

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, MAY 4, 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 May 10-16, 2026 as Pharr Police Memorial Week.
- B) Proclamation proclaiming May 17–23, 2026 as National Emergency Medical Services Week.

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 April 2026.
- B) City Engineer's Report
- C) Trailblazer of the Month Recognition
- D) 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 April 20, 2026 — Regular Called Meeting **This item supports SG - Sound Governance and Fiscal Sustainability.**
(ADMINISTRATION)

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

1. Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within 600 Block of East Polk Avenue. COZ#260307- **This item supports EV - Economic Vitality.**

2. 7-Eleven Inc., DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being 1.99 acre tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2800 North Jackson Road. CUP#260302 - **This item supports EV - Economic Vitality.**

C) PLATS:

1. AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision. The property is legally described as being a 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of S. Cage Blvd. SUB#250618 - **This item supports EV - Economic Vitality.**

2. SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. SUB#220618 - **This item supports EV - Economic Vitality.**

3. Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility. The property is legally described as being a 14.55 acre tract out of Lot 56, Kelly- Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of the amended plat of M. Palacios Subdivision and all of Altezza Subdivision. The property is located within the 1800 Block of N. IH 69C. SUB# 260309 - **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution adopting the City of Pharr Data Governance Policy. **This item supports SG - Sound Governance and Fiscal Sustainability.** (OSE)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Memorandum of Understanding (MOU) with South Texas Independent School District for the use of the City of Pharr Sports Complex parking lot for the 2026-2027 school year. **This item supports QL - Quality of Life.** (PARKS)

B) Consideration and action, if any, authorizing City Manager to amend contract with J&R Engineering for professional water and wastewater engineering services related to the Sanitary Sewer Collection System Elimination Project for Lift Stations 26 and 30 (Amendment No. 2) **(TABLED)**. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to enter into a Service Contract with SKO Elite Repair, LLC. from San Juan, TX for City Hall 3rd floor renovations in the amount of \$187,937.33 (TIPS Contract: 24010402). **This item supports IF - Infrastructure.** (MAINTENANCE)

D) Consideration and action, if any, authorizing City Manager to negotiate and enter into a service contract for Records Management Scanning Project. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)

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:

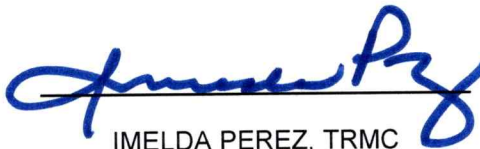
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 28th day of April 2026 at 4:45 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 28th day of April 2026




IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____

Proclamation



WHEREAS, the Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy; and

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including all the dedicated men and women of the Pharr Police Department. Some 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 17,000 injuries. Since the first recorded death in 1786, over 24,000 law enforcement officers in the United States have made the ultimate sacrifice and have been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officer Memorial in Washington, D.C. and 363 new names of fallen heroes are being added this spring; and

WHEREAS, May 15th is designated as Peace Officers Memorial Day in honor of all fallen officers and their families. The City of Pharr hereby formally designates and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by the virtue of the authority vested in me and on behalf of the Commission do hereby proclaim the week of May 10 – 16, 2026 as:

“Pharr Police Memorial Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 4th day of May 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, emergency medical services is a vital public service; and

WHEREAS, members of emergency medical services teams are ready to provide life-saving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services fills healthcare gaps by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their life-saving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the week of May 17 - 23, 2026, as:

“Emergency Medical Services Week”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 4th day of May 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 04/27/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: April 28, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

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

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS

The City of Pharr shows an INCREASE of 4.61% YTD TRUE GROWTH (based on calendar year) compared to last YTD April 2025 and a 10.69% INCREASE compared to April 2025 collections. For the City's FY 25-26, YTD collections INCREASED 5.52%

Fiscal Consideration: Sales Tax Collections are 1.29% ahead of budget.

Staff Recommendation: Presentation Only

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Jamison Merrick
City Management Office

Created/Initiated - 04/28/2026
Approved - 04/28/2026
Final Approval - 04/28/2026



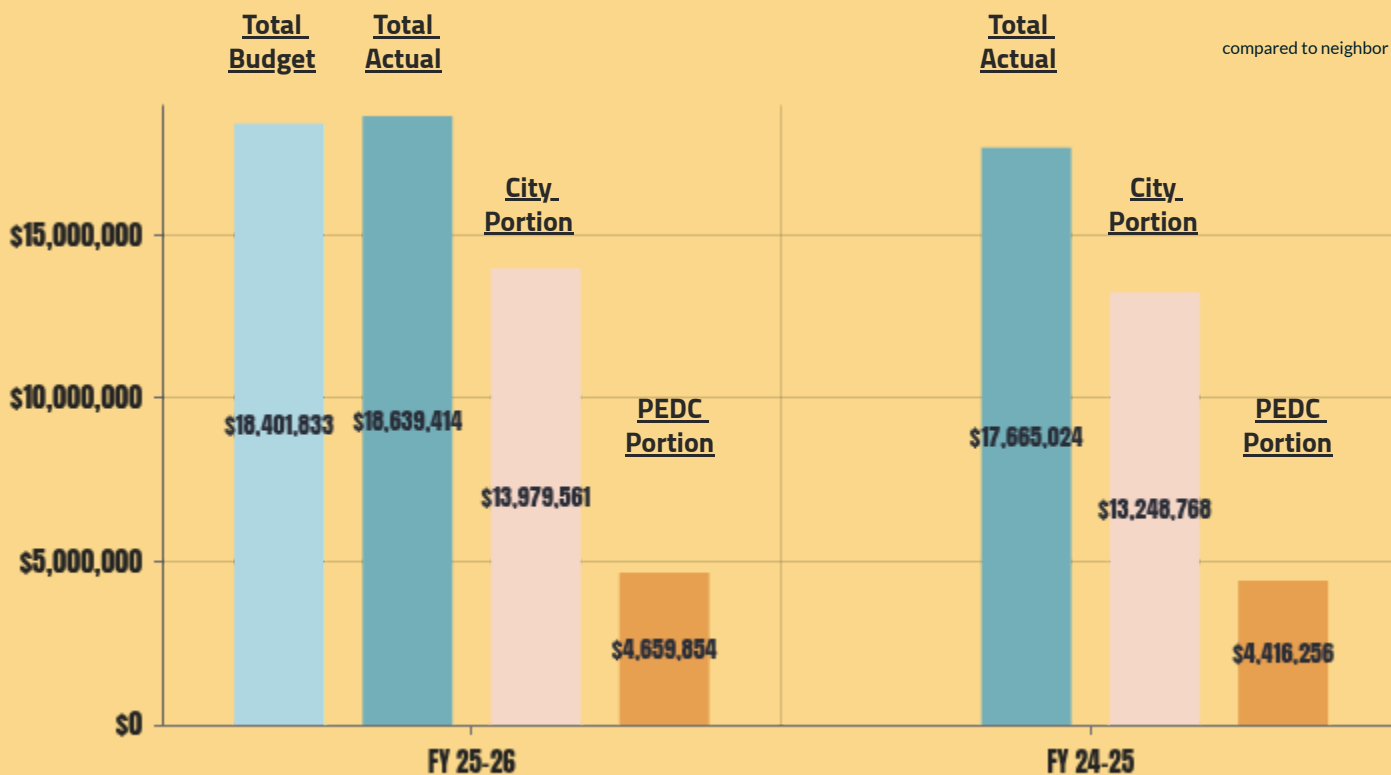
CITY OF PHARR SALES TAXES

as of April 2026 FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor cities YTD



4.61% YTD

Increase in Sales Tax from
Last Year*



10.69%

Compared to April 2025
Cash Basis.



1.29%

Above Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year to Date Growth is 5.52%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: April 28, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: N / A

Fiscal Consideration: N / A

Staff Recommendation: N / A

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
Patrizia Longoria
City Management Office

Created/Initiated - 04/28/2026
Approved - 04/28/2026
Final Approval - 04/28/2026



*Report on Capital Improvement Project Activity
Construction – May 2026*

**City Engineer – Patrizia Longoria, P.E.
Monday, May 04, 2026**



Pharr
Engineering



City Engineers Report

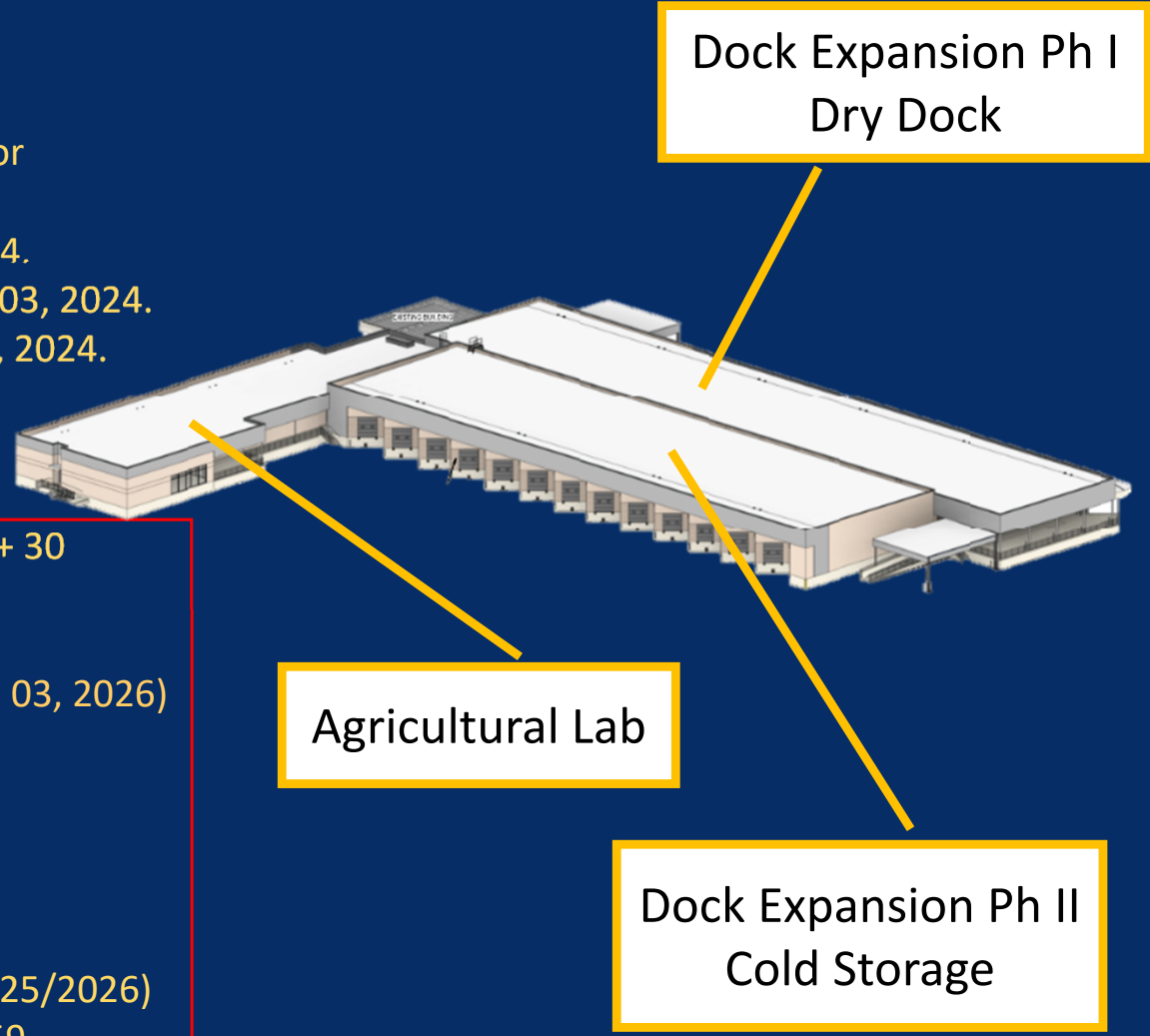
Engineer: Halff Associates, Inc.
Contractor: D. Wilson Construction Co.
CM: Brownstone Consultants, LLC

- Status:**
- Bid Opening for re-bid on Thur., June 20, 2024.
 - Bid Analysis and recommendation sent to TxDOT for concurrence on Fri. July 05, 2024
 - Received concurrence from TxDOT on Aug. 22, 2024.
 - Awarded project at City Commission on Tue. Sept. 03, 2024.
 - Pre-Construction Meeting was held on October 23, 2024.

- Next Steps:**
- Construction ongoing

Start Contract Time: November 04, 2024

Contract Time: 425 standard workweek days (22 mo.) + 30 (8/18/2025) + 15 (12/01/2025) = 470
Time to Date (04/30/26): 351 (74.7%)
End Contract Time: Oct. 20, 2026 (latest schedule Nov. 03, 2026)
Contract Amount: \$45,253,972.12
Change Orders: \$22,835.40 (8/18/2025)
\$49,781.94 (12/01/2025)
Revised Contract: \$45,326,589.46
PCOs: N/A
Total Paid to Date (1-16): \$21,260,658.56 (46.9%) (02/25/2026)
Latest Reimbursement Requests: #13 for \$1,444,400.59 (submitted 03/18/2026; total to date \$16,907,846.38)



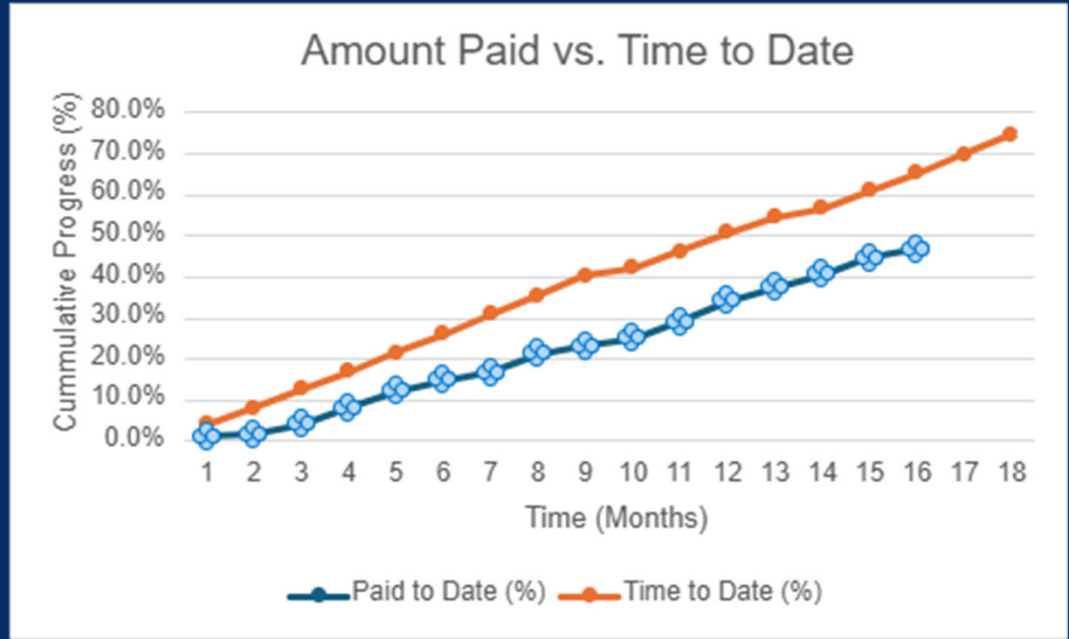
Dock Expansion Phase I, II & Ag Lab (DAP FY 16)



CSJ: 0921-02-424
CSJ: 0921-02-424
CSJ: 0921-02-433

CONSTRUCTION

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
November '24	1.0	4.0
December '24	1.7	8.2
January '25	4.2	12.7
February '25	8.0	16.9
March '25	12.2	21.6
April '25	14.8	26.1
May '25	16.6	31.1
June '25	21.2	35.5
July '25	23.2	40.5
August '25	25.2*	42.2*
September '25	29.0	46.4
October '25	34.2	50.8
November '25	37.3	54.5
December '25	40.7	56.8
January '26	44.6	61.1
February '26	46.9	65.3
March '26	TBD	70.0
April '26	TBD	74.7



Construction Phase I, II & Ag Lab (DAP FY 16)

0921-02-424

0921-02-424

CSJ: 0921-02-433

CONSTRUCTION



03-30-2026 – the contractor began installation of concrete reinforcement for the walk-up ramps located on the north and west side of the Agricultural Building





04-02-2026 – the contractor continued installing steel bridging for the steel joist in the Agricultural Building.

04-02-2026 – the contractor continued installation of 8-inch CMU block and reinforcing steel along the north, east, and west walls of the Cold Storage Building. In addition, the contractor placed grout in the north and south walls of the Cold Storage Building, as well as around the north electrical room.



Engineer: Structural Engineering Associates, Inc. (SEA)

CM: Brownstone Consultants, LLC

Contractor: IOC Company, LLC

Status:

- Project is under construction.
- OSB easements have been finalized. Light easements are being worked on.
- HCID No. 2 Agreement and Temporary Construction Permit were executed

Next Steps:

- Construction ongoing

Start Contract Time: August 05, 2024

Contract Time: 480 calendar days + 30 (int'l span, 2/25/25) + 15 (weather, SEJ, 5/19/2025) + 02 (9/2/25) = 527

Time to Date (04/30/26): 633 calendar days (120.1%)

End Contract Time: January 14, 2026 (latest schedule 06/02/26)

*does not include delays for irr. work, looking at summer '26

Contract Amount: \$47,601,706.75

Change Orders: -\$824,457.60 (OSB, 2/25/25)

\$36,317.42 (SEJ, 05/19/2025)

\$15,206.86 (9/2/2025)

Revised Contract: \$46,828,773.43

Total Paid to Date (1-19): \$40,152,444.30 (85.7%) (02/25/2026)

Latest Reimbursement Request: #11 & Final (9/09/2025).

Remaining requests are for \$0 (#16, 03/09/2026)



International Bridge Expansion

CSJ: 0921-02-479

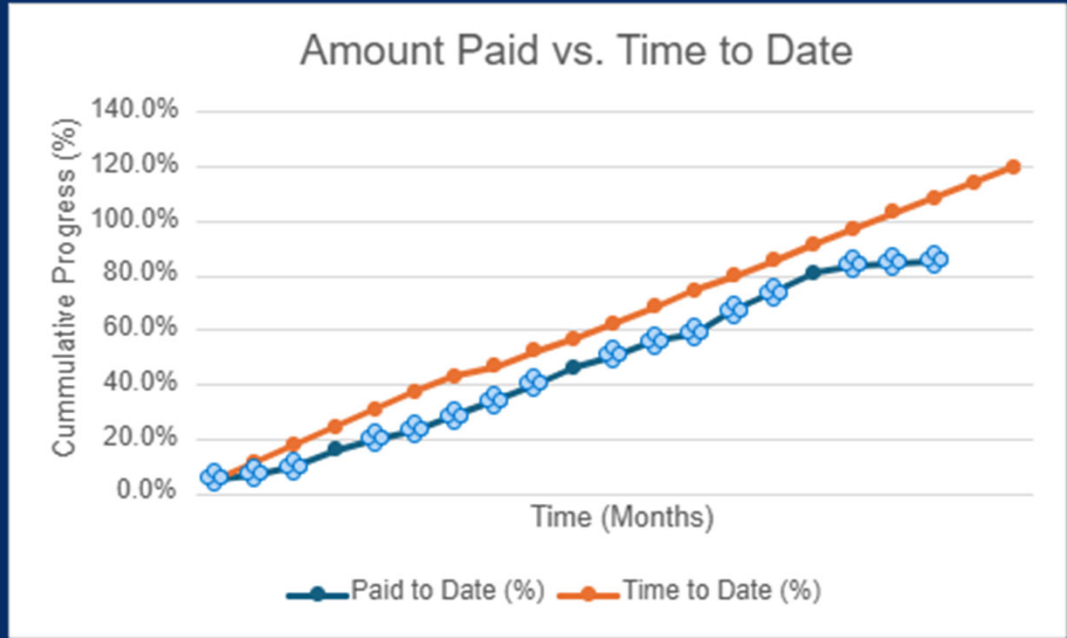


Pharr
Engineering



CONSTRUCTION

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
August '24	5.6	5.4
September '24	6.9	6.3
October '24	10.0	6.5
November '24	15.8	6.3
December '24	20.0	6.5
January '25	23.1	6.5
February '25	28.4	5.8
March '25	34.3*	46.7*
April '25	40.3	5.9
May '25	46.4*	57.0*
June '25	50.7	5.7
July '25	56.0	5.9
August '25	58.8	5.9
September '25	67.5*	79.9*
October '25	73.7	5.9
November '25	81.3	5.7
December '25	83.9	5.9
January '26	84.8	5.9
February '26	85.7	5.3
March '26	TBD	5.9
April '26	TBD	5.7



International Bridge Expansion
CSJ: 0921-02-479

CONSTRUCTION

Ongoing Work (March 2026 Progress)

SSTR (Rail) **45%**

Ongoing Work (March 2026 Progress)

Deck Panels Installed **92%**

Ongoing Work (March 2026 Progress)

Girders Installed **95%**

Ongoing Work (March 2026 Progress)

Reinforced Concrete Slab **~88%**

Completed

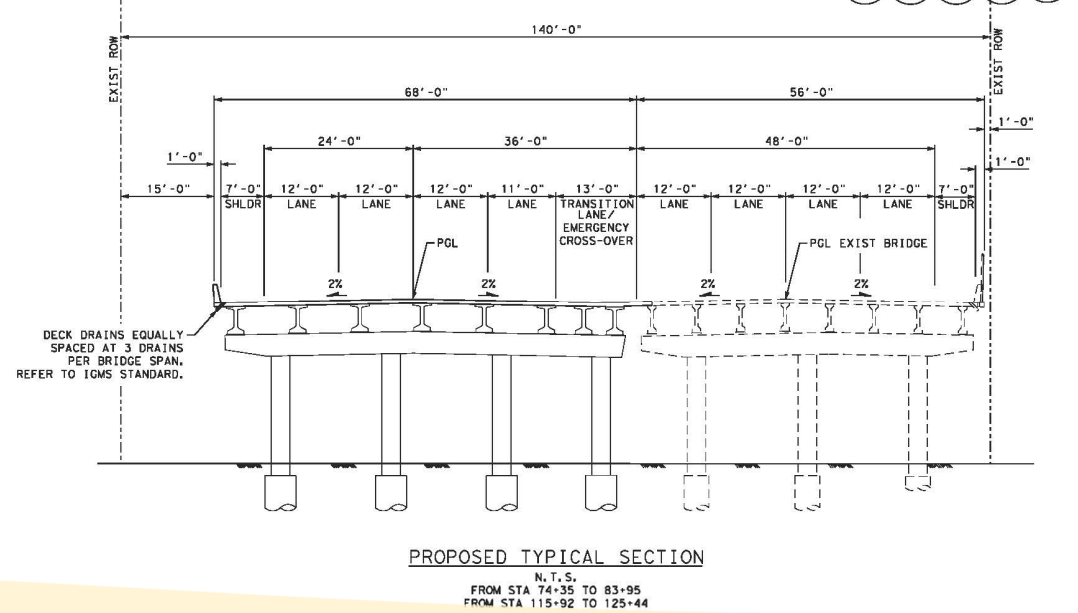
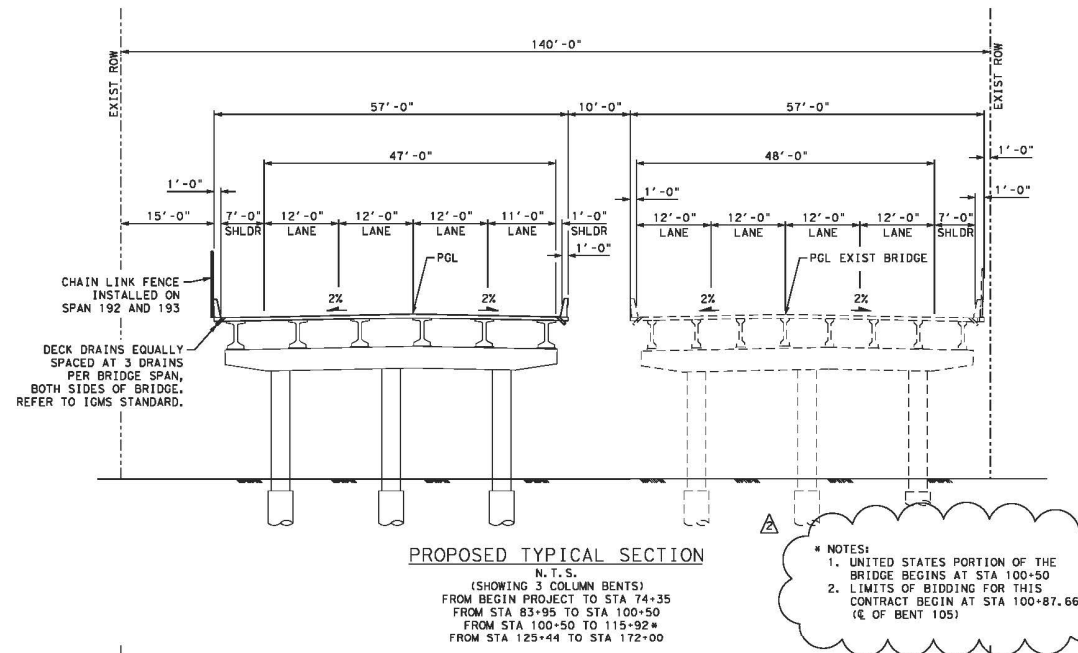
Precast Bent Caps **100%**

Completed

Columns **100%**

Completed

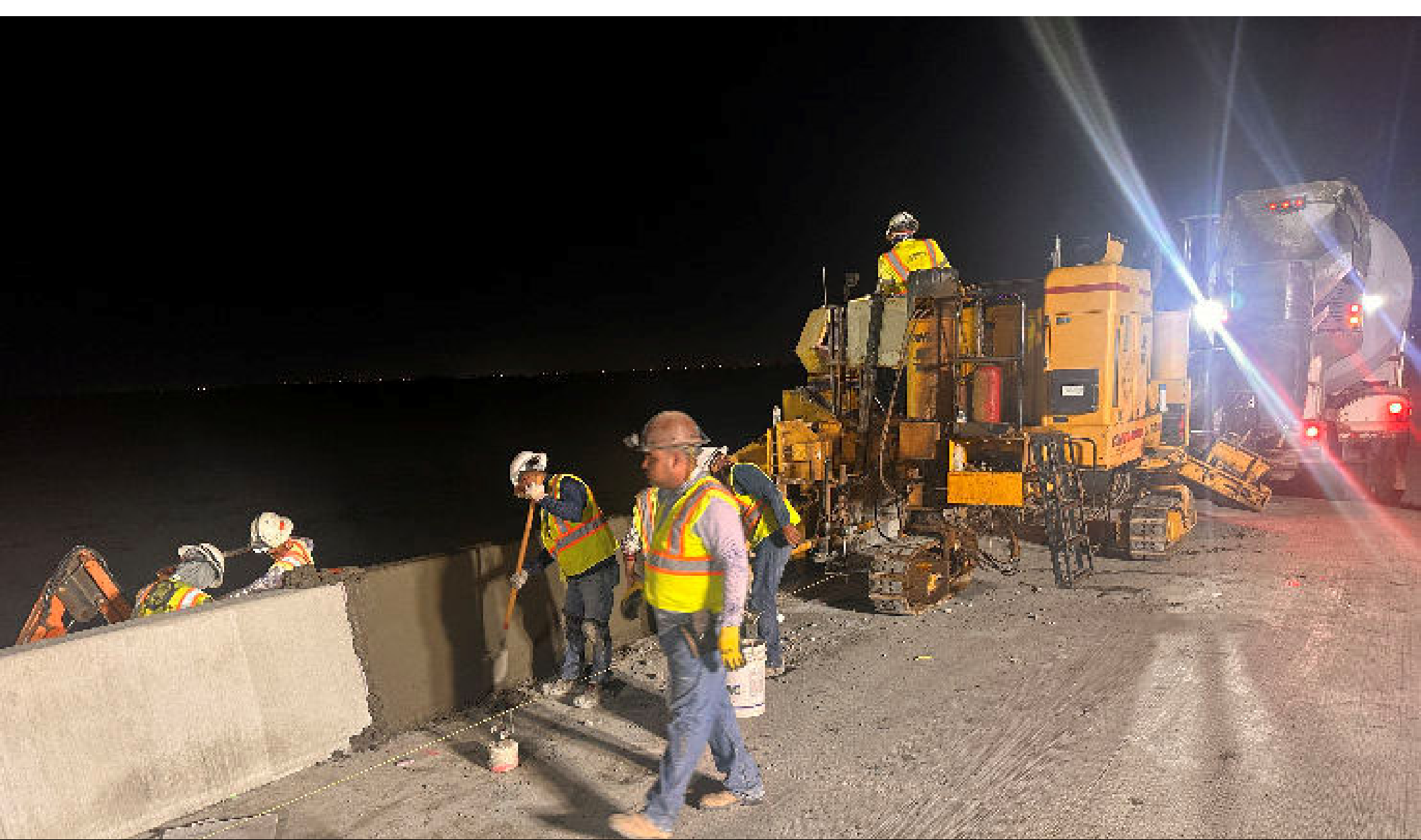
Drilled Shafts **100%**



International Bridge Expansion

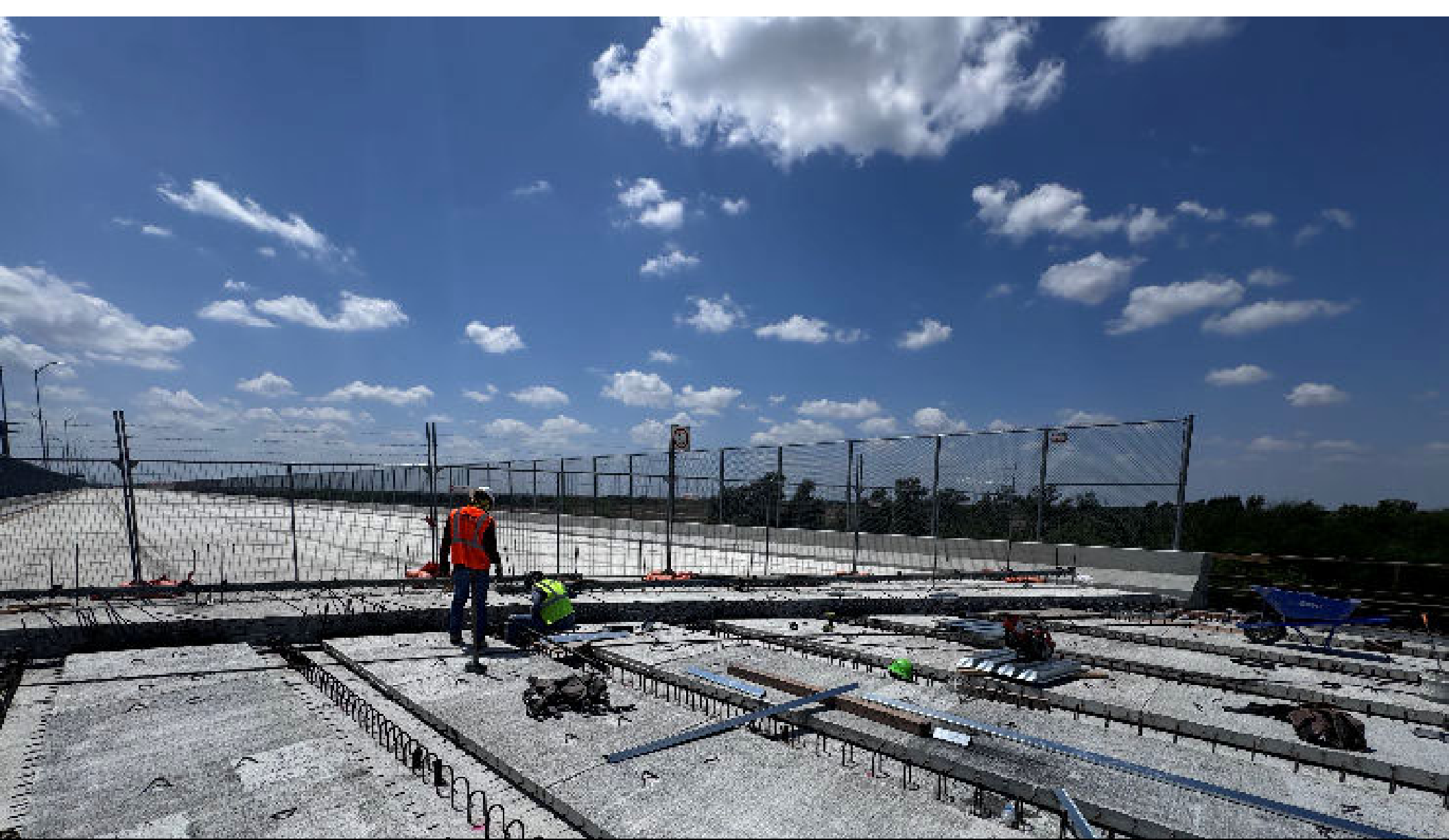
CSJ: 0921-02-479

CONSTRUCTION

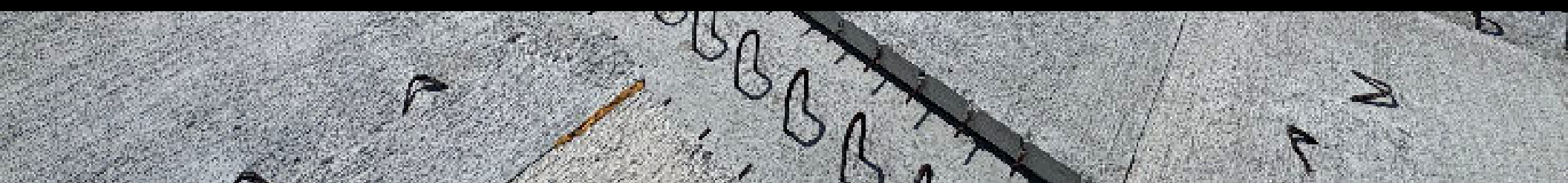


03-25-2026 – the contractor continued with the concrete pour for the single-slope traffic rail, progressing with placement in accordance with the project plans.





03-25-2026 – the contractor continued progress at Unit 28 by installing permanent deck panels, ensuring proper alignment and secure placement in preparation for the deck pour.





04-07-2026 – the contractor performed work on the retaining wall, ensuring the rebar was laid out and aligned in accordance with the project plan sheet.

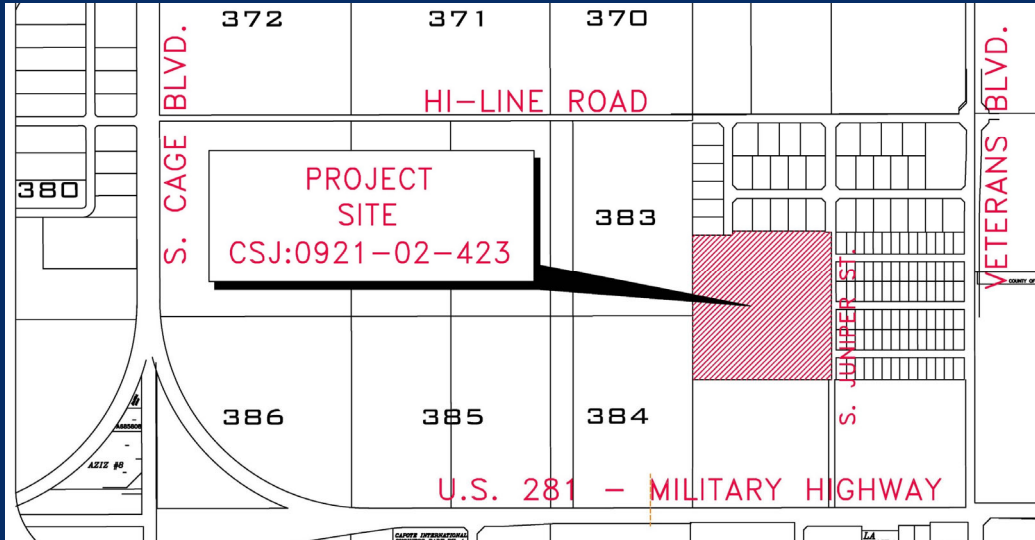
Engineer: Javier Hinojosa Engineering
Contractor: NM Contracting LLC
CM: City of Pharr
Location: 10200 S. Juniper St.
Status:

- Bid opening was on Thur., May 30, 2024, and a total of six (6) bids were received.
- City Commission awarded the project to NM Contracting on Monday, May 5, 2025
- Pre-Construction Meeting was held on Thursday, July 03, 2025.
- Contract time started Wednesday, July 16, 2025.

Next Steps:

- Contractor is lime treating the subgrade and cement treating base, as well as laying asphalt and pouring concrete.

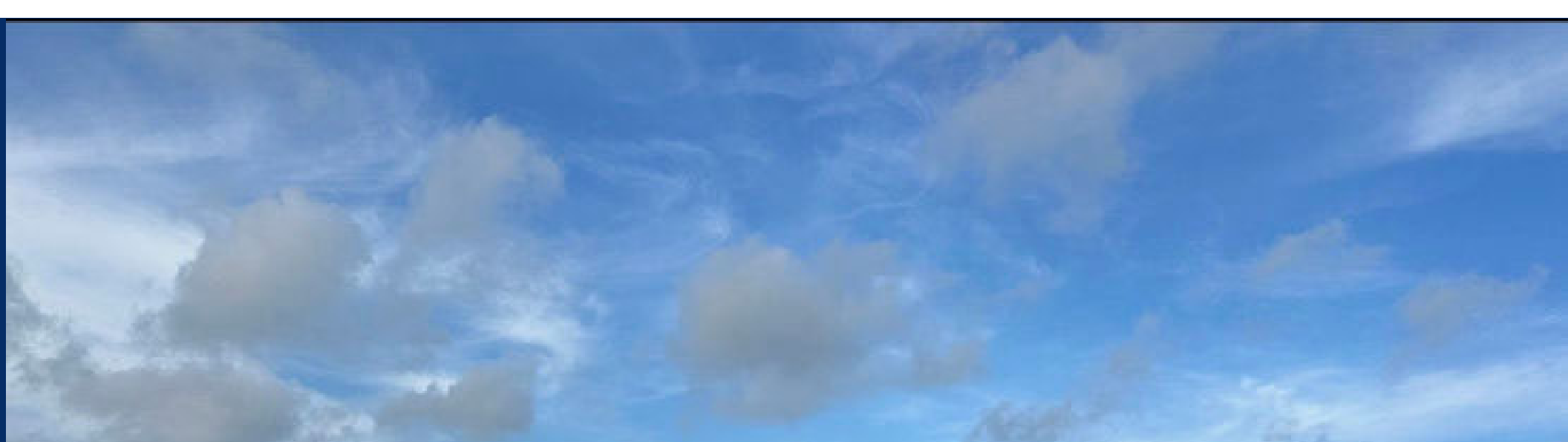
Start Contract Time: July 16, 2025
Contract Time: 275 standard workweek days
Time to Date (04/30/26): 197 (71.6%)
End Contract Time: August 19, 2026
Contract Amount: \$11,888,058.76
Change Orders: \$0
Total Paid to Date (1-6): \$2,033,800.78 (12/31/2025, 17.1%)
Latest Reimbursement Requests: \$374,278.42 (#3 submitted 03/18/2026)



Commercial Vehicle Parking Area
CSJ: 0921-02-423



CONSTRUCTION



04-02-2026 – the contractor installed reinforcing steel (#4 and #5) in Section 5 and 6 in accordance with project plans.





04-02-2026 – in Section 5, approximately 730-LF x 35-LF of new base was placed from Sta. 0+00 to 7+30. Base material was hauled, placed, and spread to a uniform 6-IN loose depth.



Engineer: GIC- Trimad Consultants LLC

Contractor: Mor-Wil, LLC.

CM: GIC-Trimad

Status:

- Eldora Rd opened through Sugar Rd.
- Lift Station 29 has been decommissioned.
- 100 LF of 24" Gravity Sewer Line has been installed along Juarez.

Next Steps:

- Walkthrough of NW interceptor. (February 23, 2026)
- Kumquat to Ironwood St block closed for construction.

Construction Commencement Date: January 6, 2025

Construction Days: 584 Calendar days **Including additional 43 days as per RFI 25

Time to Date (As of 04/16/2026): 482 Calendar days (82.5% of Contract Days Used)

Project Closeout Date: July 27, 2026 **Including additional 43 days as per RFI 25

Contract Amount: \$6,749,668.03

TWDB Fund Amount: \$6,749,668.03

Original Betterment Amount: \$350,000.00

TWDB CWSRF 73867 LF1001077 & LF1001119

Betterment I (Box Culvert Repair): \$27,093.85

Betterment II (Tunnel): \$39,220.00

Betterment III (Work Delay, Irrig Line Repair): \$150,063.00

Betterment IV (Work completed on previous pay periods): \$130,000.00

Betterment V (Project Sign): \$2,800.00

Betterment Balance (12/19/2025): \$823.15

Total Paid to Date (1-8): \$3,847,732.34 (57%) (03/03/2026)

Latest Reimbursement Request: Outlay 3: \$705,008.15 Approved (February 13, 2026)

Outlay 1: \$948,132.01 (August 2020) // Outlay 2: \$12,000 (December 2020)

Collection System Improvements and Lift Station #1, 29, and 33 Elimination Project (NW and Central)



Pharr

Engineering



CSJ: 2324-61-587-C02-535
CONSTRUCTION



03-26-2026

Aerial view of construction along Juarez Block between Juniper and Ironwood St.





Mar 26, 2026 at 9:31:42 AM
1008 E Juarez Ave
Pharr TX 78577
United States



DEPARTMENT MISSION STATEMENT

“To enhance health, safety and welfare in the City of Pharr by providing economical, responsive and effective professional engineering and GIS services for the planning, construction, and preservation of public infrastructure and improvement of quality of life.”



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Trailblazer of the Month Recognition

Classification: Regular

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

Issue: Trailblazer of the Month Recognition

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognition of the April Trailblazer of the Month.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia

Created/Initiated - 04/27/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 04/27/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: April 29, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for April 20, 2026 — Regular Called Meeting **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: Approval of Minutes for April 20, 2026 — Regular Called Meeting

Fiscal Consideration: N / A

Staff Recommendation: Recommend approval of Minutes as presented.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 04/29/2026
Final Approval - 04/29/2026

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, APRIL 20, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, April 20, 2026, and the following is the record of attendance.

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

BOARD OF COMMISSIONERS ABSENT: Comm. Michael Pacheco
Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza Reyes, Deputy City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Jamison Merrick, Finance Director
Laura Parra, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roy Rodriguez, Code Comp. Director
Roland Gomez, Development Services Director
Luis Marin, Public Works Director
Keyla Jalife, OSE Director
Ruben Rosales, Public Utilities Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Danny Ramirez, EMS Chief
CJ Sanchez, Pharr Chamber President
Kenia Gomez, Chief Communications Officer
Sara Salinas, Interim P.S. 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, Maintenance Director
Victoria Brewster, Dir. of External Relations
Yuri Gonzalez, Dir. Of Int'l Commercial Dev.

CITY ATTORNEY: Ricardo Rodriguez, City Attorney

April 20, 2026

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD.

Alternate Mayor Pro-Tem Flores called the meeting to order at 4:00 p.m. Roll call established a quorum.

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

Mayor Hernandez was not present at the time of roll call but arrived at 4:03 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Will Borowski, Golf Director, led the pledge of allegiance and said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING APRIL 2026 AS AUTISM AWARENESS MONTH.

Jonathan Flores, City Manager, introduced the item.

Minerva Barrera Garcia addressed the City Commission regarding her advocacy efforts on her son Andres Lobato. She thanked the City for their efforts to advocate, educate and include the Autism community.

Comm. Flores read proclamation proclaiming April 2026 as Autism Awareness Month. Proclamation was presented to Minerva Barrera Garcia.

B) PROCLAMATION PROCLAIMING APRIL 19–25, 2026 AS NATIONAL LIBRARY WEEK

Jonathan Flores, City Manager, introduced the item.

Adolfo Garcia, Library Director, introduced his staff and stated they all served the community with events, activities and reading experiences that engaged children and the community.

Comm. Carrillo read proclamation proclaiming April 19-25, 2026 as National Library Week. Proclamation was presented to Adolfo Garcia and staff.

April 20, 2026

ITEM 3. PUBLIC TESTIMONY

Jonathan Flores, City Manager, introduced the item.

Christopher Becker signed up to speak on agenda item 6.C but was not present at meeting.

Akhil Kumar signed up to speak on agenda item 6.C but was not present at meeting.

Rudy Beltran, DTC Church Pastor, spoke on agenda item 6.C. He shared a testimonial on the positive impact Pharr Connect internet service was having on students and families in the city.

Joaquin Spamer with CIL Commodities Integrated Logistic spoke on agenda item 6.C. He shared positive feedback on Pharr Connect internet services for his business.

Mentor Cantu with M.A.S. Logistics spoke on agenda item 6.C. He also shared positive feedback on Pharr Connect internet services for his business.

Abel Ochoa signed up to speak on agenda item 6.C but was not present at meeting.

Gerardo Higareda with Aldape Development, LLC. spoke on agenda item 6.C. He further shared positive feedback on Pharr Connect internet services for his business.

Mario Barragon, AT&T Representative, spoke on agenda item 6.C and voiced his concerns regarding the Fiber Optic ordinance.

George Antuna, Charter Communications – Spectrum, spoke on agenda item 6.C and voiced his concerns regarding the Fiber Optic ordinance.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no public comments.

At this time, Mayor Hernandez stated they would deviate from the agenda and go to item 6. There were no objections.

ITEM 6. CONSENT AGENDA

A) APPROVAL OF MINUTES FOR APRIL 6, 2026 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (CITY CLERK'S OFFICE)

April 20, 2026

- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2023-46 OF THE CITY OF PHARR, TEXAS, CHAPTER 118, SUBDIVISION, MODIFYING SECTION X - FIBER OPTIC. (3RD AND FINAL READING) THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (IT)**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR PROPOSALS FOR THE SAFE STREETS FOR ALL PLANNING GRANT. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (ENGINEERING)**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
- 1. ARTURO GABRIEL CASTELLO DURAN, REPRESENTING AW & R GREGG LLC, OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.48-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 6-7 & W1/2 LOT 8, BLOCK 1, VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 201 WEST SAM HOUSTON AVENUE. COZ#260203 — THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. OMAR CANO, REPRESENTING ALDAPE DEVELOPMENT LLC, OWNER, REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 5.0 - ACRE TRACT OF LAND OUT OF LOT 236, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 200 BLOCK OF WEST HALL ACRES ROAD. COZ#260204. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. ROSA HILDA CAVAZOS, OWNER, REQUESTED A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 1, ANGEL S. C. SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 229 WEST SAM HOUSTON AVENUE. COZ# 260205 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. SAMES INC., REPRESENTING MECA INVESTMENT INC., OWNER, REQUESTED A CHANGE OF ZONE FROM RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) TO SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 20-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 95, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1100 AS EAST MINNESOTA ROAD. COZ#260306 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

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

April 20, 2026

Ordinance No's. O-2026-09, O-2026-10, O-2026-11, O-2026-12 and O-2026-13 are filed with the City Clerk's Office.

At this time, Mayor Hernandez stated they would deviate from the agenda and go to item 5. There were no objections.

ITEM 5. CITY MANAGER'S REPORTS

A) RECOGNITION OF EMS CHIEF AND EMERGENCY MANAGEMENT COORDINATOR DANNY RAMIREZ ON RECEIVING THE EMERGENCY MANAGEMENT IMPACT AWARD.

Jonathan Flores, City Manager, introduced the item.

Jonathan Flores, City Manager, recognized EMS Chief and Emergency Management Coordinator Danny Ramirez for receiving the Emergency Management Impact Award at the 2026 South Texas All-Hazards Conference. He stated this prestigious recognition honors leadership, coordination and dedication to strengthening emergency preparedness and community resilience.

Danny Ramirez, EMS Chief and Emergency Management Coordinator, thanked his peers, staff and City Commission for allowing him to grow professionally and for continuing to serve our community.

Mayor Hernandez stated he was proud of him and his leadership and thanked him and his team for their service and contributions to our community.

B) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item and briefly stated recognition would be made at next meeting.

C) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Kenia Gomez, Director of City Communications, to give a report on upcoming city events.

Kenia Gomez, Director of City Communications, presented a series of video recaps. She highlighted the Community Development Block Grant 52nd Birthday Celebration and Pharr Connect Testimonials and Milestones.

Kenia Gomez, Director of City Communications, reported the City of Pharr Trash-Off event would be taking place on Saturday, April 25, 2026 at 8:00 a.m. at the Pharr Baseball Complex located at 1901 S. Cage Blvd. She further stated volunteers were needed to assist with cleaning efforts and encouraged the public to register by scanning QR Code.

MINUTES: REGULAR CALLED MEETING

April 20, 2026

Kenia Gomez, Director of City Communications, also reported the Earth Day Bash would be taking place on Saturday, April 25, 2026 from 8:00 a.m. to 12:00 p.m. at the Pharr Baseball Complex located at 1901 S. Cage Blvd. She stated this free event was for residents to drop-off and dispose of bulky items, tires and yard waste.

Kenia Gomez, Director of City Communications, further reported the City of Pharr would be having the Pharr City Limits events every Friday evening for the entire summer starting on May 29, 2026 through August 14, 2026. She stated these events would be from 7:00 p.m. to 11:00 p.m. and stated there would be a variety of live music, food trucks, market vendors and more for the entire family.

Kenia Gomez, Director of City Communications, reported the Pharr Warrior Race would be taking place on Saturday, May 2, 2026 at the Pharr Natatorium located at 3001 N. Cage Blvd. with a check-in time of 5:45 a.m. She stated this was a Triathlon Challenge that included 300 Meter swim, 12-Mile Bike and 2-Mile run relay to include an optional Warrior Obstacle Course. She further stated registration was still open and encouraged the public to participate.

Kenia Gomez, Director of City Communications, reported the City of Pharr would be hosting a Hurricane Preparedness event on Tuesday, May 5, 2026 at Jose "Pepe" Salinas Recreation Center located at 1011 W. Kelly Ave. from 6:00 p.m. to 8:00 p.m. She stated Andrew Chung, KRGV Meteorologist, would be presenting and city departments would be at location to answer any questions. She further stated the event was open to all businesses and residents in the Rio Grande Valley.

Lastly, Kenia Gomez, Director of City Communications, reported Night Under the Stars – Mother's Day event would be held at the Pharr Development and Research Center located at 850 W. Dicker Rd. on Friday, May 8, 2026 at 7:30 p.m. She stated this was a free event and encouraged everyone to attend and bring your moms for a nice event and some treats.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) CONSIDERATION AND APPROVAL OF AN ORDINANCE AUTHORIZING THE CITY'S CERTIFICATES OF OBLIGATION, SERIES 2026 IN AN AMOUNT NOT TO EXCEED \$60,000,000 FOR THE PURPOSES SET FORTH IN THE NOTICE OF INTENTION; PROVIDING FOR THE PAYMENT THEREOF BY THE LEVY OF AN AD VALOREM TAX AND A LIEN ON AND PLEDGE OF PLEDGED REVENUES; DELEGATING THE AUTHORITY TO CERTAIN CITY OFFICIALS TO EFFECT THE FORGOING; AND OTHER MATTERS IN CONNECTION THEREWITH. (ADOPTION ON 1ST READING.) THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (FINANCE)**

April 20, 2026

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

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

Ordinance No. O-2026-14 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

- A) **CONSIDERATION AND ACTION, IF ANY, ON PROPOSAL FROM GAR CONSTRUCTION FOR THE CONSTRUCTION OF AN APPARATUS BAY AT FIRE STATION 3 THROUGH THE INTERLOCAL PURCHASING SYSTEM (TIPS) COOPERATIVE PURCHASING CONTRACT NUMBER 24010401 IN THE AMOUNT OF \$362,180.71. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (FIRE)**

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

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

- B) **CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND CONTRACT WITH J&R ENGINEERING FOR PROFESSIONAL WATER AND WASTEWATER ENGINEERING SERVICES RELATED TO THE SANITARY SEWER COLLECTION SYSTEM ELIMINATION PROJECT FOR LIFT STATIONS 26 AND 30 (AMENDMENT NO. 2) **(TABLED)**. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ENGINEERING)**

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

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

- C) **CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT WITH THE CITY OF DONNA FOR FIRE DISPATCH SERVICES. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (COMMUNICATIONS)**

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

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

- D) **CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF PHARR AND THE PHARR HOUSING**

April 20, 2026

**DEVELOPMENT CORPORATION REGARDING FUNDING SUPPORT FOR THE
ASTER VILLAS APARTMENTS PROJECT. THIS ITEM SUPPORTS EV -
ECONOMIC VITALITY. (ADMINISTRATION)**

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

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

ITEM 9. CLOSED SESSION

None

ITEM 10. RECONVENE

None

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Medina seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 5:01 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 20th DAY OF APRIL 2026 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ
CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant 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:

Alessandra Garcia

Created/Initiated - 04/27/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.1.

DATE SUBMITTED: April 22, 2026

MEETING DATE: May 4, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within 600 Block of East Polk Avenue. COZ#260307- **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval for the request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 04/22/2026

Approved - 04/22/2026

Approved - 04/22/2026

Final Approval - 04/22/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 4, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Residential Multi-Family High Density District (R-MFHD) to General Business District (C). The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within 600 Block of East Polk Avenue. COZ#260307

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:

Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) in order to develop and construct a parking lot for existing business.

The subject site is located within 600 Block of East Polk Avenue. The property is legally described as being a 0.79 acre tract of land, more or less, of Lot 2, Matt's Cash and Carry Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Polk Avenue, a 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The subject property is currently zoned Residential Multi-Family High Density District (R-MFHD) and General Business District (C). Portions of the property to the east and west were originally zoned Agricultural/Open Space District (A-O) on March 30, 1982, with the adoption of the City's current zoning ordinance. A portion of the property to the east was subsequently rezoned from Agricultural/Open Space District (A-O) to General Business District (C) on September 21, 2004. Properties to the south were designated Single-Family Residential District (R-1) during the comprehensive zoning adopted in 1982. The property to the west was rezoned to General Business District (C) and Heavy Commercial District (H-C) with the adoption of the current zoning ordinance. Properties to the north were also zoned General Business District (C) on March 30, 1982, at the time of the ordinance's adoption. There have been no additional zoning requests within the vicinity of the subject property since that time. According to the Land Use Plan, the property is generally designated for commercial use.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Fifteen (15) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 2, 2026, and a legal notice was published in the Advance News Journal on April 1, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Residential Multi-Family High Density District (R-MFHD) to General Business District (C) 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 Residential Multi-Family High Density District (R-MFHD) to General Business District (C) at the meeting on April 16, 2026. There were four members present and voting.

CITY COMMISSION OPTIONS:

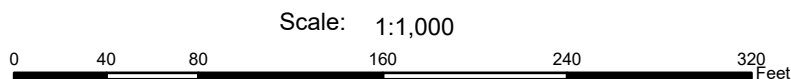
- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

Proposed Change of Zone
 A 0.7909-OF AN ACRE TRACT OF LAND,
 OF LOT 2, MATT'S CASH AND CARRY SUBDV.
 BEN SMITH
 AERIAL

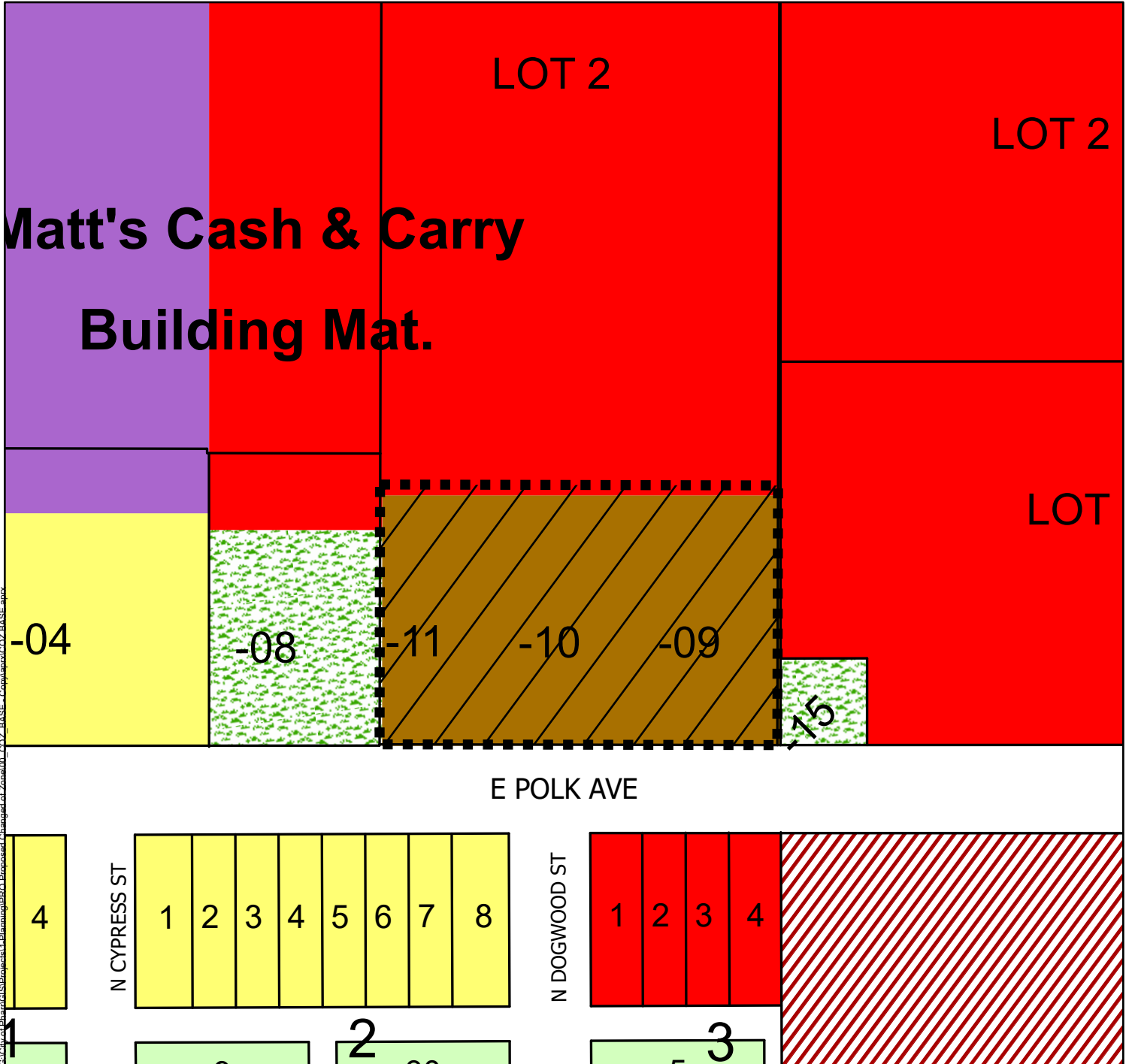


-  Pharr City Limit
-  Location

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



Proposed Change of Zone
 A 0.7909-OF AN ACRE TRACT OF LAND,
 OF LOT 2, MATT'S CASH AND CARRY SUBDV.
 BEN SMITH
 ZONING



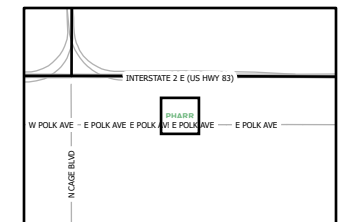
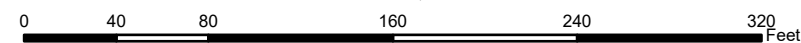
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- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| Location | Townhouse | Limited Industrial |
| Zoning | HUD Code | Neighborhood Commercial |
|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

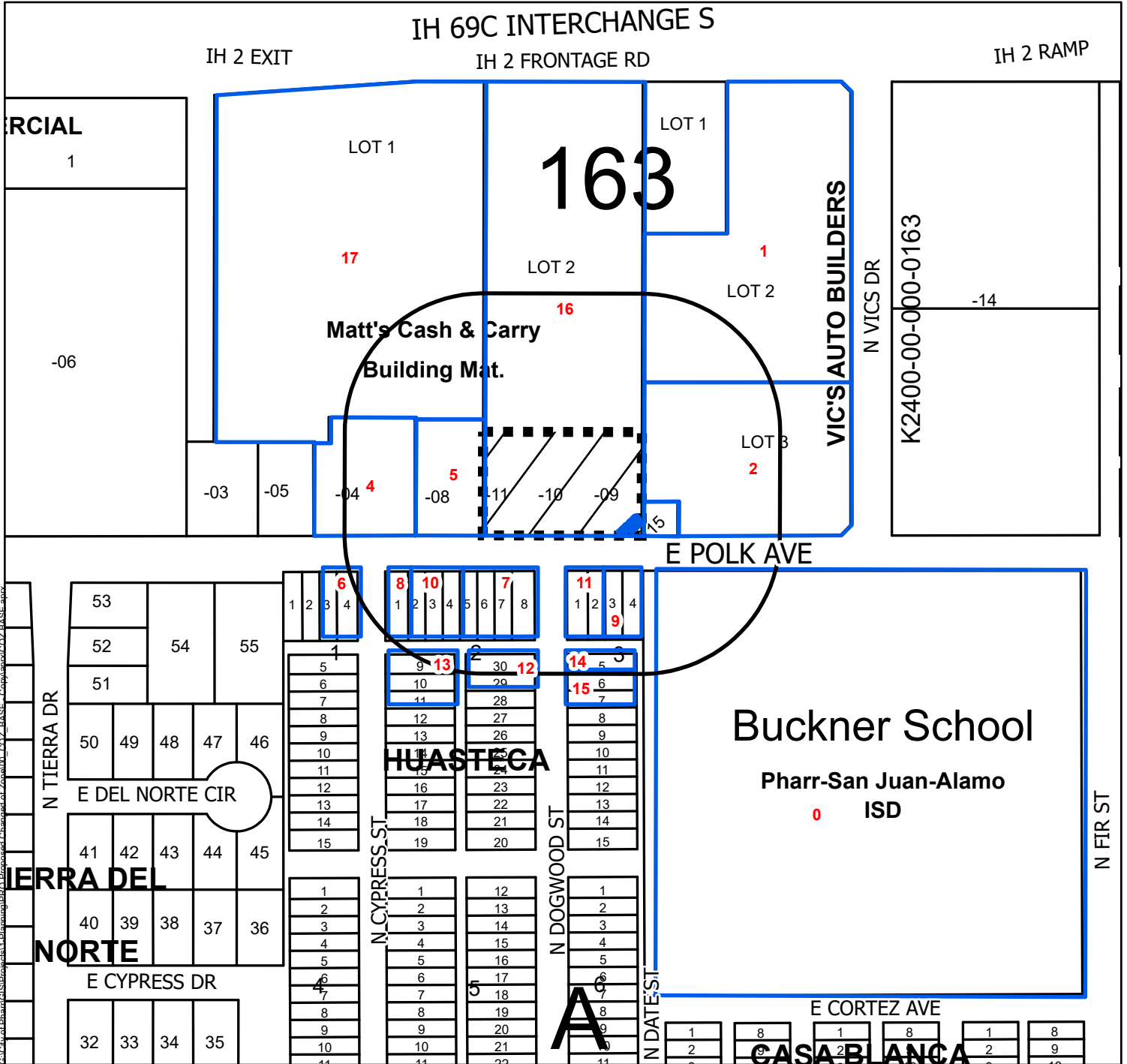
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4221
 Date: 3/30/2026

Scale: 1:1,000



Proposed Change of Zone
 A 0.7909-OF AN ACRE TRACT OF LAND,
 OF LOT 2, MATT'S CASH AND CARRY SUBDV.
 BEN SMITH
 RADIUS



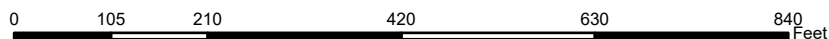
City of Pharr, Texas Engineering Department

- Pharr City Limit
- Location
- 200ft Buffer
- Notify

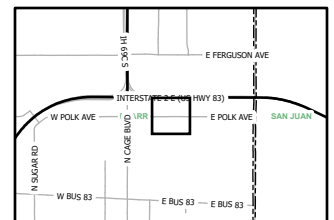
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4221

Scale: 1:2,500



Date: 3/30/2026





Pharr
Development Services



Site Photo

Within 600 Block of East Polk Avenue





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.2.

DATE SUBMITTED: April 22, 2026

MEETING DATE: May 4, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 7-Eleven Inc., DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being 1.99 acre tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 2800 North Jackson Road. CUP#260302 - **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: 7-Eleven Inc., DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

Fiscal Consideration: N/A

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

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 04/22/2026
Approved - 04/22/2026
Approved - 04/22/2026
Final Approval - 04/22/2026



MEMORANDUM

DATE: MONDAY, MAY 4, 2026
TO: MAYOR AND CITY COMMISSION
FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT FOR ABC FILE NO. **CUP#260302**
(7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores)

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 1.99 acres tract of land being out of Lot 6, Block 5, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 2800 North Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is Limited Industrial District (L-I) to the north, and east. The property to the south is zoned General Business District (C) and the city limits lie to the west. The area is generally designated for commercial in the Land Use Plan.

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

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLIC: Three (3) surrounding property owners were notified of the request by letter on April 2, 2026, and a legal notice was published in the Advance News Journal on April 1, 2026. Staff received no response to the letters or the legal notice.

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

PLANNING & ZONING COMMISSION: At the Planning and Zoning Commission meeting of April 16, 2026, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit for one year to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. There were six members present and voting.

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

1. An establishment that sells or allows the on-premises consumption of alcoholic beverages in the City of Pharr shall operate in a "C" zone, general business district; "C-2" zone, business district; "HC" zone, heavy commercial; "LI" zone, limited industrial; "HI" zone, heavy industrial; or in recreational facilities located within a private development.
2. In addition to the restricted locations as stated above, the above-mentioned establishments may be allowed to sell or allow the on-premises consumption of alcoholic beverages within 300 feet of a church, public or private school, or public hospital.
3. The establishment shall notify the church, public or private school, or public hospital, and the City of Pharr's Planning and Zoning department in written form

of their interest in selling or consuming alcoholic beverages within 300 feet of such locations. If the church or school objects to the request, the City of Pharr's authorized designee may deny the request.

4. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
5. For premises where minors are prohibited from entering the premises under V.T.C.A., Alcoholic Beverage Code § 109.53, the measurement of the distance between the premises and a public school shall be:
 - A. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - B. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
6. In accordance with V.T.C.A., Alcoholic Beverage Code § 109.32, the above mentioned establishment businesses shall be not less than 300 feet from the nearest residential zone, unless located within a private development, or publicly owned building shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections, measured in a straight line or must provide sufficient buffering and sound insulation of the building such that the business is not visible and cannot be heard from such residential zone or publicly owned building and must be designed to prevent disruption of the character of adjacent residential areas. As applies to this provision, a street or alley does not constitute buffering and sound insulation. The above-mentioned businesses, unless located within a private development, must be adjacent to or abutting a minor arterial street or a street of larger classification.



7. The above-mentioned establishment must meet lot size requirements in the zoning ordinance for all uses within this zone.
8. The above-mentioned establishment must provide parking sufficient to comply with all ordinance requirements.
9. The above-mentioned establishment shall restrict the number of persons within the building to those allowed by the city commission with the recommendation of the planning and zoning commission at the time of permit issuance, which number shall be determined by the commission after having taken into account the recommendations of the fire marshal, code enforcement officer [head building inspector], and director of planning. This number cannot exceed the number provided for in existing city ordinances.
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility from a public street, unless located within a private development.
11. The above-mentioned businesses must make provisions to keep litter from being spread to adjacent streets and property.
12. Alcoholic beverage establishments shall fall into two categories: (A) Alcohol as a principle use where 51 percent or more of sales come from alcohol; or (B) Food as a principle use where 51 percent or more of sales are food related (a copy of the establishment's full menu must be provided for documentation).
13. The city reserves the right to approve, amend or deny any city regulation that may be allowed by the Texas Alcoholic and Beverage Code as may be amended from time to time. The City of Pharr shall also be authorized to carry out any and all duties and responsibilities as directed by the City of Pharr and as may be allowed by law. Should any person or establishment be found to have committed acts or allowed the commission of any act or condition found by the City of Pharr to be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within corporate boundaries, the City of Pharr shall be authorized to take any action allowed by ordinance, state or federal law, or other regulation. These actions may include but not limited to quarantine, abatement of premises, closure, condemning, removal of dangerous substances and persons, and other preventive measures and actions.



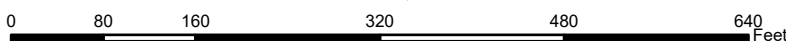
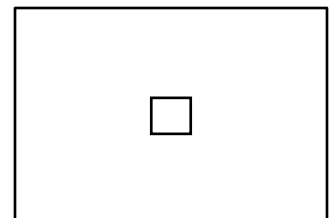
AERIAL



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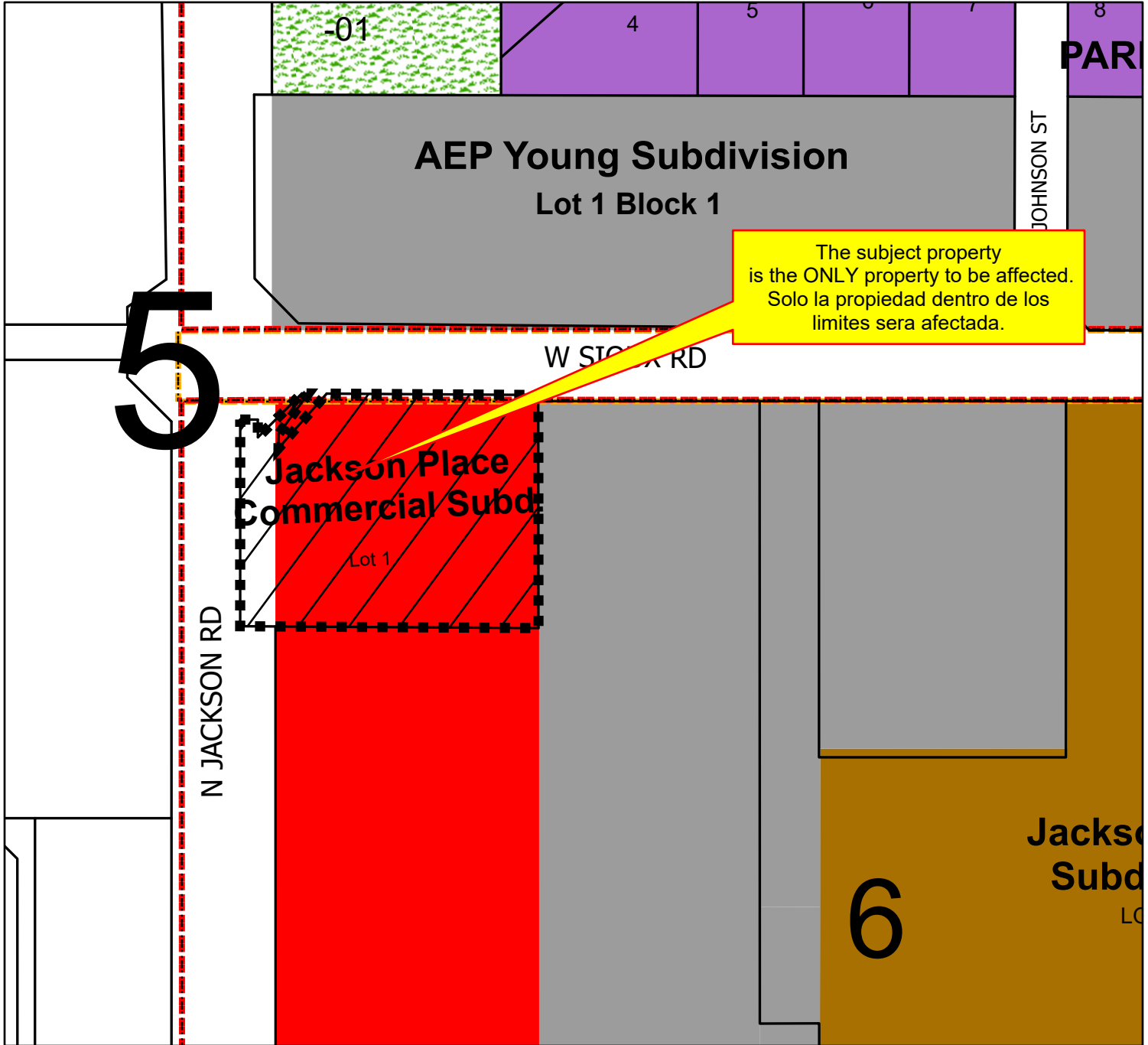
-  Pharr City Limit
-  Location

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





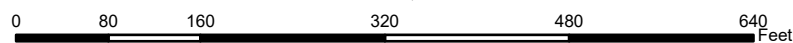
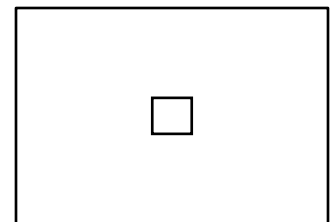
ZONING



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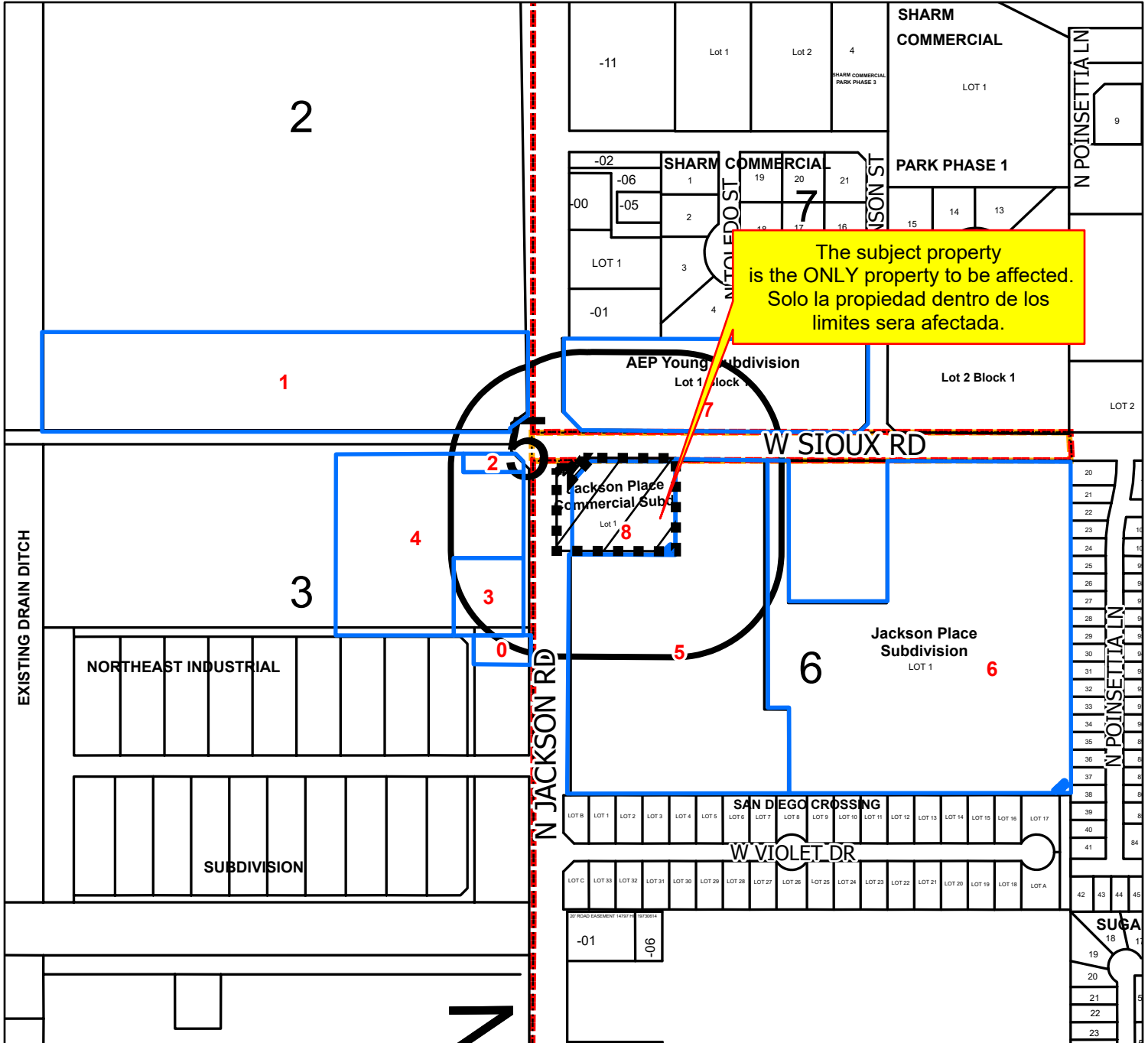
- | | | |
|---------------------------------------|-------------------|--------------------------|
| Pharr City Limit | Mobile Home | Heavy Industrial |
| 300 ft. Notification Buffer | Townhouse | Limited Industrial |
| Notified Properties | HUD Code | Neighborhood Commercial |
| Location | Rail Road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

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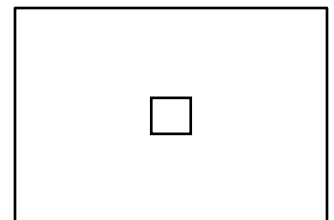
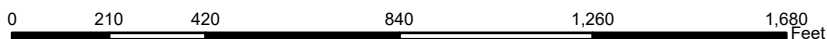
RADIUS



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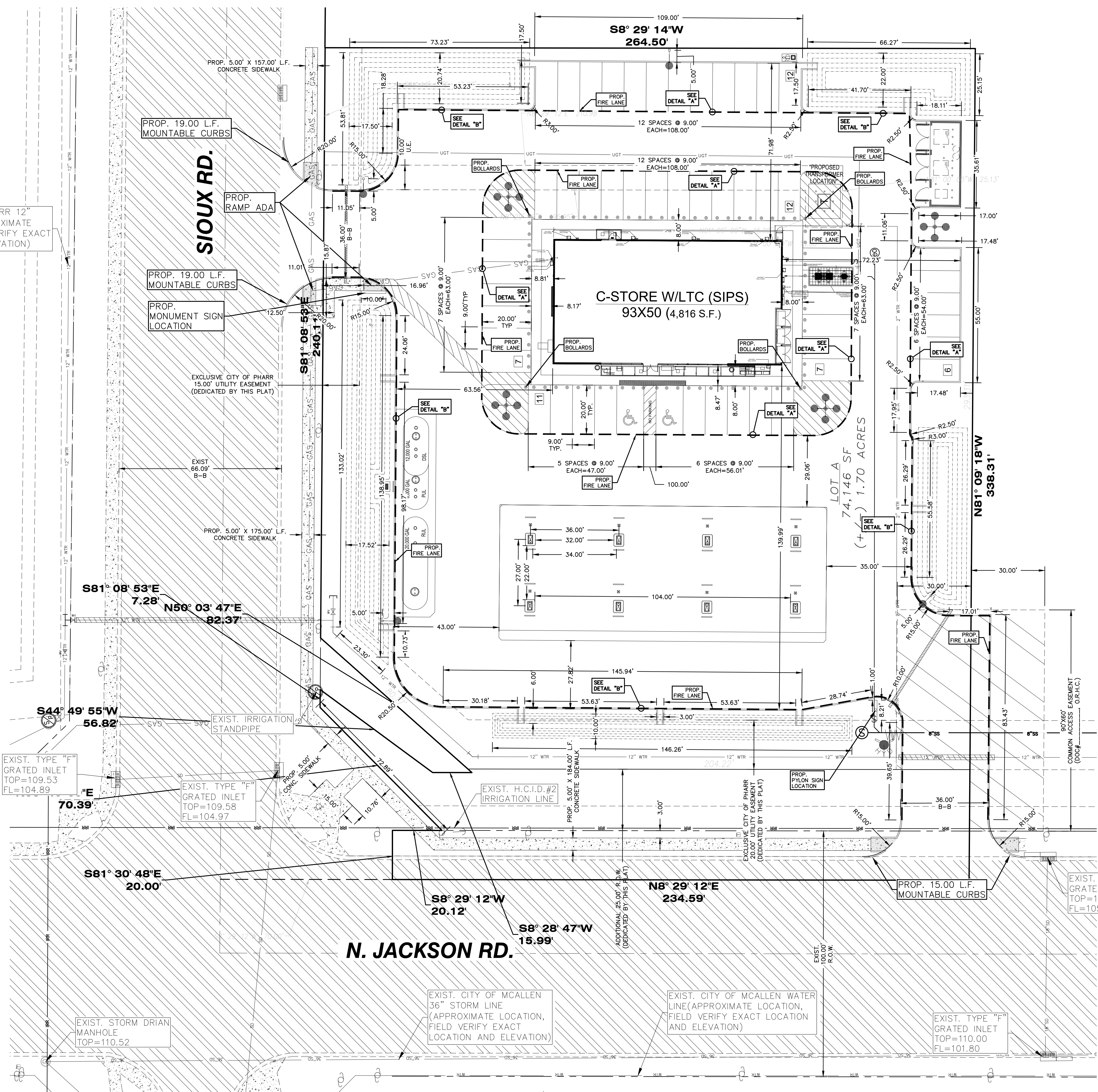
- Pharr City Limit
- 300 ft. Notification Buffer
- Notified Properties
- Location

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



Y:\RDE SUBDIVISIONS 2022\SUB 22.019 - TOMMY PHILLIPS - SIOUX RD COMMERCIAL DWG\SUB 22 019_RDE_SHT 5 DIMENSIONED LAYOUT.dwg R10DELTA 6/30/2025 5:13 PM

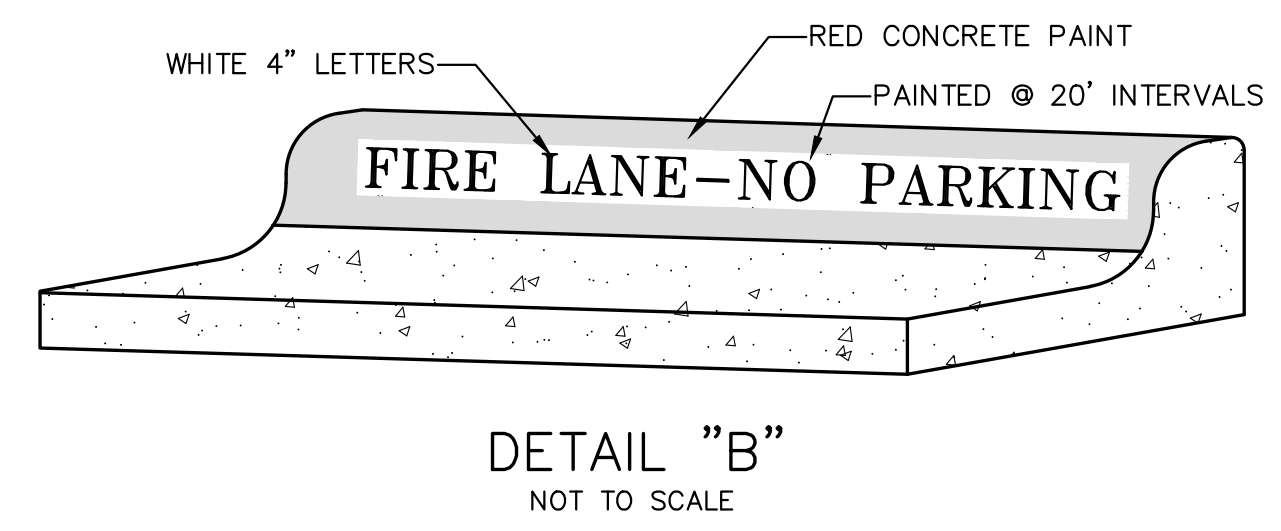
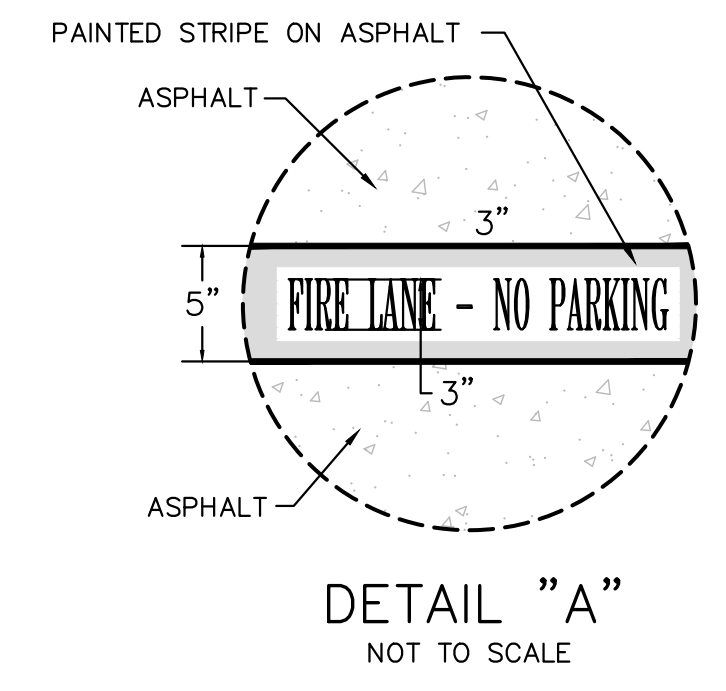
EXIST. CITY OF PHARR 12" WATER LINE (APPROXIMATE LOCATION, FIELD VERIFY EXACT LOCATION AND ELEVATION)



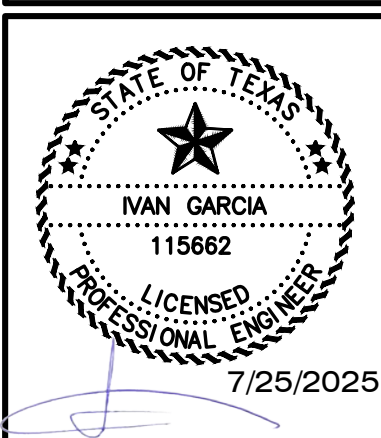
SCALE: 1" = 20'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS



RIO DELTA ENGINEERING
 FIRM REGISTRATION NO. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
PERMIT

DIMENSIONED LAYOUT
 LOT 1 - JACKSON PLACE COMMERCIAL
 CITY OF PHARR
 HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	Y.V
SCALE:	1"=20'
DATE:	MAY 2025
PROJECT:	SUB 22 019
REVISIONS:	
PAGE NO.:	C5



Pharr
Development Services



Site Photo
2800 NORTH JACKSON ROAD





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 04/27/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.1.

DATE SUBMITTED: April 22, 2026

MEETING DATE: May 4, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision. The property is legally described as being a 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of Lot 1, Block 2, Lowrie Subdivision, Hidalgo County, Texas. The property is located within the 600 Block of S. Cage Blvd. SUB#250618 - **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: AJZ Real Estate, LLC., representing Benjamin Zepeda, is requesting final plat approval of the proposed AJZ Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed AJZ Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 04/22/2026
Approved - 04/22/2026
Approved - 04/22/2026
Final Approval - 04/22/2026



MEMORANDUM

DATE: MONDAY, MAY 4, 2026
TO: MAYOR AND CITY COMMISSION
FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES
THROUGH: JONATHAN B. FLORES, CITY MANAGER
SUBJECT: AJZ SUBDIVISION SUBDIVISION
FILE NO. **SUB250618**

GENERAL INFORMATION

APPLICANT: AJZ Real Estate, LLC, representing Benjamin Zepeda is requesting final plat approval of the proposed AJZ Subdivision Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 0.22 acre tract of land, more or less, being the west 90-ft of the north 105.58-ft of lot 1, block 2, Lowrie subdivision, Hidalgo county, Texas

LOCATION: The property is located within the 600 Block of S. Cage Blvd.

ZONING: The property is currently zoned Office Professional District (O-P). The adjacent zones are Office Professional District (O-P) to the north and west and Single Family Residential District (R-1) to the east and General Business District (C) to the south. The property is designated for commercial use in the Land Use Plan.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed AJZ Subdivision, subject to the following conditions:

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat of the proposed AJZ Subdivision at their meeting on 04/16/2026.

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: AJZ SUBDIVISION

In compliance.

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



Pharr
Innovation & Technology



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

STAFF REVIEW MEETING FOR: AJZ SUBDIVISION

Pharr Connect IT Department requirements have been meet.

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: AJZ SUBDIVISION

In compliance.

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: AJZ SUBDIVISION

In compliance.

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: AJZ SUBDIVISION

In compliance.

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: AJZ SUBDIVISION

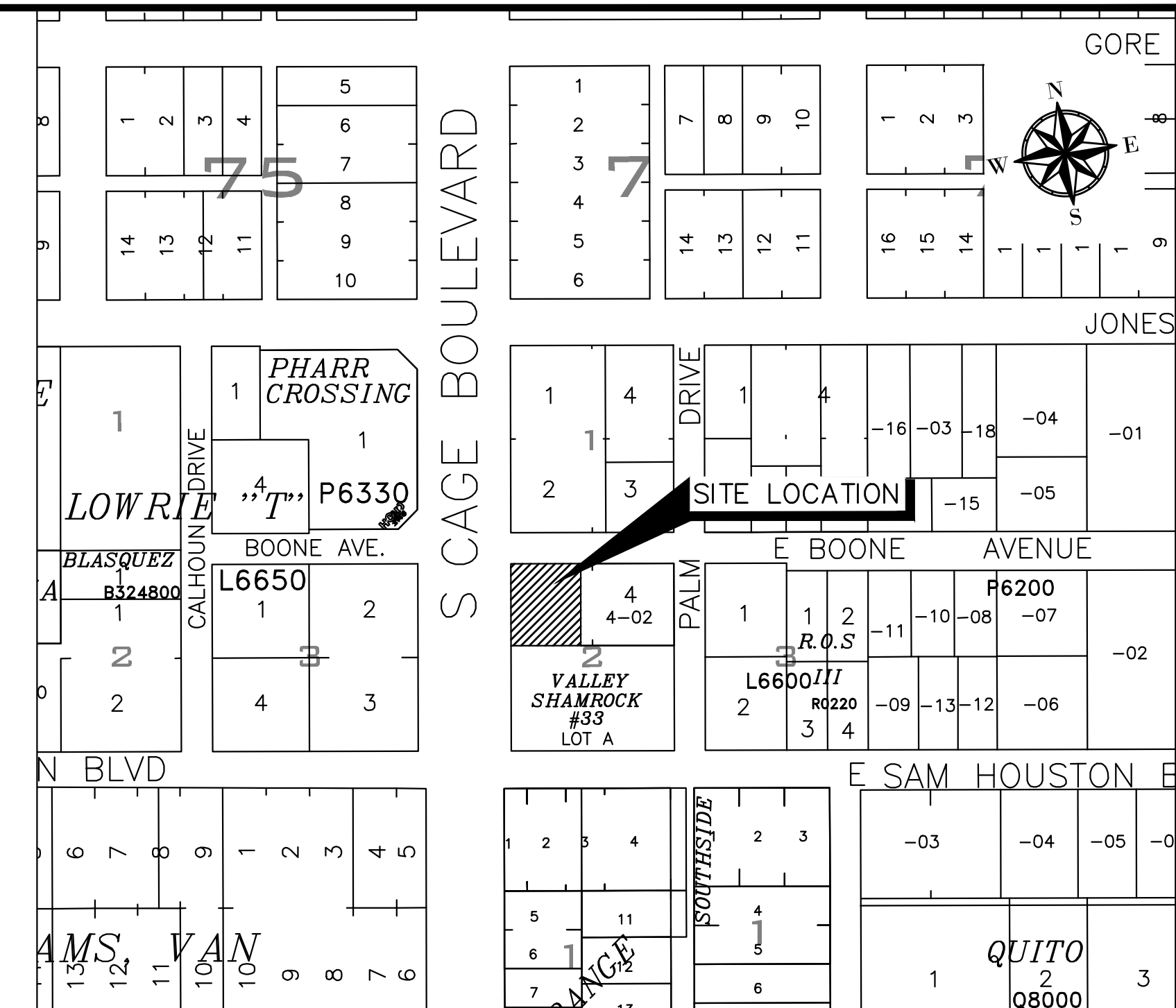
In compliance.

AJZ SUBDIVISION

BEING A REPLAT OF A 0.22 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90.00 FEET OF THE NORTH 105.58 FEET OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 11, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0425C REVISED: NOVEMBER 16, 1982
- CITY OF PHARR BENCHMARK NO. 40 100' S. OF SOUTHWEST CORNER OF CAGE BLVD. AND SAM HOUSTON BLVD. VERTICAL DATUM NGVD 1988. NORTHING: 16593593.187 EASTING: 1087438.540 ELEVATION: 110.72
- SETBACKS AS PER CITY OF PHARR ORDINANCE.
- MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
- NO STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.62 ACRES AND A VOLUME OF 1.40 ACRE-FT 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 PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS DEVELOPMENT.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING 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.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF PHARR ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- ALL DESIGNED WATERLINES SHALL BE MINIMUM OF EIGHT (8) INCHES FOR RESIDENTIAL AND EIGHT-TWELVE (8-12) INCHES IN DIAMETER FOR COMMERCIAL AND TWELVE (12) INCHES OR BETTER FOR INDUSTRIAL AREAS, UNLESS FIRE FLOW REQUIRES LARGER LINES FOR COMMERCIAL AREAS. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA..
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF THE SUBDIVISION.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG BOONE AVE. AND CAGE BLVD. WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 0.22 OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 90.00 FEET OF THE NORTH 105.58 FEET OF LOT 1, BLOCK 2, LOWRIE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 11, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THE CERTAIN TRACT II DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1114208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

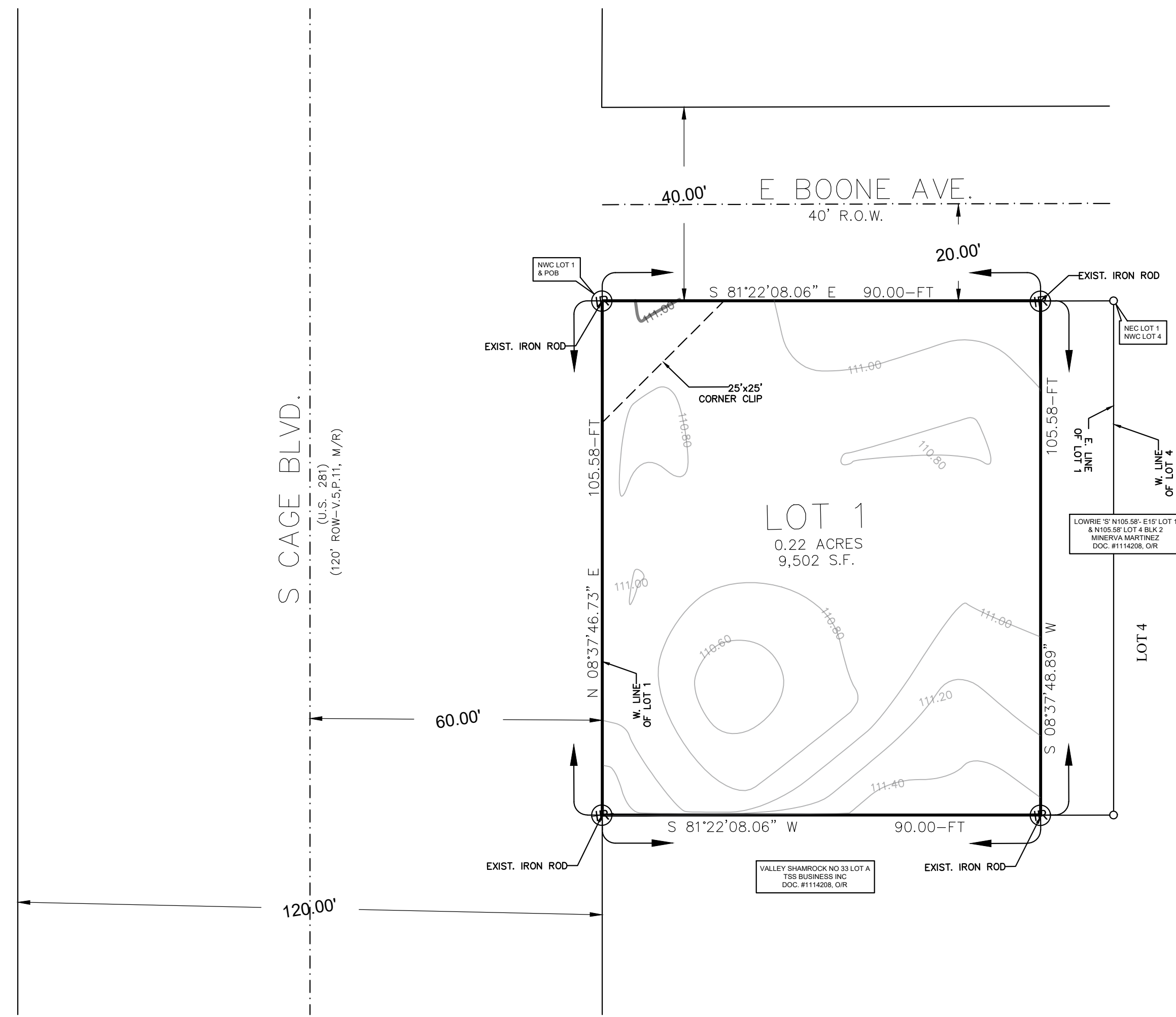
BEGINNING AT A FOUND ONE-HALF (1/2) INCH IRON PIPE AT THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. 281) AND THE SOUTH RIGHT OF WAY LINE OF E. BOONE AVE. BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 TO A FOUND ONE-HALF (1/2) INCH IRON ROD FOR THE NORTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 81°22'08.06" EAST A DISTANCE OF 90.00 FEET ALONG THE SAID SOUTH RIGHT OF WAY LINE OF E. BOONE AVE. ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 2 TO A FOUND ONE-HALF (1/2) INCH IRON ROD FOR THE NORTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 08°37'48.89" WEST A DISTANCE OF 105.58 FEET PARALLEL TO THE WEST LINE OF SAID LOT 1, BLOCK 2 AND ALONG THE WEST LINE OF MINERVA MARTINEZ RESIDUE OF TRACT II (DOC. #1114208, O/R) TO A FOUND ONE-HALF (1/2) INCH IRON ROD ON THE NORTH LINE OF VALLEY SHAMROCK NO.33 SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 6A, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HERE IN DESCRIBED TRACT;

THENCE SOUTH 81°22'08.06" WEST A DISTANCE OF 90.00 FEET ALONG SAID NORTH LINE OF SAID VALLEY SHAMROCK NO.33 SUBDIVISION TO A FOUND ONE-HALF (1/2) INCH IRON ROD ON SAID EAST RIGHT OF WAY LINE OF S.CAGE BLVD. (U.S. 281) ALSO BEING THE WEST LINE TO SAID LOT 1, BLOCK 2, AND ALSO BEING THE NORTHWEST CORNER OF SAID VALLEY SHAMROCK NO.33 SUBDIVISION, FOR THE SOUTHWEST CORNER OF HERE IN DESCRIBED TRACT;

THENCE NORTH 08°37'46.73" EAST A DISTANCE OF 105.58 FEET ALONG SAID EAST, RIGHT OF WAY LINE OF S. CAGE BLVD. (U.S. 281) ALSO BEING THE WEST LINE OF SAID LOT 1, BLOCK 2, TO THE POINT OF BEGINNING AND CONTAINING 0.22 OF AN ACRE (9,502 SQUARE FEET) OF LAND, MORE OR LESS.



APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS THE _____ DAY OF _____, 20____, 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, THE UNDERSIGNED MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

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 TEX. WATER CODE § 49.21(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. 1

RAUL SESIN, P.E., R.P.L.S.
GENERAL MANAGER, HCCD NO. 1

THIS PLAT IS HEREBY APPROVED BY 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

I, (WE), BENJAMIN ZEPEDA THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE AJZ SUBDIVISION AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC AND PRIVATE (AS DESIGNATED BY PLAT) ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

BENJAMIN ZEPEDA
2102 FUENTE DE GOZO
EDINBURG, TX

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

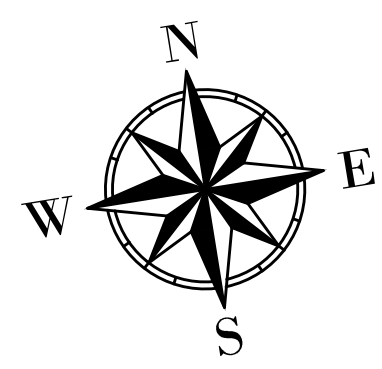
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: BENJAMIN ZEPEDA	2102 FUENTE DE GOZO	EDINBURG, TX. 78539	(956)607-1821
ENGINEER: SEBASTIAN SALINAS	3321 LAGO SUPERIOR	EDINBURG, TX. 78542	(956)239-7938
SURVEYOR: ART SALINAS	1524 DOVE AVENUE	MCALLEN, TX. 78504	(956)618-5540

NO.	SHEET	REVISION	DATE	APPROVED



LEGEND	
(⊙)	FOUND IRON ROD
(⊙)	SET IRON ROD W/ CAP
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SCALE: 1"=20'

SURVEY NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

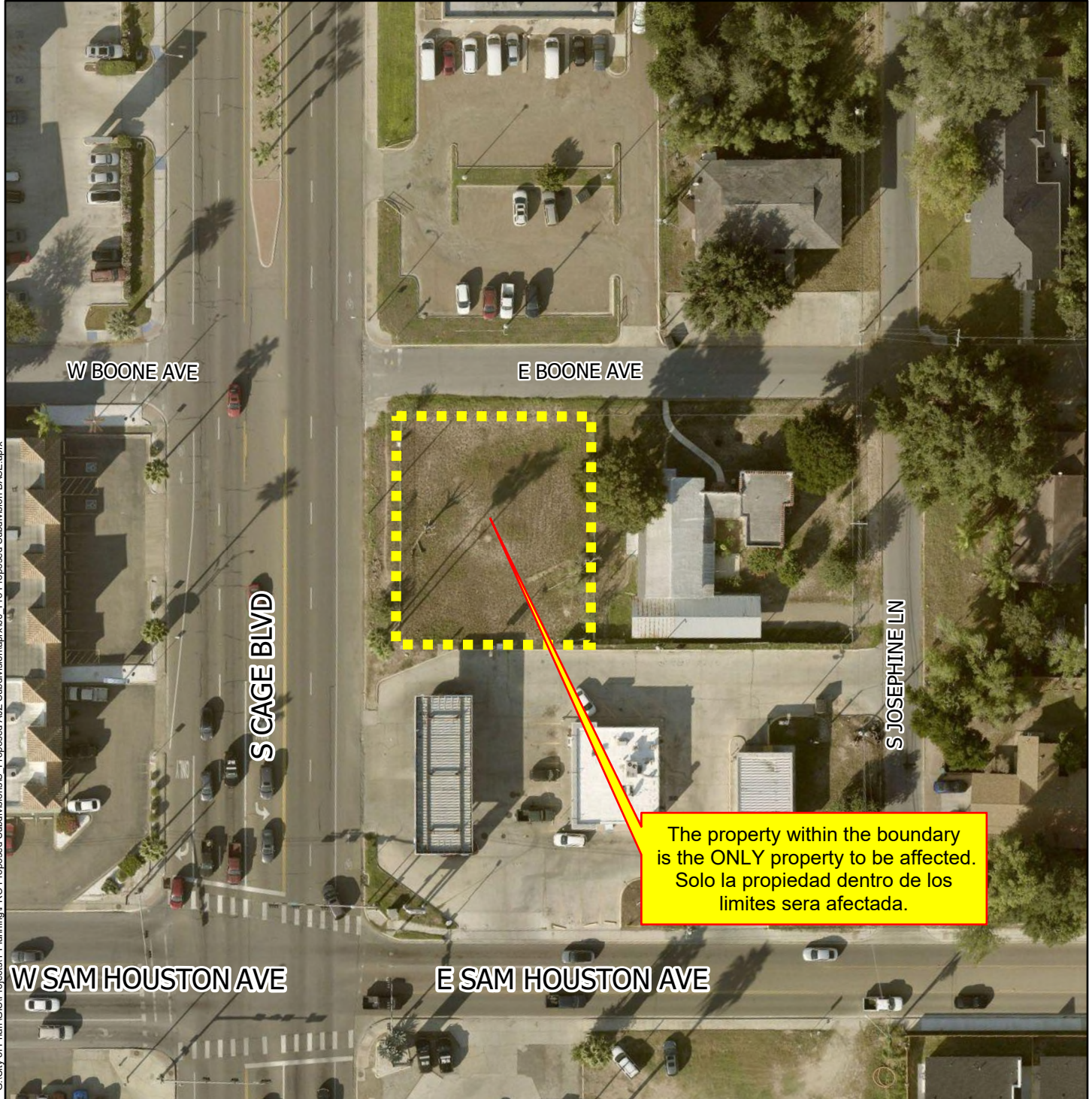
DATE OF PREPARATION: 07/06/2025

SSMV CONSTRUCTION
FIRM No. F-26274

3321 LAGO SUPERIOR
Edinburg Texas 78542

(956) 239-7938

Proposed Subdivision
 AJZ Subdivision
 Sebastian Salinas
 AERIAL



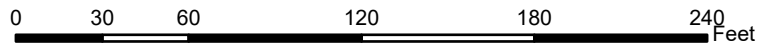
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S. Proposed AJZ Subdivision\aprx\00. Pro Proposed Subdivision BASE.aprx

- Subject Property
- Pharr City Limit

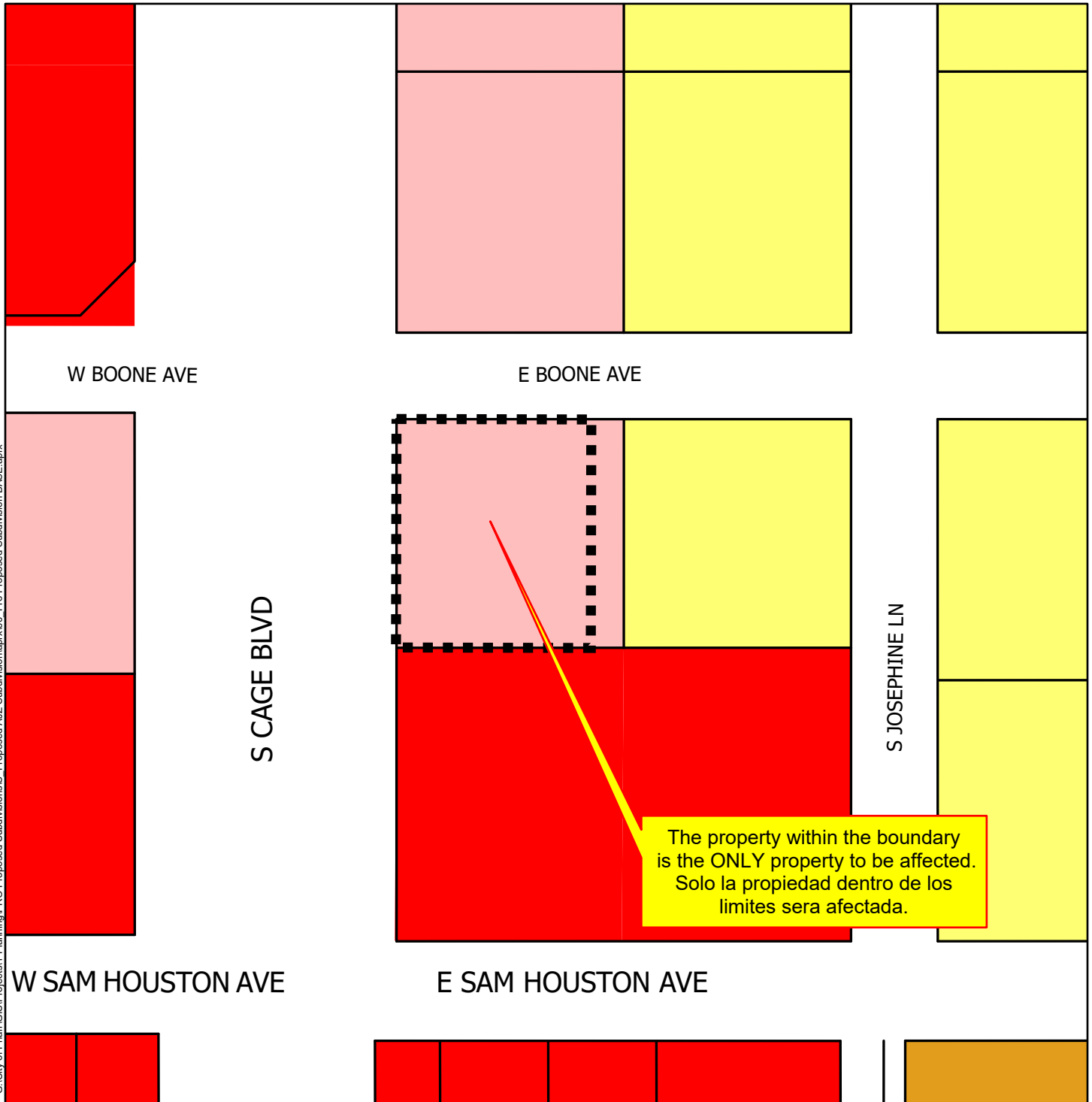
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:800



Date: 6/18/2025

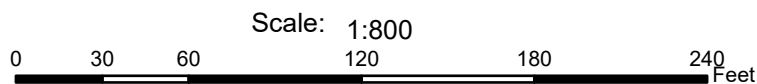
Proposed Subdivision
 AJZ Subdivision
 Sebastian Salinas
 ZONING



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

G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S. Proposed AJZ Subdivision\aprx\00. Pro Proposed Subdivision BASE.aprx

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





Pharr
Development Services



Site Photo

600 Block of S. Cage Blvd.





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.2.

DATE SUBMITTED: April 22, 2026

MEETING DATE: May 4, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. SUB#220618 - **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed ACME Square Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 04/22/2026

Approved - 04/22/2026

Approved - 04/22/2026

Final Approval - 04/22/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, MAY 04, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: ACME SQUARE SUBDIVISION
FILE NO. **SUB#220618**

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, Inc., representing Efrain Agustin, President for MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Minnesota Rd.

ZONING: The property is currently zoned Single Family Residential Estate District (R1-E). The adjacent zones are Agricultural Open/Space District (A-O) and Single Family Residential District (R-1) to the north, Single Family Residential District (R-1) to the east and west and General Business District (C) and Agricultural Open/Space District (A-O) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Single residential lots.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed ACME Square 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. North Alamo Water Supply Corporation. In compliance.

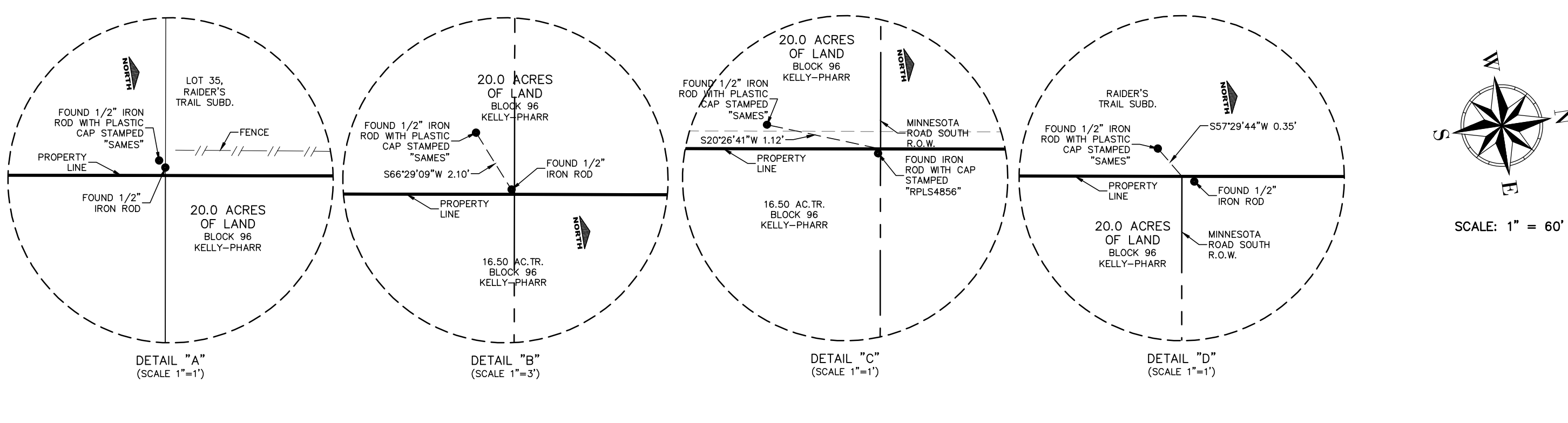
SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

PLANNING AND ZONING COMMISSION:

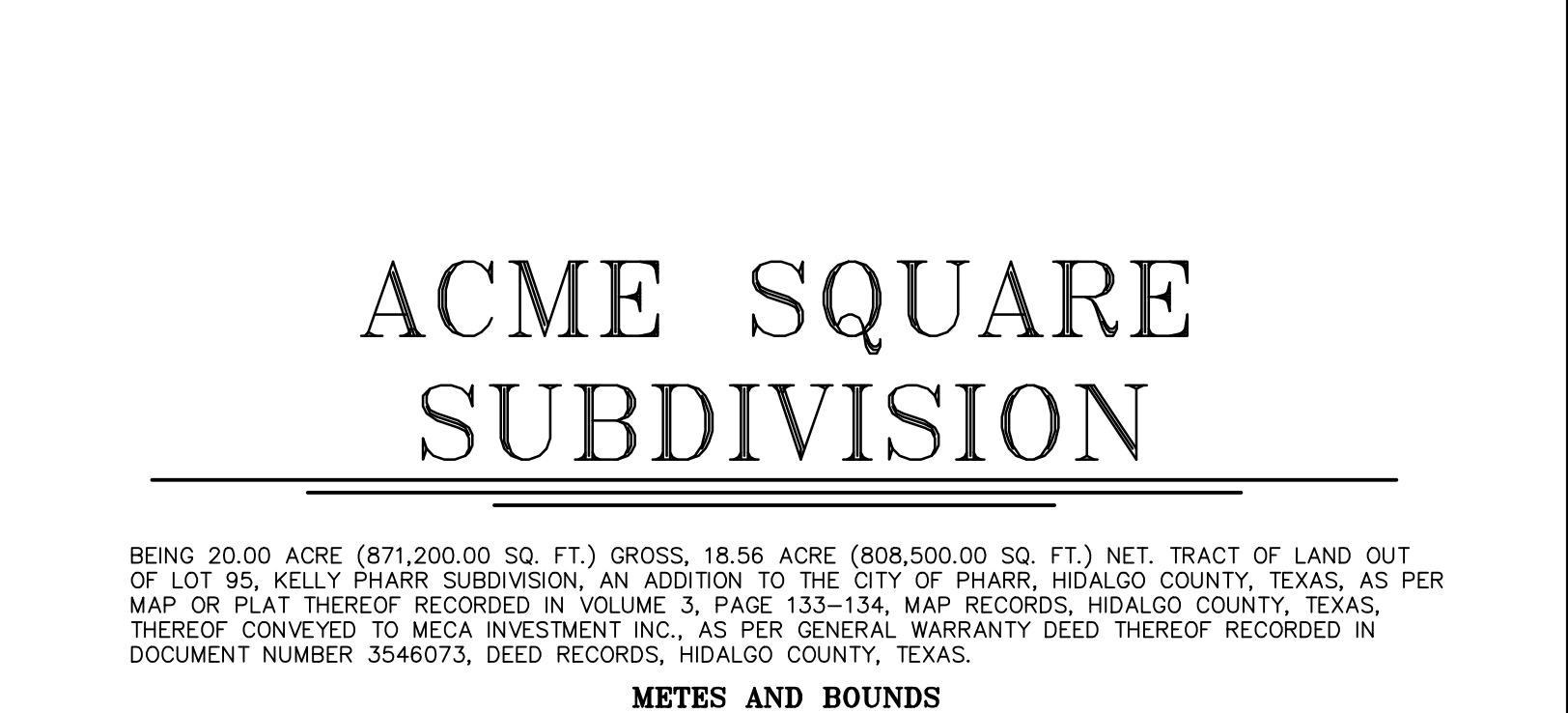
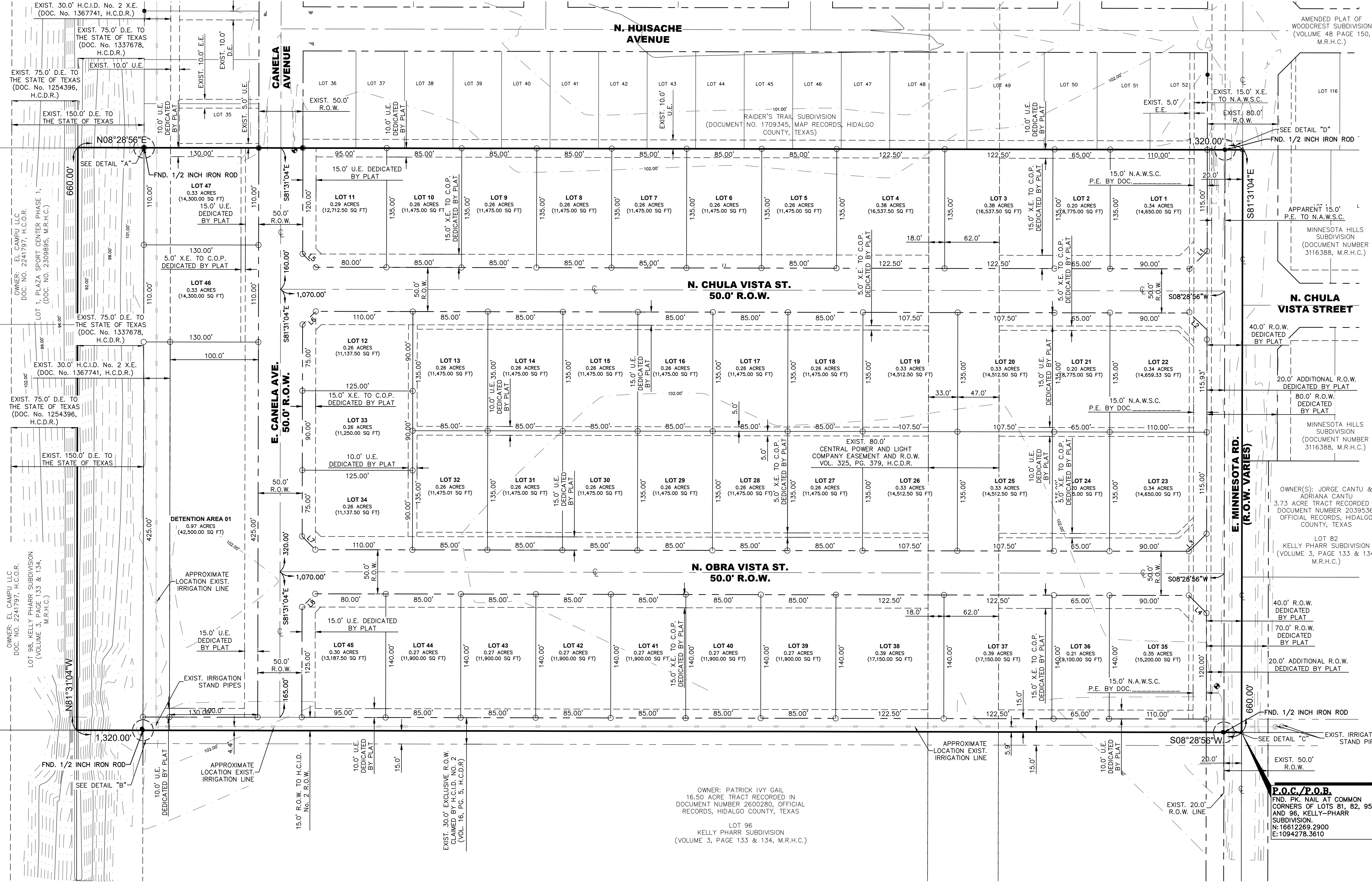
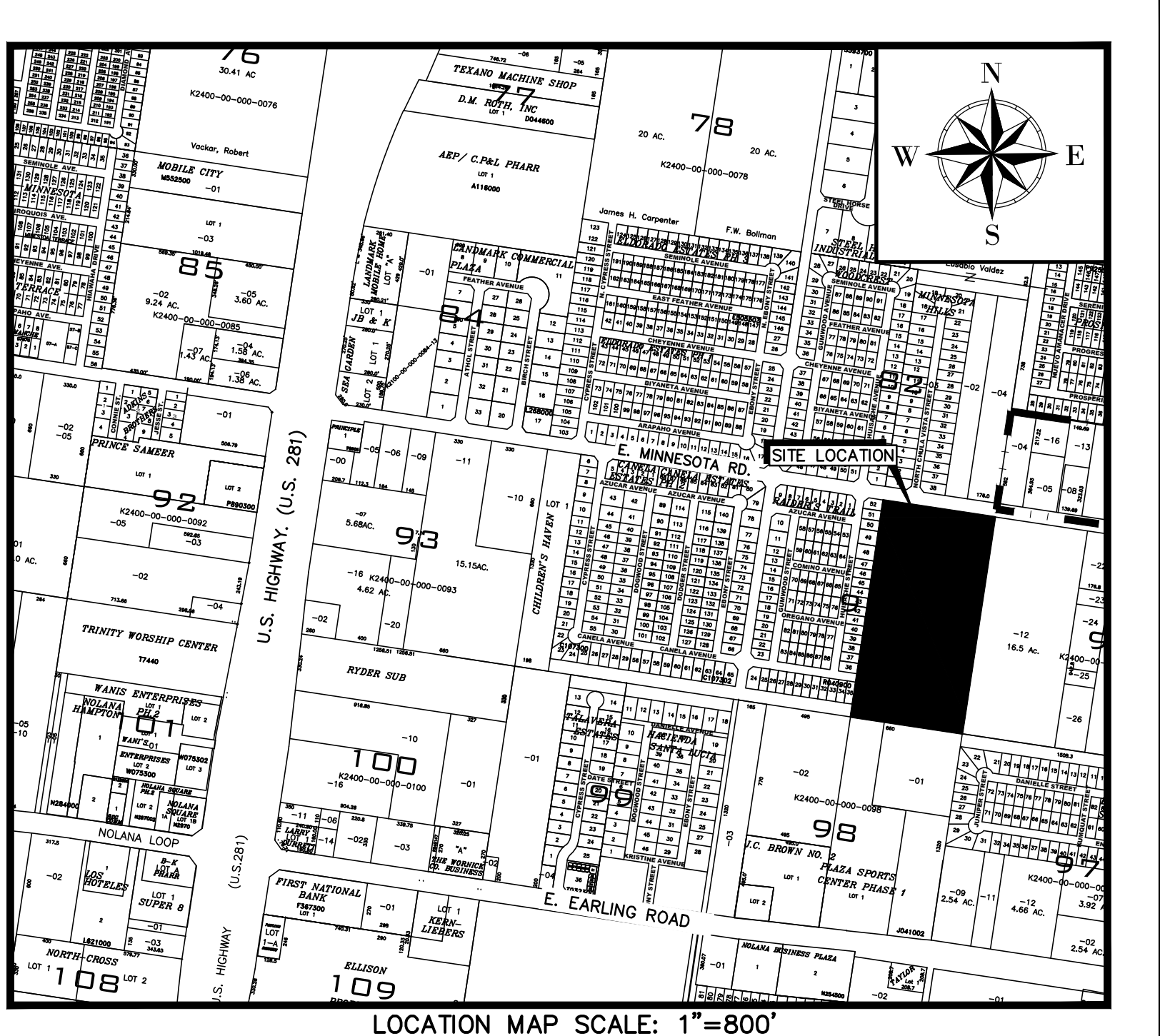
The Planning and Zoning Commission voted unanimously to approve final plat approval of the proposed ACME Square Subdivision at their meeting on April 16, 2026.



LEGEND	
●	FND. 1/2" IRON ROD W/ NO CAP.
○	SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊙	SET PK. NAIL
⊙	FND. 5/8" IRON ROD
⊙	FND. COTTON PICKER SPINDLE
⊙	SET COTTON PICKER SPINDLE
⊙	ON-SITE BENCHMARK
⊙	RIGHT OF WAY
⊙	FOUND
⊙	MAP RECORDS OF HIDALGO COUNTY
⊙	HIDALGO COUNTY OFFICIAL RECORDS
⊙	HIDALGO COUNTY IRRIGATION DISTRICT
⊙	NORTH ALAMO WATER SUPPLY CORPORATION
⊙	CITY OF PHARR
⊙	POINT OF COMMENCEMENT
⊙	POINT OF BEGINNING
⊙	DRAINAGE EASEMENT
⊙	ELECTRICAL EASEMENT
⊙	UTILITY EASEMENT
⊙	PERPETUAL EASEMENT
⊙	EXCLUSIVE PERPETUAL EASEMENT
⊙	EXISTING
⊙	PROPOSED

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET. GRID BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.



METES AND BOUNDS

BEING 20.00 ACRES (871,200.00 SQ. FT.) GROSS, 18.56 ACRES (808,500.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 95, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MECA INVESTMENT INC., AS PER GENERAL WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 3546073, DEED RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A FOUND PK NAIL FOR THE COMMON CORNER OF LOTS 81, 82, 95, AND 96, OF SAID KELLY PHARR SUBDIVISION, AND FOR THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND A 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, RECORDED IN DOCUMENT NUMBER 2600280, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE CENTERLINE OF E. MINNESOTA ROAD (RIGHT OF WAY VARIES), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094278.3610 Y = 16612269.2900)

THENCE, SOUTH 08 DEG. 28 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE COMMON LINE FOR LOT 95 AND 96, OF SAID KELLY PHARR SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SAMES" WHICH BEARS SOUTH 20 DEG. 26 MIN. 41 SEC. WEST, A DISTANCE OF 1.12 FEET, CONTINUING TO A DISTANCE OF 1245.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" WHICH BEARS SOUTH 66 DEG. 29 MIN. 09 SEC. WEST A DISTANCE OF 2.10 FEET, PASSING THE NORTH LINE OF A 75.00 FEET DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 1337678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOTS 95, 96, 97, AND 98, OF SAID KELLY PHARR SUBDIVISION, AND THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE NORTHEAST CORNER OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPULU LLC, RECORDED IN DOCUMENT NUMBER 2241797, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 31 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE NORTH LINE OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONTINUING TO A DISTANCE OF 459.55 FEET PASSING THE EAST LINE OF LOT 1, PLAZA SPORT CENTER PHASE 1, RECORDED IN DOCUMENT NUMBER 2309895, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1, OF SAID PLAZA SPORT CENTER PHASE 1, AND THE EAST LINE OF RAIDER'S TRAIL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 1709345, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 28 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE EAST LINE OF SAID RAIDER'S TRAIL SUBDIVISION, AT A DISTANCE OF 75.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE NORTH LINE OF SAID DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING TO A DISTANCE OF 205.00 FEET PASSING THE NORTHEAST CORNER OF LOT 35, OF SAID RAIDER'S TRAIL SUBDIVISION, AND SOUTH RIGHT OF WAY LINE OF E. CANELA AVENUE (HAVING A 5.00 FEET RIGHT OF WAY) CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT 36 OF SAID RAIDER'S TRAIL SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID CANELA AVENUE, CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTH RIGHT OF WAY LINE SAID MINNESOTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND PK NAIL, FOR THE COMMON CORNER SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID RAIDER'S TRAIL SUBDIVISION, AND THE SOUTH LINE OF MINNESOTA HILLS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3116388, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID E. MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO CANTU JORGE AND ADRIANAM RECORDED IN DOCUMENT NUMBER 2039536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 484.00 FEET PASSING THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO ALANIS SANTIAGO AND DIVINA RECORDED IN DOCUMENT NUMBER 3250075, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MECA INVESTMENT INC.	5009 N. CYPRESS STREET	PHARR, TEXAS 78516	(956) 404-5818	
OWNER: EFRAIN AGUSTIN - PRESIDENT				
ENGINEER: SAUL D. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

SAMES 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883
 TEX. REG. ENGINEERING FIRM F-10602
 TEX. REG. SURVEYING FIRM No. 101416-00

SHEET: 01 OF 02
 DATE OF PREPARATION: March 2026
 REGISTRATION # F-10602

GENERAL NOTES:

- 1. FLOOD ZONE CLASSIFICATION: "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR 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 OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: DATE: NOVEMBER 16, 1982
- 2. BENCHMARK: CITY OF PHARR BM#61, A FOUND ALUMINUM DISK MONUMENT, LOCATED APPROXIMATELY 1,341 FEET EAST FROM THE NORTHEAST CORNER OF ACME SQUARE SUBDIVISION, LYING ON THE NORTH R.O.W. OF E. MINNESOTA ROAD, HAVING A COORDINATE OF N:16612085.5830 E:1095606.3830 AND A ELEVATION OF 102.293'
- 3. MINIMUM SETBACKS PER CITY ORDINANCE.
- 4. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
- 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.77-ACRES AND A VOLUME OF 4.67-ACRE FEET (203,676 CUBIC 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 HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- 8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- 9. A 5' SIDEWALK WITH ADA RAMPS AND LANDING SHALL BE CONSTRUCTED ALONG THE FRONT OF RESIDENTIAL LOTS AT THE ISSUANCE OF A BUILDING PERMIT.
- 10. A 5' WITH ADA RAMPS AND LANDING ALONG W. MINNESOTA RD. WILL BE CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- 11. NO DRIVEWAYS SHALL BE PERMITTED FOR LOTS ALONG E. MINNESOTA RD.
- 12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 13. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- 14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- 15. OWNER(S) AND/OR HOA TO MAINTAIN R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION. PEDESTRIAN GATE MAY BE ALLOWED FOR MAINTENANCE OF PERIMETER.
- 16. OWNER(S) AND/OR HOA TO MAINTAIN DETENTION AREA.
- 17. CROSSINGS WITH HIDALGO COUNTY IRRIGATION DISTRICT No. 2' 30-FOOT EASEMENTS HAVE BEEN PERMITTED FOR WATER, STREET, AND STORM DRAIN. CROSSING PERMIT NUMBERS FOR EACH UTILITY ARE AS FOLLOWS: WATER (25-0421-002), STREET (25-0421-001), AND STORM DRAIN (22-1227-001).

SURVEY NOTES:

- 1. BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- 4. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
- 5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATED SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO LONG AS THE EASEMENT CONTINUED TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____

MECA INVESTMENTS, INC. DATE
EFRAIN AGUSTIN - PRESIDENT
5009 N. CYPRESS STREET
PHARR, TEXAS 78516
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **MECA INVESTMENT INC., EFRAIN AGUSTIN - PRESIDENT**, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE 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 PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:
DR. AMBROSIO HERNANDEZ DATE CITY CLERK DATE
MAYOR, CITY OF PHARR

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "ACME SQUARE SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND THOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MECA INVESTMENTS, INC. DATE
EFRAIN AGUSTIN - PRESIDENT
5009 N. CYPRESS STREET
PHARR, TEXAS 78516
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **MECA INVESTMENT INC., EFRAIN AGUSTIN - PRESIDENT**, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE 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 PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

**PLANNING & ZONING
COMMISSION CERTIFICATION**

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

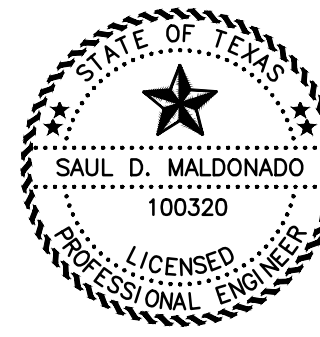
APPROVED THIS THE ____ DAY OF _____ 20____

DANNY WYLE
CHAIRMAN-PLANNING AND ZONING COMMISSION

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

SAUL D. MALDONADO NO. 100320 DATE



**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

SAMUEL DAVID MALDONADO, R.P.L.S. NO. 6027 DATE

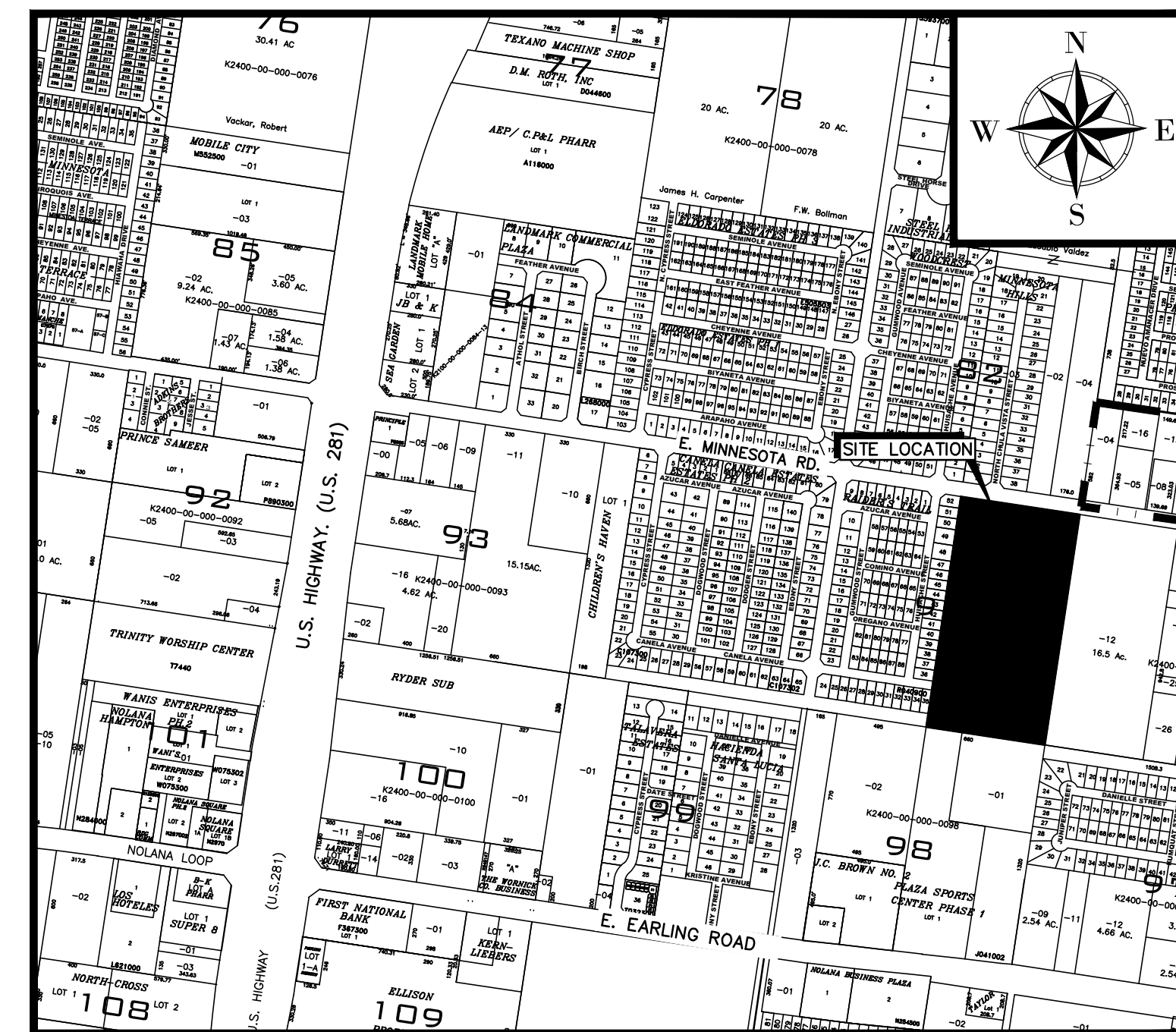


FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.



**ACME SQUARE
SUBDIVISION**

BEING 20.00 ACRE (871,200.00 SQ. FT.) GROSS, 18.56 ACRE (808,500.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 95, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MECA INVESTMENT INC., AS PER GENERAL WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 3546073, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) CONVEYED TO MECA INVESTMENT INC, RECORDED IN DOCUMENT NUMBER 3546073, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS, OUT OF LOT 95, KELLY PHARR SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.00 ACRES OF LAND (871,200.00 SQUARE FEET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND PK NAIL FOR THE COMMON CORNER OF LOTS 81, 82, 95, AND 96, OF SAID KELLY PHARR SUBDIVISION, AND FOR THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND A 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, RECORDED IN DOCUMENT NUMBER 2600280, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE CENTERLINE OF E. MINNESOTA ROAD (RIGHT OF WAY VARIES), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094278.3610 Y = 16612269.2900)

THENCE, SOUTH 08 DEG. 28 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE COMMON LINE FOR LOT 95 AND 96, OF SAID KELLY PHARR SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED 'RPLS 4856' FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'SAMES' WHICH BEARS SOUTH 20 DEG. 26 MIN. 41 SEC. WEST, A DISTANCE OF 1.12 FEET, CONTINUING TO A DISTANCE OF 1245.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'SAMES' WHICH BEARS SOUTH 66 DEG. 29 MIN. 09 SEC. WEST A DISTANCE OF 2.10 FEET, PASSING THE NORTH LINE OF A 75.00 FEET DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 1337678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL OF DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOTS 95, 96, 97, AND 98, OF SAID KELLY PHARR SUBDIVISION, AND THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE NORTHEAST CORNER OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC, RECORDED IN DOCUMENT NUMBER 2241797, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 31 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE NORTH LINE OF SAID 20.0 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, CONVEYED TO EL CAMPU LLC. AT A DISTANCE OF 459.55 FEET PASS THE EAST LINE OF LOT 1, PHARR SPORT CENTER PHASE 1, RECORDED IN DOCUMENT NUMBER 2309895, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1, OF SAID PHARR SPORT CENTER PHASE 1, AND THE EAST LINE OF RAIDER'S TRAIL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 1709345, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 28 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE EAST LINE OF SAID RAIDER'S TRAIL SUBDIVISION, AT A DISTANCE OF 75.00 FEET PASSING A FOUND IRON ROD FOR THE NORTH LINE OF SAID DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING TO A DISTANCE OF 205.00 FEET PASSING THE NORTHEAST CORNER OF LOT 35, OF SAID RAIDER'S TRAIL SUBDIVISION, AND SOUTH RIGHT OF WAY LINE OF E. CANELA AVENUE (HAVING A 50.0 FEET OF RIGHT OF WAY), CONTINUING TO A DISTANCE OF 255.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 36 OF SAID RAIDER'S TRAIL SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID CANELA AVENUE, CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTH RIGHT OF WAY LINE SAID MINNESOTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND PK NAIL, FOR THE COMMON CORNER SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID RAIDER'S TRAIL SUBDIVISION, AND THE SOUTH LINE OF MINNESOTA HILLS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3116388, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID E. MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

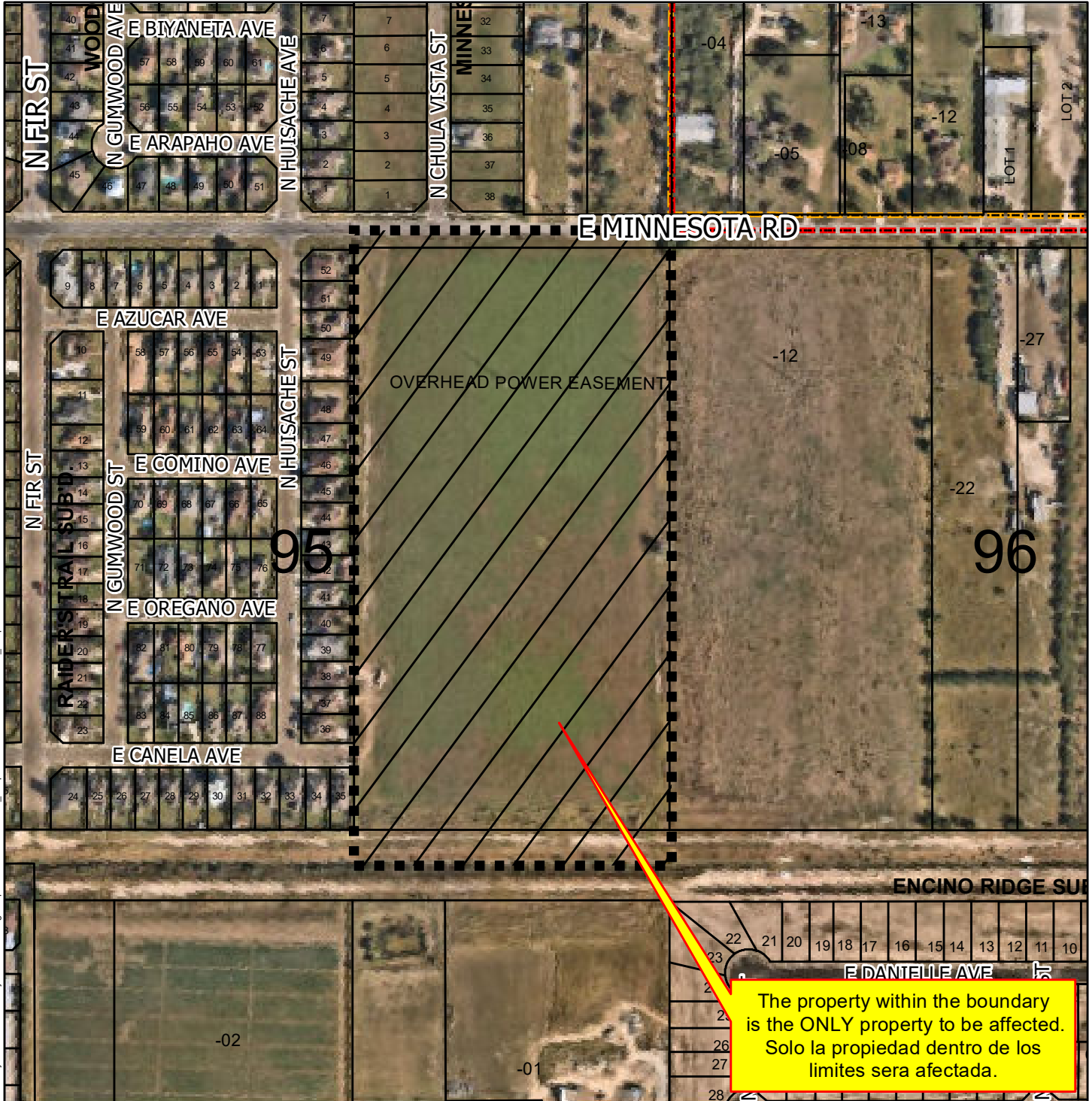
THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO CANTU JORGE AND ADRIANAM RECORDED IN DOCUMENT NUMBER 2039536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 484.00 FEET PASSING THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO ALANIS ESTANISLADO AND DIVINA RECORDED IN DOCUMENT NUMBER 3250075, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

SHEET: 02 OF 02
DATE OF PREPARATION: March 2026
REGISTRATION # F-10602

SAMES 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCALEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MECA INVESTMENT INC. EFRAIN AGUSTIN - PRESIDENT	5009 N. CYPRESS STREET	PHARR, TEXAS 78516	(956) 404-5818	
ENGINEER:	SAUL D. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	MCALEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. 10TH ST., SUITE 1500	MCALEN, TX 78501	(956) 702-8880	(956) 702-8883

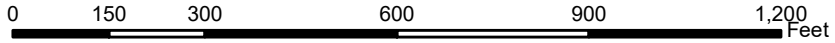


G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Acme Estates\MXD\IS - Proposed Base.mxd

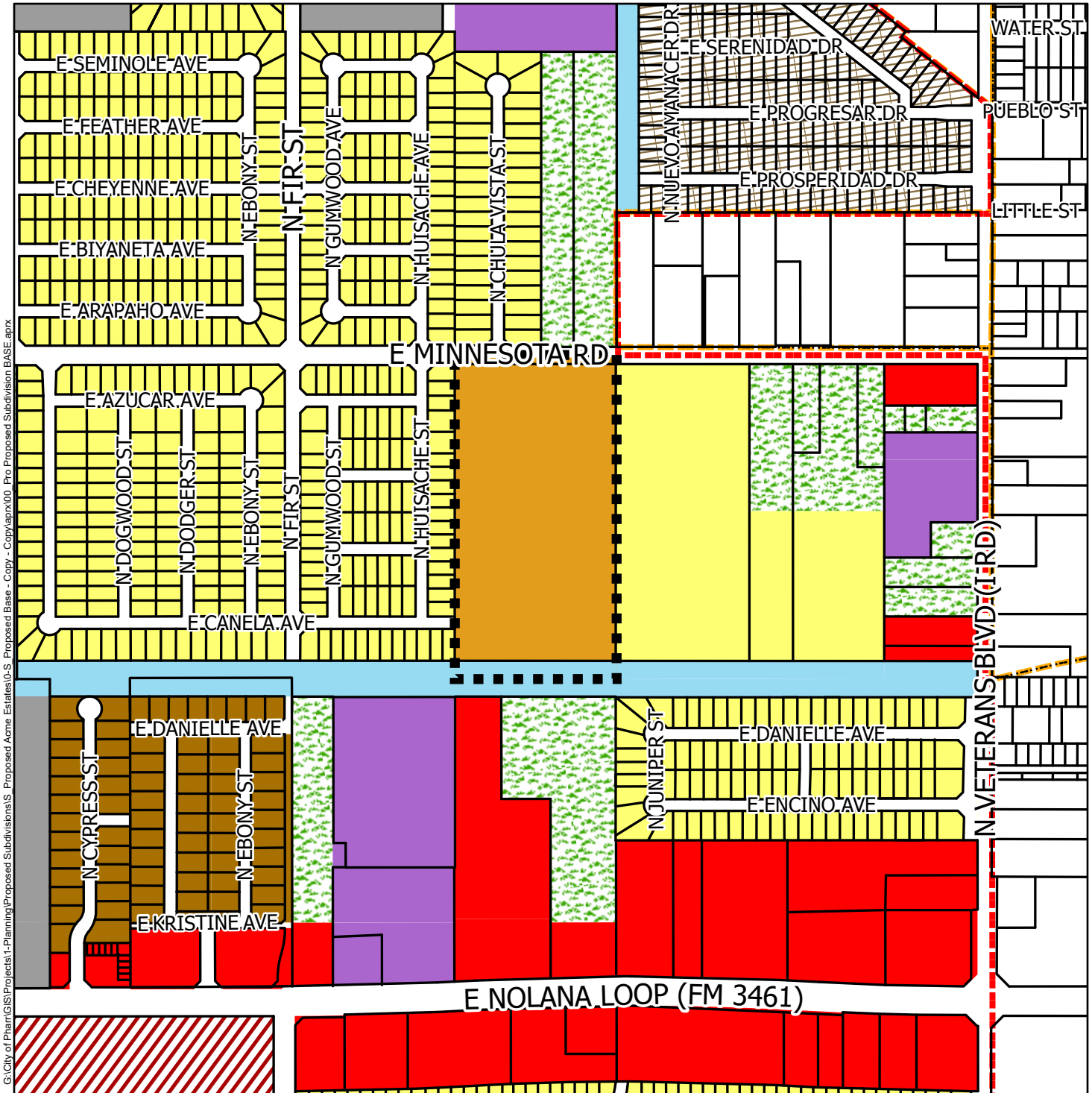
The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

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

Scale: 1 inch = 300 feet



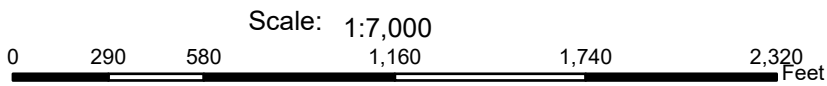
Proposed Subdivision
Acme Estates Subdivision
AERIAL



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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 |

City of Pharr, Texas
Engineering Department
956.702.5355



Date: 11/19/2025



Pharr
Development Services



Site Photo

1000 Block of East Minnesota Road.





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.3.

DATE SUBMITTED: April 22, 2026

MEETING DATE: May 4, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility. The property is legally described as being a 14.55 acre tract out of Lot 56, Kelly- Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of the amended plat of M. Palacios Subdivision and all of Altezza Subdivision. The property is located within the 1800 Block of N. IH 69C. SUB# 260309 - **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: Halff, representing City of Pharr, owner, is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends preliminary and final plat approval of the Pharr Multi-Use Facility.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez
Joe Garza
Roland Gomez
Melanie Cano

Created/Initiated - 04/22/2026
Approved - 04/22/2026
Approved - 04/22/2026
Final Approval - 04/22/2026



MEMORANDUM

DATE: MONDAY, MAY 4, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: PHARR MULTI-USE FACILITY SUBDIVISION
FILE NO. **SUB260309**

GENERAL INFORMATION

APPLICANT: Halff, representing City of Pharr is requesting preliminary and final plat approval of the proposed Pharr Multi-Use Facility Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 14.55 Acre Tract out of lot 156 Kelly-Pharr Subdivision of Porciones 66, 67, 69 and 70 and all of Amended plat of M Palacios subdivision and all of Altezza subdivision.

LOCATION: The property is located within the 1800 Block of N. IH 69C

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

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Pharr Multi-Use Facility 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 Pharr Multi-Use Facility at their meeting on Thursday, April 16, 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: PHARR MULTI-USE FACILITY

1. Verify the Point of Beginning on metes and bounds and placement on property.
2. On the 6 paragraph of the metes and bounds label the radius on the plat layout.
3. On the 8 paragraph of the metes and bounds label the add the dimension shown on the plat layout.
4. Add a curve table.
5. Add dimensions arrows for the bearings and distances.
6. Add 10 ft. easements for the fire hydrants.

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.

SITE PLAN

1. All proposed driveways and sidewalks are within Tx Dot ROWs and will require a permit for construction. Inspection of sidewalks and driveways shall be conducted by Tx Dot representatives. Any unused existing driveways shall be closed off with reinforced curb and gutter. A permit from TX Dot shall be required to be acquired prior to installation.
2. Include a trip generation estimate.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. Drainage layout may be reviewed at the time of the building permit phase.
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.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).
- STANDARD REQUIREMENTS
- PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to

flange).

- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards internal street and into nearest storm infrastructures.
- SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.

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: PHARR MULTI-USE FACILITY

approved for Subdivision Process

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

•It is recommended that all Storm pipes crossing through streets be RCP instead of HP or HDPE.

•Have all BMP's installed prior to any earthwork disturbance.

•Must submit a copy for review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must have 1 hard copy of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) on site. n•It is recommended that all Storm pipes crossing through streets be RCP instead of HP or HDPE.

•Have all BMP's installed prior to any earthwork disturbance.

•Must submit a copy for review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must have 1 hard copy of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) on site.

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



Pharr
Innovation & Technology



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

STAFF REVIEW MEETING FOR: PHARR MULTI-USE FACILITY

This letter serves to confirm that the site plan review for SUB260309 is approved. The submitted plans meet all applicable requirements, and no deficiencies have been identified.

From: jbs_hcid2@att.net
To: [Eddie Martinez](#)
Cc: "[Javier Lopez](#)"
Subject: RE: Subdivision preliminary plan review PHARR MULTI-USE FACILITY of Lot 156 K-P SUBD.
Date: Monday, April 6, 2026 12:06:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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

Hello Eddie,

H.C.I.D. No. 2 initial reservations, comments and updates for the proposal:

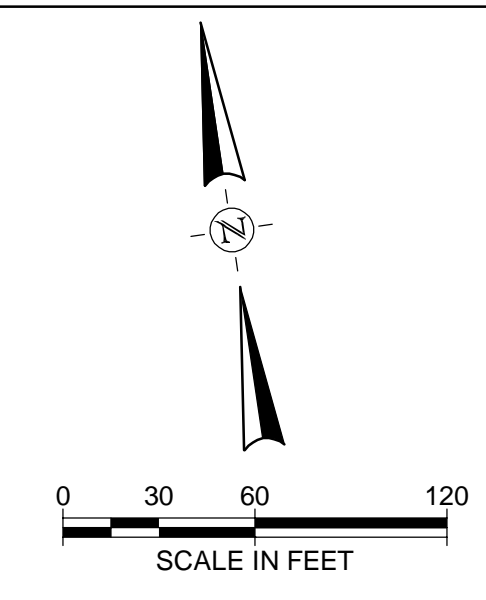
1. We have the general r.o.w. covering all the lot. v. 26, pg. 234.
2. Plat will need to extend the 30' EXCLUSIVE H.C.I.D. No. 2 IRRIGATION EASEMENT north of the development.
3. In the P.O.C. label, add reference to the northwest corner Lot 156, Kelly-Pharr Subdivision.
4. Add plat note: A permit is required for any utility service crossing a H.C.I.D. No. 2 rights of way, easement or facility.
5. If the Subdivision is to be excluded from the District, a Petition for Exclusion form is available at the District's office.

If there are any questions or concerns, please advise.

Thank you.

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

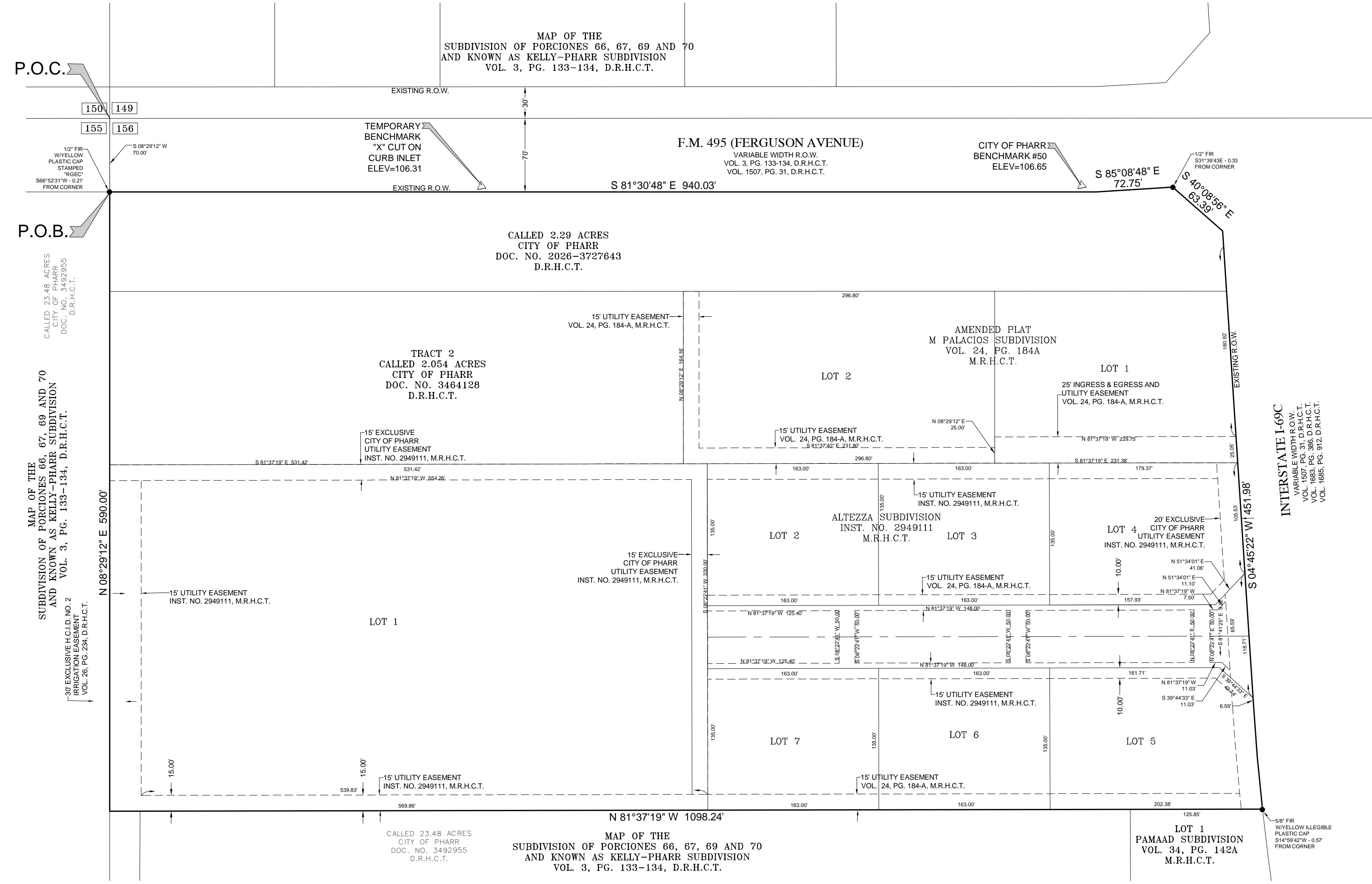
From: Eddie Martinez <eddie.martinez@pharr-tx.gov>
Sent: Thursday, April 2, 2026 2:08 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; Lucas.Pena@txdot.gov
Subject: RE: Subdivision preliminary plan review



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



LOCATION MAP
1"=500'



P.O.C.
150
149
155
156
12" FIR W/YELLOW PLASTIC CAP STAMPED "HALFF" 566°52'31" W - 0.21' FROM CORNER

P.O.B.
CALLED 23.48 ACRES CITY OF PHARR DOC. NO. 3492955 D.R.H.C.T.

MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70 AND KNOWN AS KELLY-PHARR SUBDIVISION VOL. 3, PG. 133-134, D.R.H.C.T.

30' EXCLUSIVE H.C.D. NO. 2 IRRIGATION/EASEMENT VOL. 26, PG. 294, D.R.H.C.T.

15' EXCLUSIVE CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

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15' EXCLUSIVE CITY OF PHARR UTILITY EASEMENT INST. NO. 2949111, M.R.H.C.T.

VACATE ALTEZZA SUBDIVISION, INST. 2949111
VACATE AMENDED PLAT M PALACIOS SUBDIVISION, VOL. 24, PG. 184A, M.R.H.C.T.

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

PRELIMINARY
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASE DATE:
3/30/2026
FOR REVIEW & COMMENT

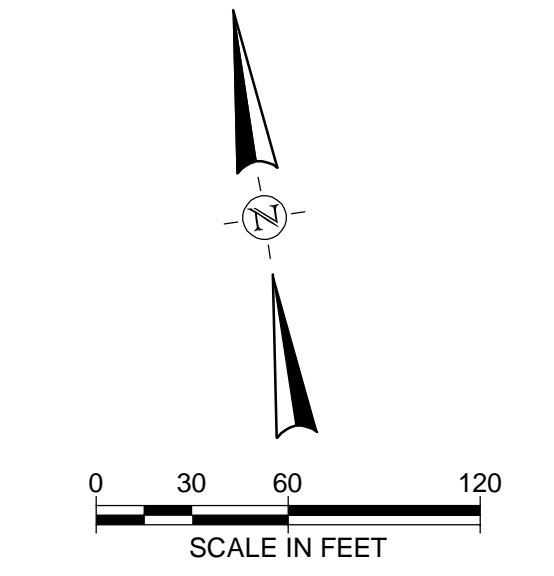
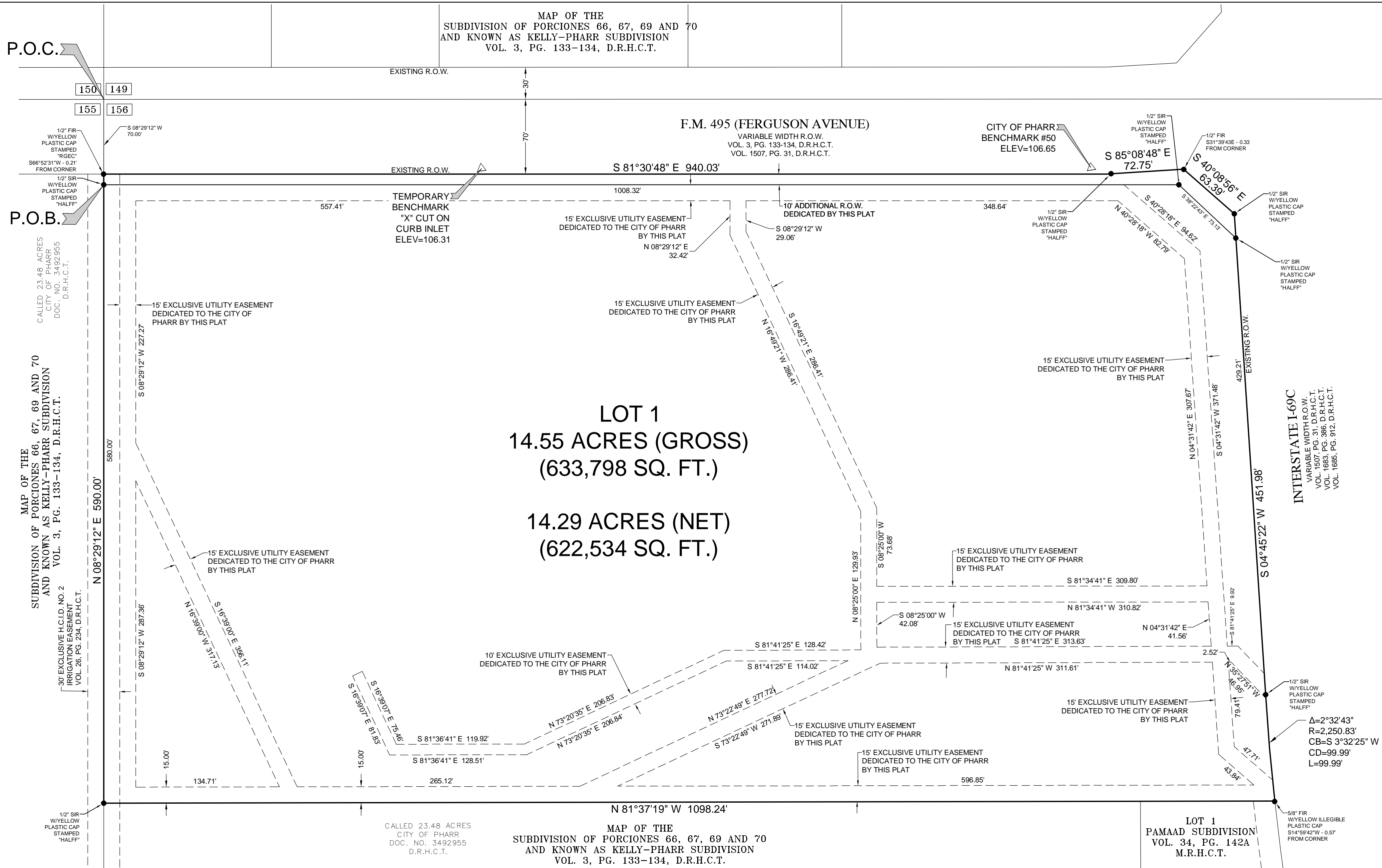


FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS
OWNER: CITY OF PHARR 118 S. CAGE BLVD. PHARR, TX 78577 (956) 402-4100
ENGINEER: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286
SURVEYOR: HALFF ASSOCIATES, INC. 5000 W. MILITARY STE. 100 MCALLEN, TX 78503 (956) 664-0286





LOCATION MAP
1"=500'

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

Dr. Jonathan B. Flores, Ed.D.
City Manager
City of Pharr
118 S. Cage Blvd.
Pharr, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

Notary public
Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF HIDALGO:

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

Ambrosio Hernandez
Mayor, City of Pharr

City Clerk

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

**PRELIMINARY PLAT
PHARR MULTI-USE FACILITY**
A 14.55 ACRE TRACT
OUT OF LOT 156
KELLY-PHARR SUBDIVISION
OF PORCIONES 66, 67, 69 AND 70
AND ALL OF AMENDED PLAT OF
M PALACIOS SUBDIVISION AND
ALL OF
ALTEZZA SUBDIVISION
SITUATED IN THE
CITY OF PHARR,
HIDALGO COUNTY, TEXAS
BY



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78203-7446
TEL: (956) 664-0286
TBPELS SURVEYING FIRM #10029600

STATE OF TEXAS
COUNTY OF HIDALGO:

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

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

President _____ Attest: _____ Secretary _____

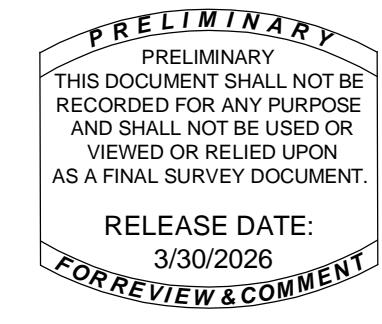
STATE OF TEXAS
COUNTY OF HIDALGO:

Approved and authorized for record by the Planning and Zoning Commission, City of Pharr, Texas, this the _____ day of _____, 2026, by the Planning and Zoning Commission of the City of Pharr, Texas.

Danny Wylie, Chairman
Planning and Zoning Commission

The undersigned hereby certifies that this survey was made on the ground on 07/15/2025; that the improvements on the ground are as shown hereon; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

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



STATE OF TEXAS
COUNTY OF HIDALGO:

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

Mario Alberto Garcia
Licensed Professional Engineer
Registration No. 137503



This plat is hereby approved by the hidalgo county irrigation district No. 2 on this, the _____ day of _____, 2026.

No improvements of any kind (including without limitation, trees, fences, and building) shall be placed upon hidalgo county irrigation district #2 rights of ways or easements.

President _____ Attest: _____ Secretary _____



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

MAP OF THE
SUBDIVISION OF PORCIONES 66, 67, 69 AND 70
AND KNOWN AS KELLY-PHARR SUBDIVISION
VOL. 3, PG. 133-134, D.R.H.C.T.

F.M. 495 (FERGUSON AVENUE)
VARIABLE WIDTH R.O.W.
VOL. 3, PG. 133-134, D.R.H.C.T.
VOL. 1507, PG. 31, D.R.H.C.T.

CITY OF PHARR
BENCHMARK #50
ELEV=106.65

INTERSTATE I-69C
VARIABLE WIDTH R.O.W.
VOL. 1807, PG. 386, D.R.H.C.T.
VOL. 1886, PG. 912, D.R.H.C.T.

LOT 1
PAMAAD SUBDIVISION
VOL. 34, PG. 142A
M.R.H.C.T.

MAP OF THE
SUBDIVISION OF PORCIONES 66, 67, 69 AND 70
AND KNOWN AS KELLY-PHARR SUBDIVISION
VOL. 3, PG. 133-134, D.R.H.C.T.

**METES AND BOUNDS DESCRIPTION
OF A
14.55 ACRE TRACT**

Being a 14.55 acre tract of land, more or less, out of Lots 156, Map of The Subdivision of Porciones 66, 67, 69, and 70 and known as Kelly-Pharr Subdivision, as recorded in Volume 3, Pages 133 and 134 of the Map Records of Hidalgo County, Texas, said 14.55 acre tract further being comprised of all of Altezza Subdivision as recorded in Instrument Number 2949111 of the Map Records of Hidalgo County, Texas, said 14.55 acre tract also being comprised of all of the Amended Plat M Palacios Subdivision as recorded in Volume 24, Page 184A of the Map Records of Hidalgo County, Texas, said 14.55 acre tract also being comprised of a portion of a called 2.054 acre tract conveyed to City of Pharr as recorded in Document Number 2023-3464128 of the Official Records of Hidalgo County, Texas, said 14.55 acre tract also being comprised of a called 2.29 acre tract conveyed to City of Pharr as recorded in Document Number 2026-3727643 of the Official Records of Hidalgo County, Texas, said 14.55 acre tract being more particularly located and described as follows:

COMMENCING at the Northwest corner of said Lot 156, said corner being within the road right-of-way of Farm-to-Market Road 495 (existing 100 ft wide road right-of-way - Ferguson Avenue). **THENCE**, with the West line of said Lot 156, South 08 degrees 29 minutes 12 seconds West, a distance of 70.00 feet to a point in the South right-of-way line of said Farm-to-Market Road 495, a one-half inch iron rod with yellow plastic cap stamped "RGE" found at South 66 degrees 52 minutes 31 seconds West, a distance of 0.21 feet from said point, said point being the Northwest corner and the **POINT OF BEGINNING** of this 14.55 acre tract;

THENCE, continuing with the South line of said Farm-to-Market Road 495, South 81 degrees 30 minutes 48 seconds East, a distance of 940.03 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 14.55 acre tract;

THENCE, continuing with the South line of said Farm-to-Market Road 495, South 85 degrees 08 minutes 48 seconds East, a distance of 72.75 feet to a point in the West right-of-way line of Interstate 69-C Frontage Road (existing variable width highway right-of-way), a one-half inch iron rod found at South 31 degrees 39 minutes 43 seconds East, a distance of 0.33 feet from said point, said point being the Northeast corner of this 14.55 acre tract;

THENCE, with the West right-of-way line of said Interstate 69-C Frontage Road, South 40 degrees 08 minutes 56 seconds East, a distance of 63.39 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 14.55 acre tract;

THENCE, continuing with the west right-of-way line of said Interstate 69-C frontage road, south 04 degrees 45 minutes 22 seconds west, a distance of 451.98 feet to a one-half inch iron rod with a yellow plastic cap stamped "half" set in a curve to the left, having a radius of 2,250.83 feet, for a corner of this 14.55 acre tract;

THENCE, continuing with the West right-of-way line of said Interstate 69-C Frontage Road, with said curve to the left, an arc distance of 99.99 feet (chord: South 03 degrees 32 minutes 25 seconds West, a distance of 99.99 feet) to the Northeast corner of Pamaad Subdivision as recorded in Volume 34, Page 142A of the Map Records of Hidalgo County, Texas, a five-eighths inch iron rod with a yellow illegible plastic cap found at South 14 degrees 59 minutes 42 seconds West, a distance of 0.57 feet from said corner, said corner being the Southeast corner of this 14.55 acre tract;

THENCE, with the North line of said Pamaad Subdivision, South 81 degrees 37 minutes 19 seconds West, a distance of 125.85 feet to the Northwest corner of said Pamaad Subdivision, same being the Northeast corner of a called 23.48 acre tract conveyed to City of Pharr as recorded in Document Number 2023-3492955 of the Official Records of Hidalgo County, Texas, continuing with the North line of said 23.48 acre tract, at a total distance of 1,098.24 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the West line of said Lot 156, for the Southwest corner of this 14.55 acre tract.

THENCE, with the West line of said Lot 156, North 08 degrees 29 minutes 12 seconds East, a distance of 590.00 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 14.55 acres, more or less.

LEGEND

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

PRINCIPAL CONTACTS
OWNER: CITY OF PHARR
ENGINEER: HALFF ASSOCIATES, INC.
SURVEYOR: HALFF ASSOCIATES, INC.

118 S. CAGE BLVD.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100



PHARR, TX 78577 (956) 402-4100
MCALLEN, TX 78503 (956) 664-0286
MCALLEN, TX 78503 (956) 664-0286

- GENERAL NOTES:**
- Benchmark information:
City of Pharr Benchmark #50. An aluminum disk located along the South side of the Ferguson Avenue and 100 feet west of Expressway 281 frontage road. N=16602465.66, E=1088400.31 (GRID) Elevation = 106.65 feet (NAVD 88).
Temporary Benchmark "X" cut on curb inlet located along the south line of Ferguson, 340 feet east of the northwest corner of this plat. N=116602466.72, E=1087832.83 (GRID) Elevation = 106.31 feet (NAVD 88).
 - The subject property lies within "Zone B defined as areas between limits of the 100-year flood and 500-year flood; or certain areas less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium Shading)", as depicted on the FEMA Flood Insurance Rate Map of Hidalgo County, Texas, map no. 4803470005C, dated October 19, 1982.
 - Minimum building setback lines shall be as per City of Pharr ordinance.
 - Minimum finish floor elevation: 18" above top of curb.
 - No building or structures shall be constructed over any easement.
 - All corner, angle points and points of curvature or tangency delineating the boundary of the land shown herein and all lot corners as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF", unless otherwise stated, or left as found those monuments that represent or reference the boundary.
 - A 5' sidewalk with ADA wheelchair ramps and landings shall be constructed along W Ferguson Ave. at the time of building permit phase.
 - Landscaping as per City of Pharr ordinance.
 - Storm Water detention is required for this property. The engineer of record for the subdivision plat has estimated that an on-site area of approximately 14.55 acres and an on-site volume of approximately 3.03-acre feet will be required for this use. This is an estimate only and detailed analysis may reveal different requirements. No building permit shall be issued for this platted property until a storm water detention system design has been approved by the City of Pharr for this industrial development.
 - Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES).
 - Enforcement of all plat notes and dedications shall be the responsibility of the agency or entity to whom the dedication is granted.
 - Additional fire protection may be required during the Building Permit Phase in order to provide any additional fire protection requirement.
 - Owners to maintain R.O.W. and perimeter of subdivision.
 - Owners to maintain detention and retention areas.
 - A permit is required for any utility service crossing a HCID2 right of way, easement or facility.
 - Erosion and sedimentation control shall comply with current T.P.D.E.S. and SWPPP guidelines

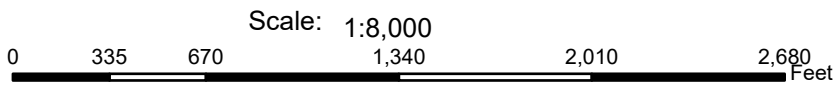
Proposed Subdivision
 Pharr Multi-Use Facility
 Roxxie De La Cruz
 AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\S - Proposed Pharr Multi-Use Facility\aprx000 - Pro Proposed Subdivision BASE.aprx

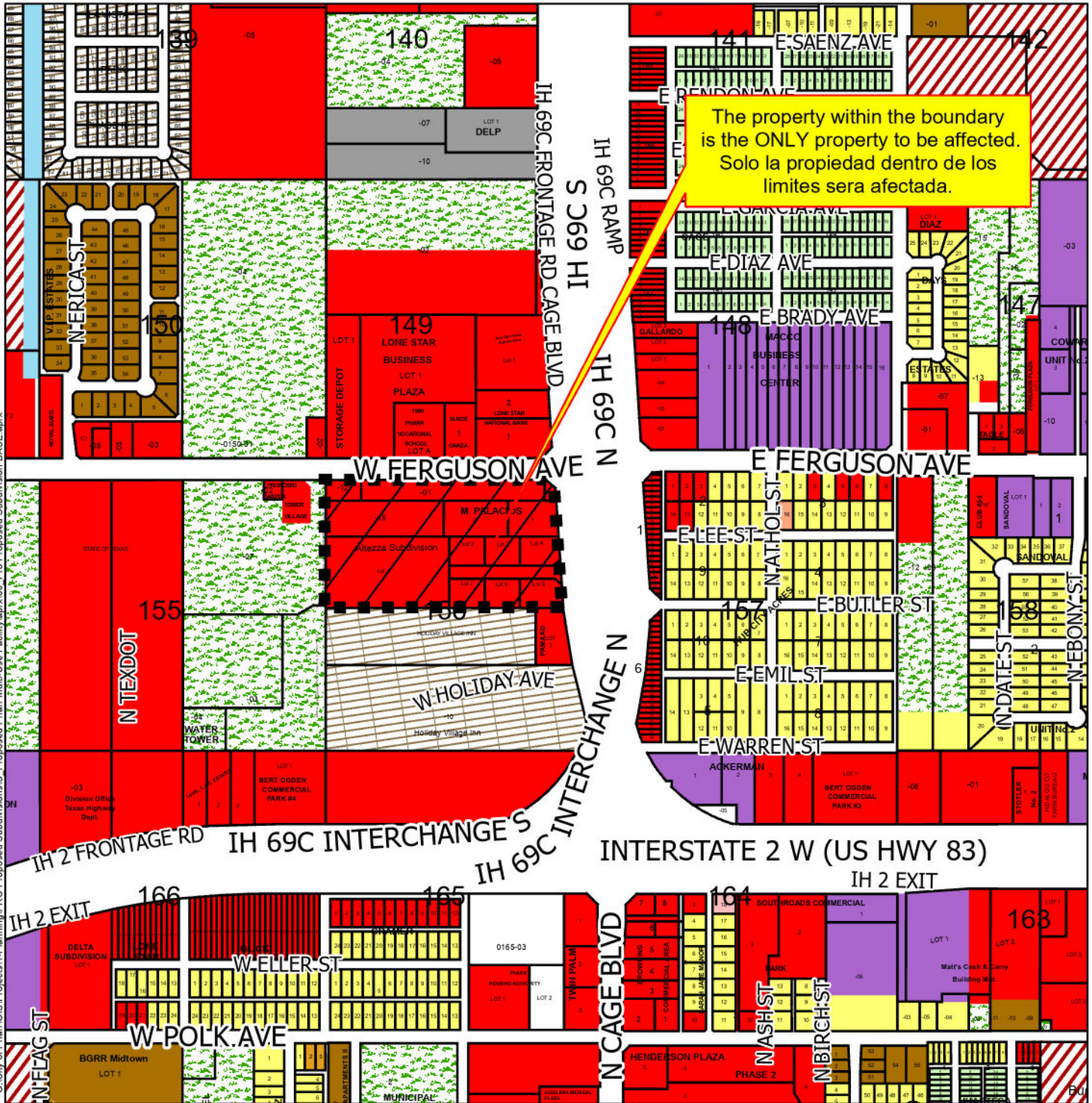
 Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 4/1/2026

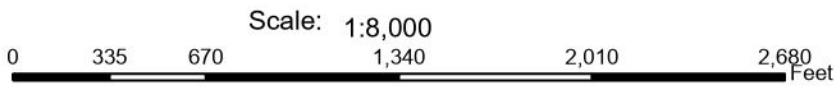
Proposed Subdivision
 Pharr Multi-Use Facility
 Roxxie De La Cruz
 Future Land Use



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1-Proposed Pharr Multi-Use Facility\aprx000 Pro Proposed Subdivision BASE.aprx

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

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 4/2/2026



Pharr
Development Services



Site Photo
1800 Blk. of N. IH 69C





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: April 23, 2026

MEETING DATE: May 4, 2026

FROM: Keyla Jalife, O.S.E Assistant
Director

DEPARTMENT: OSE

DIRECTOR: Keyla Jalife

Agenda Item: Consideration and action, if any, on Resolution adopting the City of Pharr Data Governance Policy. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: Formal adoption of Data Governance Policy designating the Office of Strategic Excellence as data owners.

Fiscal Consideration: NA

Staff Recommendation: Adopt.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Keyla Jalife

Created/Initiated - 04/23/2026

Keyla Jalife

Approved - 04/23/2026

Ricardo Rodriguez

Approved - 04/23/2026

Jamison Merrick

Approved - 04/29/2026

City Management Office

Final Approval - 04/29/2026

RESOLUTION NO. R-2026-__

A RESOLUTION OF THE CITY OF PHARR, TEXAS, ADOPTING THE DATA GOVERNANCE POLICY FOR MUNICIPAL GOVERNANCE AND OPERATIONS; AUTHORIZING THE OFFICE OF STRATEGIC EXCELLENCE TO COLLECT, MANAGE AND ANALYZE CITYWIDE DATA

WHEREAS, the City of Pharr is committed to evidence-based governance, operational excellence, and the responsible management of public data as a strategic municipal resource in service of all Pharr residents; and

WHEREAS, the Office of Strategic Excellence (OSE) has developed a comprehensive Data Governance Policy (Policy No. OSE-DG-001), establishing the framework, roles, responsibilities, and processes necessary to ensure that data is managed with rigor, accountability, and strategic intent across all City departments; and

WHEREAS, the Data Governance Policy sets forth the City's city-wide data strategy goals and objectives, including data-driven decision making, departmental accountability, transparency and resident trust, operational excellence, and equitable service delivery for all Pharr residents; and

WHEREAS, the Policy establishes clear governance structures, meeting cadences, and reporting requirements under the leadership of the OSE in collaboration with the IT Director and all Department Directors, ensuring citywide alignment and continuous performance oversight; and

WHEREAS, the Policy affirms the City of Pharr's commitment to the transparent, ethical, and equitable use of data and artificial intelligence platforms, including protections for personally identifiable information, bias review, and adherence to applicable federal, state, and local law; and

WHEREAS, the Policy provides data quality standards requiring that all City data be accurate, timely, consistent, and auditable to support effective and honest public reporting; and

WHEREAS, the City Commission finds it in the best interest of the City of Pharr and its residents to formally adopt the Data Governance Policy and to direct its full implementation across all City departments and divisions.

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

Section 1. Adoption of Data Governance Policy. The City Commission hereby formally adopts the Data Governance Policy of the Office of Strategic Excellence (Policy No. OSE-DG-001), effective May 4, 2026, and attached hereto as Exhibit "A", as the City's authoritative, city-wide data governance framework. This Policy serves as the official

statement of purpose, goals, and objectives governing how the City of Pharr collects, manages, analyzes, uses, and reports data.

Section 2. City-Wide Implementation. The City Manager is directed at authorizing the Office of Strategic Excellence to carry out all responsibilities set forth in the Policy, including but not limited to:

- Overseeing city-wide KPI tracking, performance reporting, and departmental assessments;
- Convening quarterly Data Governance Reviews and monthly performance reviews with Department Directors and the IT Director;
- Submitting monthly performance reports to the Office of the City Manager;
- Establishing and enforcing data quality standards across all City departments;
- Ensuring ethical, equitable, and legally compliant use of data and AI platforms; and
- Maintaining documentation and records for all governance meetings and data decisions.

Section 3. Accountability and Compliance. All City departments, offices, divisions, contractors, and vendors who access or manage City data are subject to the requirements of this Policy. Department Directors are accountable for ensuring staff compliance with data submission requirements and governance responsibilities. Non-compliance shall be escalated through the City Manager's Office.

Section 4. Annual Review. The Policy shall be reviewed annually by the OSE and IT Director and updated as necessary to reflect changes in City priorities, legal requirements, technology, or governance best practices. Material amendments require re-approval by the City Manager and shall be brought to the City Commission for ratification as appropriate.

PASSED, APPROVED, AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS 4th DAY OF May 2026.

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

CITY OF PHARR

Office of Strategic Excellence

DATA GOVERNANCE POLICY

Policy Number	OSE-DG-001
Effective Date	May 4, 2026
Review Cycle	Annual (or upon significant organizational change)
Policy Owner	Office of Strategic Excellence (OSE)
Approved By	Board of Commissioners, City Manager, City of Pharr
Applies To	All City of Pharr Departments and Divisions
Classification	Public / Internal Use

1. Purpose and Scope

The City of Pharr Office of Strategic Excellence (OSE) is committed to governing its data assets with the same rigor, accountability, and strategic intent that guides all city operations. This Data Governance Policy establishes the framework, roles, responsibilities, and processes necessary to ensure that data is managed as a strategic municipal resource in service of all Pharr residents.

This policy reflects the City's commitment to evidence-based governance and continuous performance improvement, serving as the guiding document for how data is used to drive better outcomes for all residents of Pharr.

This policy applies to:

- All City of Pharr departments, offices, divisions, and programs
- All data collected, maintained, analyzed, or reported by or on behalf of the City
- All personnel — employees, contractors, and vendors — who access or manage City data
- All usage of AI platforms to enhance and improve performance but also responsible and ethical use to protect the City and the public from potential risks and limitation
- The OSE's performance management system, including KPI tracking, departmental assessments, and reporting to the Office of the City Manager

2. Executive Commitment and Authorization

The City of Pharr's data strategy and governance process carries the full endorsement of the Office of the City Manager. This policy serves as the City's documented, City-wide data strategy and is the authoritative statement of purpose, goals, and objectives governing how the City collects, manages, analyzes, and uses data.

2.1 Statement of Purpose

The City of Pharr uses data and AI platforms to improve the quality of life for all residents by enabling evidence-based decision-making, promoting transparency, increasing operational efficiency, and fostering accountability across all municipal departments. The Office of Strategic Excellence leads this mission on behalf of the City Manager and City leadership.

2.2 City-Wide Data Strategy Goals and Objectives

The following goals define the strategic direction for data governance in the City of Pharr:

#	Strategic Goal	Objective
1	Data-Driven Decision Making	Equip City leadership with timely, accurate, and actionable data through regular KPI measurement and performance reporting.
2	Departmental Accountability	Establish a consistent framework for departmental performance assessments that identifies areas of opportunity and drives process improvements.
3	Transparency & Resident Trust	Report performance outcomes to the public and internal stakeholders in a clear, accessible, and honest manner.
4	Operational Excellence	Use data to identify inefficiencies, benchmark performance, and implement evidence-based improvements across all city services.
5	Equitable Service Delivery	Ensure data insights advance equitable outcomes for all Pharr residents, including historically underserved communities.

2.3 Executive Authorization

This policy has been reviewed and approved by the City Manager of Pharr, Texas. The City Manager's endorsement authorizes the OSE to carry out the responsibilities described herein and holds all department heads accountable for participation and compliance. A signed authorization memorandum is maintained on file with the Office of the City Manager and the Office of Strategic Excellence.

3. Governance Structure and Meeting Requirements

The Office of Strategic Excellence (OSE) serves as the authoritative body charged with carrying out all data governance responsibilities for the City of Pharr. OSE exercises this authority in close collaboration with the IT Director and Department Directors to ensure citywide alignment, data integrity, and performance accountability.

3.1 OSE Data Governance Roles and Responsibilities

The OSE is the primary governing body for all data strategy and AI governance activities. Individual data item owners within OSE hold defined responsibilities, and OSE collaborates with the IT Director and Department Directors for KPI sheet submittals and system-wide data management. Roles and responsibilities are defined below:

Role / Title	Department / Office	Governance Responsibility
Director, Office of Strategic Excellence	OSE (Chair)	Leads OSE data governance operations; sets vision and direction for strategy, performance, and innovation; oversees and approves citywide strategic initiatives, performance dashboards, and reports; presents outcomes to City Manager and elected officials; approves data collection initiatives
Assistant Director, OSE	OSE	Manages day-to-day governance operations; oversees coordination of citywide strategic plan initiatives; ensures timely completion of reports, performance updates, and deliverables; supports process improvement projects
Performance Management Analyst II	OSE	Manages KPI data collection, validation, and analysis; maintains dashboards, scorecards, and visualizations; identifies trends and areas for improvement; supports departments in developing measurable performance indicators; integrates data and survey systems with IT
Performance Improvement Specialist	OSE	Leads process improvement initiatives using Lean Six Sigma, or similar methodologies; maps and redesigns workflows with departments; measures outcomes of improvement initiatives; connects process improvements to measurable KPI results
City Manager (or designee)	Office of the City Manager	Executive sponsor; provides authorization and accountability oversight; receives monthly performance reports from OSE
Department Directors / Representatives	All City Departments	Collaborate with OSE on KPI sheet submittals; represent departmental data needs; ensure staff compliance with data submissions; participate in quarterly KPI review and performance discussions
Director, Innovation & Technology	Innovation & Technology	Collaborates with OSE on data infrastructure, security, system integrity, and integration of data and survey platforms including appropriate training, use, and reporting on AI platforms; supports KPI data collection and submission processes.

3.2 Meeting Cadence and Responsibilities

OSE operates on a schedule designed to ensure continuous oversight and timely response to performance data. The following cadence is formalized:

Meeting Type	Frequency	Key Responsibilities
Quarterly Data Governance Review	Quarterly (at minimum)	OSE convenes with Department Directors and IT Director to review citywide KPI performance; assess departmental progress against goals; identify systemic issues; approve policy updates; discuss data quality and integrity; review equity outcomes; document meeting minutes and action items
Monthly Performance Review	Monthly	OSE reviews KPIs across all City departments; discusses performance trends, areas of opportunity, and process improvements with department leads; prepares monthly performance report for the Office of the City Manager
Monthly Report to City Manager	Monthly	OSE submits a formal monthly performance report to the Office of the City Manager summarizing KPI results, departmental assessments, progress on improvement initiatives, and emerging data issues
Ad Hoc / Special Sessions	As needed	Convened by OSE Director for urgent data issues, new initiatives, policy amendments, or requests from the City Manager

3.3 Documentation and Record Keeping

All OSE governance meetings and reviews shall be documented. Meeting records must include:

- Date, time, and attendees
- Agenda items reviewed
- KPI and performance data discussed
- Decisions made and action items assigned (with responsible party and due date)
- Status updates on prior action items

These records will be available to the City Manager and authorized stakeholders upon request. OSE will be accountable for maintaining running records of agendas, action items, and changes made to any data governance practices and policies.

3.4 KPI Measurement and Departmental Reporting

The City of Pharr measures Key Performance Indicators (KPIs) across all city departments as the primary mechanism for tracking progress toward strategic goals. The OSE is responsible for:

- Maintaining the citywide KPI inventory in coordination with department directors
- Collecting, validating, and analyzing KPI data on a monthly and quarterly basis
- Facilitating monthly performance discussions with departments to review results, identify areas of opportunity, AI trainings and develop process improvement actions
- Conducting formal departmental assessments that evaluate data quality, performance trends, AI usage and adherence to improvement commitments

- Preparing and delivering monthly performance reports to the Office of the City Manager, summarizing results and strategic recommendations
- Presenting quarterly KPI scorecards for governance review and to the Office of the City Manager

4. Transparency, Accountability, and Ethical Use of Data

The City of Pharr is committed to the responsible use of data and AI platforms. This section establishes the guiding principles and operational practices that embed transparency, accountability, and ethics into every aspect of the City's data governance activities.

4.1 Transparency

The City believes that residents have a right to understand how their government uses data. To operationalize this commitment:

- KPI results and performance outcomes will be made publicly accessible to the extent permissible by law
- Monthly reports to the City Manager and quarterly governance review summaries will document performance honestly, including areas where targets were not met
- The OSE will communicate changes to data strategy, governance processes, or performance frameworks to relevant stakeholders in a timely manner
- Department-level performance data will be shared with department staff to promote internal awareness and ownership
- Any AI generated content should be identified and labeled as being produced in part or whole with AI

4.2 Accountability

Accountability is enforced through formal roles, reporting structures, and documented expectations:

- Each department director is accountable for the accuracy and completeness of data submitted to the OSE
- The OSE Director is accountable to the City Manager for the integrity of all performance reporting
- Action items identified in monthly and quarterly reviews are tracked to resolution, with responsible parties and deadlines assigned
- Departmental assessments conducted by the OSE provide a formal, documented record of each department's data and performance management practices
- Non-compliance with data submission requirements or governance responsibilities will be escalated through the City Manager's Office
- Any AI generated content should be fact checked and validated for accuracy as to not infringe on copyrighted material or sharing of sensitive data.

4.3 Ethical Use of Data

The City of Pharr is committed to ensuring that data is used in ways that are fair, lawful, and aligned with the best interests of all residents:

- Data shall not be used to discriminate against any individual or group on the basis of race, color, national origin, sex, age, disability, religion, or any other protected characteristic

- All personally identifiable information (PII) and sensitive data will be handled in accordance with applicable federal, state, and local laws, including but not limited to the Texas Public Information Act
- Data access is governed by the principle of least privilege — personnel are granted access only to the data necessary to perform their duties
- The OSE will review KPI frameworks and data-driven decisions through an equity lens to ensure outcomes advance the well-being of all Pharr residents, with particular attention to historically underserved populations
- Any use of data for algorithmic decision-making or predictive analytics must be reviewed by the OSE for potential bias and fairness implications prior to deployment
- AI systems are subject to bias and must be carefully reviewed for unintended or undesirable instances of bias or potentially harmful material. AI ethics should encompass transparency, accountability, and fairness.

4.4 Data Quality Standards

Accurate data is a prerequisite for ethical and effective governance. The City commits to:

- **Accuracy:** Data collected and reported by City departments must be complete, correct, and verified
- **Timeliness:** KPI data must be submitted to the OSE by established deadlines to enable monthly and quarterly reporting cycles
- **Consistency:** Definitions, formulas, and methodologies for all KPIs must be documented and applied uniformly across departments
- **Auditability:** Data sources, collection methods, and analytical procedures must be documented to allow for independent review

5. Policy Administration and Review

This policy shall be reviewed annually by the OSE and IT Director and updated as necessary to reflect changes in City priorities, legal requirements, technology, or governance best practices. Material amendments require re-approval by the City Manager.

Questions, concerns, or requests for interpretation of this policy should be directed to:

Office	Office of Strategic Excellence, City of Pharr
Address	118 S. Cage Blvd., Pharr, TX 78577
Policy Owner	Director, Office of Strategic Excellence
Email	OSE@pharr-tx.gov

6. Authorization and Signatures

By signing below, the undersigned acknowledge receipt, understanding, and authorization of this Data Governance Policy.

City Manager, City of Pharr

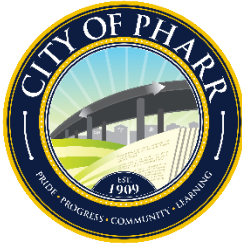
Director, Office of Strategic Excellence

Signature

Signature

Date

Date



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: April 23, 2026

MEETING DATE: May 4, 2026

FROM: Elva Guajardo, Administrative Assistant

DEPARTMENT: Parks

DIRECTOR: Sergio Alanis

Agenda Item: Consideration and action, if any, on Memorandum of Understanding (MOU) with South Texas Independent School District for the use of the City of Pharr Sports Complex parking lot for the 2026-2027 school year. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: South Texas Independent School District is requesting the usage of the City of Pharr Sports Complex parking lot for the 2026-2027 school year.

Fiscal Consideration: N/A

Staff Recommendation: City Commission approve this item.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Elva Guajardo

Created/Initiated - 04/23/2026

Sergio Alanis

Approved - 04/23/2026

Melanie Cano

Approved - 04/29/2026

Ricardo Rodriguez

Approved - 04/29/2026

City Management Office

Final Approval - 04/29/2026



Always Innovating

**South
Texas ISD**

RIO GRANDE VALLEY | GRADES 6-12

7001 E. EXPRESSWAY 83, MERCEDES, TX 78570

P: 956.565.2454

STISD.NET

Memorandum of Understanding (MOU)

This memorandum of understanding (herein referred to as “MOU”) made on this the 1st day of September 2026 will serve as an agreement between City of Pharr Sports Complex and the South Texas Independent School District, herein referred to as “South Texas ISD” regarding South Texas ISD’s use of the parking lot facilities located at 201 E Moore Road Pharr TX 78577

1. Background

This MOU establishes the terms and conditions under which South Texas ISD may use the parking lot facilities located on 201 E Moore Road, Pharr TX 78577. Attachment A shall describe the dates and times the facility is to be utilized by South Texas ISD

2. Purpose

City of Pharr Sports Complex Agrees to allow use of said facility to South Texas ISD for the purpose of providing transportation for South Texas ISD students and using the parking lot facilities as a stop.

3. Scope

This scope of this agreement refers to facility use as described in Section 1: Background. If applicable, the scope of agreements for other cooperative arrangements, such as those regarding fares, is beyond this agreement.

This agreement shall be in effect from September 01, 2025 to August 31, 2027. Both parties, if so desired, may review and execute an additional annual MOU describing the terms and conditions. If both parties are unable to execute an agreement, then South Texas ISD must cease using facilities until an agreement can be executed.

4. Duties

(a) South Texas ISD may use said facility as a boarding and de-boarding location for its transit system. Vehicles may park in the designed areas, as described in Attachment B in order to board and alight passengers. South Texas vehicles will not remain at said location overnight.

(b) South Texas ISD agrees that it will assume all responsibility of their vehicles and shall not hold City of Pharr Sports Complex, its employee, officials or its affiliates liable for any and all damages.

(c) Any act related to the operation and maintenance of South Texas ISD equipment and supplies, such as movement of vehicles, must be performed by South Texas ISD personnel.

(d) South Texas ISD, its employees, agents' staff and any person acting on behalf of South Texas ISD shall not engage in any reckless, negligent, unsafe, or otherwise illegal or unethical behavior while on City of Pharr Sports Complex property.

(e) South Texas ISD, its employees, agents, staff and any person acting on its behalf shall not modify City of Pharr Sports Complex Facilities in any way. Facilities will be left in exactly the same condition in which they are encountered.

(f) South Texas ISD's use of the parking lot facilities must not in any way interfere with the normal operations of City of Pharr Sports Complex.

5. Contact Person

For the purposes of this agreement, South Texas ISD will coordinate with:

Name: Sergio Alanis, Director of Parks and Recreations

Email: sergio.alanis@pharr-tx.gov

Phone: 956-402-4550 ext. 1303

6. Notice

South Texas ISD shall provide notice of its schedules and times of pick-up/drop-off of students, names and photos of drivers and other individuals who will have access to the facility. Any change, bussing schedule, or any other important changes must be given at least two (2) weeks in advance. South Texas ISD drivers and other personnel subject to this agreement must possess and maintain appropriate licensure from the State of Texas.

7. Liability

City of Pharr Sports Complex Assumes no liability for any lost, damaged, or stolen property. South Texas ISD assumes all risk in using the parking lot facilities and agrees to be responsible for any damages caused by the negligence of its personnel or negligent use of its equipment to the extent allowed by law. Nothing in this agreement shall be interpreted or construed to waive sovereign or governmental immunity afforded to South Texas ISD pursuant Texas law.

8. Termination

This agreement may be terminated at any time in writing by mutual agreement of the parties or terminated by either party with Ninety (90) days' notice, in writing, to the other party.

9. Breach of Obligation

Failure to abide by any provision of this agreement shall constitute a breach. Any party claiming a breach will have the right to terminate the agreement immediately in writing.

10. Authority

We the undersigned hereby attest we have authority of behalf of: City of Pharr Sports Complex and the South Texas Independent School District, respectively, to execute and abide by this agreement.

EXECUTED, in duplicate, on this _____ day of _____, in _____ County, Texas.

Location:

City of Pharr Sports Complex
201 E Moore Road
Pharr TX 78577

Name, Title

Signature

Date

South Texas Independent School District

By: _____
Marco Antonio Lara, Jr., Ed.D.
Superintendent of Schools

**ATTACHMENT A:
2026-2027 Schedule**

Location: City of Pharr Sports Complex

Campus	Departure Time
Edinburg	7:05 AM
Mercedes	7:10 AM
Olmito	6:10 AM
San Benito	6:10 AM

Campus	Arrival Time
Edinburg	4:45 PM
Mercedes	4:50 PM
Olmito	6:00 PM
San Benito	6:00 PM



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: April 27, 2026

MEETING DATE: May 4, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, authorizing City Manager to amend contract with J&R Engineering for professional water and wastewater engineering services related to the Sanitary Sewer Collection System Elimination Project for Lift Stations 26 and 30 (Amendment No. 2) **(TABLED)**. This item supports IF - Infrastructure.

Classification: Regular

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

Issue: The current design for the Sanitary Sewer Collection System Elimination Project for Lift Stations 26 and 30 requires a sewer line design adjustment along Anaya Road. (Project No. 1920-01-528-S003-001)

Fiscal Consideration: Original Contract	\$718,000
Amendment No. 1	\$75,000
Amendment No. 2	\$284,254.98

Revised Contract	\$1,077,254.95
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Staff Recommendation: Staff recommend approval of amendment No. 2 in the amount of \$284,540.98 with J&R Engineering for Professional Water and Wastewater Engineering Services related to the Sanitary Sewer Collection System Elimination Project for LS 26 & 30 for a revised contact amount of \$1,077,254.95.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia

Patrizia Longoria

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 04/27/2026

Approved - 04/29/2026

Approved - 04/29/2026

Approved - 04/29/2026

Final Approval - 04/29/2026

EXHIBIT A

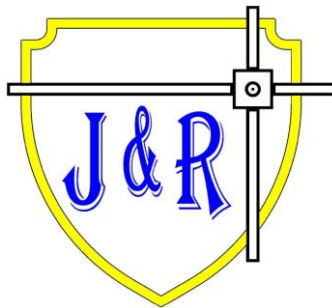
CITY OF PHARR

October 12, 2025

Sanitary Sewer Collection System Elimination Project for Lift Station No. 36 and
Lift Station No. 42; Amendment to Anaya Rd (sewer line and roadway
reconstruction)

SCOPE OF WORK

Prepared by:
J&R Engineering, LLC
Firm No. 12509



Consultant-Engineers
Established in 2010

Land Development-Civil Engineering-Water & Wastewater
Storm Drainage-Construction Management-Transportation

PROJECT DESCRIPTION

Project entails the elimination of two lifts stations (LS No. 36-Anaya & LS No. 42- Hi-line Rd), to include new installation of main of sanitary sewer gravity line from Dicker Rd & Veterans Rd Intersection to Hi-Line Rd and Main Drainage Canal, with alternate sanitary sewer alignment and roadway reconstruction at Anaya Rd between Veterans Rd and Cage Blvd respectively. Approximately 5,500 Linear feet of a 22' Roadway will be reconstruction to include driveways to existing adjacent properties. A portion of 36" & 24" gravity sewer line within proposed Project limits will be design on alternate alignment between Veterans Rd.(I Rd) and Cage Blvd (US 281) Canal along Anaya Rd.

The proposed design relocation alignment of approximately 2,800 linear feet of 36" sanitary sewer gravity line and 2,700 linear feet of 24" sanitary sewer gravity line will avoid potential Right of Way encroachments and potential land purchase from adjacent properties along this corridor.

Proposed alignments and approximate lengths of proposed sanitary sewer collection system are as follows:

- Proposed 36" Sanitary sewer gravity line from Dicker Rd. & Veterans Rd. (I Rd) South to Anaya Rd then West to Drainage Main Canal. (Approx. 8,100 LF)
- Proposed 24" Sanitary sewer gravity line Main Drainage Canal at Anaya Rd. (Between Veterans Rd (I Rd) and Cage Blvd. (US 281) to West ROW of Cage Blvd. (US 281). (Approx. 2,630 LF)
- Proposed 18" Sanitary sewer Gravity line along Main Drainage Canal between Anaya Rd. and Hi-Line Rd. (2,830 LF)

Alignment option reflected on Attachment A of this document

Proposed Sanitary Collection system alignment would be on existing City Right-of-Way. There would be reconstruction of streets along Anaya Rd. , also there will be directional boring utilized to minimize impact to streets, sidewalks, driveway and other existing utilities.

Task 1-PLANNING

Task 1.1 -Planning

Pre-Design Meeting

J&R Engineering, LLC (J&R) will attend pre-design meeting with the City of Pharr (CITY) at the location of project to confirm the scope of work, review contractual responsibilities and confirm project goals, and clarify any questions.

Alignment Evaluation and Selection

J&R in agreement with the CITY will conduct an alignment evaluation and will proposed a viable option. Based on Current Sanitary Sewer Master Plan, J&R will identify best alternative alignment and will elaborate with CITY the advantages and disadvantages. J&R will prepare a summary of finding and will recommend prefer and viable alignment option. The CITY will approve and finalize the preferred.

J&R will work with the City in determining most advantageous location for SS Gravity Lines.

TASK 2-DESIGN SURVEY

Task 2.1 Mapping/Surveying

Once the route of the proposed sanitary sewer collection system is selected and finalized, J&R will contact known utilities and the Texas One-Call system to have all the existing utilities along the selected route identified, located, and marked by each of the respective utilities.

Once all utilities along the final selected route have been marked by Texas One-Call, J&R will perform any additional field surveys within and outside of the anticipated project limits as necessary for the design of the project. The field survey will locate the markings for the underground utility alignments along with the readily visible utilities at the surface (manholes, valves, poles, pedestals) or overhead (lines), and will collect topographic data along the selected sanitary sewer collection system route. The field survey will also locate sufficient property corners or other monumentation to establish the rights-of-way, easement boundaries, and relevant property lines.

J&R will use the data gathered during the utility investigation and field survey to develop the base plan to indicate locations of the existing topography, improvements, existing utilities, and property boundaries . The topographic features shown and labeled on the base plan shall include, edge of pavement, pavement type, pavement markings, curb, gutter, sidewalks and concrete flatwork, fences, gates, retaining walls, bridges, driveways, parking lots, buildings, traffic lights, traffic signs and other signage, trees and large shrubs (with type and diameter}, delineated landscaped areas, areas containing visible irrigation systems, utility poles and towers, overhead electric and telephone lines, telephone boxes, underground utility conduits, manholes, sewer

services and cleanouts, mains, valve boxes, fire hydrants, water meters, drainage channels, culverts, storm sewers, junction boxes, and storm drain inlets. The type, size, alignment, depth or invert, grades, flow direction, and top elevations of the underground features shall be noted as applicable on the base plan map. To the extent that is practical, J&R will confirm the field survey data with all obtained map and record plan documents.

In addition, the right-of-way within the project limits along the selected route will be located and labeled on the base plan. All plat information if readily available and lot/block numbers, and names of streets/roads and channels shall be shown on map. J&R will utilize background drawings provided by the CITY for our base plan. The base plan will show parcel information along the selected route. J&R will do its due diligence to verify the right-of-way line by searching for property pins and tie-in fence corner s. However, boundary resolution is not included as part of this project.

TASK 3 -DESIGN

Task 3.1 Preliminary Design (30%)

Construction Plans

J&R will prepare a 30% construction plan set for review and approval by the CITY. The plan set shall consist principally of the plan & profile sheets which will give the preliminary horizontal alignment as well as a preliminary vertical alignment in profile. The profile shall show the vertical location of underground features that cross the proposed alignments and the profile of parallel underground features that are in immediate proximity and thus may impact construction activities

Maps and Plans of Record

J&R will procure utility maps and/or plans of record from the respective utility surveyors, the CITY, and other appropriate agencies to assist with the mapping of horizontal and vertical location of existing utilities.

J&R will also obtain record drawings from Hidalgo Count Drainage District No. 1 and Hidalgo County Irrigation District No. 2 to identify existing rights-of-way and easements.

J&R will also obtain parcel maps and ownership information along the selected proposed route and for the existing lift station within the project limits. Such parcel information shall include information generally available through the county tax Appraisal office. The scope of parcel investigation does not include any title search

Once the route of the proposed sewer main is selected and finalized, J&R will initiate all mapping and survey work as outlined in **Task 2 Design Survey** Upon completion of this task, the end result is a base map that will be used to develop our design efforts.

Detailed Layout of Project

Within the route selected in the Route Evaluation and Selection, J&R shall select the optimal pipeline alignment based on engineering judgment and an effort to minimize local traffic disruptions, utility and other conflicts, and costs. The main purpose of Phase A Design is to review the proposed alignment with field survey data to determine areas of potential conflicts.

Opinion of Probable Construction Cost

A preliminary construction pay items shall be determined, their approximate quantities calculated, and their expected unit price estimated to establish an opinion of probable construction cost.

Task 3.2 Intermediate Design (Phase B) – 60%

Construction Plans

J&R will prepare a 60% construction plan set for review and approval by the CITY. The plan set shall consist principally of the plan & profile sheets which will give the horizontal alignment as well as a vertical alignment in profile. The profile shall show the vertical location of underground features that cross the proposed alignments and the profile of parallel underground features that are in immediate proximity and thus may impact construction activities. This Task will include roadway reconstruction plans for Anaya Rd. and recommend Traffic Control Plans based on TxDOT TCP Standards.

The construction plan set will also include the standard sheets such as the cover sheet, an index sheet, general notes, preliminary erosion control plan, and anticipated typical construction details.

Specifications

J&R will prepare a full set of draft construction specifications for project. J&R will incorporate the CITY's comments into the final set during the Final Design Phase.

Easements

J&R understands that it is the CITY's preference that the proposed route alignment maintains the proposed sanitary sewer collection system within CITY Right-of-Way. However, the need for any new easements, temporary construction easements and/or right-of-way for the sanitary sewer collection system may arise will be coordinated with the CITY.

All engineering and/or survey work that may become necessary or desired for the acquisition of temporary easements, permanent easements, or rights-of-way is outside our Scope of Work. Engineer shall submit a proposal for any additional engineering and/or survey work, the preparation of metes and bounds documents, or the preparation of survey plats for Client's consideration.

J&R will submit 60% Construction Plans and Specifications. After the CITY has fully review the 60% Construction Plan Set, J&R will formally address the CITY's written comments and

incorporated them in the final design Phase.

Three sets of copies- Plans and Specifications, either full set or half-size will be submitted or as required by the CITY.

Task 3.3 Final Design - 90% & 100%

Construction Plans

J&R will prepare the final design construction plan set for review and approval by the CITY. To include in the 90 % complete drawings will have proposed resolution to any previous areas of conflict with existing improvements

Specifications

A complete set of final construction specifications for the project will be prepared. J&R will as well incorporate the CITY's comments as part of completing the final design phase.

Engineer's Opinion of Probable Construction Costs

Based on the final design plan set, construction pay items shall be confirmed, quantities re-calculated, and unit price established to determine an opinion of final probable construction cost.

Easements

Refer to Intermediate Design Phase " Easements".

100% Submittal

J&R will submit 100% Construction Plans and Specifications. After the CITY has fully reviewed the 100% Construction Plan set, J&R will formally address the CITY's written comments and incorporate them in the final Bid Package.

Copies of the 100% construction plan set shall be submitted to the CITY.

Task 3.4 Bidding & Contracting Awarding

This task will include the following activities:

1. Finalize the front end and legal bidding documents, including General Conditions, General Requirements, bid form, bonds and instructions to bidders. The City's General Conditions document will be incorporated into our bid documents.
2. The Engineer will assist the City in developing the language to be included in the advertising ad. However, the City will provide advertising and distributing bid documents.
3. Prepare final technical specifications and final construction drawings consistent with the bidding documents and specifications.
4. Update the opinion of probable construction cost.

Bid Conferences

J&R will attend one (1) pre-bid conference to be held in Pharr, Texas.

Bid Packages

Bids will be issued by the Engineer electronically on USB format (pdf files). It is J&R's understanding that the CITY utilizes an online advertising portal to download bidding documents.

Awarding of Contract

J&R will be present at the bid opening. J&R will review each bid to determine the presence of any ambiguities or significant irregularities in each bid and prepare bid tabulation of all accepted bids. References will be checked for the low Bidder to confirm that Contractor is competent and capable of completing the project. Based on our findings, J&R will recommend to the City award of the project to the most responsive, responsible and best Bid received; in accordance with TWDB and/or City.

The following assumptions are included:

- The design documents will be prepared for one construction contract.
- No complex combination or complex add/deduct format is required .
- The City of Pharr Standard front-end specification documents will be used, with required front-end TWDB Specification.
- ENGINEER General Requirements (Division 1) and technical specifications will be used.
- All drawings will be of half-size (defined as 11" x 17"). Individual full-size drawings will be made available as required for clarity.

TASK 4 - CONSTRUCTION ENGINEERING/MANAGEMENT**Task 4.1 Services During Construction****Construction Staking**

J&R shall include sufficient horizontal and vertical benchmarks to allow the Contractor to provide his own staking to install the sanitary sewer collection system and all other appurtenances.

Construction Observation

J&R will make weekly site visits to observe the installation and confirm progress on the project. J&R will also attend all TWDB Monthly Progress Meetings. A field inspection report will be provided to the CITY after each field inspection.

Construction Management

J&R will attend one (1) pre-construction meeting to be held in Pharr, Texas.

J&R will review all technical cut sheets, shop drawings & submittals to confirm that they are in agreement with the plans and appropriate specification.

J&R will review all monthly Contractor Pay Requests and confirm the Contractor's quantities or approximate percentages of completion J&R will forward the Contractor's Pay Requests to the CITY with any comments and a recommendation .

Change Orders and Field Alterations

J&R will review all requests for change orders or field alterations, provide recommendations to the CITY and prepare the appropriate revised plans, documents, specifications, and/or exhibits.

Final Project Acceptance

J&R will attend meeting on the project site at the time of substantial completion to review the contractor's work and to prepare a list of items to be addressed by the Contractor before the final walk through. J&R will attend final walk through with the CITY, TWDB, and the Contractor before final acceptance of the work by the CITY.

J&R will submit “As Builds” Plans to the CITY once project has been accepted.

ADDITIONAL SERVICES

Administrative Assistance

J&R will assist the CITY with TWDB coordination through the duration of the project. This will include preparing the necessary paperwork, addressing comments in coordination with the city engineer.

Any items requested by Owner that are not outlined in the above scope work be considered additional services and would be provided as requested and authorized by the Owner.

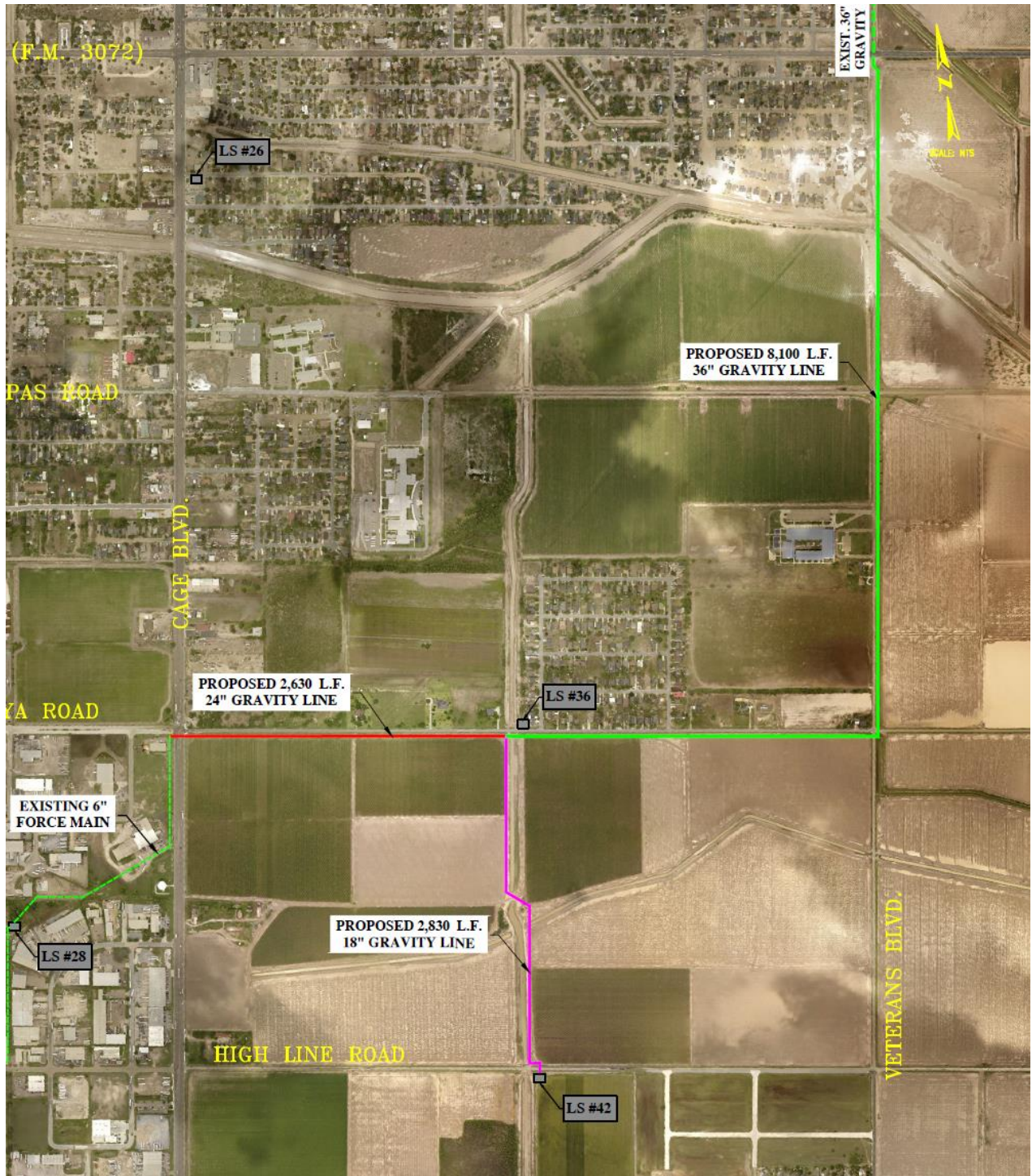
EXHIBIT B

Task No.	Task Description	Activities	Start	End
	Notice to Proceed/Task Order	--	11/8/2025	--
1	Planning	Project Evaluation		
		Alignment Recommendations	11/8/2025	11/22/2025
2&3.1	Preliminary Engineering	Design Survey & 30% Design Package		
		Field Survey (Mapping)	11/22/2025	12/2/2025
		30% Design Package	12/2/2025	1/10/2026
		OWNER Review of Final Design Package {30%}	1/10/2026	1/18/2026
3.2-3.3	Intermediate & Final Design Phase	Develop Design; Complete Bidding Documents; Complete Final Plans and Specifications.		
		60% Final Design Package	1/19/2026	3/1/2026
		OWNER Review of Final Design Package (60%)	3/1/2026	3/8/2026
		90% Final Design Package	3/8/2026	4/20/2026
		OWNER Review of Final Design Package {90%}	4/20/2026	4/31/2026
		100% Final Design Package	5/1/2026	5/14/2026
		OWNER Review of Final Design Package	5/14/2026	5/22/2026
		Address Final Owner Comments	5/22/2026	6/10/2026
3.4	Bidding Phase Services	TWDB Review, Advertising, Bid Phase, Selection		
		TWDB Review	4/10/2026	5/15/2026
		Advertise/Bid Date	5/15/2026	-
		Contractor Selection/ Execute Contract	-	7/20/2026
4	Construction Period	Construction, Substantial Completion, Final Completion		
		Construction Start Date	9/1/2026	-
		Substantial Completion	-	3/1/2029
		Final Completion	-	5/14/2029
*Assume TWDB Final Commitment has been Completed				

EXHIBIT-C
Engineering Fee

TOTAL PROJECT ESTIMATE AND ENGINEERING FEE FOR Sanitary Sewer Collection System Elimination Project for Lift Station No. 36 and Lift Station No. 42	
SANITARY SEWER COLLECTION SYSTEM.....	Lift Station Project- Eliminate LS 36 and LS 42; and Anaya Rd. Reconstruction
LIMITS.....	Proximities between Dicker Rd. and Las Milpas Rd & between S. Jackson and Veterans Blvd.
EXISTING COLLECTION SYSTEM.....	LS 36 & LS 42 with series of Sanitary Sewer Gravity Lines and Force Mains
PROPOSED COLLECTION SYSTEM.....	36", 24", 18" Gravity Sanitary Sewer Lines Eliminate LS 36 & 42 Lift Stations
PROPOSED EASEMENTS WIDTHS.....	City ROW
OVERALL ESTIMATED CONSTRUCTION COST.....	\$9,587,233
ANAYA RD PORTION CONSTRUCTION COST.....	\$4,441,484
LENGTH.....	Approx. 13,900 LF of Sanitary Sewer Gravity Line and Elimination of two Lift Stations
ESTIMATED PROJECT COSTS	
TASK 1-PLANNING	
Task 1.1 Planning -Anaya Alignment	\$ 15,000.00
TASK 2-DESIGN SURVEYING	
Task 2.1 Mapping /Surveying	\$ 6,000.00
TASK 3-PROJECT DESIGN (30%)	
Task 3.1 Preliminary Design	\$ 82,000.00
TASK 3-PROJECT DESIGN (60%)	
Task 3.2 Intermediate Design	\$ 82,000.00
TASK 3- PROJECT DESIGN (90% & 100%)	
Task 3.3 Final Design	\$ 86,000.00
TASK 4-CONSTRUCTION ENGINEERING	
Task 4.1 Services During Construction	\$ 13,254.98
PROPOSED ENGINEERING FEE FOR WORK AUTHORIZATION	
	\$ 284,254.98

ATTACHMENT A



ATTACHMENT B
J&R ENGINEERING, LLC
PROBABLE CONSTRUCTION COST ESTIMATE

Sanitary Sewer Collection System Far South Elimination Project & Anaya Reconstruction
 Pharr, Texas

ITEM NO.	ITEM DESCRIPTION	EST. QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	Right of Way Preparation	1	LS	\$ 50,000.00	\$ 50,000.00
2	Construction Staking	1	LS	\$ 25,000.00	\$ 25,000.00
3	Clearing & Grubbing for 15-20' Utility Easement along project	130	STA	\$ 1,000.00	\$ 130,000.00
4	Work Zone Traffic Control	18	MO	\$ 3,000.00	\$ 54,000.00
WASTEWATER COLLECTION IMPROVEMENTS					
5	8-inch Sanitary sewer, PVC SDR 26, 10-15' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	100	LF	\$ 80.00	\$ 8,000.00
9	10-inch Sanitary sewer, PVC SDR 26, 10-15' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	118	LF	\$ 100.00	\$ 11,800.00
7	12-inch Sanitary sewer, PVC SDR 26, 10-15' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	150	LF	\$ 120.00	\$ 18,000.00
8	18-inch Sanitary sewer, PVC SDR 26, 20-25' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	67	LF	\$ 250.00	\$ 16,750.00
9	18-inch Sanitary sewer, PVC SDR 26, 20-25' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	2763	LF	\$ 375.00	\$ 1,036,125.00
10	24-inch Sanitary sewer, PVC SDR 26, ' deep 25-30', including trenching, dewatering, gravel bedding and backfill, complete in place.	2,621	LF	\$ 450.00	\$ 1,179,450.00
11	36-inch Sanitary sewer, PVC SDR 26, 25-35' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	8,148	LF	\$ 520.00	\$ 4,236,960.00
12	18-inch Dia. Steel Casing and bore with 10-inch carrier pipe	60	LF	\$ 400.00	\$ 24,000.00
13	21-inch Dia. Steel Casing and bore with 12-inch carrier pipe	70	LF	\$ 475.00	\$ 33,250.00
14	30-inch Dia. Steel Casing and Bore with 18-inch carrier pipe	197	LF	\$ 550.00	\$ 108,350.00
15	36-inch Dia. Steel Casing and Bore with 24-inch carrier pipe	127	LF	\$ 600.00	\$ 76,200.00
16	48-inch Dia. Steel Casing and Bore with 36-inch carrier pipe	338	LF	\$ 650.00	\$ 219,700.00
17	72-inch Fiberglass Manholes, 25'-30' Depth, w/trenching, Dewatering and Backfill	5	EA	\$ 50,000.00	\$ 250,000.00
18	72-inch Fiberglass Manholes, 25'-30' Depth, w/trenching, Dewatering and Backfill with Drop Structure	6	EA	\$ 42,000.00	\$ 252,000.00
19	72-inch Fiberglass Manholes, 30'-35' Depth, w/trenching, Dewatering and Backfill	7	EA	\$ 50,000.00	\$ 350,000.00
20	72-inch Fiberglass Manholes, 30'-35' Depth, w/trenching, Dewatering and Backfill with Drop Structure	1	EA	\$ 75,000.00	\$ 75,000.00
21	60-inch Fiberglass Manholes, 20'-25' Depth, w/trenching, Dewatering and Backfill	5	EA	\$ 25,000.00	\$ 125,000.00
22	60-inch Fiberglass Manholes, 25'-30' Depth, w/trenching, Dewatering and Backfill with Drop Structure	5	EA	\$ 35,000.00	\$ 175,000.00
23	60-inch Fiberglass Manholes, 25'-30' Depth, w/trenching, Dewatering and Backfill	3	EA	\$ 30,000.00	\$ 90,000.00
24	48-inch Fiberglass Manholes, 15'-20' Depth, w/trenching, Dewatering and Backfill	1	EA	\$ 15,000.00	\$ 15,000.00
25	Manhole Vent	14	EA	\$ 1,500.00	\$ 21,000.00
26	36" SDR 26 line tie-in to Existing 72" MH (30'-35' Depth)	1	EA	\$ 10,000.00	\$ 10,000.00
27	36" SDR 26 line tie-in to Existing 8" SS line & Plug 15-inch SS line (Existing MH to be removed STA 38+19)	1	EA	\$ 12,000.00	\$ 12,000.00
28	6" dia. Forcemain tie-in to MH#23	1	EA	\$ 3,500.00	\$ 3,500.00
29	12" SDR 26-Stub - 3-Cap (15'-20' Depth)	3	EA	\$ 2,500.00	\$ 7,500.00
30	15" SDR 26-Stub - 2-Cap (15'-20' Depth)	1	EA	\$ 3,000.00	\$ 3,000.00
31	18" SDR 26 Plug & 1-Cap (Hi-line Rd.)	1	EA	\$ 3,500.00	\$ 3,500.00
32	24" SDR 26-Stub - 1-Cap (20'-25' Depth)	1	EA	\$ 4,000.00	\$ 4,000.00
33	36" SDR 26-Stub - 2-Caps (30'-35' Depth)	2	EA	\$ 5,000.00	\$ 10,000.00
34	Demolish Existing Lift Station and Backfill (Hauling and Disposal of Material Inclusive)	2	EA	\$ 20,000.00	\$ 40,000.00
35	Trench Safety	13,719	LF	\$ 12.00	\$ 164,628.00
36	Erosion Control	18	MO	\$ 3,000.00	\$ 54,000.00
STREETS					
1	Roadway Excavation & Grading	13500	SY	\$ 3.00	\$ 40,500.00
2	8" Compacted Caliche/w prime Coat	13500	SY	\$ 8.00	\$ 108,000.00
3	6" Subgrade Lime Treatment(5% if required)	14700	SY	\$ 5.00	\$ 73,500.00
4	Lime 6% (if required)	200	TONS	\$ 200.00	\$ 40,000.00
5	2" HMA(Cy D)	13500	SY	\$ 17.50	\$ 236,250.00
6	Prime Coat MC-30	2700	Gal	\$ 5.00	\$ 13,500.00
9	SW3P	1	LS	\$ 3,000.00	\$ 3,000.00
11	Roadway demolition, hauling and dispose	1	LS	\$ 25,000.00	\$ 25,000.00
12	Striping & Signage	1	LS	\$ 15,000.00	\$ 15,000.00
STORM DRAINAGE					
1	18" Drainage Pipe (RCP)(Rubber Gasket)	480	LF	\$ 50.00	\$ 24,000.00
4	24" RCP- SET	40	EA	\$ 2,500.00	\$ 100,000.00
5	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
6	Sand Bedding	480	LF	\$ 4.00	\$ 1,920.00
7	Gravel Bedding	480	LF	\$ 8.00	\$ 3,840.00
Overall Total Estimate					\$ 9,587,223.00

ATTACHMENT C
J&R ENGINEERING, LLC
PROBABLE CONSTRUCTION COST ESTIMATE

Sanitary Sewer Collection System Far South Elimination Project & Anaya Reconstruction

ANAYA SS and RDWY SECTION

Pharr, Texas

ITEM NO.	ITEM DESCRIPTION	EST. QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1	Right of Way Preparation	1	LS	\$ 10,000.00	\$ 10,000.00
2	Construction Staking	1	LS	\$ 7,500.00	\$ 7,500.00
3	Clearing & Grubbing for 15-20' Utility Easement along project	56	STA	\$ 1,000.00	\$ 56,000.00
4	Work Zone Traffic Control	6	MO	\$ 3,000.00	\$ 18,000.00
WASTEWATER COLLECTION IMPROVEMENTS					
5	10-inch Sanitary sewer, PVC SDR 26, 10-15' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	85	LF	\$ 100.00	\$ 8,500.00
6	24-inch Sanitary sewer, PVC SDR 26, ' deep 25-30', including trenching, dewatering, gravel bedding and backfill, complete in place.	2,621	LF	\$ 450.00	\$ 1,179,450.00
7	36-inch Sanitary sewer, PVC SDR 26, 25-35' deep, including trenching, dewatering, gravel bedding and backfill, complete in place.	2,999	LF	\$ 520.00	\$ 1,559,480.00
8	18-inch Dia. Steel Casing and bore with 10-inch carrier pipe	60	LF	\$ 400.00	\$ 24,000.00
9	36-inch Dia. Steel Casing and Bore with 24-inch carrier pipe	127	LF	\$ 600.00	\$ 76,200.00
10	48-inch Dia. Steel Casing and Bore with 36-inch carrier pipe	150	LF	\$ 650.00	\$ 97,500.00
11	72-inch Fiberglass Manholes, 25'-30' Depth, w/trenching, Dewatering and Backfill	8	EA	\$ 50,000.00	\$ 400,000.00
12	60-inch Fiberglass Manholes, 25'-30' Depth, w/trenching, Dewatering and Backfill	6	EA	\$ 30,000.00	\$ 180,000.00
13	Manhole Vent	5	EA	\$ 1,500.00	\$ 7,500.00
14	6" dia. Forcemain tie-in to MH#23	1	EA	\$ 3,500.00	\$ 3,500.00
15	24" SDR 26-Stub - 1-Cap (20'-25' Depth)	1	EA	\$ 4,000.00	\$ 4,000.00
16	36" SDR 26-Stub - 2-Caps (30'-35' Depth)	2	EA	\$ 5,000.00	\$ 10,000.00
17	Demolish Existing Lift Station and Backfill (Hauling and Disposal of Material Inclusive)	1	EA	\$ 20,000.00	\$ 20,000.00
18	Trench Safety	5,612	LF	\$ 12.00	\$ 67,344.00
19	Erosion Control	6	MO	\$ 3,000.00	\$ 18,000.00
STREETS					
20	Roadway Excavation & Grading	13500	SY	\$ 3.00	\$ 40,500.00
21	8" Compacted Caliche/w prime Coat	13500	SY	\$ 8.00	\$ 108,000.00
22	6" Subgrade Lime Treatment(5% if required)	14700	SY	\$ 5.00	\$ 73,500.00
23	Lime 6% (if required)	200	TONS	\$ 200.00	\$ 40,000.00
24	2" HMAc(Ty D)	13500	SY	\$ 17.50	\$ 236,250.00
25	Prime Coat MC-30	2700	Gal	\$ 5.00	\$ 13,500.00
26	SW3P	1	LS	\$ 3,000.00	\$ 3,000.00
27	Roadway demolition, hauling and dispose	1	LS	\$ 25,000.00	\$ 25,000.00
28	Striping & Signage	1	LS	\$ 15,000.00	\$ 15,000.00
STORM DRAINAGE					
29	18" Drainage Pipe (RCP)(Rubber Gasket)	480	LF	\$ 50.00	\$ 24,000.00
30	24" RCP- SET	40	EA	\$ 2,500.00	\$ 100,000.00
31	Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
32	Sand Bedding	480	LF	\$ 4.00	\$ 1,920.00
33	Gravel Bedding	480	LF	\$ 8.00	\$ 3,840.00
Overall Total Estimate					\$ 4,441,484.00
Engineering (6.5%)					\$ 284,254.98

**PROJECT AGREEMENT FOR
PROFESSIONAL ENGINEERING SERVICES**

AMENDMENT NO. 2

The Contract between **J&R Engineering, LLC** and the **City of Pharr** which was executed by the parties on **November 19, 2019** for the **Sanitary Sewer Collection System Elimination Project for Lift Stations No. 26 & 30 Improvements Project**, is hereby amended by mutual agreement as follows:

- A. Modification to Section 1 – Scope of Work – Additional Scope of Work (See Attached Exhibit A)

- B. Modification to Section 5 – Professional Service Fee – Increase to Fee
Add the following fees:
 - a. Task 1 Planning: \$15,000.00
 - b. Task 2 Design Survey: \$6,000.00
 - c. Task 3 Design (30%, 60%, 90%, & 100%): \$250,000.00
 - d. Task 4 Construction Engineering/Management: \$13,254.98

This amendment adds **\$284,254.98** to the contract and the maximum total payable under the entire contract, including all amendments, is changed from \$ 793,000.00 to **\$1,077,254.98**.

All other terms and conditions of the existing contract not changed by this Amendment shall remain in full force and effect.



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.C.

DATE SUBMITTED: April 24, 2026

MEETING DATE: May 4, 2026

FROM: Cindy Bernal, Administrative Assistant

DEPARTMENT: Maintenance

DIRECTOR: Isaac Escobedo

Agenda Item: Consideration and action, if any, authorizing City Manager to enter into a Service Contract with SKO Elite Repair, LLC. from San Juan, TX for City Hall 3rd floor renovations in the amount of \$187,937.33 (TIPS Contract: 24010402). **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The City of Pharr is renovating the 3rd floor of City Hall. This proposal includes the demolition of existing walls, the erection of new walls, framing, drywall, suspended ceilings, doors, windows, and the necessary mechanical, electrical, and plumbing, as per specifications provided by the City.

(Project No. 2526-01-530-C05-01)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of building renovations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Cindy Bernal

Created/Initiated - 04/24/2026

Isaac Escobedo

Approved - 04/24/2026

Maritza Magallan

Approved - 04/27/2026

Melanie Cano

Approved - 04/29/2026

Ricardo Rodriguez

Approved - 04/29/2026

Jamison Merrick

Approved - 04/29/2026

City Management Office

Final Approval - 04/29/2026



DELIVERY ORDER REQUEST



AWARDED VENDOR

JOC CONTRACT: 24010402

Client: City Of Pharr

Date: 03/30/26

Project: City Hall 3rd Floor Renovation

Location: 118 S Cage Blvd, Pharr, TX 78577

Project Summary: Renovation of City Hall 3rd Floor Space. Base Bid to Include Associated Framing, Drywall, Suspended Ceilings, Door, Windows and MEP (Reuse MEP Infrastructure and Lighting) Excludes Finish Tape, Float, Texture & Painting, Flooring, New Lighting

Order Calculation Criteria: Facilities & Commercial Renovation / Unit / Repair & Remodeling / McAllen / Year 2026 Qtr 1

Averages based on quantity and unit prices from RS Means:			\$	208,819.25
Competitive bid Coefficient:	0.9	X	\$	187,937.33
Adjustments				
Adjustments Total			\$	-
Permits & Fees:				
Bonds			\$	-
Delivery Order Total:			\$	187,937.33

Hector Rivera - Managing Partner SKO

Cost Estimate Report

City of Pharr

Pharr, Texas, 78577

118 S. Cage Blvd

Date: 03/30/2026

City of Pharr 3rd Floor Renovations Base E

Year 2026 Quarter 1

Unit Detail Report

Prepared By: Aldo Davila

SKO Elite LLC

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01 General Requirements					
013113200260	Field personnel, superintendent, average	3.00	Week	\$3,725.00	\$11,175.00
015436501200	Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	10.00	Ea.	\$197.93	\$1,979.30
015436501300	Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer	4.00	Ea.	\$332.81	\$1,331.24
Division 01 General Requirements Subtotal					\$14,485.54
Division 02 Existing Conditions					
024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4.00	Week	\$850.00	\$3,400.00
Division 02 Existing Conditions Subtotal					\$3,400.00
Division 08 Openings					
080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	26.00	Ea.	\$17.36	\$451.36
080505102000	Door demolition, door frames, metal, remove	26.00	Ea.	\$54.47	\$1,416.22
081213135380	Steel frames knock down, hollow metal, "A" or "B" label, to 5-3/4" throat, to 3'-0" x 7'-0"	24.00	Ea.	\$441.89	\$10,605.36
081416093780	Door, wood, architectural, flush, interior, H.P. plastic laminate, 1-3/8", 3'-0" x 7'-0"	24.00	Ea.	\$453.28	\$10,878.72
081416095000	Door, wood, for vision lite add	24.00	Ea.	\$486.50	\$11,676.00
087120151500	Door hardware, hospital bedroom, average quality	24.00	Door	\$878.24	\$21,077.76
Division 08 Openings Subtotal					\$56,105.42

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 09	Finishes				
090505101250	Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	6,060.00	S.F.	\$0.64	\$3,878.40
090505302300	Walls and partitions demolition, metal or wood studs, finish two sides, plasterboard (gypsum wallboard)	5,280.00	S.F.	\$2.24	\$11,827.20
092116333800	Partition wall, interior, standard, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 8' to 12' high, 5/8" gypsum drywall	4,050.00	S.F.	\$5.17	\$20,938.50
095123101110	Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 2' or 2' x 4', 5/8" thick	1,670.00	S.F.	\$2.98	\$4,976.60
095123300810	Complete suspended ceilings, mineral fiber, lay-in board, 2' x 4' x 5/8", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	6,060.00	S.F.	\$6.88	\$41,692.80
Division 09	Finishes Subtotal				\$83,313.50
Division 22	Plumbing				
220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	10.00	L.F.	\$3.25	\$32.50
220505102164	Pipe, plastic, with fittings, 4" thru 6" diameter, selective demolition	5.00	L.F.	\$5.83	\$29.15
224116134240	Lavatory, wall hung, porcelain enamel on cast iron, white, single bowl, 22" x 19", includes trim	1.00	Ea.	\$697.76	\$697.76
224116136960	Lavatory, wall hung, rough-in, supply, waste and vent	1.00	Ea.	\$1,076.21	\$1,076.21
224123203220	Shower, stall, fiberglass, one piece with three walls, ADA compliant, 1-1/2" OD grab bars, nonskid floor, corner seat, 60" x 34-1/2" x 72", includes drain only, excludes valve control and door/curtain	1.00	Ea.	\$2,453.73	\$2,453.73
224123204200	Shower, stall, rough-in, supply, waste and vent for above shower	1.00	Ea.	\$969.62	\$969.62
224213133362	Water closet, bowl only, floor mounted, tankless, with floor outlet, ADA, 1.28 gpf, includes flush valve and seat	1.00	Ea.	\$878.46	\$878.46
224213133370	Water closet, bowl only, floor mounted, tankless, rough-in, supply, waste and vent	1.00	Ea.	\$758.84	\$758.84
224239100900	Faucets/fittings, flush valve, tankless water closet, concealed rear spud, wall hung	1.00	Ea.	\$337.99	\$337.99
224239100972	Faucets/fittings, flush valve, automatic flush sensor and operator for urinals or waterclosets, standard	1.00	Ea.	\$749.66	\$749.66
224239102810	Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	1.00	Ea.	\$791.76	\$791.76
224239303220	Carriers/supports, lavatory, concealed arm, floor mounted, single, ADA compliant fixture	1.00	Ea.	\$373.78	\$373.78
224239307050	Carriers/supports, water closet, siphon jet, horizontal, adjustable, ADA compliant, caulk, single, 4" pipe size	1.00	Ea.	\$522.37	\$522.37
Division 22	Plumbing Subtotal				\$9,671.83

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 23 Heating, Ventilating, and Air Conditioning (HVAC)					
233713102000	Diffuser, aluminum, ceiling, T-bar mounting, 24" x 24" lay-in frame, 6" x 6", includes opposed blade damper	132.00	Ea.	\$132.49	\$17,488.68
Division 23 Heating, Ventilating, and Air Conditioning (HVAC) Subtotal					\$17,488.68
Division 26 Electrical					
260150813200	Lighting fixture, maintenance, remove and replace (reinstall), incl. remove, disconnect wire terminations, store, reinstall and reconnect wire terminations	104.00	Ea.	\$82.82	\$8,613.28
260519209050	Metal clad cable, copper, steel clad, 600 volt, 3 wire, #12	40.00	C.L.F.	\$222.78	\$8,911.20
260533140220	Electric metallic tubing, 3/4" diameter, to 10' high, includes 11 couplings per 100'	600.00	L.F.	\$2.73	\$1,638.00
260533160670	Outlet boxes, pressed steel, switchboxes, Romex or BX, with bracket	60.00	Ea.	\$20.09	\$1,205.40
260533161530	Outlet boxes, cast, duplex receptacle cover, 1 gang, FS	60.00	Ea.	\$12.30	\$738.00
262726202470	Duplex receptacle, grounded, 120 volt, 20 amp	120.00	Ea.	\$27.07	\$3,248.40
Division 26 Electrical Subtotal					\$24,354.28
Subtotal					\$208,819.25
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$208,819.25
General Conditions				0.00%	\$0.00
Subtotal					\$208,819.25
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$208,819.25



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.D.

DATE SUBMITTED: April 28, 2026

MEETING DATE: May 4, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: City Clerk's Office

DIRECTOR: Imelda Perez

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into a service contract for Records Management Scanning Project. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: On February 12, 2026, the City of Pharr received proposals from eighteen (18) respondents for our Records Management Scanning Project. After a thorough evaluation, the selected vendor DataBank located in Irving, TX. was determined to be the most qualified and capable of meeting the City's needs for Records Management Scanning services, and therefore represents the best overall value despite not being the lowest-cost proposal.

The service contract shall be active for two (2) years, with the option to extend the contract for one (1) additional year, if the performance of the respondent is satisfactory and fees remain firm. (Project No. 2425-01-516-S38-385)

Fiscal Consideration: Records Management Scanning Project will be phased out into two (2) fiscal years. The City's allowed budget per fiscal year is as follows:

FY 25-26, Phase I - \$250,000 for initial scope of the project

FY 26-27, Phase II - To be determined on Phase I completion status

Staff Recommendation: Staff recommends authorizing City Manager to enter into a service contract with selected respondent DataBank for a term of two (2) years with an option to extend one (1) additional year, contingent upon satisfactory performance and fees remaining firm.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Hilda Pedraza
Jamison Merrick
City Management Office

Created/Initiated - 04/28/2026
Approved - 04/29/2026
Approved - 04/29/2026
Final Approval - 04/29/2026



CITY OF PHARR

PROPOSAL OPENING - Thursday February 12, 2026 at 3:00 P.M.

LOCATION - 1ST FLOOR MEDIUM CONFERENCE ROOM

PROJECT #2425-01-528-S37-81 - RFP - RECORDS MANAGEMENT SCANNING PROJECT

RESPONDENTS:								
	COMPANY	CITY, STATE	SUBMITTAL	SIGNATURE PAGE	NON- COLLUSION AFFIDAVIT	MATRIX	ADDENDUM 1	ADDENDUM 2
1	ARDENT TECHNOLOGIES INC	DAYTON, OH	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
2	BIRDDOCS LLC	WICHITA FALLS, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
3	CC FILE PRO LTD dba FILE PRO	CORPUS CHRISTI, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
4	COMPU-DATA INTERNATIONAL, LLC	HOUSTON, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
5	CONNECTDOTSSOLUTION LLC	WAKE FOREST, NC	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
6	DATA BANK IMX	KING OF PRUSSIA, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
7	DATA CENTER WAREHOUSE, LLC	LAGUNA HILLS, CA	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
8	DSA BUSINESS SOLUTIONS	McALLEN, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
9	ECM TODAY	SAN ANTONIO, TX	SUBMITTED	SUBMITTED	SUBMITTED	INCOMPLETE	NOT SUBMITTED	SUBMITTED
10	HARRIS COUNTY DEPARTMENT OF EDUCATION	HOUSTON, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
11	KOFILE TECHNOLOGIES, INC.	DALLAS, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	NOT SUBMITTED
12	OVATION DATA SERVICES, INC.	HOUSTON, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
13	RECORDS CONSULTANTS, INC	SAN ANTONIO, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
14	RIO GRANDE INTELLIGENCE, LLC	McALLEN, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
15	SOURCECORP BPS, INC	IRVING, TX	SUBMITTED	SUBMITTED	**	SUBMITTED	SUBMITTED	SUBMITTED
16	TERRALOGIC DOCUMENT SYSTEMS	EL PASO, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	NOT SUBMITTED
17	TOSHIBA BUSINESS SOLUTIONS	McALLEN, TX	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED
18	VRC COMPANIES, LLC	MEMPHIS, TN	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED	SUBMITTED

** = NOT SUBMITTED SEPARATELY BUT WITHIN THE ENTIRE PACKET