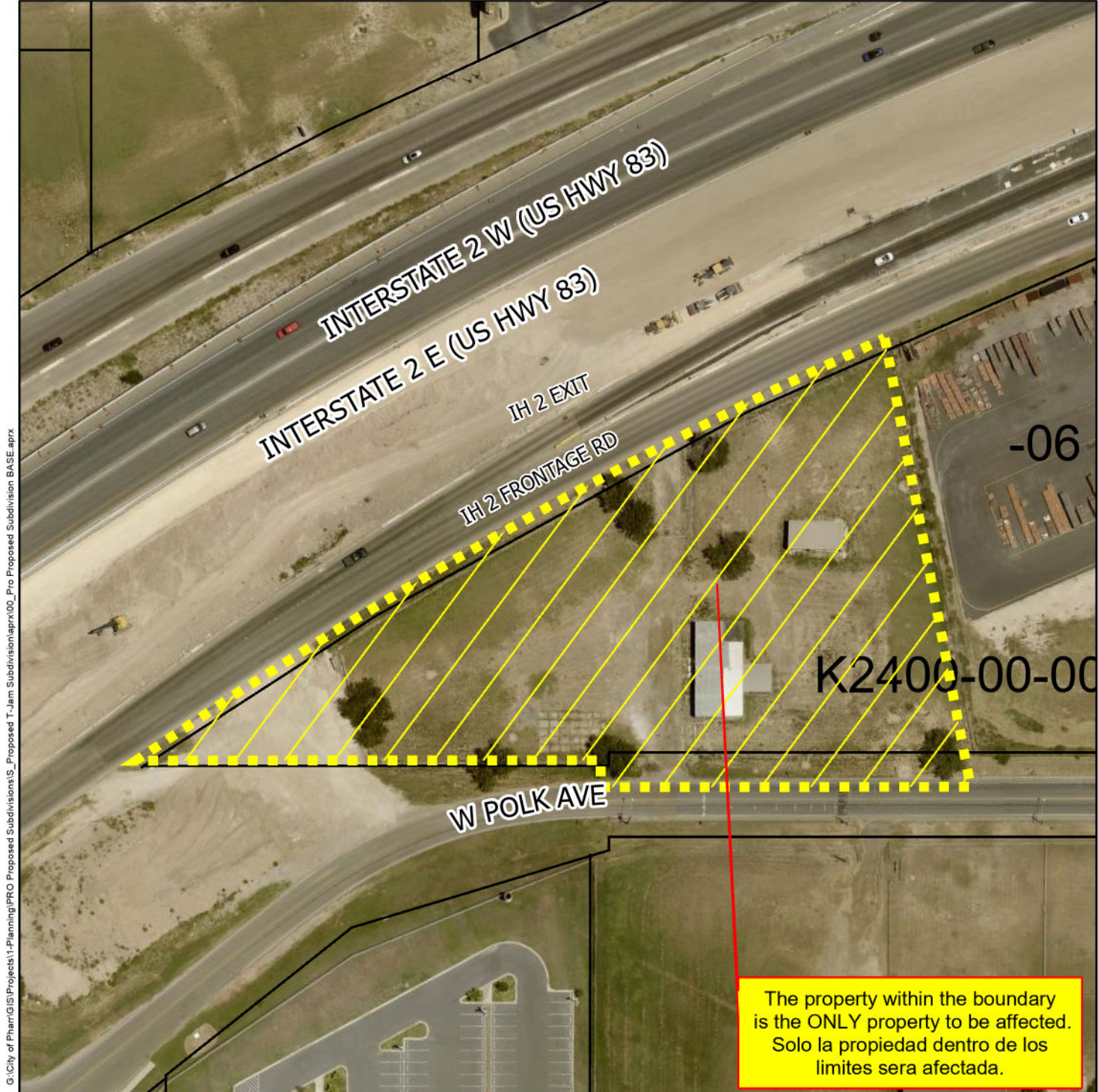
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

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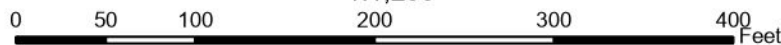


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 Subject Property

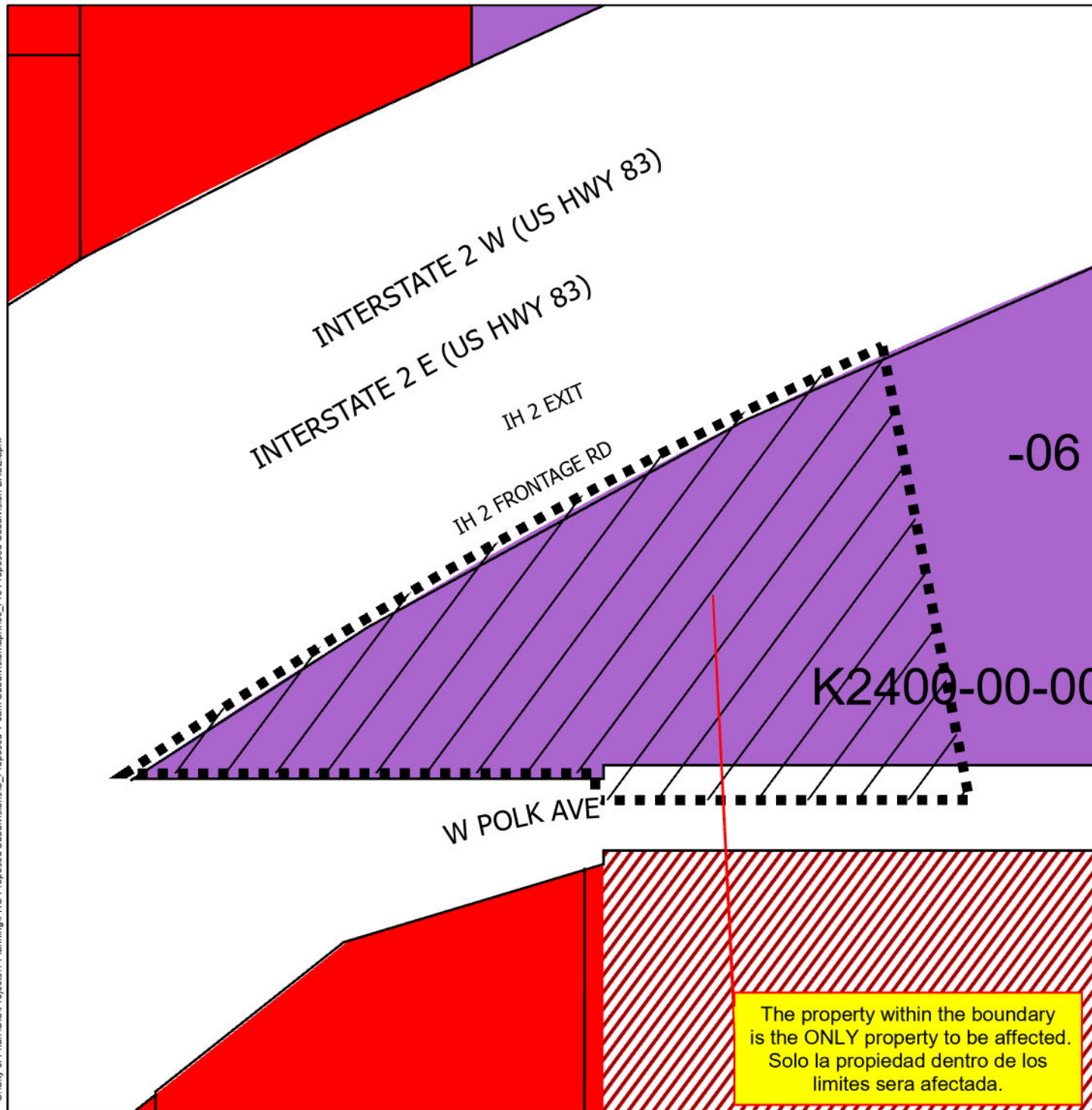
City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:1,285



Date: 2/24/2025

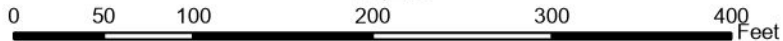
ZONING



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

Scale: 1:1,285





Pharr
Development Services



Site Photo

700 Block of W. Interstate 2.





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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:

Imelda Perez

Created/Initiated - 03/19/2026

Jose Pena

Approved - 03/19/2026

Hilda Pedraza

Approved - 03/19/2026

Ricardo Rodriguez

Approved - 03/19/2026

Jamison Merrick

Approved - 03/20/2026

City Management Office

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 previously adopted subdivision regulations and a “Standards Manual: Construction and Development Guide” to provide uniform technical criteria for public infrastructure associated with land development within the City and its extraterritorial jurisdiction (“ETJ”); 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; and

WHEREAS, Chapter 212 of the Texas Local Government Code authorizes the City to adopt rules governing plats and subdivisions of land to promote the health, safety, morals, and general welfare of the City and to provide for the safe, orderly, and healthful development of the community, including the regulation of municipal infrastructure improvements associated with new development; and

WHEREAS, the City finds that modern fiber optic communications infrastructure constitutes essential public utility infrastructure that supports public health, safety, education, economic development, and emergency response, and that integrating fiber conduit and related facilities into subdivision and site design at the time of development is the most efficient, least disruptive, and least costly means of achieving ubiquitous, future-ready broadband access; and

WHEREAS, the City further finds that requiring developers to design and install certain fiber optic conduit, handholes, cabinets, and related appurtenances in and along public rights-of-way and public utility easements, in a manner that is limited to improvements that are roughly proportionate to the demands and impacts of the proposed development, will promote fair and orderly growth, avoid duplicative street cuts, and preserve the public’s investment in transportation and utility corridors.

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.
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 form 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.

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.

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 #: 7.B.

DATE SUBMITTED: March 20, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-42 setting the requirements for the appointment of members and/or officers for City of Pharr Boards and/or Committees. ***(Adoption on First Reading)***
This item supports SG - Sound Governance and Fiscal Sustainability.

Classification: Regular

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

Issue: Consideration and action, if any, on Ordinance amending Ordinance No. O-2023-42 setting the requirements for the appointment of members and/or officers for City of Pharr Boards and/or Committees.

NOTE: Back-up for this Agenda Item will be available at time of meeting.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Ricardo Rodriguez
City Management Office

Created/Initiated - 03/20/2026
Approved - 03/20/2026
Final Approval - 03/20/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.C.

DATE SUBMITTED: March 20, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Ordinance for transfer of property from the City of Pharr to Pharr Economic Development Corporation II. (**Adoption on First Reading**) This item supports EV - Economic Vitality.

Classification: Regular

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

Issue: Consideration and action, if any, on Ordinance for transfer of property from the City of Pharr to Pharr Economic Development Corporation II.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Created/Initiated - 03/20/2026

Ricardo Rodriguez

Approved - 03/20/2026

Jamison Merrick

Approved - 03/20/2026

City Management Office

New -

ORDINANCE NO. O-2026-__

AN ORDINANCE AUTHORIZING THE TRANSFER OF REAL PROPERTY TO THE PHARR ECONOMIC DEVELOPMENT CORPORATION, INC. II, PROVIDING FOR SEVERABILITY CLAUSE; PROVIDING FOR EFFECTIVE DATE; DECLARATION OF EMERGENCY; PROPER NOTICE OF MEETING; AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, in accordance with Article I, Section 3 of the Pharr City Charter, the enumeration of powers granted and authorized by the charter shall not be held or deemed exclusive, but shall be in addition to the powers appropriate for the exercise necessary of local self government, and shall all powers granted by law, constitution, and ordinance; and

WHEREAS, pursuant to Texas Local Government Code section 51.001, the City has authority to adopt ordinances that are for the good government, peace, or order of the municipality or for the trade and commerce of the municipality and that are necessary to carry out powers granted to the City; and

WHEREAS, pursuant to the Texas Constitution, article XI, section 5, and Texas Local Government Code section 51.072, the City, as a home-rule municipality, has full power of local self government; and

WHEREAS, the City of Pharr is authorized to transfer the property as indicated herein in accordance with Chapter 253, Section 253.009 of the Texas Local Government Code.

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

SECTION 1: AUTHORITY. The authority granted to the City of Pharr and the city's development corporation known as the Pharr Economic Development Corporation, Inc. II are provisions referenced in Chapter 253, Section 253.009 of the Texas Local Government Code.

SECTION 2: TRANSFER OF MUNICIPAL PROPERTY TO DEVELOPMENT CORPORATION.

- (a) In accordance with property acquired through or in lieu of legal settlement as authorized by law, the City of Pharr directs that A 241.56 ACRE TRACT OF LAND OUT OF PORCION 71, HIDALGO COUNTY, TEXAS, as described legally, as being transferred by necessary legal instruments to the Pharr Economic Development Corporation, Inc. II. The development corporation shall use, exchange, lease, transfer, and/or develop the property in any necessary way to benefit the economy of the city and the state.

- (b) The development corporation further reserves for itself the right and authority to transfer the property to any other corporation, or as may allowed by law.
- (c) The conveyance shall comply with the Texas Property Code, except a covenant of general warranty is not required. The fair consideration paid for the transfer of property shall be one dollar (\$1.00).

SECTION 3: SAVINGS CLAUSE.

Except as hereby amended, any provisions of the code of ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 4: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local and other guidelines as directed.

SECTION 5: EFFECTIVE DATE; PUBLICATION; DECLARATION OF EMERGENCY.

The importance of the subject matter hereof creates an emergency and an imperative public necessity requiring the suspension of the rule that Ordinance be read on three separate days, and such rule is hereby suspended and said requirement is dispensed with-by a vote of not less than a majority of all the members of the Board of Commissioners-in accordance with 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 6: 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.

SECTION 7: PUBLICATION; EFFECTIVE DATE.

The importance of the subject matter of this Ordinance creates an emergency and an imperative public necessity requiring the suspension of the provision of the City Charter of the City of Pharr, Texas, that no Ordinance shall be Passed until it has been read on three (3) separate days and such provision of the City Charter is hereby suspended and said requirement dispensed with a majority of all members of the City Commission.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 25th day of March, 2026, A. D.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.D.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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:

Imelda Perez

Jamison Merrick

City Management Office

Created/Initiated - 03/19/2026

Approved - 03/19/2026

Final Approval - 03/19/2026

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.E.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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 for these members consist of a 3-year term starting March 5, 2023 and ending in March 5, 2026, therefore, appointment/re-appointment of (4) members is needed.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends the appointment / re-appointment of the following (4) members: Dr. Yarytza Rivera, David Fernandez, Daniel Castro and Elizabeth Diaz.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Elizabeth Diaz
City Management Office

Created/Initiated - 03/19/2026
Approved - 03/19/2026
Final Approval - 03/19/2026

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

RESOLUTION

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.

<u>NAME:</u>	<u>LENGTH OF TERM</u>
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 #: 7.F.

DATE SUBMITTED: March 20, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Consideration and action, if any, on Resolution appointing one (1) member to the Pharr Economic Development Corporation II Board of Directors. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Consideration and action, if any, on Resolution appointing one (1) member to the Pharr Economic Development Corporation II Board of Directors. One members is needed due to removal of Comm. Ramiro Caballero to serve an unexpired term.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends appointment of one (1) member.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 03/20/2026
Final Approval - 03/20/2026

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

§
§
§

RESOLUTION
NO. R-2026-__

WHEREAS, the Pharr Economic Development Corporation, Inc., was created pursuant to Section 48 of Article 5190.6 V.T.C.S.; and

WHEREAS, Article 5190-V.T.C.S., the Development Corporation Act of 1979, Section 48, provides that the Economic Development Corporation II shall be governed by seven (7) Directors appointed by the governing body of the City who shall serve a two (2) year term or at the pleasure of such governing body; and

WHEREAS, a vacancy has occurred due to removal of Board Member Ramiro Caballero; and

WHEREAS, appointment/re-appointment of one (1) member 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 to the Board of Directors of the Pharr Economic Development Corporation, Inc.:

<u>NAME:</u>	<u>LENGTH OF TERM:</u>
1.	2 years (Unexpired Term - 09-18-27)

Said Directors shall serve a two (2) year term or at the pleasure of the City Commission and shall assume the duties, responsibilities and powers provided by law and by the Articles of Incorporation and by-laws of the Pharr Economic Development Corporation II, Inc., immediately upon appointment.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 19th day of March 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

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:

Imelda Perez

Created/Initiated - 03/19/2026

Ruben Rosales

Approved - 03/19/2026

Melanie Cano

Approved - 03/20/2026

Ricardo Rodriguez

New -

Jamison Merrick

-

City Management Office

-



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

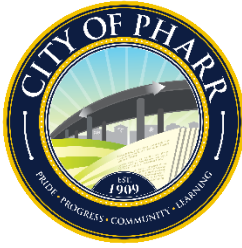
Proposal: **1144**
 Date: **12/17/2025**

<i>Project Name</i>
20" Steel Bore

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
<p><i>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.</i></p>	LS	1	\$ 400,000.00	\$ 400,000.00

THANK YOU FOR YOUR BUSINESS!
 TIPS : 241001

<i>SUBTOTAL</i>	\$ 400,000.00
<i>SALES TAX</i>	\$ -
TOTAL	\$ 400,000.00



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: 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.**

Classification: Regular

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

Issue: The City of Pharr previously entered into an agreement with D. Wilson Construction Company (DWCC) under the Construction Manager at Risk (CMAR) delivery method for the City of Pharr Multi-Use Facility project. In accordance with that agreement, DWCC has now developed Guaranteed Maximum Price Amendment No. 1 (GMP #1) for the site civil portion of the project.

DWCC conducted a request for bids for construction activities associated with the site civil scope of work. GMP #1 provides the materials and labor necessary to complete site preparation and earthwork, construction of building pads, detention pond construction, site utilities, fencing, and site paving and concrete.
Project No. 2425-01-528-S29-519

Fiscal Consideration: Amendment Total: \$5,355,100.00

Staff Recommendation: Staff recommends approval of Guaranteed Maximum Price Amendment No. 1 in the amount of \$5,355,100.00 to D. Wilson Construction Company (DWCC) for the City of Pharr Multi-Use Facility.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Created/Initiated - 03/19/2026

Patrizia Longoria

Approved - 03/19/2026

Ricardo Rodriguez

Approved - 03/19/2026

Maritza Magallan

Approved - 03/20/2026

Jamison Merrick

Approved - 03/20/2026

City Management Office

Final Approval - 03/20/2026



GMP PACKAGE 1 SITE/CIVIL

CITY OF PHARR - MULTI-USE FACILITY

CORNER OF FERGUSON AVE AND US HWY 281, PHARR, TEXAS

Thursday, March 5, 2026



March 5, 2026

Dr. Jonathan B. Flores
City of Pharr
P.O. Box 1729
Pharr, Texas 78577

RE: City of Pharr Multi-Use Facility – GMP 01 Site Utilities / Civil Scope

Corner of Ferguson Ave. & U.S. 281
Pharr, Texas 78577

Dr. Flores:

D. Wilson Construction Company (DWCC) is pleased to submit the Guaranteed Maximum Price (GMP), GMP 01 consists of the Site Work and Site Utilities proposal for the above referenced project. The cost is based on the construction documents titled Pharr Multi-Use Facility 50% Construction Documents dated 1/20/2026 and addendums 1,2,3,4. by The Warren Group. This proposal has been developed with the qualifications and clarifications attached.

DWCC has identified the GMP 01 cost for this project to be **Five Million Three Hundred Fifty-Five One Hundred Dollars (\$5,355,100.00)**. Please review the exhibits attached for additional information regarding this proposal.

Sincerely,

A handwritten signature in black ink that reads 'Josue Reyes'.

Josue Reyes, President/CEO
D. WILSON CONSTRUCTION CO.

cc: Brownstone, The Warren Group, file

Exhibit Attachments:

- Exhibit 1 - AIA Document A133 – Guaranteed Maximum Price Amendment
- Exhibit 2 – DWCC Proposal & Estimate
- Exhibit 3 – Specifications & Drawings List
- Exhibit 4 – Proposal qualifications & Clarifications
- Exhibit 5 – Bid Tabulations
- Exhibit 6 – Bonds & Insurance
- Exhibit 7 – Construction Schedule



Pharr



MAYOR Ambrosio Hernandez, MD

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

NOTICE OF AWARD

October 28, 2025

Josue Reyes, President
D. Wilson Construction Company
1207 E. Pecan Blvd.
McAllen, TX 78501

RE: PROJECT NO. 2425-01-528-S29-519 – Construction Manager at Risk for the Pharr Events Center

Mr. Reyes,

This letter serves to officially inform you that the City Commission, at their meeting of September 15, 2025 (Item 8.B.) awarded your company the contract for the above referenced project. The contract shall commence upon issuance of the Notice to Proceed.

This notice of award is subject to the submission of the following:

- **Payment and Performance Bonds** in the amount of 100% of the contract award amount.
- **Certificate of Insurance** to include a waiver of subrogation in favor of the City of Pharr and listing same as Additional Insured.
- **Completed Approval of Subcontractors Form** with certificates of insurance for each subcontractor listed.

All requirements listed above must be submitted within ten (10) business days of this notice.

Should you have any questions, please contact the undersigned at (956) 402-4231. Thank you for your participation in this project and for your interest in our great City of Pharr.

Respectfully,

Maritza Magallan

Maritza Magallan
Purchasing Director



AIA Document A133[®] – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 5th day of March in the year 2026, is incorporated into the accompanying AIA Document A133TM-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 22nd day of October in the year 2025 (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

City Of Pharr Multi-Use Facility
Corner of Ferguson Ave. & U.S. 281
Pharr, TX 78577

THE OWNER:
(Name, legal status, and address)

City of Pharr
P.O. Box 1729
Pharr, TX 78577

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

D. Wilson Construction Company
1207 E. Pecan Blvd.
McAllen, TX 78501

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Million Three Hundred Fifty-Five Thousand One Hundred Dollars (\$ 5,355,100.00),

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201TM-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

DRAFT

subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Refer to GMP Package 1 Site Civil Proposal dated 3/5/26

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Not Applicable	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Not Applicable		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Not Applicable		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of execution of this Amendment.

Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Execution of this Amendment and approval permit by the Authorities Having Jurisdiction.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[] Not later than () calendar days from the date of commencement of the Work.

[X] By the following date: December 31, 2027

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not Applicable	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Refer to GMP Package 1 Site/Civil Proposal dated 3/5/26			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
Not Applicable		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item
Refer to GMP Package 1 Site/Civil
Proposal dated 3/5/2026

Price

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

Not Applicable

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

Johnathan B. Flores City Manager
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Josue Reyes President & CEO
(Printed name and title)

DRAFT

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 10:18:43 ET on 03/05/2026.

PAGE 1

This Amendment dated the 5th day of March in the year 2026, is incorporated into the accompanying AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 22nd day of October in the year 2025 (the "Agreement")

...

City Of Pharr Multi-Use Facility
Corner of Ferguson Ave. & U.S. 281
Pharr, TX 78577

...

City of Pharr
P.O. Box 1729
Pharr, TX 78577

...

D. Wilson Construction Company
1207 E. Pecan Blvd.
McAllen, TX 78501

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Million Three Hundred Fifty-Five Thousand One Hundred Dollars (\$ 5,355,100.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Refer to GMP Package 1 Site Civil Proposal dated 3/5/26

...

Not Applicable

...

Not Applicable

...

Not Applicable

...

[] Established as follows:

...

Execution of this Amendment and approval permit by the Authorities Having Jurisdiction.

PAGE 3

[] By the following date: December 31, 2027

...

Not Applicable

...

Refer to GMP Package 1
Site/Civil Proposal dated
3/5/26

...

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

...

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

...

Not Applicable

PAGE 4

Refer to GMP Package 1 Site/Civil
Proposal dated 3/5/2026

...

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

...

Refer to GMP Package 1 Site/Civil Proposal dated 3/5/2026

...

Not Applicable

...

Johnathan B. Flores City Manager

Josue Reyes President & CEO

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Josue Reyes, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 10:18:43 ET on 03/05/2026 under Order No. 4104245008 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)

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EXHIBIT "2"

DWCC PROPOSAL AND ESTIMATE

DWCC PROPOSAL AND ESTIMATE

DRAFT



EXHIBIT "2"

PROPOSAL

Division 01: General Requirements

1. Proposal is based on drawings and specifications listed under Exhibit "C"
2. Proposal is based on the following schedule of activities:
 - a) February 04-25 – Advertise for GMP Package 1 Site/Civil
 - b) February 24 – Trade Bids for GMP Package 1 Site/Civil
 - c) March 16 – City of Pharr City Commission approves GMP Package 1 Site/Civil
3. The CMAR general conditions are included in this GMP Package 1 Site/Civil for the initial project budget identified in our executed agreement.
4. CMAR project mobilization for the project is included in this phase.
5. Payment/performance bonds and insurance are included in this GMP Package 1 Site/Civil for the initial project budget identified in our executed agreement. DWCC will collect balance of bonds and insurance when we submit for the remainder of the work and as per GMP 02.
6. GMP Approvals, Permit Approvals and Construction Documents are required per the schedule shown above to advance project into GMP 02 scope Construction.
7. GMP 02 will include a baseline schedule that accounts for the procurement milestones listed above and will include an updated project completion date to be included with the GMP 02 Amendment.

Division 31: Sitework & Existing Conditions

1. Provide light duty and heavy-duty asphalt pavement, concrete curb, as per Civil Drawings.
2. Provide Fire Lane (As per City of Pharr standards), Parking lot stripping marking. Include parking lot signage, parking lot car stops.
3. Provide Storm Drainage as per Civil drawings include all appurtenances to retention and detention ponds.



4. Provide Water Main (Include water main to building)
5. Provide Sanitary Sewer line to main building.

Division 32: Exterior Improvements

1. Concrete paving.
2. Concrete aprons.

NOT INCLUDED IN THIS GMP

Division 03: Concrete

1. Not Applicable in this Phase.

Division 04: Masonry

1. Not Applicable in this Phase.

Division 05: Metals

1. Not Applicable in this Phase.

Division 06: Wood, Plastics, and Composites

1. Not Applicable in this Phase.

Division 07: Thermal and Moisture Protection

1. Not Applicable in this Phase.

Division 08: Openings

1. Not Applicable in this Phase.

Division 09: Finishes

1. Not Applicable in this Phase.

Division 10: Specialties

1. Not Applicable in this Phase.

Division 11: Equipment

1. Not Applicable in this Phase.

Division 12: Furnishings

1. Not Applicable in this Phase.

Division 14: Conveying Equipment

1. Not Applicable in this Phase.

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Specifications past Division 14 were not included as part of the 50% Project Manual dated 1/20/2026.

-End of Clarifications-

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City of Pharr Multi-Use Facility 50% CDs	3/5/2026
City of Pharr Multi-Use Facility GMP 1	GMP 1 Civil
Construction Services	
General Requirements	
General Conditions	776,626
<i>Bond & Insurance</i>	
Division 1 Subtotal	776,626
Division 2 - Existing Conditions	
SWPP- Silt Fence & CE	41,608
Site Clearing and Grubbing/ Site Demolition	192,653
Building Pads	1,291,704
HMAC Paving w/ C&G/Valley Gutters/Concrete Paving SubGrade	1,267,986
Site Balance - Detention Ponds	136,941
Site Surveying & Benchmarks	10,500
Final as Built Condition Survey and Documentation	180,180
Maintain Construction Layout, including control lines, elevations, BM	-
Coordinate Surveying activities and verify survey data accuracy	-
Verify dimensional compliance as per approved CD's	-
Assist with documenting As-Built for foundation and vertical structure	-
Temporary Laydown Area	55,000
Parking Lot Striping/Signage/Wheel Stops	66,500
Utilities- Storm Sewer	465,056
Utilities- Sanitary Sewer	39,255
Utilities- Water Line	200,756
Landscaping Planting/Irrigation Allowance	GMP Package 2
Ornamental Fence & Gates/ Detention Pond Fencing	GMP Package 2
Termite Control	GMP Package 2
Splash Blocks	GMP Package 2
Division 2 Subtotal	3,948,139
Division 3 - Concrete	GMP Package 2
Concrete Foundation Sub Labor	GMP Package 2
Concrete Mezzanine Labor	GMP Package 2
Concrete Sidewalk Labor	GMP Package 2
Concrete Paving Labor	GMP Package 2
Misc Concrete Labor	GMP Package 2
Light Pole Bases Labor/Electrical Transformer Labor	GMP Package 2
Flag Pole Bases	GMP Package 2
Concrete Foundation Concrete Material	GMP Package 2
Concrete Mezzanine Concrete Material	GMP Package 2
Concrete Sidewalk Concrete Material	GMP Package 2
Concrete Paving	285,004
Division 3 Subtotal	285,004
Division 4 - Maonsry	GMP Package 2
<i>Unit Masonry CMU</i>	GMP Package 2
<i>Dryvit Systems</i>	GMP Package 2
Division 4 Subtotal	GMP Package 2
Division 5 - Structural Steel	GMP Package 2
Division 5 Subtotal	GMP Package 2
Division 6 - Woods, Plastics & Composites	GMP Package 2
Division 6 Subtotal	GMP Package 2

City of Pharr Multi-Use Facility 50% CDs	3/5/2026
City of Pharr Multi-Use Facility GMP 1	GMP 1 Civil
Division 7 - Thermal & Moisture Protection	GMP Package 2
Division 7 Subtotal	GMP Package 2
Division 8 - Openings (Doors & Windows)	GMP Package 2
Division 8 Subtotal	GMP Package 2
Division 9 - Finishes	GMP Package 2
Division 9 Subtotal	GMP Package 2
Division 10 - Specialties	GMP Package 2
Division 10 Subtotal	GMP Package 2
Division 11 - Equipment	GMP Package 2
Division 11 Subtotal	GMP Package 2
Division 12 - Furnishings	GMP Package 2
<i>Seating</i>	GMP Package 2
Division 12 Subtotal	GMP Package 2
Division 14 - Conveyance Systems	GMP Package 2
<i>Elevators</i>	GMP Package 2
Division 13 Subtotal	GMP Package 2
Division 21 - Fire Suppression	GMP Package 2
<i>Fire Protection System</i>	GMP Package 2
Division 21 Subtotal	GMP Package 2
Division 22 - Plumbing	GMP Package 2
<i>Plumbing Systems</i>	GMP Package 2
Division 22 Subtotal	GMP Package 2
Division 23 - HVAC Systems	GMP Package 2
<i>HVAC Systems</i>	GMP Package 2
Division 23 Subtotal	GMP Package 2
Division 26 - Electrical	GMP Package 2
<i>Electrical Systems</i>	GMP Package 2
Division 26 Subtotal	GMP Package 2
Division 27 - Special Systems	GMP Package 2
<i>Special Systems</i>	GMP Package 2
Division 27 Subtotal	GMP Package 2
Cost of Work Totals (COW):	5,009,768
Design Contingency	-
CM Contingency	\$150,000
Construction Phase Fee	\$195,381
Construction Estimate Total	5,355,100

EXHIBIT "3"

SPECIFICATIONS AND DRAWINGS LIST

SPECIFICATIONS AND DRAWINGS LIST

DRAFT

EXHIBIT "3"

SPECIFICATIONS & DRAWINGS

List of Specifications and Drawings as per the documents listed below:

50% Construction Drawings and Project Manual - Dated 1/20/2026

Addendum #1 – Dated 2/11/2026

Addendum #2 – Dated 2/13/2026

Addendum #3 – Dated 2/17/2026

Addendum #4 – Dated 2/20/2026

INCLUDED ON GMP#1

TECHNICAL SPECIFICATIONS:

DIVISION 00	PROCUREMENT AND CONTRACTING REQUIREMENTS	052100	STEEL JOINTS
000000	COVER SHEET	053100	STEEL DECK
000101	PROJECT TITLE PAGE	054000	COLD FORMED FRAMING
000110	TABLE OF CONTENTS	055000	METAL FABRICATIONS
000115	LIST OF DRAWING SHEETS	055000	MISCELLANEOUS METAL WORK
DIVISION 1	GENERAL REQUIREMENTS	DIVISION 6	WOOD, PLASTICS AND COMPOSITES - BSG
012500	SUBSTITUTION REQUEST	061000	ROUGH CARPENTRY
013100	PROJECT MANAGEMENT AND COORDINATION	061100	WOOD BLOCKING AND CURBING
013233	PHOTOGRAPHIC DOCUMENTATION	061643.20	GYPHUM SHEATHING
012500	SUBMITTAL PROCEDURE	062000	FINISH CARPENTRY
013323	SHOP DRAWINGS AND SAMPLES	DIVISION 7	THERMAL AND MOISTURE PROTECTION
014000	QUALITY REQUIREMENTS	07 18 00	TRAFFIC COATINGS
014200	REFERENCES	07 19 00	VAPOR BARRIER
014523	TESTING AND INSPECTING SERVICES	07 21 00	THERMAL INSULATION
015000	TEMPORARY FACILITIES AND CONTROLS	07 21 20	BOARD INSULATION
016000	PRODUCT REQUIREMENTS	07 27 26	FLUID APPLIED MEMBRANE AIR BARRIERS
017300	EXECUTION	07 42 13.23	VAPOR PERMEABLE
017700	CLOSEOUT PROCEDURE	07 42 13.33	METAL MATERIAL WALL PANELS
011723	OPERATION AND MAINTENANCE DATA	07 42 13.23	METAL MATERIAL WALL PANELS
017839	PROJECT RECORD DOCUMENTS	07 42 13.23	DRY REVEAL PANEL
017900	DEMONSTRATION AND TRAINING	07 42 13.23	EASY FIX PANEL
DIVISION 2	EXISTING CONDITIONS	07 42 93	SOFFIT PANEL
022000	EARTHWORK	07 54 23	THERMOPLASTIC POLYOLEFIN MEMBRANE
022820	TERMITE CONTROL	07 62 00	ROOFING
023110	ROUGH GRADING	07 70 00	SHEET METAL FLASHING AND TRIM
024119	SELECTIVE DEMOLITION	07 7140	ROOF AND WALL SPECIALTIES AND ACCESSORIES
DIVISION 3	CONCRETE	077240	GUTTERS AND DOWNSPOUTS
031000	CONCRETE FORMS	077240	ROOF HATCHES
031510	CONCRETE ANCHORING	078400	FIRESTOPPING
032000	CONCRETE REINFORCEMENT	078456	FIRE SAFFING
033500	CAST IN PLACE CONCRETE	079000	JOINT PROTECTION
033300	CONCRETE FINISHING	079200	JOINT SEALANTS
033900	CONCRETE CURING	DIVISION 8	OPENINGS
DIVISION 4	MASONRY	081113	HOLLOW METAL DOORS AND FRAMES
042300	REINFORCED UNIT MASONRY	083300	OVERHEAD COILING DOORS
DIVISION 5	METALS	083473	SOUND CONTROL DOOR ASSEMBLIES
051200	STRUCTURAL STEEL	084113	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS
		084413	ALUMINUM CURTAIN WALLS
		084426	POINT SUPPORTED GLASS VESTIBULE

085800	ALUMINUM TICKET WINDOW
087100	DOOR HARDWARE
088000	GLAZING
DIVISION 9 FINISHES	
091110	NON-LOAD BEARING METAL FRAMING
SYSTEM	
092423	DRYVIT SYSTEMS COMMERCIAL CEMENT
PLASTER	
092423	STUCCOAT THREE COAT SYSTEM
092500	GYPSUM BOARD FRAMING AND
ACCESSORIES	
092813	CEMENTITIOUS BACKING BOARDS
092900	GYPSUM WALLBOARD
093000	TILING
095000	ACOUSTICAL CEILING
096513	RESILIENT BASES AND ACCESSORIES
096600	PRECAST EPOXY TERRAZZO
096813	TILE CARPETING
098400	ACOUSTICAL INTERIOR PANELS
098411	WALL MOUNTED ACOUSTICAL PANELS
099000	PAINTS AND COATINGS
098400	TECTUM INTERIOR PANELS
098411	Wall Mounted Acoustic Panels
099001	Paints and Coatings

DIVISION 10 SPECIALTIES	
101400	SIGNAGE
102200	ACOUSTIC SEAL PREMIER SINGLE PANEL
102226	ACOUSTI-SEAL SINGLE PANEL
102613	SURFACE MOUNT STAINLESS STEEL END
	WALL PROTECTOR
102813	TOILET ACCESSORIES
103500	FLAG POLES
104413	FIRE PROTECTION CABINETS
104416	FIRE EXTINGUISHERS

DIVISION 11 EQUIPMENT	
111319	MECHANICAL DOCK LEVELERS
111925	TERMITE CONTROL

DIVISION 12 FURNISHINGS	
124813	BASE TREAD ENTRANCE SYSTEMS PREMIER
	SINGLE
126100	FIXED AUDIENCE SEATING

DIVISION 14 CONVEYING SYSTEMS	
142100	ELEVATOR SPEC
142123	ELEVATOR SPEC

INCLUDED ON GMP#1

DIVISION 31 EARTHWORK	
31 31 16	TERMITE CONTROL
31 11 00	CLEARING AND GRUBBING
31 22 00	TRENCH EXCAVATION BACKFILL AND
	COMPACTION
31 25 00	EROSION AND SEDIMENT CONTROL
31 50 00	EXCAVATING
31 51 00	TRENCH PROTECTION SYSTEM

DIVISION 32 EXTERIOR IMPROVEMENTS	
323100	DESIGN MASTER FENCING
321216	DENSE GRADED HOT MIX ASPHALT
321220	PAVING REPAIR AND RESURFACING
321260	ASPHALTS, OILS AND EMULSIONS
321270	FLEXIBLE BASE
321280	PRIME COAT
321290	LIME TREATMENT
321291	ROLLING
321310	CONCRETE PAVEMENT
321313	CONCRETE PAVEMENT
321320	CONCRETE REINFORCEMENT
321373	CONCRETE PAVING JOINT SEALANTS
323000	CAST IN PLACE CONCRETE SITE WORK
323100	MISCELLANEOUS SITE IMPROVEMENTS
331110	WATER TRANSMISSION LINES
331120	WATER VALVES
333100	WET WELL AND MANHOLE STRUCTURES
333113	WASTEWATER COLLECTION SYSTEMS
334000	STORMWATER COLLECTION SYSTEM

C6.01	UTILITY LAYOUT
C7.01	EROSION CONTROL PLAN
C8.01	UTILITY DETAIL (1 OF 2)
C8.02	UTILITY DETAIL (2 OF 2)
C8.03	PAVING DETAIL
C8.04	EROSION CONTROL

INCLUDED ON GMP#1

CONSTRUCTION DRAWINGS:

GENERAL

G0.01	COVER SHEET
G0.01	GENERAL NOTE

CIVIL DRAWINGS

C0.01	GENERAL NOTES
C1.01	DMOLITION PLAN
C2.00	DIMENSION CONTROL PLAN (1 OF 4)
C2.02	DIMENSION CONTROL PLAN (2 OF 4)
C2.03	DIMENSION CONTROL PLAN (3 OF 4)
C2.04	DIMENSION CONTROL PLAN (4 OF 4)
C3.01	GRADING PLAN (1 OF 4)
C3.02	GRADING PLAN (2 OF 4)
C3.03	GRADING PLAN (3 OF 4)
C3.04	GRADING PLAN (4 OF 4)
C4.02	PROPOSED DRAINAGE AREA MAP
C5.01	STORM DRAINAGE PLAN
C5.03	DRAINAGE CALCULATIONS

Architectural

A1.00	SITE PLAN
A1.01A	PARTIAL SITE PLAN
A1.01B	PARTIAL SITE PLAN
A1.02	SITE PLAN DETAILS
A1.11	OVERALL FIRST FLOOR PLAN
A1.11A	PARTIAL FIRST FLOOR PLAN – SECTOR “A”
A1.11B	PARTIAL FIRST FLOOR PLAN – SECTOR “B”
A1.11C	PARTIAL FIRST FLOOR PLAN – SECTOR “C”
A1.11D	PARTIAL FIRST FLOOR PLAN – SECTOR “D”
A1.12	OVERALL SECOND FLOOR PLAN
A1.12A	PARTIAL SECOND FLOOR PLAN SECTOR “A”
A1.12B	PARTIAL SECOND FLOOR PLAN SECTOR “B”

A1.12C	PARTIAL SECOND FLOOR PLAN SECTOR "C"	S302	01D 2 ND FLOOR FRAMING PLAN
A1.12D	PARTIAL SECOND FLOOR PLAN SECTOR "D"		DEPENDANT 2
A1.21	REFLECTED CEILING PLAN-FIRST FLOOR	S303	01D 2 ND FLOOR FRAMING PLAN
A1.21A	PARTIAL REFLECTED CEILING PLAN SECOND FLOOR SECTOR "A"	S304	DEPENDANT 3
A1.22B	PARTIAL REFLECTED CEILING PLAN SECOND FLOOR SECTOR "B"	S305	01D 2 ND FLOOR FRAMING PLAN
A1.22C	PARTIAL REFLECTED CEILING PLAN SECOND FLOOR SECTOR "C"	S306	DEPENDANT 4
A1.22D	PARTIAL REFLECTED CEILING PLAN SECOND FLOOR SECTOR "D"	S307	01D LOW ROOF FRAMING PLAN –
A1.31	SITE PLAN		DEPENDANT 1
A1.41	FLOOR FINISH PLAN 1 ST LEVEL	S308	01D LOW ROOF FRAMING PLAN –
A1.42	FLOOR FINISH PLAN 2 ND LEVEL		DEPENDANT 2
A1.43	ACCENT WALL FINISH PLAN – 1 ST LEVEL	S309	01D HIGH ROOF FRAMING PLAN –
A1.44	ACCENT WALL FINISH PLAN – 2 ND LEVEL		DEPENDANT 3
A2.11	EXTERIOR ELEVATIONS	S310	01D LOW ROOF FRAMING PLAN –
A3.01	BUILDING SECTIONS		DEPENDANT 4
A3.11	WALL SECTIONS	S311	01D LOW ROOF FRAMING PLAN –
A3.12	WALL SECTIONS		DEPENDANT 1
A3.13	WALL SECTIONS	S312	01D LOW ROOF FRAMING PLAN –
A4.01	PARTIAL FIRST FLOOR PLAN		DEPENDANT 2
A4.11	ENLARGED RESTROOM PLANS	S401	TYPICAL CONCRETE DETAILS
A4.12	ENLARGED RESTROOMS ELEVATIONS	S402	FOUNDATION DETAILS
A4.21	EQUIPMENT PLANS AND SCHEDULES	S403	FRAMING DETAILS
A4.31	EXIT STAOR PARTIAL PLAN AND DETAILS	S404	STEEL FRAMING DETAILS
A4.32	MONUMENTAL PARTIAL PLAN AND DETAILS	S405	FRAMING DETAILS
A4.33	MONUMENTAL SIGN DETAILS	S406	CONCRETE DETAILS
A6.01	WALL ASSEMBLIES	S407	FRMAING DETAILS
A6.11	ROOM FINISH SCHEDULE	S408	FRAMING DETAILS
A6.21	DOOR AND WINDOW SCHEDULE	S409	FRAMING DETAILS
A6.22	DOOR AND WINDOW SCHEDULE AND ELEVATIONS	S500	FRAMING ELEVATIONS
A7.01	INTERIOR ELEVATIONS	S501	FRAMING ELEVATIONS
A7.11	MILLWORK ELEVATIONS	S502	FRAMING SECTIONS
		S503	FRAMING SECTIONS
		S601	ELEVATION AND SECTIONS
		S601	TRUSS DETAILS
STRUCTURAL			
S100	FRAMING TRI-DIMENSIONAL ILLUSTRATION	MEP	
S101	STRUCTURAL GENERAL NOTES	M1.00	MECHANICAL SITE PLAN
S102	STRUCTURAL GENERAL NOTES	M1.01	MECHANICAL 1 ST FLOOR PLAN – AREA "A"
S103	STRUCTURAL GENERAL NOTES	M1.02	MECHANICAL 1 ST FLOOR PLAN – AREA "B"
S104	COLUMN SCHEDULE	M1.03	MECHANICAL 1 ST FLOOR PLAN – AREA "C"
S105	COLUMN FOOTING SCHEDULE	M1.04	MECHANICAL 1 ST FLOOR PLAN – AREA "D"
S110	FOUNDATION PLAN OVER ALL	M2.01	MECHANICAL 2 ND FLOOR PLAN – AREA "A"
S111	COLUMN LAYOUT AND DIMENSIONS	M2.02	MECHANICAL 2 ND FLOOR PLAN – AREA "B"
S112	COLUMN AND WALL LAYOUT	M2.03	MECHANICAL 2 ND FLOOR PLAN – AREA "C"
S113	2 ND FLOOR FRAMING PLAN	M2.04	MECHANICAL 2 ND FLOOR PLAN – AREA "D"
S114	OVERALL LOW ROOF FRAMING PLAN	M3.01	ENLARGED CENTRAL PLANT-COOLING
S115	HIGH ROOF FRAMING PLAN		TOWERS
S116	OVERALL PARAPET FRAMING PLAN	M3.02	ENLARGED CENTRAL PLANT COOLING
S201	FOUNDATION PLAN SECTION "A"		TOWERS
S202	FOUNDATION PLAN SECTION "B"	M4.01	MECHANICAL CHILLED WATER FLOE
S203	FOUNDATION PLAN SECTION "C"		DIAGRAM
S204	FOUNDATION PLAN SECTION "D"	M5.01	MECHANICAL CONTROL DRAWINGS
S205	01B COLUMN DIMENSIONS DEPENDANT 1	M6.01	MECHANICAL SCHEDULES
S206	01B COLUMN DIMENSIONS DEPENDANT 2	M6.02	MECHANICAL SCHEULES
S207	01B COLUMN DIMENSIONS DEPENDANT 3	M6.02	MECHANICAL SCHEDULE
S208	01B COLUMN DIMENSIONS DEPENDANT 4	E1.00	ELECTRICAL SITE PLAN
S301	01D 2 ND FLOOR FRAMING PLAN	E1.01	ELECTRICAL 1 ST FLOOR PLAN – AREA "A"
	DEPENDANT 1	E1.02	ELECTRICAL 1 ST FLOOR PLAN – AREA "B"
		E1.03	ELECTRICAL 1 ST FLOOR PLAN – AREA "C"

E1.04	ELECTRICAL 1ST FLOOR PLAN – AREA “D”	P4.04	PLUMBING HW/CW 2 ND FLOOR – AREA “D”
E2.01	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA “A”	P5.01	PLUMBING ROOF PLAN
E2.02	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA “B”	P6.01	PLUMBING SCHEDULES AND DETAILS
E2.03	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA “C”		
E20.4	ELECTRICAL 2ND FLOOR LIGHTING PLAN AREA “D”		
E3.01	ELECTRICAL 1ST POWER FLOOR PLAN AREA “A”		
E3.02	ELECTRICAL 1ST POWER FLOOR PLAN AREA “B”		
E3.03	ELECTRICAL 1ST POWER FLOOR PLAN AREA “C”		
E3.04	ELECTRICAL 1ST POWER FLOOR PLAN AREA “D”		
E4.01	ELECTRICAL 2ND POWER PLAN AREA “A”		
E4.02	ELECTRICAL 2ND POWER PLAN AREA “B”		
E4.03	ELECTRICAL 2ND POWER PLAN AREA “C”		
E4.04	ELECTRICAL 2ND POWER PLAN AREA “D”		
E5.01	ELECTRICAL 1ST FLOOR IT SVCS AREA “A”		
E5.02	ELECTRICAL 1ST FLOOR IT SVCS AREA “B”		
E5.03	ELECTRICAL 1ST FLOOR IT SVCS AREA “C”		
E5.04	ELECTRICAL 1ST FLOOR IT SVCS AREA “D”		
E6.01	ELECTRICAL 2ND FLOOR IT SVCS AREA “A”		
E6.02	ELECTRICAL 2ND FLOOR IT SVCS AREA “B”		
E6.03	ELECTRICAL 2ND FLOOR IT SVCS AREA “C”		
E6.04	ELECTRICAL 2ND FLOOR IT SVCS AREA “D”		
E7.01	ELEC SPECS, LEGEND, RISER, FEEDER SCH		
E8.01	ELEC SPECS, LEGEND, RISER, FEEDER SCH		
E9.01	ELECTRICAL SCHEDULES		
E9.02	ELECTRICAL SCHEDULES		
E9.03	ELECTRICAL SCHEDULES		
E9.04	ELECTRICAL SCHEDULES		
E9.05	ELECTRICAL SCHEDULES		
P1.00	PLUMBING SITE PLAN		
P1.01	PLUMBING SEWER PLAN 1 ST FLOOR -AREA “A”		
P1.02	PLUMBING SEWER PLAN 1 ST FLOOR -AREA “B”		
P1.03	PLUMBING SEWER PLAN 1 ST FLOOR -AREA “C”		
P1.04	PLUMBING SEWER PLAN 1 ST FLOOR -AREA “D”		
P2.01	PLUMBING SEWER PLAN 2 ND FLOOR -AREA “A”		
P2.02	PLUMBING SEWER PLAN 2 ND FLOOR -AREA “B”		
P2.03	PLUMBING SEWER PLAN 2 ND FLOOR -AREA “C”		
P2.04	PLUMBING SEWER PLAN 2 ND FLOOR -AREA “D”		
P3.01	PLUMBING HW/CW 1 ST FLOOR – AREA “A”		
P3.02	PLUMBING HW/CW 1 ST FLOOR – AREA “B”		
P3.03	PLUMBING HW/CW 1 ST FLOOR – AREA “C”		
P3.04	PLUMBING HW/CW 1 ST FLOOR – AREA “D”		
P4.01	PLUMBING HW/CW 2 ND FLOOR – AREA “A”		
P4.02	PLUMBING HW/CW 2 ND FLOOR – AREA “B”		
P4.03	PLUMBING HW/CW 2 ND FLOOR – AREA “C”		

EXHIBIT "4"

PROPOSAL QUALIFICATIONS AND CLARIFICATIONS

PROPOSAL
QUALIFICATIONS
AND
CLARIFICATIONS

EXHIBIT "4"

PROPOSAL QUALIFICATIONS AND CLARIFICATIONS

1. Basis of the GMP

1. Drawings and specifications dated January 20, 2026
 2. 50% Construction Documents issued for GMP by the TWG
 3. Addenda 1 through 4 included
 4. Geotechnical report dated August 19,2025, Terracon project no 88245112, Pharr, TX
-

2. Scope Inclusions

1. Hazardous Material Testing & Abatement
 2. Utility Impact Fees
 3. All civil site utilities shown in drawings
 4. All Site preparation for Driveways & parking spaces, as per Geotechnical report
 5. All Site grading & Site leveling
 6. All Driveways & Parking HMAC, Conc Curbs, Stripping & Signage and concrete paving
 7. All Foundation Building pad as per Geotechnical report
 8. Survey and Field Engineering
-

3.Scope Exclusions

1. Owner provided site furniture, site fixtures and equipment
 2. Owner testing and inspections
 3. Offsite utility upgrades by municipality
 4. Hazardous materials not identified in reports
 5. Sidewalks, Building hardscapes & light pole bases.
-

4. Allowance/Contingency Clarifications

- 1.CM Contingency - \$150,000.00
-

5. Utility Assumptions

1. Underground utilities assumed located as shown on civil drawings
 2. Relocation of unknown utilities excluded, unless shown in the drawings
 3. Utility tap fees excluded unless shown in the drawings
-

6. Schedule Assumptions

1. GMP based on a **22-month construction schedule, to be finished w/ GMP 02 scope**
 2. Normal weekday work hours assumed
 3. Overtime not included unless required by schedule changes
-

7. Site Conditions

1. Site assumed free of hazardous materials
 2. Soil conditions per geotechnical report
 3. No rock excavation assumed unless identified
-

8. Permit and Inspection Responsibilities

1. **Building permit fees excluded**
 2. Contractor responsible for trade permits
 3. Testing agency provided by owner
-

9. Temporary Facilities

1. Contractor will provide temporary fencing
 2. Temporary utilities included
 3. Jobsite trailer included
 4. Contractor will provide a temporary "All weather" road
-

10. Unit Prices (If required)

NO Unit Prices are included in this GMP

EXHIBIT "5"
BID TABULATIONS

BID
TABULATIONS

DRAFT

Best Value Analysis

EXHIBIT 5

Date: 2/26/26

City of Pharr
Multi-Use Facility
DWCC Project #26-257

GMP - # 01



Bid Package: 32 - Site Work and Site Utilities

2/15/22 -Preliminary Budget Amount \$ 4,052,036.00
Concrete Preliminary Budget Amount \$ 304,589.00

Revised Budget Amount \$ 4,356,625.00

ITEM	FIRM / SUBCONTRACTOR						
	1	1	2	3	4	5	6
	D & J Site	3E Logistics	Construx Enterprises	RBM Const	Salazar Const	Golden Conc.	Gonzalez Enterprises
SWPPP/Erosion Control	\$ 77,200.00	\$ 36,910.00	\$ 47,736.00	\$ 41,608.00	No Bid	No Bid	No Bid
Site Clearing and Grubbing	\$ 73,070.00	\$ 200,445.00	\$ 228,461.00	\$ 192,652.50	No Bid	No Bid	No Bid
Building Pad	\$ 1,217,580.00	\$ 1,141,726.00	\$ 1,235,315.00	\$ 1,291,704.00	No Bid	No Bid	No Bid
Site Balance and Grading	\$ 129,130.00	\$ 60,895.00	\$ 71,247.00	\$ 98,700.00	No Bid	No Bid	No Bid
HMAC Paving w/ Curb & Gutter/Valley Gutters/Concrete Paving SubGrade							
Paving - Light Traffic HMAC	\$ 438,250.00	\$ 465,602.00	\$ 497,696.00	\$ 404,966.00	No Bid	No Bid	No Bid
Paving - Medium-Heavy HMAC	\$ 638,170.00	\$ 633,273.00	\$ 690,267.00	\$ 603,808.50	No Bid	No Bid	No Bid
Medium -Heavy Concrete Pavement-Lime	\$ 427,060.00	\$ 77,037.00	\$ 83,970.00	\$ 25,884.00	No Bid	No Bid	No Bid
Medium -Heavy Concrete Pavement-Concrete	Included	Included	No Bid	No Bid	\$ 285,004.00	\$ 846,306.00	\$ 347,033.00
Curb and Gutter	\$ 270,500.00	\$ 183,494.00	\$ 207,348.00	\$ 134,628.00	No Bid	No Bid	No Bid
Striping/Signage/Wheel Stops	\$ 38,000.00	\$ 59,116.00	\$ 68,574.00	\$ 66,500.00	No Bid	No Bid	No Bid
Detention Pond	\$ 88,000.00	\$ 47,475.00	\$ 53,172.00	\$ 136,941.00	No Bid	No Bid	No Bid
Storm Utilities	No Bid	\$ 365,471.00	\$ 423,946.00	\$ 465,056.00	No Bid	No Bid	No Bid
Sanitary Utilities	No Bid	\$ 50,648.00	\$ 59,258.00	\$ 39,255.00	No Bid	No Bid	No Bid
Water Utilities	No Bid	\$ 434,112.00	\$ 494,887.00	\$ 200,756.00	No Bid	No Bid	No Bid
Temporary Laydown Yard - Approx. 4,000 SY - ALLOWANCE	Included	Included	\$ 55,000.00	\$ 55,000.00	No Bid	No Bid	No Bid
Total Amount on above	\$ 3,396,960.00	\$ 3,756,204.00	\$ 4,216,877.00	\$ 3,757,459.00	\$ 285,004.00	\$ 846,306.00	\$ 347,033.00
Total Package Budget	\$ 4,356,625.00						
Variance from 50% CDs Estimate	\$ (959,665.00)	\$ (600,421.00)	\$ (139,748.00)	\$ (599,166.00)	\$ (19,585.00)	\$ 541,717.00	\$ 42,444.00
ADD Alternate - Provide/Install 4" Granular Base @ Medium heavy traffic concrete paving	\$ 51,600.00	\$ 51,918.00	\$ 56,590.00	\$ 58,000.00			

2/26/2026

BEST VALUE ANALYSIS

City of Pharr
Multi-Use Facility
DWCC Project #26-257

GMP#01



Bid Package: 02 - Surveying

EXHIBIT 5

2/11/26 -Preliminary Budget Amount \$0.00

Revised Budget Amount \$0.00

ITEM	FIRM / SUBCONTRACTOR				
	1	2	3	4	5
	Melden and Hunt	SAMES	CVQ	Rio Delta	D.Wilson Construction
Amount	\$ 1,950.00	\$ 7,830.00	\$ 6,400.00	\$ 6,500.00	\$ 10,500.00
(2) Benchmarks	Included	Included	Included	Included	Included
Proposed Building Corners (8 Corners)	Included	Included	Included	Included	Included
Post Foundation Survey	No Bid	Included	Included	Included	Included
Foundation forms and limits before concrete pour	No Bid	Included	Included	Included	Included
Locate of Electrical Transformer and UG line and Meets and Bounds	No Bid	Included	Included	Included	Included
					\$ 180,180.00
Final as Built Condition Survey and Documentation	No Bid	No Bid	No Bid	No Bid	Included
Maintain Construction Layout, including control lines, elevations, BM	No Bid	No Bid	No Bid	No Bid	Included
Coordinate Surveying activities and verify survey data accuracy	No Bid	No Bid	No Bid	No Bid	Included
Verify dimensional compliance as per approved CD's	No Bid	No Bid	No Bid	No Bid	Included
Assist with documenting As-Builts for foundation and vertical structure	No Bid	No Bid	No Bid	No Bid	Included
Total Amount on above	\$ 1,950.00	\$ 7,830.00	\$ 6,400.00	\$ 6,500.00	\$ 190,680.00
Recommended					

Total Package Budget \$ -
 Variance from Preliminary Budget \$ (1,950.00) \$ (7,830.00) \$ (6,400.00) \$ (6,500.00) \$ (190,680.00)

EXHIBIT "6"

BONDS & INSURANCE

BONDS AND INSURANCE

(TO BE PROVIDED ONCE JOB IS
AWARDED)

EXHIBIT "7"

CONSTRUCTION SCHEDULE (GMP 01)

SEE ATTACHED

CONSTRUCTION SCHEDULE

DRAFT

DWC Job Number- 25-257 - Pre-Const. Services
 26-257 - Pharr Event Multi-Use Facility-GMP-03-02-26
 Data Date 03-02-26
 Print Date 03-02-26

26-257- CITY OF PHARR PHARR EVENT MULTI-USE FACILITY PRE-CONSTRUCTION SERVICES



Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	
26-257 - Pharr Event Multi-Use Facility-GMP-03-02-26						
Project Summary		568	464	10-01-25 A	12-30-27	
PS0900 PreConstruction Services-SD Estimate		0	0	10-01-25 A		PreConstruction Services-SD Estimate, 10-01-25 A
PS1000 Contract Award		0	0	10-15-25 A		Contract Award, 10-15-25 A
PS1015 Contract Negotiations		5	0	10-15-25 A	10-21-25 A	Contract Negotiations
PS1030 Contract Executed - PreConstruction Services		0	0	10-22-25 A		Contract Executed - PreConstruction Services, 10-22-25 A
PS1200 Work Time - Work Days		453	453	03-17-26	12-30-27	Work Time - Work Days
PreConstruction Services		118	5	10-01-25 A	03-06-26	
Design		118	5	10-01-25 A	03-06-26	
DESI-1000 Schematic		1	0	10-22-25 A	10-22-25 A	Schematic
DESI-1015 Design Development		20	0	10-01-25 A	10-28-25 A	Design Development
DESI-1025 Owner review / Approve DD phase - Start Milestone		0	0	11-20-25 A		Owner review / Approve DD phase - Start Milestone, 11-20-25 A
DESI-1030 Owner review & Approval - Design Development phase		5	0	11-20-25 A	11-26-25 A	Owner review & Approval - Design Development phase
DESI-1060 Construction Documents (50 % Complete)		35	0	12-01-25 A	01-20-26 A	Construction Documents (50 % Complete)
DESI-1065 Construction Documents (50 % Comp) - Finish Milestone		0	0		01-20-26 A	Construction Documents (50 % Comp) - Finish Milestone
DESI-1075 Construction Documents (100 % Complete)		25	5	01-21-26 A	03-06-26	Construction Documents (100 % Complete)
DESI-1080 Construction Documents (100 % Comp) - Finish Milestone		0	0		03-06-26	Construction Documents (100 % Comp) - Finish Milestone
Estimates		91	0	10-01-25 A	02-20-26 A	
EST-1000 SD Estimate		20	0	10-01-25 A	10-08-25 A	SD Estimate
EST-1015 DD Estimate		20	0	12-01-25 A	12-29-25 A	DD Estimate
EST-1030 CD Estimate (50 % Complete Drawings)GMP - Package I		16	0	01-21-26 A	02-14-26 A	CD Estimate (50 % Complete Drawings)GMP - Package I
EST-1035 CD Estimate @ 50% Complete Drawing - Milestone		0	0		02-20-26 A	CD Estimate @ 50% Complete Drawing - Milestone
GMP-Package I Division 02 -		39	11	01-21-26 A	03-16-26	
GMP-0890 Prepare Bid Packages		10	0	01-21-26 A	02-24-26 A	Prepare Bid Packages
GMP-0900 GMP - Package I - Advertise Cut off date - Start Milestone		0	0	01-30-26 A		GMP - Package I - Advertise Cut off date - Start Milestone, 01-30-26 A
GMP-0902 GMP - Package I - Wait for 1st day it advertises		3	0	01-30-26 A	02-03-26 A	GMP - Package I - Wait for 1st day it advertises
GMP-0910 GMP - Package I - Advertise on Monitor		11	0	02-04-26 A	02-25-26 A	GMP - Package I - Advertise on Monitor
GMP-0912 Changes to Civil Drawings		4	0	02-17-26 A	02-20-26 A	Changes to Civil Drawings
GMP-0920 GMP - Package I - Bid Date - Finish Milestone		0	0		02-24-26 A	GMP - Package I - Bid Date - Finish Milestone
GMP-1000 GMP - Package I - Analyze Bids - Start Milestone		0	0	02-24-26 A		GMP - Package I - Analyze Bids - Start Milestone, 02-24-26 A
GMP-1015 GMP - Package I - Analyze Bids - Civil & Site Utilities		5	1	02-24-26 A	03-02-26	GMP - Package I - Analyze Bids - Civil & Site Utilities
GMP-1030 GMP - Package I - Submit GMP Package - Finish Milestone		0	0		03-02-26 A	GMP - Package I - Submit GMP Package - Finish Milestone
GMP-1045 GMP - Package I - Negotiations & Clarifications		2	3	03-02-26 A	03-05-26	GMP - Package I - Negotiations & Clarifications
GMP-1048 GMP - Package I - March 16 MTG Placeholder - Finish Milestone		0	0		03-05-26	GMP - Package I - March 16 MTG Placeholder - Finish Milestone
GMP-1050 GMP - Package I - City Commission Meeting Preparedness		6	6	03-06-26	03-13-26	GMP - Package I - City Commission Meeting Preparedness
GMP-1060 GMP - Package I - Approved -- City Commission Meeting - Finish Milestone		0	0		03-16-26*	GMP - Package I - Approved -- City Commission Meeting - Finish Milestone
GMP-Package I Contract Adm = Division 02-		7	7	03-17-26	03-25-26	
CA-1000 GMP - Package I - Notice to Proceed - Start Milestone		0	0	03-17-26		GMP - Package I - Notice to Proceed - Start Milestone, 03-17-26
CA-1015 GMP - Package I - (Subcontractors) Bid Tabulations		4	4	03-17-26	03-20-26	GMP - Package I - (Subcontractors) Bid Tabulations
CA-1030 GMP - Package I - Procurement (Sub) - Site Contractor		3	3	03-23-26	03-25-26	GMP - Package I - Procurement (Sub) - Site Contractor
CA-1045 GMP - Package I - Procurement (Sub) - Site Utilities		3	3	03-23-26	03-25-26	GMP - Package I - Procurement (Sub) - Site Utilities
CA-1105 GMP - Package I - Procurement (Subcontractors) Finish Milestone		0	0		03-25-26	GMP - Package I - Procurement (Subcontractors) Finish Milestone

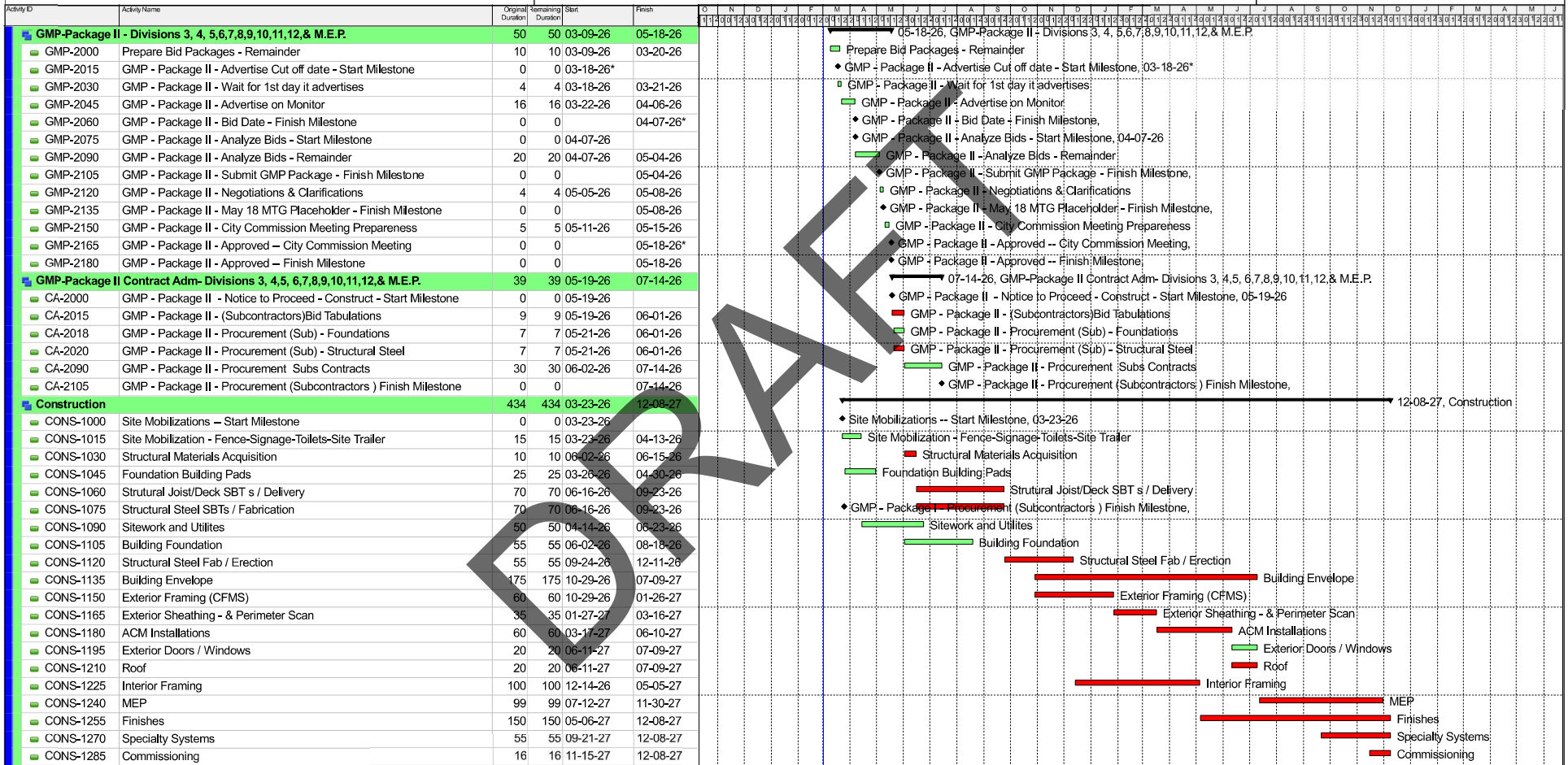
█ Actual Level of Effort █ summary
█ Actual Work
█ Remaining Work
█ Critical Remaining Work
◆ Milestone



UPDATES				ORIGINAL CONTRACTUAL DATES		
Date	Revision	Checked	Approved	Revision	Checked	Approved
03-02-26	UPDATE- City of Pharr Events Center	Const Duration		Notice To Proceed	03-17-26	
12-31-27	Anticipated Substantial Date	Const Duration		Contractual Substantial Date	12-31-27	
	Construction Duration (Months)	22		Contractual Calendar Days		
12-31-27	Anticipated Contractual Completion Date	Revised Const Duration		Contractual Work Days		

DWC Job Number- 25-257 - Pre-Const. Services
 26-257 - Pharr Event Multi-Use Facility-GMP-03-02-26
 Data Date 03-02-26
 Print Date 03-02-26

26-257- CITY OF PHARR PHARR EVENT MULTI-USE FACILITY PRE-CONSTRUCTION SERVICES



Actual Level of Effort summary
 Actual Work
 Remaining Work
 Critical Remaining Work
 Milestone



UPDATES				ORIGINAL CONTRACTUAL DATES		
Date	Revision	Checked	Approved	Revision	Checked	Approved
03-02-26	UPDATE- City of Pharr Events Center	Const Duration	Approved	Notice To Proceed	03-17-26	Approved
12-31-27	Anticipated Substantial Date	Const Duration		Contractual Substantial Date	12-31-27	
	Construction Duration (Months)	22		Contractual Calendar Days		
12-31-27	Anticipated Contractual Completion Date	Revised Const Duration		Contractual Work Days		



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.C.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: 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**

Classification: Regular

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

Issue: On January 20, 2025, the City Commission authorized the City Manager to negotiate and enter into a Service Contract with Halff Associates for professional engineering services for a utility adjustment project along Eldora Road from a pool of qualified firms for professional services for water and wastewater projects. (Project No. 2425-01-528-S34-337-A)

Fiscal Consideration: This item is budgeted in the amount of: \$139,700.00

Staff Recommendation: Staff recommends the City Engineer to enter into a Service Contract with Halff Associates for professional engineering services for a utility adjustment project along Eldora Road in the amount of \$139,700.00.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Patrizia Longoria
Ricardo Rodriguez
Maritza Magallan
Jamison Merrick
City Management Office

Created/Initiated - 03/19/2026
Approved - 03/19/2026
Approved - 03/19/2026
Approved - 03/20/2026
Approved - 03/20/2026
Final Approval - 03/20/2026

Scope of Services for Eldora Road Utility Relocation Project for Roadway Improvements

Prepared for:



February 20, 2026



5000 W. Eldora Road
Suite, 100
McAllen, Texas 78503

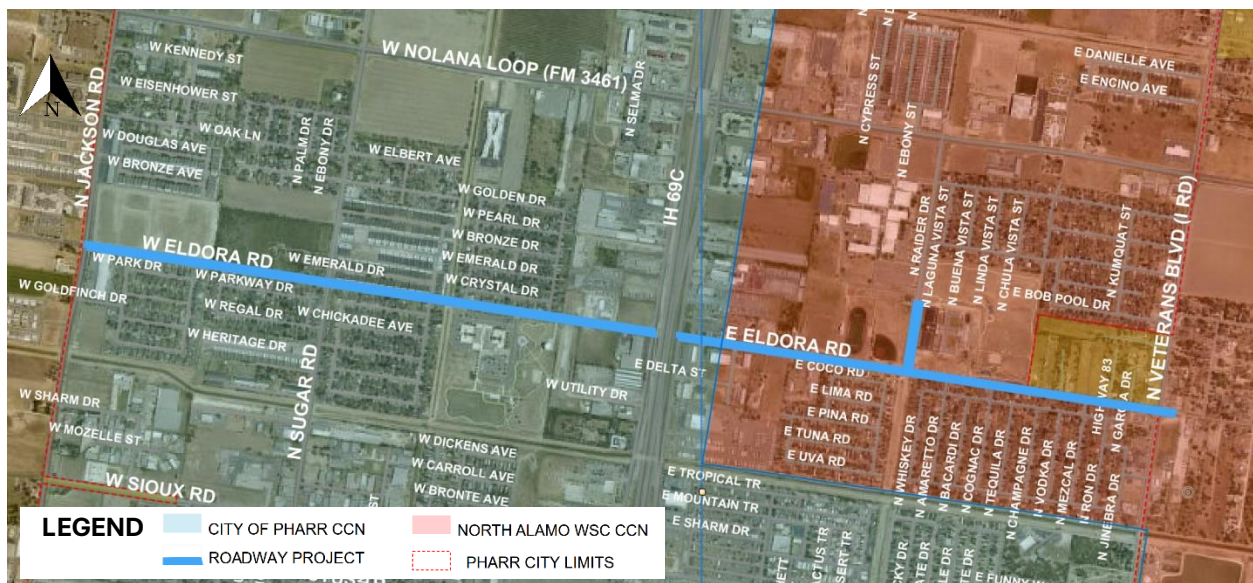
SCOPE OF SERVICES

Eldora Road Utility Relocation Project for Roadway Improvements for City of Pharr

INTRODUCTION

The purpose of this project is to provide professional services to develop construction documents for the relocation of water and wastewater infrastructure to accommodate the widening of Eldora Road from Jackson Road to the Southbound Frontage Road and the Northbound Frontage Road to Veterans Boulevard. These limits are depicted as a vibrant blue line in Figure 1 below. The scope of the water infrastructure relocations will be limited to the stretch of Eldora Road within the City of Pharr’s Certificate of Conveyance and Necessity (CCN), highlighted with a light blue color in Figure 1 below. The area highlighted in red in Figure 1 is located within the North Alamo Water Supply Corporation’s Water CCN and is therefore outside the scope of work for the water infrastructure relocations. This area, however, is within the City of Pharr’s Wastewater CCN; thus, any wastewater gravity line or force main in conflict with the roadway widening project will be designed as part of the project. The widening of approximately 200 feet of Raiders Drive north of Eldora Road is also included in the roadway widening project. Existing wastewater improvements in conflict with the proposed roadway construction will also be included in the scope of work for this project.

Figure 1. Hidalgo County Precinct No. 2 - Eldora Road Roadway Improvement Project Limits



The City of Pharr (City) provided pdf copies of the 95% design roadway plan set, the 100% design roadway plan set, and copies of the associated roadway cross-sections completed by Hidalgo County Precinct 2’s engineer, L&G Engineering. The City also provided the CADD files and KMZ files for the proposed roadway, proposed stormwater improvements, and water and wastewater facilities located within the roadway project limits, as well as the right-of-way map developed for the roadway project by Hidalgo County Precinct 2’s engineer and surveyor, ROW Surveying Services, LLC. Based on a comparison of the information provided by Hidalgo County Precinct

The general work plan to accomplish the tasks included in this scope of work is listed below and described in greater detail in the following section of this proposal.

Work Plan

This proposal includes a scope of work to prepare detailed design drawings and specifications for bidding and construction through a joint-bid arrangement with the Texas Department of Transportation and Hidalgo County Precinct No. 2. The project will be developed under the following work product tasks:

- Task 1: Project Management
- Task 2: Supplemental Survey for Design
- Task 3: Civil Design of Water and Wastewater Infrastructure

The scope of services for this proposal has been established based on the following assumptions:

- The City of Pharr will Joint-Bid this project with Texas Department of Transportation (TxDOT) and Hidalgo County Precinct No. 2; as such, Halff will not provide professional services for bidding and construction phases. Due to the short window that exists before the anticipated April 2026 Letting Date, Halff assumes that a new letting date will be selected to allow the City of Pharr to include the Joint-Bid provisions in an Advance Funding Agreement or an Interlocal Agreement between Hidalgo County Precinct No. 2 and the City of Pharr.
- The intent of the work is to remove, relocate, and replace water and wastewater infrastructure along Eldora Road, as needed, to accommodate the widening of Eldora Road from Jackson Road to the Southbound Frontage Road and the Northbound Frontage Road to Veterans Boulevard. The water infrastructure relocations will be limited to the stretch of Eldora Road that is within the City of Pharr's Certificate of Conveyance and Necessity (CCN). This proposal is based on the limits of water and wastewater line relocations, limited to the following:

Based on a discussion with City of Engineering staff and Halff, the limits of the water line relocations portion of the project are limited to the 8" water line that runs along the east right-of-way line of Jackson Road and crosses Eldora Road, the 6" and 12 inch water lines that run parallel to Sugar Road and crosses Eldora Road, the 8" water line on the northside of Eldora Road from North Robin Avenue to North Crown Lane, the drainage crossing immediately west of the North Crown Lane on the southside of Eldora Road, and the 12" water line that crosses Eldora Road just east of North Silver Drive. Lastly, the 8" water line on the west side of US 281 Southbound Frontage Road that appears to be outside the public right-of-way needs to be relocated to the right-of-way.

Based on a discussion with City of Engineering staff and Halff, the limits of the wastewater line relocations portion of the project are limited to the sanitary sewer line that crosses Eldora Road east of Johnson Street, the sanitary sewer crossing at Sugar Road, the 10" sanitary crossing at North Silver Drive, and the 8" sanitary sewer line that runs under Eldora Road east of North Silver Lane to the west side of US 281 Southbound Frontage Road.

Substantial scope of work outside of these limits would require additional compensation.

- The scope of work assumes the City of Pharr will obtain the CADD drawings of the survey, right-of-way map, and roadway plans from Hidalgo County Precinct No. 2 that are not exported

as mere line work.

- The City of Pharr will coordinate with the TxDOT, Hidalgo County Precinct No. 2, and Hidalgo County Irrigation District No. 2 for information and permitting. Halff will not provide any permitting services for the proposed improvements under this contract.
- The scope of work assumes the City of Pharr will provide a KMZ file of the City's water, wastewater, and storm sewer infrastructure, as shown on the City's online GIS Maps.
- The scope of work assumes that there will be no improvements under US 281's (I-69 C's) frontage roads or main lanes.
- The design will focus on continuity with existing field conditions; this includes characteristics such as pipe sizing (unless City of Pharr size requirements dictate otherwise). No hydraulic modeling of the water system will be performed as part of this project.
- The design will assume that the City of Pharr want to use PVC for all the new water and wastewater infrastructure sections proposed with this contract.
- Design recommendations outside of the existing project area and modeling/analysis of the existing system are outside the scope of services, but can be provided as supplemental services.
- The City of Pharr will provide available surveys, survey control, system maps, as-builts, and SUE drawings for the existing roadway, storm drainage, water, and wastewater infrastructure within the project area.
- The City of Pharr will provide the plans for the Sugar Road improvements that are currently under construction in pdf and CADD, if needed for design.
- Although it is assumed that all relocations will be proposed within the available right-of-way, the City of Pharr to provide the right-of-entry for any properties outside the right-of-way, that may be needed for tying down improvements needed for alignments within the right-of-way..
- City of Pharr to acquire all necessary right-of-way or easements needed to install proposed improvements, if necessary.
- No platting, boundary survey, or easements will be required for this project.
- All permitting, review, inspection, and submission fees shall be paid by City of Pharr.
- City of Pharr will be the operator of the system.
- The City of Pharr will field locate all water and wastewater infrastructure for Halff's supplemental survey.
- City of Pharr will be responsible for advertising the project, and potential bidders will download plans through City of Pharr's digital/physical delivery mechanism(s).
- City of Pharr shall provide all approvals, and no TCEQ submittal will be required.
- Subsurface Utility Engineering (SUE) services will not be included as part of the scope of services but can be provided for an additional fee.
- Geotechnical services will not be provided as part of the scope of services. If needed, the City will hire a geotechnical consultant directly.
- Halff will not provide any bidding or construction phase services. It is assumed that TXDOT will provide the bidding, observation, and all other construction services necessary for the installation of the infrastructure, including the preparation of record drawings.

SCOPE OF SERVICES

ENGINEER'S RESPONSIBILITIES

TASK 1: PROJECT MANAGEMENT

- 1.1 The design services are expected to take approximately 5 months. This task provides for the coordination that will need to happen between Half and the City of Pharr for the proper execution of the scope of work. Half will maintain general project management activities, which include task leadership and coordination, personnel and data management for the project, telephone and written communication with the project team, budget tracking, and project invoicing.
- 1.2 This task provides for Half's involvement in the various project meetings that would be required for this project. It is assumed that the following meetings will need to occur:
 - project kickoff meeting
 - weekly project team meetings
 - monthly project meetings with the City of Pharr

Deliverables – Half will deliver minutes to meetings with the City and monthly invoices.

TASK 2: SUPPLEMENTAL SURVEY FOR DESIGN

- 2.1 This task includes providing a supplemental topographic survey as needed to collect water and wastewater facilities for the project that may have been missed. Half will also collect above-ground markers for franchise utilities, such as electrical power and gas, that may have recently been relocated, as evidenced by a surface-level, installed structure. Half will utilize any existing information provided by the City of Pharr to develop locations for the proposed additional topography. This information will allow Half to better understand the current field condition and develop a design for the utility adjustments needed.

Deliverables – No separate deliverable to the client. Half will use the survey information to prepare the design plans.

TASK 3: CIVIL DESIGN FOR WATER TRANSMISSION

- 3.1. Half will utilize the provided topographic survey, updated with the supplemental topography, for the design of the water and wastewater line adjustments.
- 3.2. Half will utilize City of Pharr standards for bedding, backfill, and pipe size requirements.
- 3.3. Half will prepare a 30% and 100% review set as part of this project. The following will be submitted as part of the construction documents:
 - 3.3.1. Plan title sheet
 - 3.3.2. Index of Sheets

- 3.3.3. Project Layout and Survey Control; includes overall alignment, benchmarks and control points information.
- 3.3.4. General Notes
- 3.3.5. Traffic Control Plans will not be included in the plan set, but will be delegated to the contractor for development. The technical specification requires that the contractor submit the traffic control plans for review and approval by the City of Pharr.
- 3.3.6. Removal Plans; includes any needed removal and/or relocation of existing water line, trees, fences, signs, etc. located within the right-of-way. These may be included on the same sheet as the Utility Line Sheets, depending on their level of complexity and the City of Pharr's preference.
- 3.3.7. Water Line Plans; includes horizontal and vertical alignments of the waterline. The water plan will show the design and layout of pipe systems required for public domestic waterlines. We will identify valve locations, services, and related appurtenances needed to properly operate a public domestic system.
- 3.3.8. Water Line Details: City of Pharr standards to be used, as required.
- 3.3.9. Wastewater Line Plans; includes horizontal and vertical alignments of the wastewater line. The wastewater plan will show the design and layout of wastewater collection systems within the right-of-way. We will identify manhole locations and related appurtenances.
- 3.3.10. Wastewater Line Details: City of Pharr standards to be used, as required.
- 3.3.11. Suggested Erosion Control Plan; includes suggested interim erosion control measures during construction.
- 3.3.12. Erosion Control Details: Hidalgo County/TxDOT standards to be used as required. Contract documents will include a specification requiring Contractor to prepare and maintain a Storm Water Pollution Prevention Plan (SW3P).
- 3.3.13. Prepare Civil Specifications and Bid Documents; includes technical specification sections and bid forms. Halff standard front-end specifications to be used if the City of Pharr does not have a standard form.
- 3.4. Prepare Preliminary Cost Estimate at 30% Design and 100% Design; Halff will calculate quantities and prepare a statement of preliminary probable construction cost for various bid items.
- 3.5. Quality Control/Quality Assurance; Halff will internally review the 30% and 100% progress documents prior to submitting to the City.
- 3.6. Permitting Services; includes coordination with TxDOT and Hidalgo County Irrigation District No. 2 for reviews, approvals, and permits, as required for the project.

Deliverables – Halff will deliver 30% and 100% signed and sealed construction documents for the water and wastewater improvements. Halff will also deliver an estimate of probable construction cost for the designed improvements at the 30% and 100% design levels.

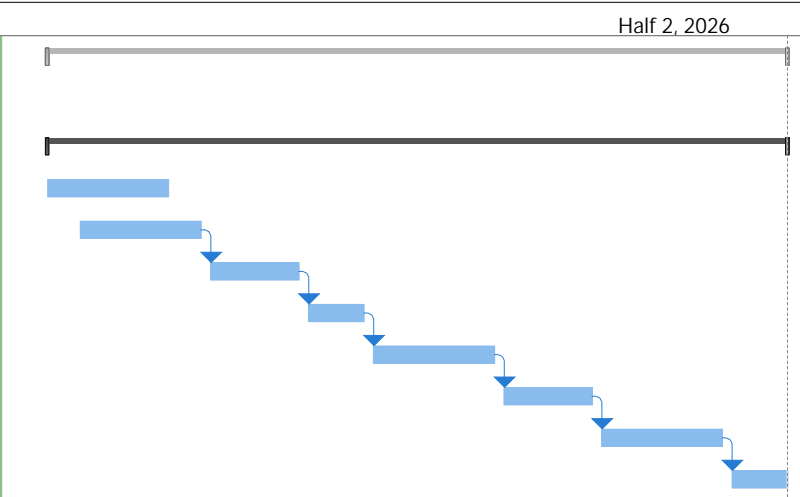


FEE SCHEDULE

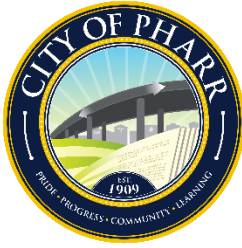
Design Services	
Task 1: Project Management	\$ 8,500
Task 2: Supplemental Survey for Design	\$ 12,500
Task 3: Civil Design of Water and Wastewater Infrastructure	\$ 118,700
Design SUBTOTAL =	\$ 139,700
TOTAL =	\$ 139,700

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services, but does not require sales taxes on other professional services. In the event that new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

ID	Task	Task Name	Start	Finish	Duration	Half 1, 2026	Half 2, 2026
0		Eldora Road Utility Relocation Project	Mon 3/2/26	Fri 8/7/26	115 days		
1		Design Phase	Mon 3/2/26	Fri 8/7/26	115 days		
2		Survey	Mon 3/2/26	Fri 3/27/26	20 days		
3		30% Engineering Design	Mon 3/9/26	Fri 4/3/26	20 days		
4		Internal QAQC	Mon 4/6/26	Fri 4/24/26	15 days		
5		30% Pharr Review	Mon 4/27/26	Fri 5/8/26	10 days		
6		100% Engineering Design	Mon 5/11/26	Fri 6/5/26	20 days		
7		Internal QAQC	Mon 6/8/26	Fri 6/26/26	15 days		
8		100% Pharr and TxDOT Review	Mon 6/29/26	Fri 7/24/26	20 days		
9		Signed and Sealed Design Set	Mon 7/27/26	Fri 8/7/26	10 days		



Project: Eldora Road Utility Relo Date: Fri 2/20/26	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.D.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Imelda Perez, 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:

Imelda Perez
Patrizia Longoria
Ricardo Rodriguez
Maritza Magallan
Jamison Merrick
City Management Office

Created/Initiated - 03/19/2026
Approved - 03/19/2026
Approved - 03/19/2026
Approved - 03/20/2026
Approved - 03/20/2026
Final Approval - 03/20/2026



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 VignTrust 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: All

Task Name: All

Materials Testing Date Range:

Today Yesterday This Week Last Week This Month Last Month All Custom

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

Images

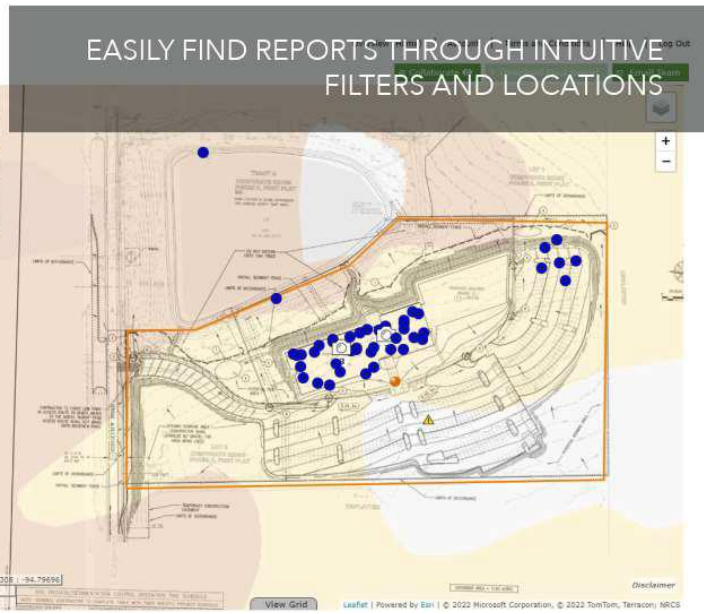
- SitePlan
- CivilPage2

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 (ASTMD1557)	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
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ESTIMATE TOTAL				\$ 183,404.00
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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.





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.E.

DATE SUBMITTED: March 19, 2026

MEETING DATE: March 25, 2026

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to enter into an agreement with Ramcon Group LLC. of Brownsville, TX, for the remodeling of the Tierra Del Sol Golf Course (TIPS Cooperative Contract No. 26010402). **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Staff is recommending, to enter into a Service Contract with Ramcon Group LLC for the remodeling of the Tierra Del Sol Golf Course utilizing TIPS Contract No. 26010402. The project may include, but is not limited to, interior and exterior improvements, structural repairs, finishes, and related building systems. The purpose of these renovations is to improve functionality, safety, code compliance, energy efficiency, and the overall condition of City facilities. Project No. 2526-70-510-C02-789.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends the approval of this item

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Created/Initiated - 03/19/2026

Maritza Magallan

Approved - 03/19/2026

Melanie Cano

Approved - 03/19/2026

Ricardo Rodriguez

Approved - 03/19/2026

Jamison Merrick

Approved - 03/20/2026

City Management Office

Final Approval - 03/20/2026

ESTIMATE



Estimate No: **EST-000745**
Date: **3/10/2026**

Ramcon Group LLC
Vendor ID: 19230736506

4444 E 14th St
Brownsville, TX 78521
Email: **jramirez@rcgrpllc.com**
Website: **www.ramcongrouppllc.com**

For: **City of Pharr Tierra del sol**

Description	Quantity	Rate	Amount
Quote	1.00 Contra ct	\$92,758.57	\$92,758.57
Quote includes the following scope of work listed below: Remove existing TPO & ISO. Remove TPO from parapet walls. Remove HVAC equipment curbs. All trash to be disposed on trash containers provided by client. Install 4" of Iso board mechanically attached. Install crickets for proper drainage. Install 60mil TPO mechanically. Install new boots at vents. Roll-offs to be provided by owner.			
Subtotal			\$92,758.57
Tax Exempt (0 %)			\$0.00
Total			\$92,758.57

- Material warranty 20 years with manufacture.
- Labor installation warranty 5 years.

50% of quote for material will need to be paid before mobilization to job. Remaining 50% will be paid once job is completed.

PO# _____
REASON _____
ACCOUNT # _____

SIGNATURE - Will D.

ESTIMATE



Estimate No: EST-000744

Date: 3/10/2026

Ramcon Group LLC
Vendor ID: 19230736506

4444 E 14th St
Brownsville, TX 78521

Email: jramirez@rcgrpilc.com

Website: www.ramcongroupilc.com

For: **City of Pharr Tierra del sol**

Description	Quantity	Rate	Amount
Quote	1.00 Contract	\$36,269.30	\$36,269.30
Quote includes the following scope of work listed below: -This quote includes the powerwashing of building before painting. -Caulk all areas as needed. -2 hands of paint. -Patch damaged stucco. -This quote includes the price of equipment rental needed.			
Subtotal			\$36,269.30
Tax Exempt (0 %)			\$0.00
Total			\$36,269.30

I hereby certify that the above information is true and correct.
REASON _____
ACCOUNT # _____
SIGNATURE - Will B. *Will B.*

ESTIMATE



Estimate No: EST-000747

Date: 3/10/2026

Ramcon Group LLC
Vendor ID: 19230736506

4444 E 14th St
Brownsville, TX 78521
Email: jramirez@rcgrpllc.com
Website: www.ramcongrouppllc.com

For: **City of Pharr Tierra del sol**

Description	Quantity	Rate	Amount
Quote #2	1.00 Contract	\$53,300.00	\$53,300.00
Quote #1 includes the following scope of work listed below for labor & material. -Remove standing seam metal roof -Remove 800lnft of metal cap. -Replace standing seam metal roof. -Replace 800lnft of metal cap. Roll-off provided by other for trash. *Contractor will pay for skytrak rental if needed due to height of working area.			
Subtotal			\$53,300.00
Tax Exempt (0 %)			\$0.00
Total			\$53,300.00

- Material warranty 20 years with manufacture.
- Labor installation warranty 5 years.

50% of quote for material will need to be paid before mobilization to job. Remaining 50% will be paid once job is completed.

PO# _____

REASON _____

ACCOUNT # _____

SIGNATURE - Will B.

EMAIL PO & VENDOR QUOTE TO: TIPSPO@TIPS-USA.COM
PO MUST REFERENCE VENDOR'S TIPS CONTRACT NUMBER
ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT.

Notice:

Many Vendors utilize specific warranties, subscription agreements, license agreements, EULA's, etc. ("Supplemental Agreements") when you purchase specific goods or services from that Vendor. Since the Supplemental Agreements do not necessarily apply to every Member, every jurisdiction, or every purchase, TIPS does NOT now negotiate the terms of those agreements on Members' behalf. If you are required to sign such a supplementary agreement by the TIPS Vendor, TIPS strongly encourages Members not to proceed with a purchase until they have carefully reviewed and negotiated all applicable Supplemental Agreements. TIPS recommends you work with your entity's legal counsel to ensure compliance with the legal requirements of your entity and your jurisdiction.

TIPS Member PO Process

OVERVIEW

DUE DILIGENCE

CONTACTS

PRINT PROFILE



VENDOR [Ramcon Group LLC](#)

4444 E 14th St Apt 2008 Brownsville TX,78521

WEBSITE www.ramcongroupllc.com

SERVICE/PRODUCTS DESCRIPTION General Contractor, Roofing, Tile, Painting, Masonry, Structural Steel, Framing Metal & Wood, HVAC, Electrical, Plumbing, Parking Lot Striping, Paving, Concrete & Asphalt.

CONTRACT: **26010402** Trades, Labor, and Materials (JOC)

End Date: Apr-30-2028 EDGAR COMPLIANCE: [View Doc.](#)