



**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 18, 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 21, 2026, as National Stop the Bleed Day.
- B) Proclamation proclaiming May 17–23, 2026, as National Public Works and Public Utilities 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) Trailblazer of the Month Recognition
- B) Recognition of ESL Graduates through the City of Pharr and South Texas College Partnership.
- C) 2026 Healthier Texas Community Challenge Presentation.
- 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 May 04, 2026 - Regular Called Meeting (ADMINISTRATION)
- B) Consideration and action, if any, ratifying Emergency 24-inch Sanitary Sewer Line Repair. **This item supports IF - Infrastructure.** (PUBLIC UTILITIES)
- C) Consideration and action, if any, on Development Services Cases:

1. Lebiram, LLC., representing Pin High Golf Studio, LLC., owner, 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 Limited Industrial District (L-I). The property is legally described as being 0.08 acres, more or less, out of Lot 2, Prince Sameer Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5101 North Cage Boulevard, Unit 100. CUP#260303 **This item supports EV - Economic Vitality.**

2. Ben Smith, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within 500 Block of East Polk Avenue. COZ#260408 **This item supports EV - Economic Vitality.**

D) PLATS:

1. HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting final plat approval of the proposed Lot 1 Blue Beacon Subdivision. The property is legally described as being a 3.40 acres out of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5000 Block of North IH 69C. **SUB #25010**

**REGULAR AGENDA - OPEN SESSION:**

**7. ORDINANCES AND RESOLUTIONS:**

- A) Consideration and action, if any, ratifying Resolution R-2026-25 authorizing staff to submit a project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV-MPO) for transportation funding and committing to a local match for the I Rd Hike and Bike Trail - Phase II project. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, ratifying Resolution R-2026-26 authorizing staff to submit a project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV - MPO) for transportation funding and committing to a local match for the South Jackson Rd Expansion project. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Resolution authorizing intervention in AEP Texas Inc.'s application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities (TEEF Rider). **This item supports SE - Service Excellence.** (ADMINISTRATION)

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

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

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

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

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

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

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

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

**10. ADJOURNMENT:**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 12<sup>th</sup> day of May 2026 at 3:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 12<sup>th</sup> day of May 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*, STOP THE BLEED® is a national public health campaign, launched at a White House Ceremony in 2015.; and

*WHEREAS*, its goal is to save lives by training people across the country how to stop traumatic bleeding; and

*WHEREAS*, excessive bleeding is the leading cause of death for those under the age of 40; and

*WHEREAS*, the campaign is a public/private partnership led by the US Department of Defense and supported by a number of organizations including the US Department of Homeland Security, the Stop the Bleed Coalition, the American Red Cross, The American College of Surgeons, the American College of Emergency Physicians, and the American Heart Association; and

*WHEREAS*, the campaign is based on the lessons the Department of Defense learned in Afghanistan and Iraq on the best ways to treat traumatic injuries involving severe blood loss.; and

*WHEREAS*, each year the 4th Thursday of May has been proclaimed STOP THE BLEED® Day by the campaign to engage the public to learn more about how to become empowered to save lives.

*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 May 18, 2026, as:

***“Stop the Bleed Day”***

*IN WITNESS WHEREOF*, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 18<sup>th</sup> day of May 2026.

**CITY OF PHARR**

\_\_\_\_\_  
Ambrosio Hernandez, Mayor

**ATTEST:**

\_\_\_\_\_  
Imelda Perez, City Clerk

# Proclamation



*WHEREAS*, public works and public utilities professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and public health, high quality of life, and well-being of the people of the City of Pharr; and

*WHEREAS*, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works and public utilities professionals, who are supervisors, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

*WHEREAS*, it is in the public interest for the citizens, civic leaders, and children in the City of Pharr to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public utilities programs in their respective communities; and

*WHEREAS*, the year 2026 marks the 66th annual National Public Works and Public Utilities Week sponsored by the American Public Works Association/Canadian Public Works Association, be it now; and

*WHEREAS*, we urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works and public utilities professionals, supervisors, managers, and employees to recognize the substantial contributions they make to protecting our national health and safety, and advancing the quality of life for all.

*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 17 – 23, 2026, as:

*“National Public Works and Public Utilities Week”*

*IN WITNESS WHEREOF*, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 18<sup>th</sup> 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:** May 8, 2026

**MEETING DATE:** May 18, 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 - 05/08/2026



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 5.A.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 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 May Trailblazer of the Month.

**Alternatives:** N / A

**Exclude Material from Public Packet?** No

**Reason:** N / A

---

### **ROUTING:**

Alessandra Garcia  
City Management Office

Created/Initiated - 05/08/2026  
Final Approval - 05/11/2026



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 5.B.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Alessandra Garcia, Assistant City Clerk

**DEPARTMENT:** Administration

**DIRECTOR:** Jonathan Flores

**Agenda Item:** Recognition of ESL Graduates through the City of Pharr and South Texas College Partnership.

**Classification:** Regular

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

**Issue:** Recognition of ESL Graduates through the City of Pharr and South Texas College Partnership.

**Fiscal Consideration:** N / A

**Staff Recommendation:** Staff recommends recognition of the following City of Pharr employees for their dedication and commitment to personal and professional growth through participation in the English as a Second Language (ESL) program offered in partnership with South Texas College:

Melissa	Juan	Ruben	Jonathan
Rodriguez	Rodriguez	Sariana	Espinoza
Lizeth	Blanca	Yolanda	Jose
Sanchez	Garza	Delgado	Gonzalez
Juan	Abril De	Juan	Yolanda
Rivera	Leon	Mascorro	Cortez
Mario	Gumaro	Carlos	Roas
Flores	Cantu	Garcia	Puente
Rafael	Mirna	Lorena	Rosalva
Garcia	Cruz	Cabanias	Garcia
Felipe	Marcos	Jose	Esperanza
Ramos	Cruz	Alvarez	Alvarez

**Alternatives:** N / A

**Exclude Material from Public Packet?** No

**Reason:** N / A

---

### ROUTING:

Alessandra Garcia  
City Management Office

Created/Initiated - 05/08/2026  
Final Approval - 05/11/2026





## AGENDA MEMORANDUM



**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 5.C.

**DATE SUBMITTED:** May 7, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Abel Molina, Special Events  
Director

**DEPARTMENT:** Special Events

**DIRECTOR:** Abel Molina

**Agenda Item:** 2026 Healthier Texas Community Challenge Presentation.

**Classification:** Regular

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

**Issue:** The City of Pharr has been awarded 1st place in the medium-sized category for the state of Texas in the Healthier Texas Community Challenge. This marks the ninth time the City of Pharr has received this prestigious recognition.

**Fiscal Consideration:** n/a

**Staff Recommendation:** n/a

**Alternatives:** n/a

**Exclude Material from Public Packet?** No

**Reason:** n/a

---

### **ROUTING:**

Abel Molina  
Hilda Pedraza  
City Management Office

Created/Initiated - 05/07/2026  
Approved - 05/07/2026  
Final Approval - 05/11/2026



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 5.D.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 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  
City Management Office

Created/Initiated - 05/08/2026  
Final Approval - 05/12/2026



## AGENDA MEMORANDUM



**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.A.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Alessandra Garcia, Assistant City Clerk

**DEPARTMENT:** Administration

**DIRECTOR:** Imelda Perez

**Agenda Item:** Approval of Minutes for May 04, 2026 - Regular Called Meeting

**Classification:** Consent

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

**Issue:** Approval of Minutes for May 04, 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 - 05/08/2026  
Final Approval - 05/11/2026

**MINUTES  
BOARD OF COMMISSIONERS  
REGULAR CALLED MEETING  
MONDAY, MAY 4, 2026  
118 SOUTH CAGE 2<sup>nd</sup> FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, May 04, 2026, and the following is the record of attendance.

**BOARD OF COMMISSIONERS PRESENT:** Comm. Michael Pacheco  
Comm. Roberto Carrillo  
Comm. Ricardo Medina  
Comm. Itza Flores

**BOARD OF COMMISSIONERS ABSENT:** Mayor Ambrosio Hernandez  
Comm. Ramiro Caballero  
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  
Alyn Cervantes, Code Comp. Asst. Director  
Roland Gomez, Development Services Director  
Luis Marin, Public Works Director  
Keyla Jalife, OSE Director  
Ruben Rosales, Public Utilities Director  
Sergio Alaniz, Parks & Rec Director  
Adolfo Garcia, Library Director  
Jose Pena, I.T. Director  
Luis Bazan, Bridge Director  
Maritza Magallan, Purchasing Director  
Danny Ramirez, EMS Chief  
CJ Sanchez, Pharr Chamber President  
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  
Kenneth Walsch, Food Service Director  
Yuri Gonzalez, Dir. Of Int'l Commercial Dev.

**CITY ATTORNEY:**

Ricardo Rodriguez, City Attorney

**ITEM 1. CALL TO ORDER**

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

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

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

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

**ITEM 2. PROCLAMATIONS**

**A) PROCLAMATION PROCLAIMING MAY 10-16, 2026 AS PHARR POLICE MEMORIAL WEEK.**

Jonathan Flores, City Manager, introduced the item.

Juan Gonzalez, Police Chief, recognized Police Memorial Week and the men and women who lost their lives in the line of duty. Appreciation was expressed for the continued support shown to the department and law enforcement personnel.

Comm. Pacheco read proclamation proclaiming May 10-16, 2026, as Pharr Police Memorial Week. Proclamation was presented to Juan Gonzalez and staff.

**B) PROCLAMATION PROCLAIMING MAY 17-23, 2026 AS NATIONAL EMERGENCY MEDICAL SERVICES WEEK.**

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, recognized EMS Week 2026 and highlighted the department's growth and accomplishments over the past five years, including advancements in equipment, technology, facilities, and regional partnerships. Appreciation was expressed to EMS personnel for their dedication and commitment to serving the community.

Comm. Carrillo read proclamation proclaiming May 17-23, 2026, as National Emergency Medical Services Week. Proclamation was presented to Danny Ramirez and staff.

**ITEM 3. PUBLIC TESTIMONY**

There were no comments from the public.

**ITEM 4. PUBLIC HEARINGS**

**A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES**

There were no comments from the public.

**ITEM 5. CITY MANAGER'S REPORTS**

**A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR APRIL 2026.**

Jonathan Flores, City Manager, introduced the item. He briefly reported the City of Pharr showed an increase of 4.61% year to date true growth and stated Finance Director was in the audience and questions could be entertained at this time.

**B) CITY ENGINEER'S REPORT**

Jonathan Flores, City Manager, introduced the item and stated City Engineer was in the audience and questions could be entertained at this time.

**C) TRAILBLAZER OF THE MONTH RECOGNITION**

Jonathan Flores, City Manager, introduced the item.

Juan Gonzalez, Police Chief, announced Maria Morales, Project Coordinator for Public Health Department, as this month's Trailblazer Award recipient.

Elizabeth Diaz, Public Health Director, recognized Maria Lisa Morales Garcia for her leadership, passion for service, and dedication to advancing department initiatives and supporting the community.

Maria L. Morales Garcia expressed gratitude for being selected as the Trailblazer Award recipient and thanked her department and City administration for their support, mentorship, and commitment to an inclusive workplace.

**D) CITY EVENTS OF INTEREST**

Jonathan Flores, City Manager, introduced the item.

Kenia Gomez, Director of City Communications, presented a series of video recaps. She highlighted the Warrior Race, EMS Recognition, and Earth Day Celebration.

Kenia Gomez, Director of City Communications, reported on the Good Food, Good Move Community Event and stated it would take place on Saturday, May 9, 2026, from

MINUTES: REGULAR CALLED MEETING

May 04, 2026

9:00 a.m. to 12:00 p.m. at Pharr One Community Center. She further stated the Farmer's Market will be taking place at the same time.

Kenia Gomez, Director of City Communications, reported the Police Department would be hosting the 4<sup>th</sup> Annual Mind Matters Health Fair. She stated the event would take place on Friday, May 15, 2026, from 6:00 p.m. to 8:00 p.m. at Pharr One – French Garden.

Kenia Gomez, Director of City Communications, also reported on the Kids to Park Day Event. She stated the event would take place on Saturday, May 16, 2026, from 5:00 p.m. to 8:00 p.m. at the Allen & William Arnold Park and encouraged everyone to attend.

Kenia Gomez, Director of City Communications, further reported on the Safe Summer Splash. She stated the event would take place on Saturday, May 16, 2026, from 10:00 a.m. to 3:00 p.m. at the Aquatic Center. She stated this was in partnership with the Junior League of McAllen, Driscoll Health Hospital and Driscoll Health plan to promote summer water safety for children and families. She further stated the event would include life jacket fittings, CPR education by Pharr EMS, and recreational activities.

Lastly, Kenia Gomez, Director of City Communications, reported the upcoming Memorial Day Ceremony was scheduled for Friday, May 22, 2026, at 9:00 a.m. at the Memorial Park. She provided details regarding the event and its observance for the community.

**ITEM 6. CONSENT AGENDA**

**A) APPROVAL OF MINUTES FOR APRIL 20, 2026 — REGULAR CALLED MEETING THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**

**B) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**

**1. BEN SMITH, OWNER, REQUESTED 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, REQUESTED 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:**

May 04, 2026

1. **AJZ REAL ESTATE, LLC., REPRESENTING BENJAMIN ZEPEDA, REQUESTED 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., REQUESTED 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, REQUESTED 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.**

Jonathan Flores, City Manager, introduced consent agenda 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-2026-15 is filed with the City Clerk's Office.

At this time, Mayor Pro Tem Pacheco stated they would deviate from the agenda and go into closed session. There was no objection.

## **ITEM 9. CLOSED SESSION**

The time being 4:35 p.m., Mayor Pro Tem Pacheco stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

## **ITEM 10. RECONVENE**

The time being 4:54 p.m., Mayor Pro Tem Pacheco stated the commission would be resuming the open meeting.

## **REGULAR AGENDA - OPEN SESSION**

### **ITEM 7. ORDINANCES AND RESOLUTIONS**

May 04, 2026

**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.**

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

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

Resolution No. R-2026-24 is filed with the City Clerk's Office.

**ITEM 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.**

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

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

**B) CONSIDERATION AND ACTION, IF ANY, 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.**

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

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

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

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

May 04, 2026

- 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.**

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

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

- 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.**

Jonathan Flores, City Manager, introduced the item and recommended DSA Business Solutions LLC from McAllen, Texas.

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

#### **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 4:56 p.m.

CITY OF PHARR

---

AMBROSIO HERNANDEZ  
MAYOR

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

**ON THIS THE 4<sup>th</sup> DAY OF MAY 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, 2<sup>nd</sup> 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:

MINUTES: REGULAR CALLED MEETING  
May 04, 2026

---

IMELDA PEREZ  
CITY CLERK

APPROVED:

DRAFT



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.B.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Ruben Rosales, Public Utilities  
Director

**DEPARTMENT:** Public Utilities

**DIRECTOR:** Ruben Rosales

**Agenda Item:** Consideration and action, if any, ratifying Emergency 24-inch Sanitary Sewer Line Repair. **This item supports IF - Infrastructure.**

**Classification:** Regular

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

**Issue:** The City of Pharr had an emergency repair on a 24-inch sewer line at the Wastewater Treatment Plant. This emergency posed a significant compliance risk, as the Wastewater Treatment Plant's ability to properly treat and discharge wastewater is essential for protecting public health and the environment. Delays would impact the city of Pharr capacity to manage wastewater flows, potentially resulting in system backups, unauthorized discharges, or violations of state regulatory requirements. (Project No. 2526-60-583-S30-01)

**Fiscal Consideration:** N/A

**Staff Recommendation:** Staff recommends approval

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Ruben Rosales

Created/Initiated - 05/08/2026

Ruben Rosales

Approved - 05/08/2026

Maritza Magallan

Approved - 05/08/2026

Melanie Cano

Approved - 05/08/2026

Ricardo Rodriguez

Approved - 05/08/2026

Jamison Merrick

Approved - 05/11/2026

City Management Office

New -



# Pharr

Purchasing



## PURCHASE REQUEST FORM (REQUISITION)

PO # 203132

DEPARTMENT: Public Utilities

DIVISION: Wastewater

DATE: 04/07/2026

**SUGGESTED VENDORS:**

VENDOR#1 NAME	CONTACT NAME/COMPANY ADDRESS	PHONE	PRICE QUOTE
Saenz Brothers Contruction	3226 N. Victoria Rd. Donna, TX 78537	956-464-3401	\$ 175,000.00
VENDOR#2 NAME	CONTACT NAME/COMPANY ADDRESS	PHONE	PRICE QUOTE
VENDOR#3 NAME	CONTACT NAME/COMPANY ADDRESS	PHONE	PRICE QUOTE

**RECOMMENDED VENDOR:** Saenz Brothers Contruction

**JUSTIFICATION FOR PURCHASE:** **REQUIRED:**

EMERGENCY REPAIR 24" SEWER LINE AT WASTEWATER TREATMENT PLANT

(TIPS : 241001)

TO BE FILLED OUT BY DEPARTMENTS:			BUDGET FUNDS AVAILABLE		GRAND TOTAL	BUDGETED
ACCOUNT NUMBER(S)	CURRENT BALANCE	TOTAL EXPENSE	AFTER BALANCE			YES / NO
60-58300-8804-000		(\$ 175,000.00)	-\$ 175,000.00		\$ 175,000.00	
			\$ 0.00			
			\$ 0.00			
			\$ 0.00			

DIVISION HEAD: JESSE TREJO

DATE: 04/07/2026

**NOTE: ALL REQUESTS UNLESS APPROVED BY DIRECTOR AS AN EMERGENCY, MUST BE REQUESTED AND SUBMITTED THREE (3) DAYS IN ADVANCE AND MUST HAVE A MONETARY AMOUNT UNLESS IT IS AN UNPREDICTABLE EXPENSE.**

DIRECTOR: \_\_\_\_\_

DEPUTY CITY MANAGER: \_\_\_\_\_  
(To be routed by Purchasing >\$25,000)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

PURCHASING: \_\_\_\_\_

CITY MANAGER: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



# Pharr

## Public Utilities



### **-CONFIDENTIAL MEMORANDUM-**

---

**DATE:** April 06, 2026  
**TO:** Maritza Magallan, Purchasing Director  
**FROM:** Jesse Trejo, Superintendent of Operations  
**CC:** Ruben Rosales, Public Utilities Director

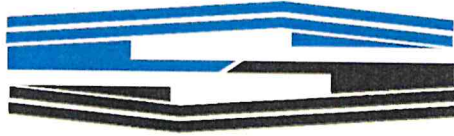
**SUBJECT: ATF Memo – Saenz Brothers Construction**

---

Saenz Brothers Construction was contracted to perform an urgent repair on a 24-inch broken sewer line at the Wastewater Treatment Plant. We reached out to Saenz Brothers Construction on March 29, 2026, and the scope of work was completed on March 31, 2026. The scope of work included removing and replacing approximately 20 linear feet of pipe and addressing two separate breaks along the 24-inch line at depths ranging from 10 to 15 feet. The first break was repaired, and the line was placed back online; however, a second break occurred upstream shortly thereafter, requiring the entire excavation and repair process to be repeated. The project required the mobilization of heavy equipment such as trenchers and excavators, as well as the installation of stabilization sand and subgrade asphalt for proper backfill. Due to the sequential failures and the need to re-excavate and re-repair the line, the work demanded continuous operations over a 48-hour period with additional manpower to restore full functionality.

The wastewater treatment plant was unable to process wastewater because it had to be isolated due to the line breaks. With this portion of the facility offline, the wastewater treatment plant could not meet the city's sewer demand or maintain adequate treatment levels in accordance with TCEQ rules and regulations. This operational limitation posed a significant compliance risk, as the plant's ability to properly treat and discharge wastewater is essential for protecting public health and the environment. Any delay in addressing the issue would have significantly impacted the city's capacity to manage wastewater flows, potentially resulting in system backups, unauthorized discharges, or violations of state regulatory requirements. The urgency of the repair was therefore critical to maintaining continuous service, regulatory compliance, and the overall integrity of the wastewater system. Saenz Brothers Construction demonstrated exceptional responsiveness, mobilizing on extremely short notice to address the situation effectively.  
(TIPS: 241001)

J. Trejo.



# SAENZ BROTHERS CONSTRUCTION

3226 N Victoria Rd Donna, TX 78537 Phone (956) 464-3400 Fax (956) 464-3401

[saenzbrothers@yahoo.com](mailto:saenzbrothers@yahoo.com)

[karla@saenzbrothers.com](mailto:karla@saenzbrothers.com)

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

Invoice No.: 2307  
 Date: 4/6/2026

Project Name
Emergency repair of 24-inch duct line failure at Pharr Wastewater Treatment Plant

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL COST
Emergency repair of 24-inch duct line failure at Pharr Wastewater Treatment Plant from March 29 through March 31. Removed and replaced damaged sections with 24-inch PVC at two locations. Work performed continuously from Sunday through Tuesday night, including day and night operations. Mobeilzation, heavy equipment, labor, materials, and dewatering.	LS	1	\$ 175,000.00	\$ 175,000.00

Please Make all Checks Payable to Saenz Brothers Construction, LLC  
 THANK YOU FOR YOUR BUSINESS!  
 TIPS : 241001

SUBTOTAL	\$ 175,000.00
SALES TAX	\$ -
TOTAL	\$ 175,000.00

10:53

5G 78



Saturday  
6:18 PM



From Jesse

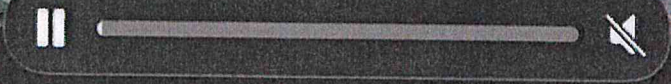


11:27

5G 74



Yesterday  
11:12 AM



11:26

5G 74



Pharr

Yesterday 11:54 AM

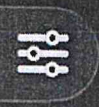


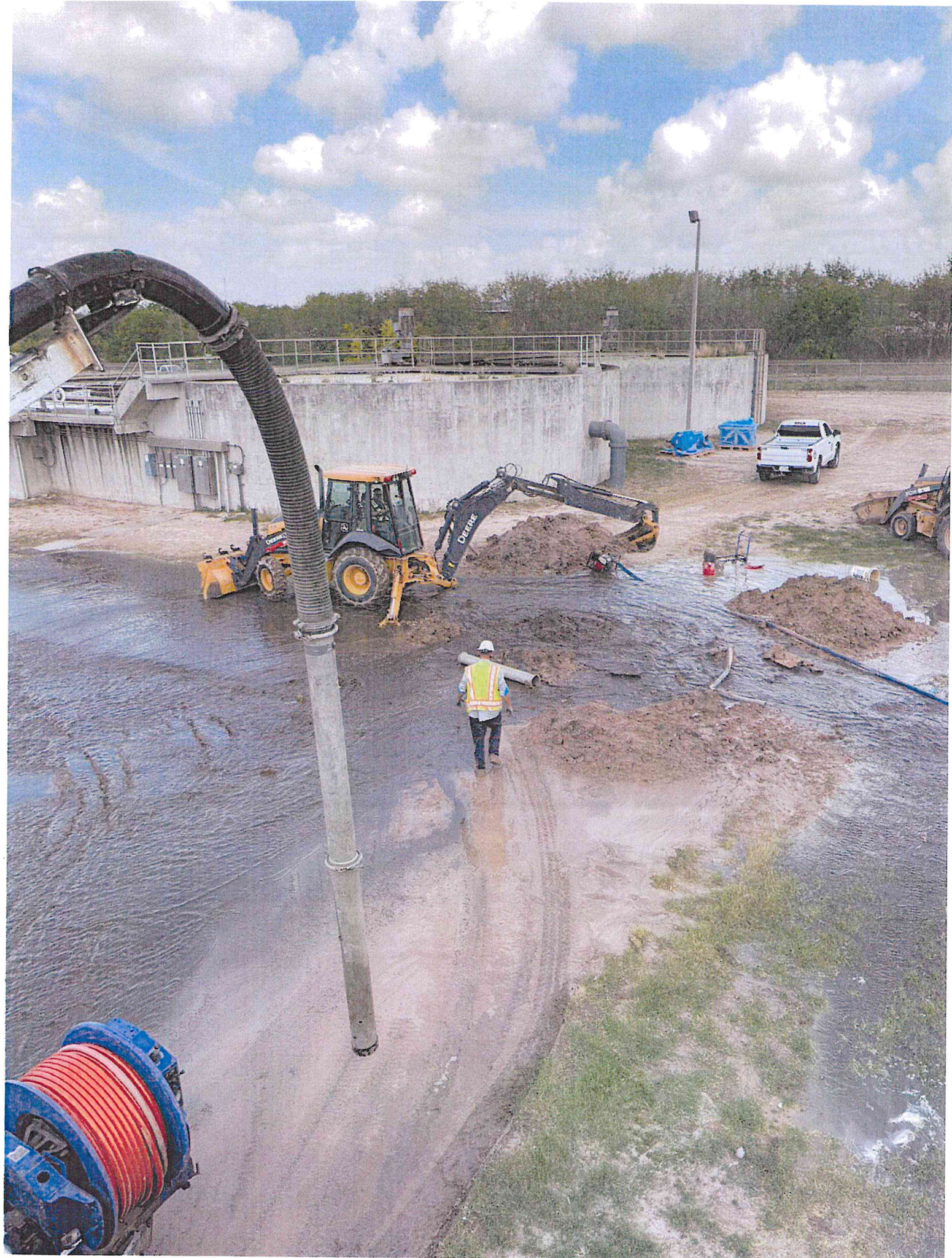
11:51

5G 70



Yesterday  
11:56 AM







11:27

5G 74



Yesterday  
6:25 PM



LIVE



11:27

5G 74



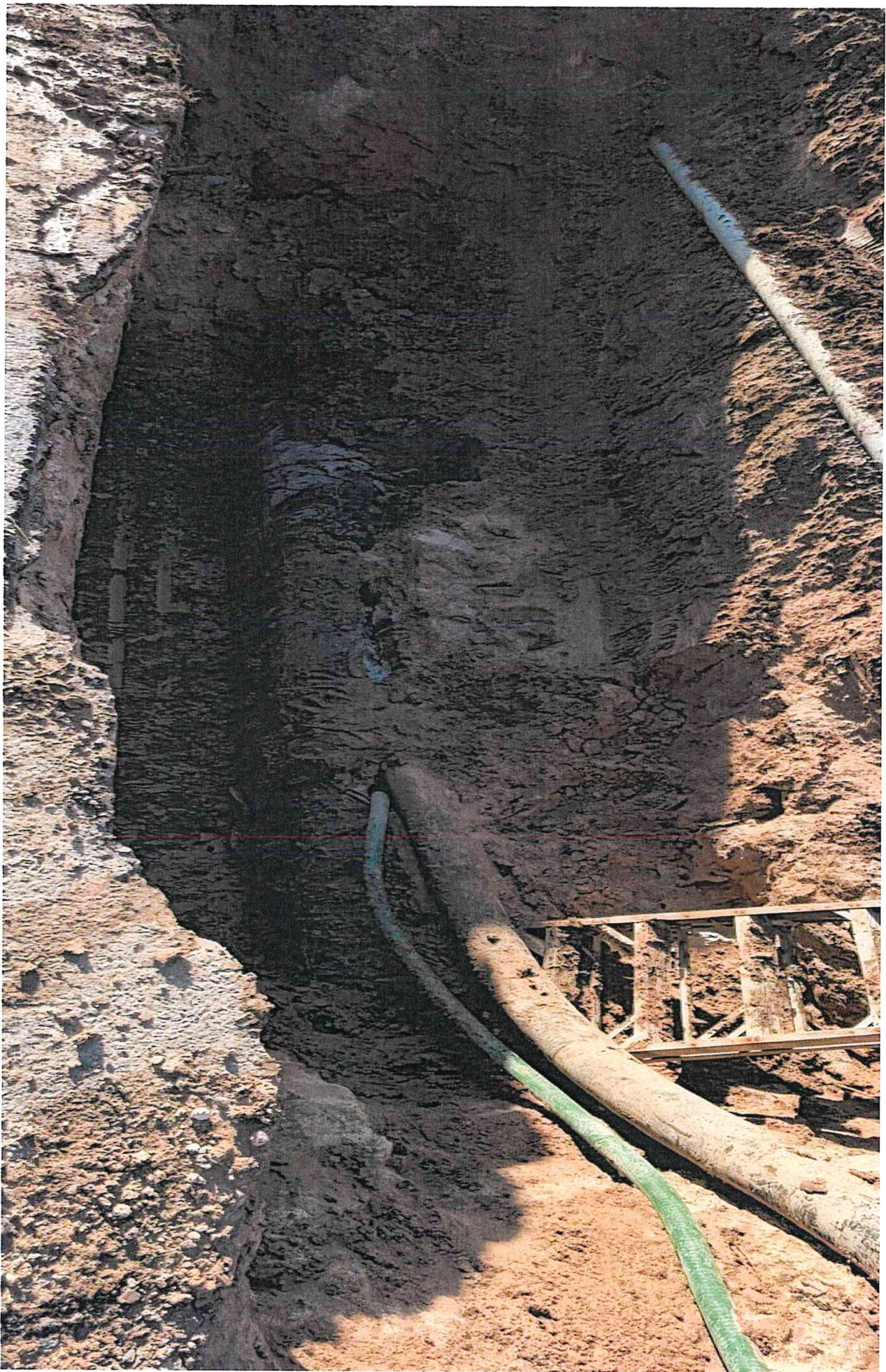
Yesterday  
7:31PM



LIVE













The primary cause of the incident was the severe degradation of the existing pipeline, which had deteriorated to the point where normal excavation and exposure revealed significant structural failure. Although the initial leak appeared minimal, the underlying condition of the pipe indicated long term material deterioration, likely due to age, environmental exposure, or insufficient structural integrity. This degradation ultimately led to the initial leak and contributed to the subsequent upstream failure identified during repair efforts.



Monday, March 30, 2026

11:00 PM

- Work was completed with the second repair and System was placed back in service

Tuesday, March 31, 2026

- Finished Dressing up the area and pick up all equipment used





## AGENDA MEMORANDUM



**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.C.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 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 - 05/08/2026



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.C.1.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Nancy Hernandez, Administrative Assistant

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** Lebiram, LLC., representing Pin High Golf Studio, LLC., owner, 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 Limited Industrial District (L-I). The property is legally described as being 0.08 acres, more or less, out of Lot 2, Prince Sameer Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 5101 North Cage Boulevard, Unit 100. CUP#260303 **This item supports EV - Economic Vitality.**

**Classification:** Consent

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

**Issue:** Lebiram, LLC., representing Pin High Golf Studio, LLC., owner, 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 Limited Industrial District (L-I).

**Fiscal Consideration:** N/A

**Staff Recommendation: Planning and Zoning Commission Recommendation:** At the Planning and Zoning Commission Meeting on May 7, 2026, the board voted unanimously to recommend approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements. There were 7 members present and voting.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Nancy Hernandez  
Joe Garza  
Roland Gomez  
Melanie Cano

Created/Initiated - 05/08/2026  
Approved - 05/08/2026  
Approved - 05/08/2026  
Final Approval - 05/08/2026



## MEMORANDUM

---

**DATE:** MONDAY, MAY 18, 2026  
**TO:** MAYOR AND CITY COMMISSION  
**FROM:** JONATHAN B. FLORES, CITY MANAGER

**SUBJECT:** CONDITIONAL USE PERMIT FOR ABC FILE NO. **CUP#260303**  
(Pin High Golf Studio)

---

### GENERAL INFORMATION:

**APPLICANT:** Lebiram, LLC., representing Pin High Golf Studio, LLC., owners, have 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 Limited Industrial District (L-I).

**LEGAL DESCRIPTION:** The property is legally described as 0.08 acres, more or less, out of Lot 2, Prince Sameer Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property's physical address is 5101 North Cage Boulevard, Unit 100.

**ZONING:** The property is currently zoned Limited Industrial District (L-I). The adjacent properties to the north, east, south and west are zoned Limited Industrial District (L-I). The area is generally designated for industrial use in the Land Use Plan.

**COMMENTS:** **POLICE CHIEF:** Pending inspection of the Conditional Use Permit.

**FIRE DEPARTMENT:** Pending reinspection of the Conditional Use Permit.

**BUILDING:** Pending reinspection of the Conditional Use Permit.

**HEALTH:** Pending inspection 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 24, 2026, and a legal notice was published in the Advance News Journal on April 22, 2026. Staff received no response to the letters or the legal notice.

**HOURS OF OPERATION:** Hours of operation will be Monday – Thursday 10:00 AM – 10:00 PM, Friday – Sunday 10:00 AM – 11:00 PM

**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 Limited Industrial District (L-I) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. There were seven 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.

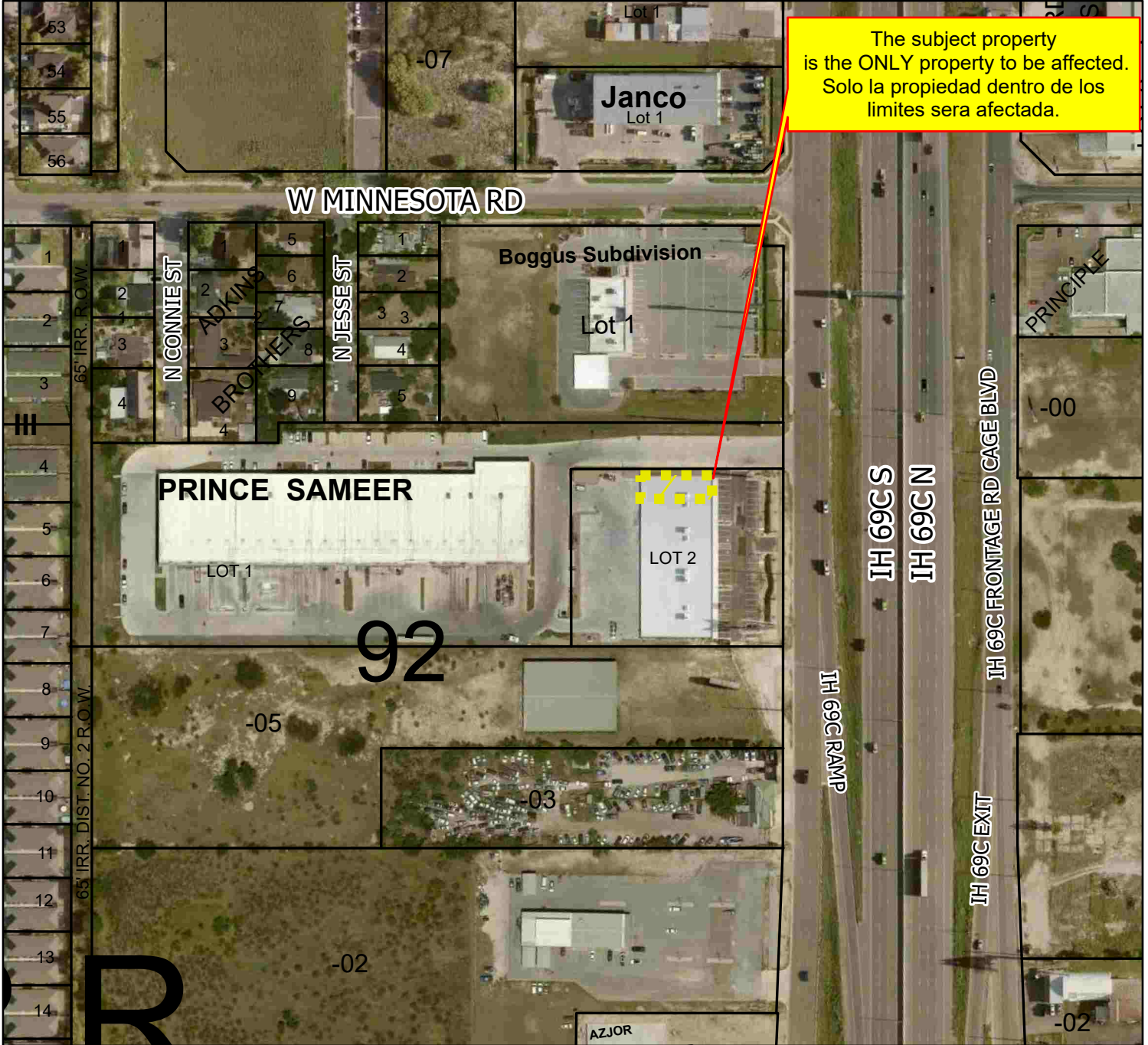
10. The above-mentioned establishment shall take action to prevent and be designed to discourage criminal activities and vandalism both on site and on adjacent property by means of sufficient lighting, elimination of dark areas, and the orientation of the building such that it provides maximum visibility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

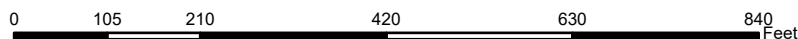
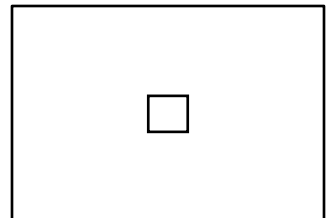
Proposed Conditional Use Permit  
 0.08 acres, more or less, out of Lot  
 2, Prince Sameer  
 Ali Moya  
 AERIAL



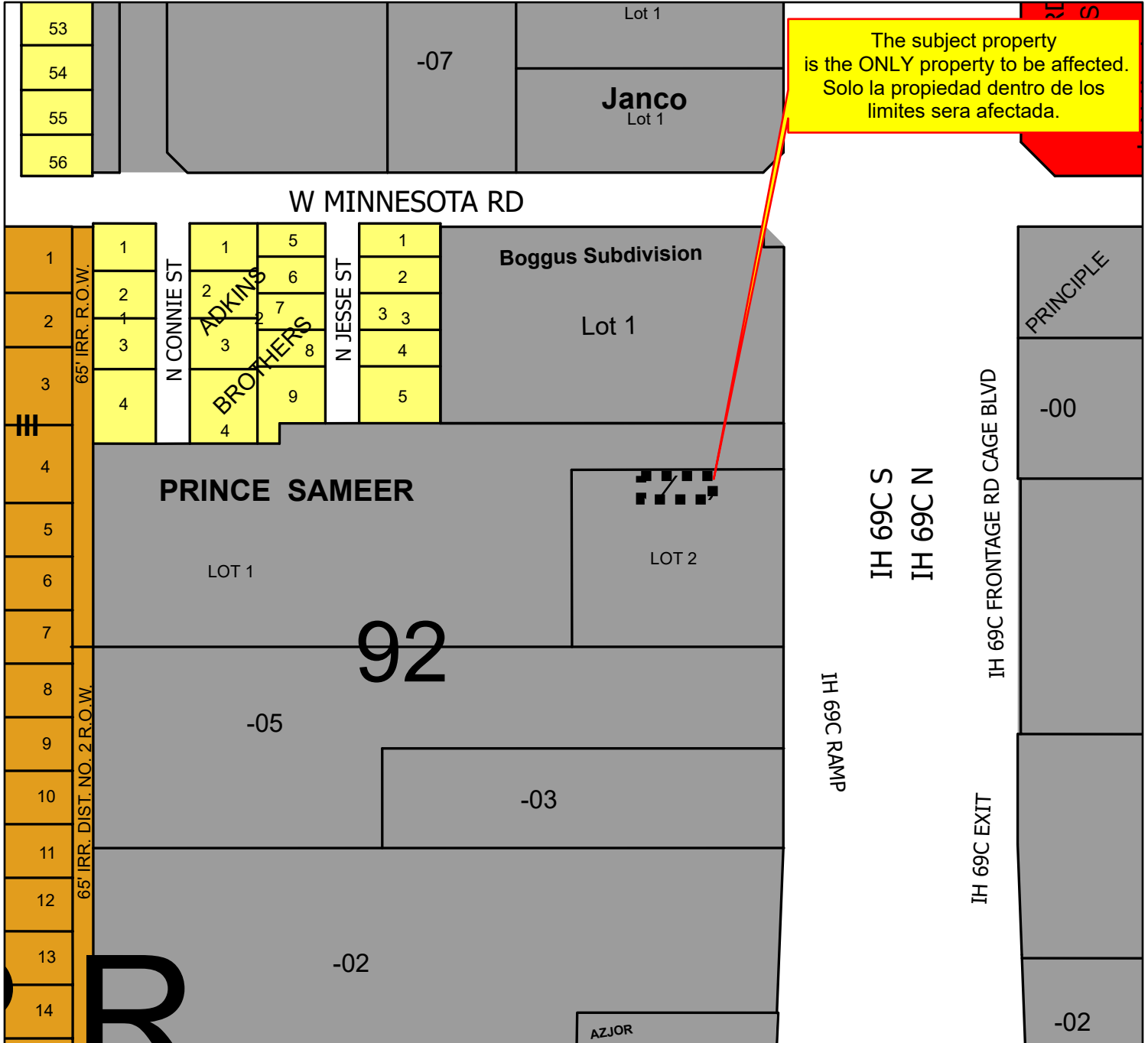
G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP\_260303 5101 N CAGE BLVD\aprx\00\_BASE Project File.aprx

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.



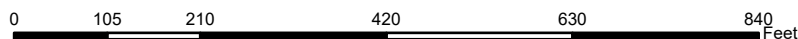
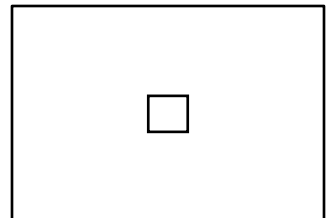
Proposed Conditional Use Permit  
 0.08 acres, more or less, out of Lot  
 2, Prince Sameer  
 Ali Moya  
**ZONING**

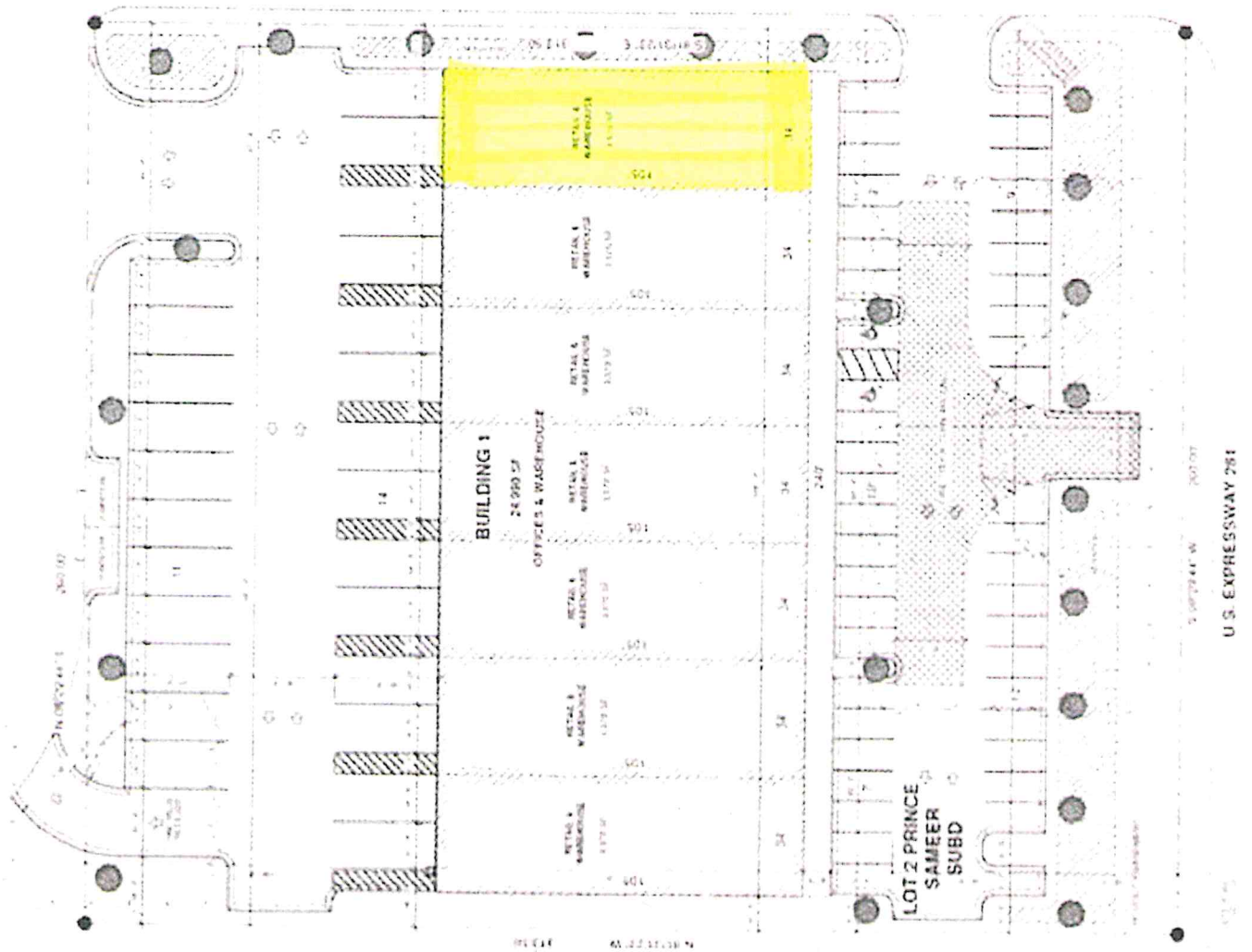
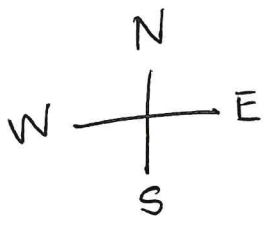


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 260303 5101 N CAGE BLVD\aprx\00\_BASE Project File.aprx

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

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







**Pharr**  
Development Services



## Site Photo

5101 North Cage Boulevard, Unit 100





## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.C.2.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 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 Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within 500 Block of East Polk Avenue. COZ#260408 **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 Single-Family Residential District (R-1) to Heavy Commercial District (H-C).

**Fiscal Consideration:** N/A

**Staff Recommendation: Planning and Zoning Commission Recommendation:** At the Planning and Zoning Commission meeting of May 7, 2026, the board voted unanimously to recommend approval of the Change of Zone from Single-Family Residential District (R-1) to Heavy Commercial District (H-C) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements. There were 7 members present and voting.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### **ROUTING:**

Nancy Hernandez  
Joe Garza  
Roland Gomez  
Melanie Cano

Created/Initiated - 05/08/2026  
Approved - 05/08/2026  
Approved - 05/08/2026  
Final Approval - 05/08/2026



# Pharr

Development Services



## MEMORANDUM

---

**DATE:** MONDAY, MAY 18, 2026

**TO:** MAYOR AND CITY COMMISSION

**FROM:** JONATHAN B. FLORES, CITY MANAGER

**SUBJECT:** Re-zoning Request: From Single-Family Residential District (R-1) to Heavy Commercial District (H-C). The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 500 Block of East Polk Avenue. COZ#260408

---

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 Single-Family Residential District (R-1) to Heavy Commercial District (H-C) in order to support the development and expansion of the existing business.

The subject site is located within the 500 Block of East Polk Avenue. The property is legally described as being a 0.398 acre tract of land, more or less, out of Lot 163, Kelly-Pharr 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 properties and the surrounding properties to the east, west, and a portion of the properties to the south were zoned Single-Family Residential District (R-1) when the property was annexed on November 1, 1994. The other portion of the property to the south is zoned Residential Multi-Family High Density District R-MFHD. The property to the north is zoned Heavy Commercial District (H-C). There have been no other zoning requests within the vicinity of the subject property since that time. The property is generally designated for commercial use in the Land Use Plan.

The Heavy Commercial District (H-C) is established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. Included in this district are commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. This district is commercial in nature but has some aspects that are similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences require adequate buffering.

Eleven (11) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on April 24, 2026, and a legal notice was published in the Advance News Journal on April 22, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Single-Family Residential District (R-1) to Heavy Commercial District (H-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 Single-Family Residential District (R-1) to Heavy Commercial District (H-C) at the meeting on May 7, 2026. There were seven members present and voting.

**CITY COMMISSION OPTIONS:**

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

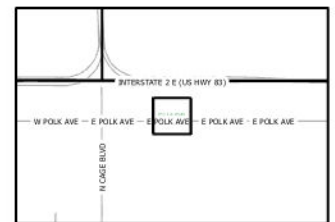
Proposed Change of Zone  
 403 & 407 E Polk Ave  
 Ben Smith  
 AERIAL



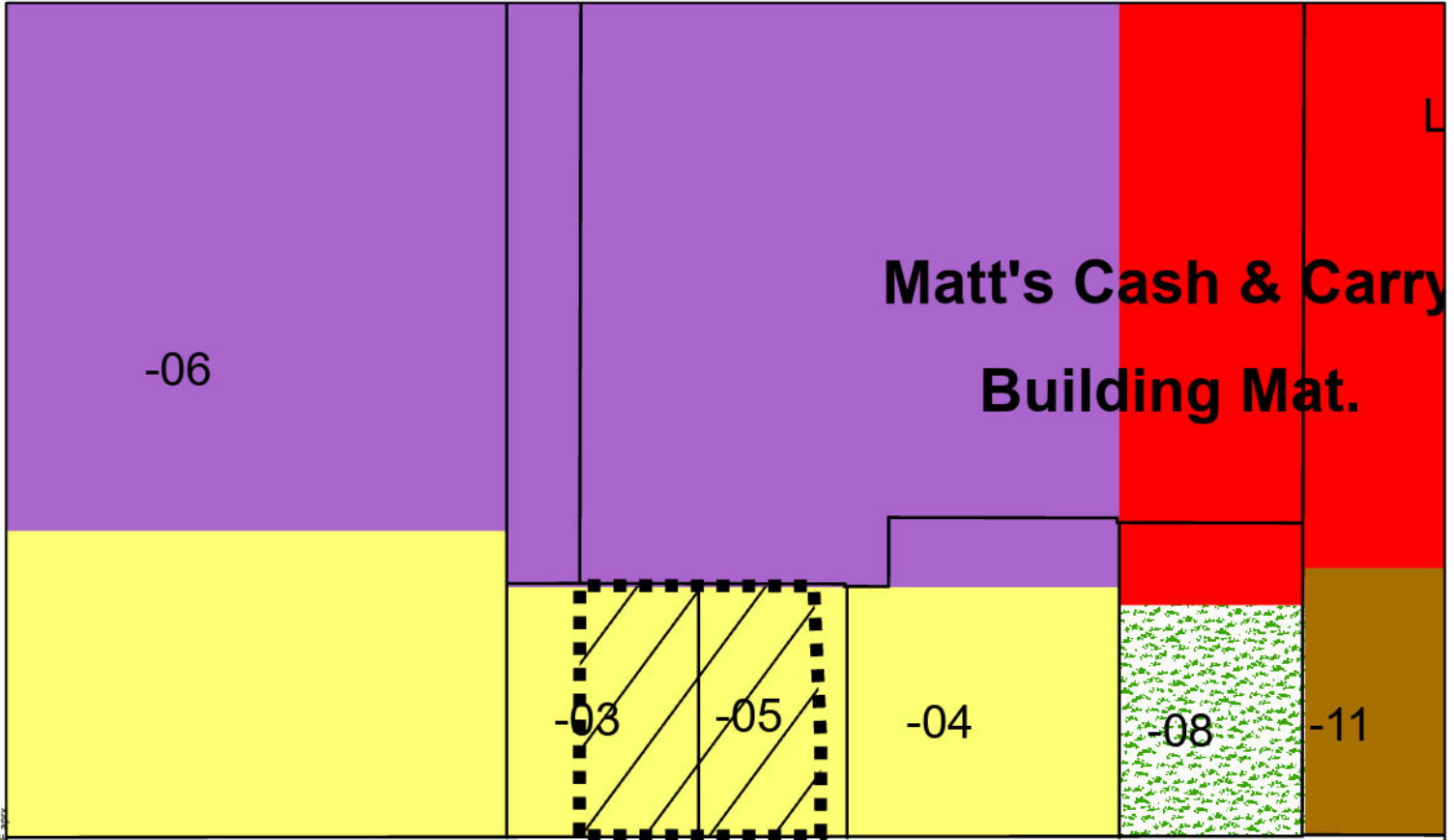
A:\City of Pharr\GIS\Borough\BPA\Borough of Pharr\CDZ\2018\101\wood\CDZ\BASE.aprx

- Pharr City Limit
- Location

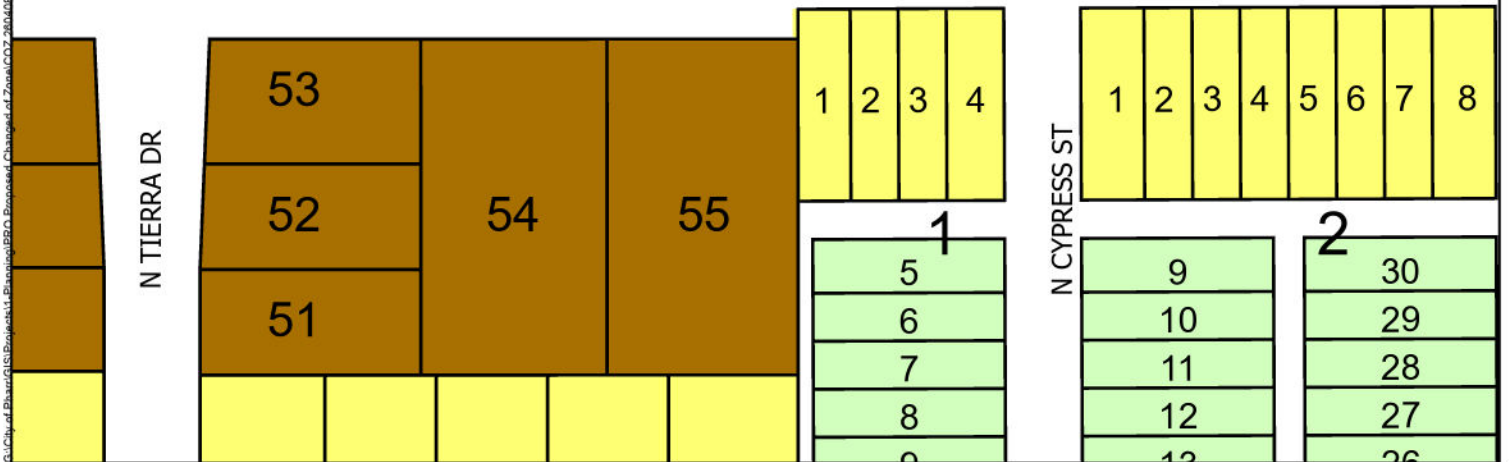
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



Proposed Change of Zone  
 403 & 407 E Polk Ave  
 Ben Smith  
 ZONING



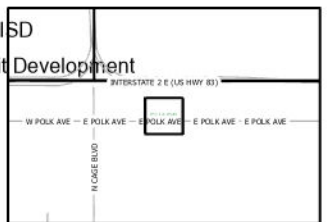
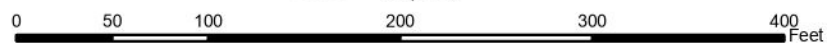
E POLK AVE



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

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.

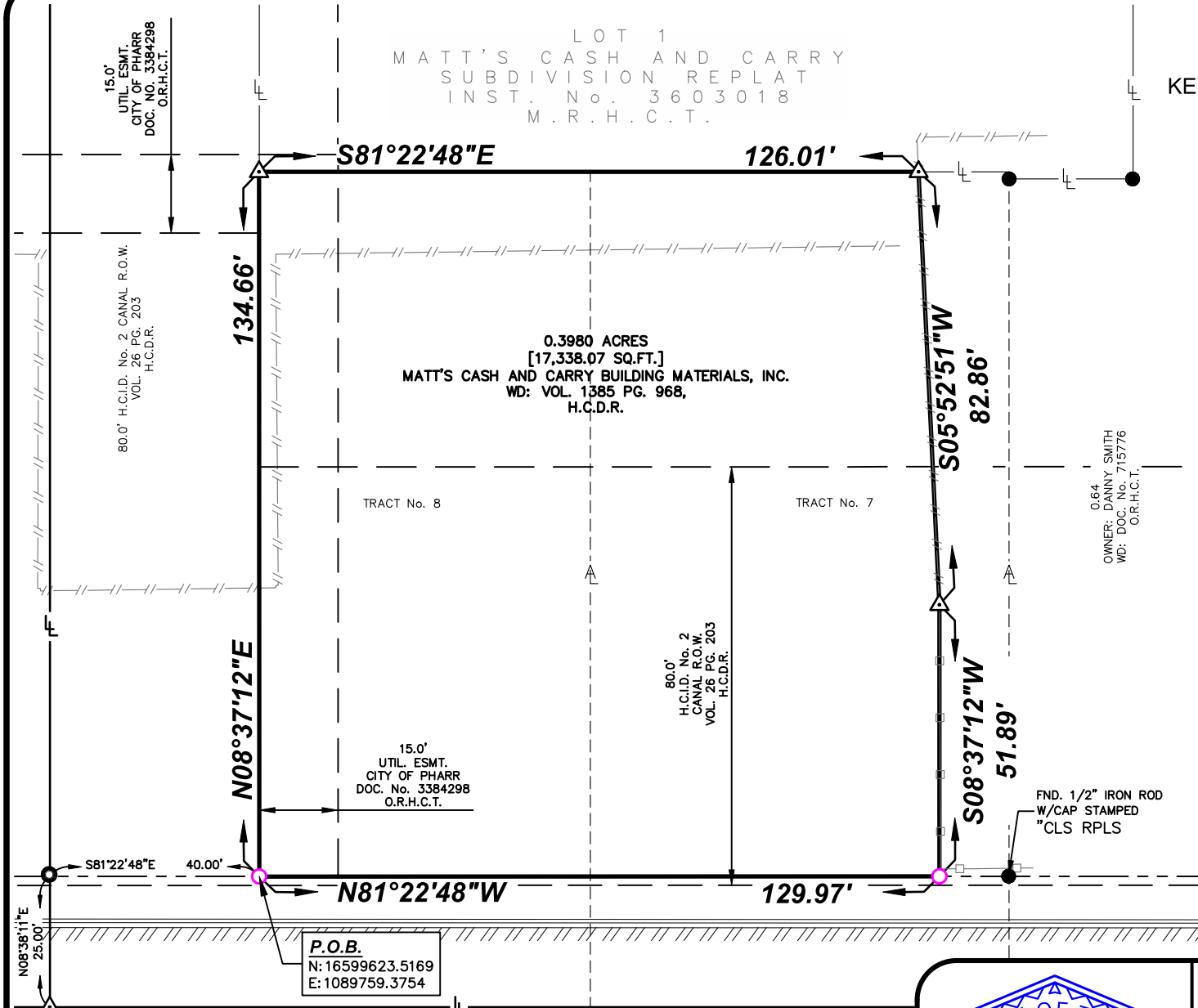
Scale: 1:1,200



**PLAT SHOWING:**

**A 0.3980 ACRE [17,338.07 SQ.FT.] TRACT OF LAND  
BEING OUT OF THE WEST 183.3 FEET OF THE SOUTH 159.66 FEET OF LOT 163,  
KELLY-PHARR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 3, PAGE 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS.**

LOT 1  
MATT'S CASH AND CARRY  
SUBDIVISION REPLAT  
INST. No. 3603018  
M.R.H.C.T.



**LEGEND**

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- LOT LINE
- - - ADJOINER BOUNDARY LINE
- / - / - CEDAR FENCE
- □ - CONCRETE BLOCK FENCE LINE
- / / - CONCRETE CURB AND GUTTER
- - FOUND 1/2" IRON PIPE OR AS NOTED
- - FOUND 1/2" IRON ROD OR AS NOTED
- - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- △ - CALCULATED POINT
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- INST. - INSTRUMENT
- UTIL. - UTILITY
- ESMT. - EASEMENT
- FND. - FOUND
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SW - SOUTHWEST
- CNR. - CORNER
- WD: - WARRANTY DEED
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT



0 15' 30'  
SCALE: 1"=30'

BASIS OF BEARINGS:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE 4205

**NOTES:**

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803470005C, DATED 10/19/1982.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED INSTRUMENTS, EASEMENTS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON THAT COULD AFFECT TITLE, OWNERSHIP, OR THE USE OF THIS PROPERTY.
- THE FOLLOWING RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, ARE LISTED IN THE DEED OF THIS PROPERTY:
3. RULES, REGULATIONS, RIGHTS OF WAY AND EASEMENTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 2.
4. EASEMENTS FOR ROADWAYS, CANALS, DRAINAGE DITCHES, UTILITY LINES, PIPELINES, ETC., AS SHOWN ON THE RECORDED MAP AND DEDICATION OF THE SUBDIVISION, AND ALL VISIBLE EASEMENTS.
5. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
6. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
7. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. U26005

SHEET 02 OF 02

**P.O.B.**  
N: 16599623.5169  
E: 1089759.3754

**P.O.C.**  
SW CNR. LOT 163

**E. POLK AVENUS [R.O.W. VARIES]**



I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF MARCH, 2026 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT.

*Manuel Carrizales* 3-27-2026  
MANUEL CARRIZALES DATE  
R.P.L.S. #6388



**Carrizales  
Land  
Surveying, LLC**

Texas Registered Surveying Firm  
TBPELS FIRM No: 10194417  
4807 Gondola Avenue,  
Edinburg, TX 78542  
Office: 956-567-2167  
www.cls.land



**Pharr**  
Development Services



## Site Photo

Within the 500 Block of East Polk Avenue





## AGENDA MEMORANDUM



**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.D.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 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 - 05/08/2026



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 6.D.1.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Nancy Hernandez, Administrative Assistant

**DEPARTMENT:** Development Services

**DIRECTOR:** Roland Gomez

**Agenda Item:** HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting final plat approval of the proposed Lot 1 Blue Beacon Subdivision. The property is legally described as being a 3.40 acres out of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5000 Block of North IH 69C. **SUB #25010**

**Classification:** Consent

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

**Issue:** HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting final plat approval of the proposed Lot 1 Blue Beacon Subdivision

**Fiscal Consideration:** N/A

**Staff Recommendation:**

Development Services recommends approval for the final plat approval for Lot 1 Blue Beacon Subdivision. There were 7 members present and voting.

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 05/08/2026

Approved - 05/08/2026

Approved - 05/08/2026

Final Approval - 05/08/2026



# Pharr

Development Services



## MEMORANDUM

---

**DATE:** MONDAY, MAY 18, 2026

**TO:** MAYOR AND CITY COMMISSION

**FROM:** ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

**THROUGH:** JONATHAN B. FLORES, CITY MANAGER

**SUBJECT:** LOT 1 BLUE BEACON SUBDIVISION  
FILE NO. **SUB#250102**

---

### GENERAL INFORMATION:

**APPLICANT:** HALFF, representing Guy D. Walker, President for Blue Beacon, Inc., is requesting final plat approval of the proposed Lot 1 Blue Beacon Subdivision.

**LEGAL DESCRIPTION:** The property is legally described as being a 3.40 acres out of Lot 93, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

**LOCATION:** The property is located within the 5000 Block of North IH 69C.

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

**PROPERTY PROPOSED USE:** Truck wash.

**VARIANCES:** None requested.

**RECOMMENDATIONS:** Development Services recommends final plat approval of the proposed Lot 1 Blue Beacon Subdivision subject to the following conditions:

**STREETS, PAVING  
AND R.O.W.:**

1. Streetlights shall be 250' max spacing, along frontage.
2. Shall obtain Rulis from TxDot for any work within TxDot R.O.W.

**EASEMENTS:**

1. No overlapping easements, if any.
2. Easements shall be 15' Exclusive to City of Pharr, for water or sewer lines within property, if any.
3. Show all the dedicated easements on the plat (label existing or dedicated by plat).

**SIDEWALK:  
ADA:**

1. See attached comments.

**FIRE PROTECTION:**

1. See attached comments.

**WATER:**

1. See attached comments.
2. Follow City of Pharr construction standards manual.

**SEWER:**

1. See attached comments.
2. Follow City of Pharr construction standards manual.

**DRAINAGE:**

1. Provide approved drainage report.
2. See attached comments.

**OTHER:**

1. H.C.I.D. #2 verify with district for any comments.
2. Verify the county on owners signature block.
3. Remove Hilda Pedraza from City Clerk signature line.
4. Add the dimension arrow around property.
5. Remove extra information within lot.
6. Provide and use nearest B.M. to site.
7. Letter of Credit number: 700117117
8. Staff comments attached.

**PLANNING AND ZONING COMMISSION:**

The Planning and Zoning Commission voted unanimously to approved final plat of the proposed Lot 1 Blue Beacon Subdivision at their meeting of May 07, 2026.





118 S. Cage Blvd. 3<sup>rd</sup> Floor  
Pharr, Texas 78577

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

Subdivision: Staff Preliminary Blue Beacon Subdivision

Reviewed by: J. Gonzalez

2/3/2025

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

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

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

Plat Note: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.

**Additional Comments:**

- 1. Shall replace the proposed 8-inch waterline on the frontage road along property line to a 12-inch water line.**
- 2. Shall add a fire hydrant on the entrance along the frontage road.**
- 3. Shall remove island near proposed fire hydrant.**
- 4. Shall relocate the fire hydrant by dumper pad to the south-east proposed 8-inch waterline.**



---

Staff review Meeting

DATE: 02/12/2025

Blue Beacon Subdivision

3.46 Acres

Pharr Tx, 78577

---

**Plat Notes:**

- No comments

**General Notes:**

- 8" bleeder is required for outfall connection.
- Show an approved (by City Engineering Department) Drainage plan layout with details.
- Include Best Management Practices and submit Sediment Erosion Control Plan with details.
- Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.



## SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1<sup>ST</sup> FLOOR • PHARR, TX 78577 • 956.402.4221

**SUBDIVISION:** Lot 1 Blue Beacon  
Subdivision

**DATE:** January 30, 2025

**REVIEW:** Preliminary (comments plans dated 1-27-2025)

### PLAT

1. Signature and seal from P.E. is required.
2. Signature and seal from R.P.L.S. is required.
3. Provide a drainage easement for detention area.
4. Note No. 1---Correct northing value is **16602406.559**.

### SITE PLAN

1. Include a sidewalk layout that follows all TX Dot requirements and ADA guidelines for building permit phase.

### DRAINAGE

1. Drainage plan to be reviewed and approved at building permit stage.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. Provide a discharge permit from TX Dot for storm discharge.

### 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).

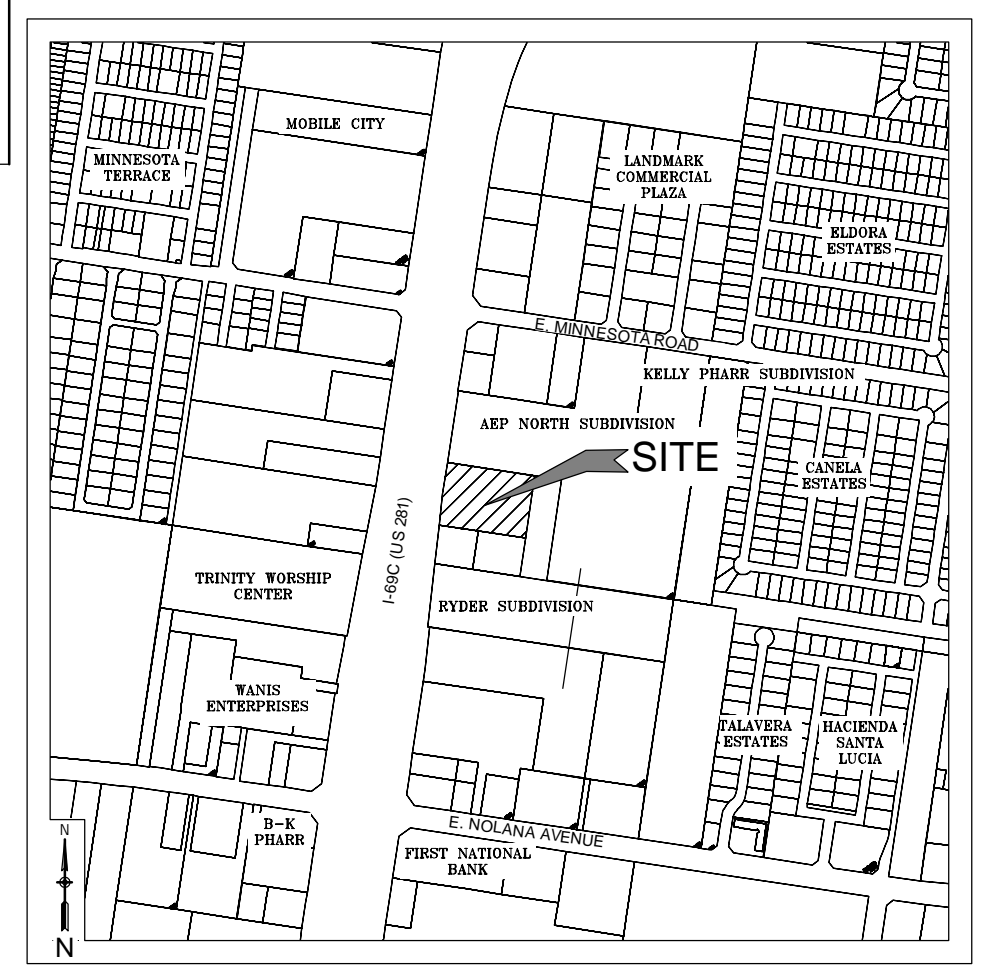
## STANDARD REQUIREMENTS

- **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.**

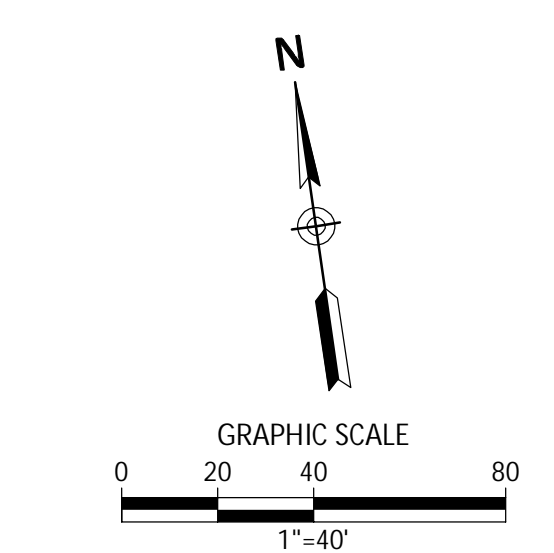
PRINCIPAL CONTACTS  
 OWNER: BLUE BEACON  
 ENGINEER: HALFF ASSOCIATES, INC.  
 SURVEYOR: HALFF ASSOCIATES, INC.

ADDRESS  
 5000 W. MILITARY STE. 100  
 5000 W. MILITARY STE. 100

MCALLEN, TX 78502  
 MCALLEN, TX 78503 (956) 664-0286  
 MCALLEN, TX 78503 (956) 664-0286



LEGEND  
 ○ - SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "HALFF"  
 FIR - FOUND IRON ROD  
 FIP - FOUND IRON PIPE  
 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  
 VOL. - VOLUME  
 PAGE - PAGE



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 shown in U.S. survey feet. All distances are shown in Grid and U.S. Survey Feet.

STATE OF KANSAS  
 COUNTY OF SALINE:

I, the undersigned owner of the land shown in this plat, and designated herein as Lot 1 Blue Beacon Subdivision 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.

BLUE BEACON, INC.  
 by: Guy D. Walker - President  
 500 Graves Boulevard  
 Salina, Kansas 67401

STATE OF KANSAS  
 COUNTY OF SALINE:

Before me, the undersigned authority, on this day personally appeared Guy D. Walker, 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 \_\_\_\_, 2025.

Notary public  
 Saline County, Kansas

STATE OF TEXAS  
 COUNTY OF HIDALGO:

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

Ambrosio Hernandez  
 Mayor, City of Pharr

City Clerk  
 Date

STATE OF TEXAS  
 COUNTY OF HIDALGO:

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

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

STATE OF TEXAS  
 COUNTY OF HIDALGO:

This plat is hereby approved by the Hidalgo County Irrigation District No. 2 on this the \_\_\_\_ day of \_\_\_\_, 2025.

No improvements of any kind (including without limitation, 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:

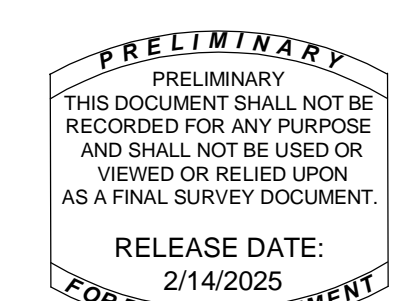
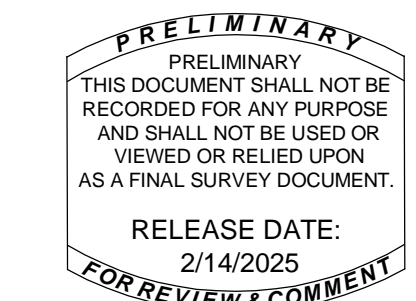
Approved and authorized for record by the Planning and Zoning Commission, City of Pharr, Texas, this the \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Pharr, Texas.

Danny Wylie, Chairman  
 Planning and Zoning Commission



FILE 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

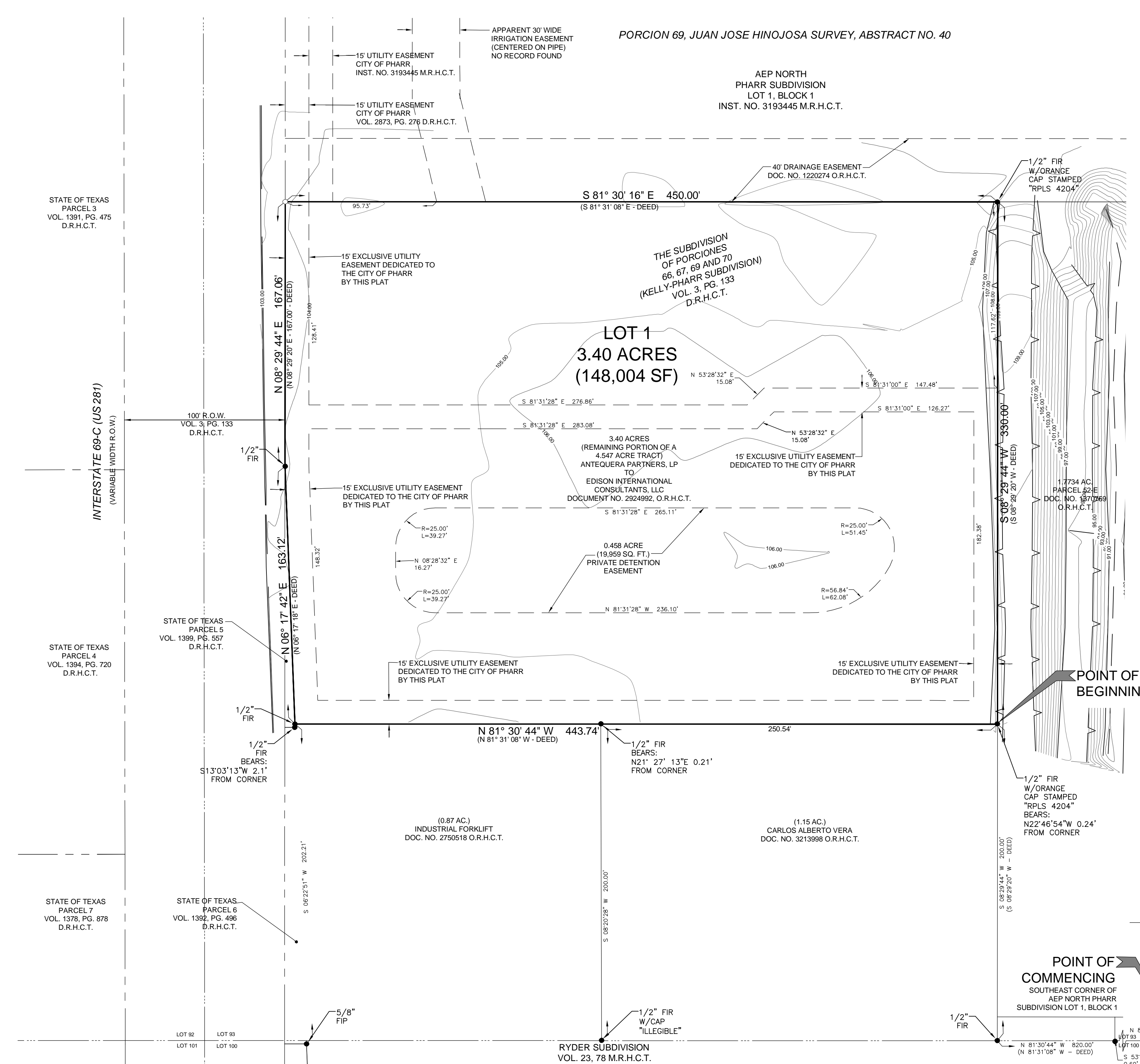


The undersigned hereby certifies that this survey was made on the ground on 11/14/2024; that the improvements on the ground are as shown herein; that there are no visible overlappings, no apparent conflicts or visible easements, except as shown hereon. This survey conforms to or exceeds the current minimum standards as adopted by the Texas board of professional engineers and land surveyors.

Guadalupe B. Nuñez Jr.  
 Registered Professional  
 Land Surveyor Texas No. 5914  
 Halff, Inc.  
 TBPELS Firm No. 10029600  
 STATE OF TEXAS  
 COUNTY OF HIDALGO

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

Solveig A. Klassen  
 Licensed Professional Engineer  
 Registration No. 147784



METES AND BOUNDS

Being a 3.40 acre tract of land, more or less, out of Lot 93, in what is known as the Kelly-Pharr Subdivision, a subdivision of Porciones 66, 67, 69 and 70, in Hidalgo County, Texas, as recorded in Volume 3, Page 133 of the Deed Records of Hidalgo County, Texas, said 3.40 acre tract further being out of the remaining portion of a called 4.547 acre tract conveyed to Edison International Consultants, LLC as recorded in Document Number 2924992 of the Official Records of Hidalgo County, Texas, said 3.40 acre tract being more particularly located and described as follows:

**COMMENCING** at the Southeast corner of said Lot 93, said corner being the Southeast corner of AEP North Pharr Subdivision Lot 1 Block 1 as recorded in Document Number 3193445 of the Map Records of Hidalgo County, Texas, said corner being the Northeast corner of Ryder Subdivision as recorded in Volume 23, Page 78 of the Map Records of Hidalgo County, Texas, a one-half inch iron rod with a yellow plastic cap stamped "CDS MUERY" found at North 08 degrees 29 minutes 18 seconds East, a distance of 659.99 feet from said corner. **THENCE**, with the South line of said Lot 93, same being the East line of said AEP North Pharr Subdivision Lot 1 Block 1, same being the North line of said Ryder Subdivision, North 81 degrees 30 minutes 44 seconds West (recorded North 81 degrees 31 minutes 08 seconds West - Deed), a distance of 450.00 feet to a one-half inch iron rod with an orange plastic cap stamped "RPLS 4204" found at North 22 degrees 29 minutes 20 seconds West - Deed, a distance of 200.00 feet to a point, a one-half inch iron rod with an orange plastic cap stamped "RPLS 4204" found at North 22 degrees 46 minutes 54 seconds West, a distance of 0.24 feet from said point, said point being the Southeast corner and the **POINT OF BEGINNING** of this 3.40 acre tract;

**THENCE**, with the North line of said 1.15 acre tract, North 81 degrees 30 minutes 44 seconds West (recorded North 81 degrees 31 minutes 08 seconds West - Deed), a distance of 250.54 feet to the Northwest corner of said 1.15 acre tract, same being the Northeast corner of a called 0.87 acre tract conveyed to IFI Industrial Forklift, Inc. as recorded in Document Number 2570518 of the Official Records of Hidalgo County, Texas, a one-half inch iron rod found at North 21 degrees 27 minutes 13 seconds East, a distance of 0.21 feet from said corner, continuing with the North line of said 0.87 acre tract, a total distance of 443.74 feet to a one-half inch iron rod found in the Northwest corner of said 0.87 acre tract, same being the Westernmost Southwest corner of said 4.547 acre tract, said corner being in the East right-of-way line of U. S. Highway 281 (existing variable width right-of-way), said corner being the Southwest corner of this 3.40 acre tract;

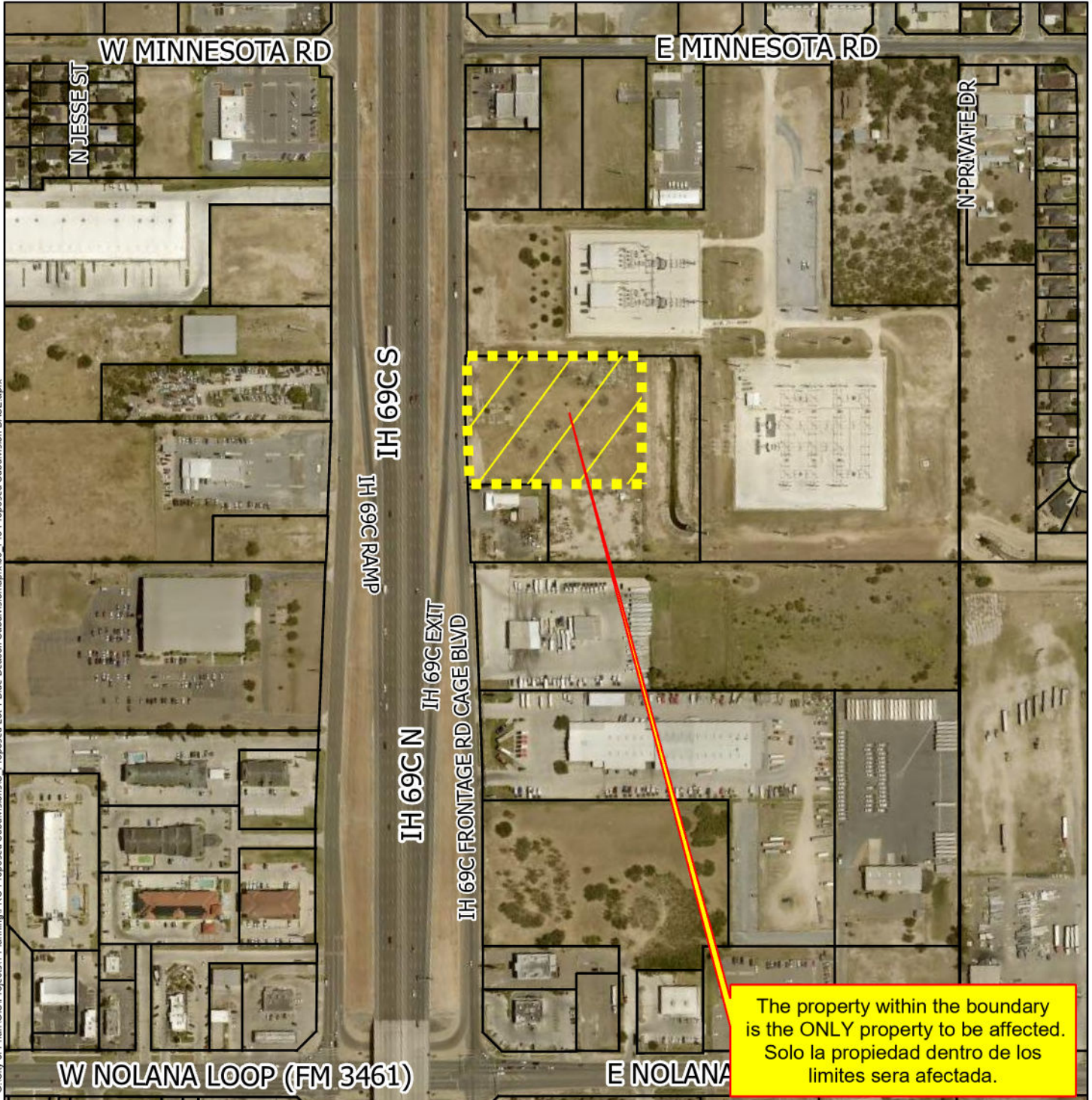
**THENCE**, with the West line of said 4.547 acre tract, same being the East right-of-way line of said U. S. Highway 281, North 06 degrees 17 minutes 42 seconds East (recorded North 06 degrees 17 minutes 18 seconds East - Deed), a distance of 163.12 feet to a one-half inch iron rod found, for a corner of this 3.40 acre tract;

**THENCE**, continuing with the West line of said 4.547 acre tract, same being the East right-of-way line of said U. S. Highway 281, North 08 degrees 29 minutes 44 seconds East, a distance of 167.06 feet (recorded North 08 degrees 29 minutes 20 seconds East, a distance of 167.00 feet - Deed) to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of said 4.547 acre tract, said corner being in the Southerly line of said AEP North Pharr Subdivision Lot 1 Block 1, said corner being the Northwest corner of this 3.40 acre tract;

**THENCE**, with the North line of said 4.547 acre tract, same being the South line of said AEP North Pharr Subdivision Lot 1 Block 1, South 81 degrees 30 minutes 16 seconds East (recorded South 81 degrees 31 minutes 08 seconds East - Deed), a distance of 450.00 feet to a one-half inch iron rod with an orange plastic cap stamped "RPLS 4204" found in the Northeast corner of said 4.547 acre tract, said corner being the Northeast corner of this 3.40 acre tract;

**THENCE**, with the East line of said 4.547 acre tract, same being the West line of said 1.7734 acre tract, South 08 degrees 29 minutes 44 seconds West (recorded South 08 degrees 29 minutes 20 seconds West - Deed), a distance of 330.00 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 3.40 acres (gross), more or less.



G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1- Proposed Lot 1 Blue Beacon Subdivision\prx00\_Pro Proposed Subdivision BASE.aprx

 Subject Property

City of Pharr, Texas  
Engineering Department  
956.702.5355

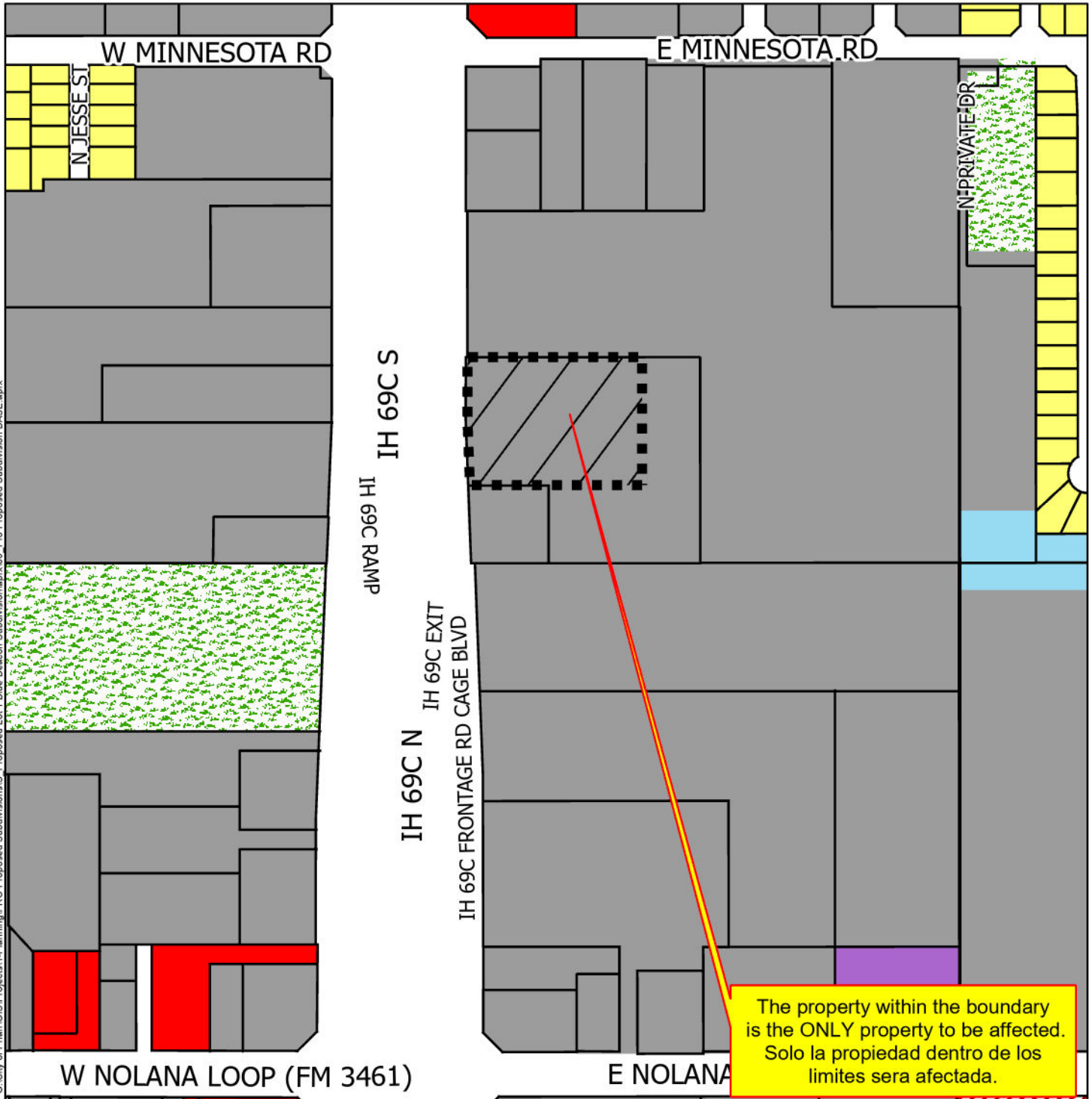
Scale: 1:4,465

0 185 370 740 1,110 1,480 Feet



Date: 2/19/2025

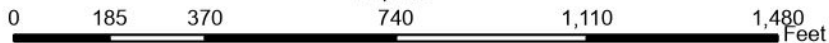
Proposed Subdivision  
 Lot 1 Blue Beacon Subdivision  
 Half Associates, INC.  
 ZONING



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

Scale: 1:4,465





**Pharr**  
Development Services



## Site Photo

5000 Block of North IH 69C





## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 7.A.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Patrizia Longoria, City Engineer

**DEPARTMENT:** Engineering

**DIRECTOR:** Patrizia Longoria

**Agenda Item:** Consideration and action, if any, ratifying Resolution R-2026-25 authorizing staff to submit a project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV-MPO) for transportation funding and committing to a local match for the I Rd Hike and Bike Trail - Phase II project. **This item supports IF - Infrastructure.**

**Classification:** Regular

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

**Issue:** The Rio Grande Valley - Metropolitan Planning Organization (RGV - MPO) will issue a call for projects in May 2026. City staff is requesting support from the Mayor and City Commission to submit the I Rd Hike and Bike Trail Phase II project for transportation funding and a commitment to the local match.

**Fiscal Consideration:** Local Match: \$4,727,880.00

**Staff Recommendation:** Staff Recommends approval

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Patrizia Longoria

Created/Initiated - 05/08/2026

Patrizia Longoria

Approved - 05/08/2026

Napoleon Coca

Approved - 05/08/2026

Ricardo Rodriguez

Approved - 05/08/2026

Jamison Merrick

Approved - 05/11/2026

City Management Office

New -

**RESOLUTION NUMBER R-2026-25**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS,  
AUTHORIZING THE SUBMISSION OF PROJECT APPLICATIONS TO THE RIO  
GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) FOR  
TRANSPORTATION FUNDING AND COMMITTING LOCAL MATCH.**

**WHEREAS**, the Rio Grande Valley Metropolitan Planning Organization (RGVMPO), in coordination with the Texas Department of Transportation (TxDOT), periodically issues calls for projects to allocate federal and state transportation funding across multiple funding categories; and

**WHEREAS**, the RGVMPO is anticipated to issue a Call for Projects in May 2026 for various eligible transportation programs, including but not limited to Category 7 and other applicable funding categories; and

**WHEREAS**, the City of Pharr seeks to proactively position itself to compete for available transportation funding and to advance projects that improve mobility, safety, connectivity, and quality of life for its residents; and

**WHEREAS**, the City of Pharr has identified a list of potential transportation projects, attached hereto as Exhibit A, eligible for submission under the upcoming Call for Projects, with the understanding that final project selection and funding categories will be determined based on eligibility, readiness, and regional priorities; and

**WHEREAS**, the total estimated cost and local match for the projects listed in Exhibit A are summarized therein, and the City acknowledges its financial commitment associated with said projects; and

**WHEREAS**, the City of Pharr acknowledges that awarded projects may require a local funding match and is prepared to commit the necessary financial resources for any project(s) selected for funding;

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

1. The City of Pharr authorizes the Mayor, or their designee, is hereby authorized to prepare and submit project applications to the RGVMPO for the upcoming Call for Projects, for one or more projects identified by the City, under any applicable funding category for which the projects are eligible.

2. The City of Pharr authorizes the Mayor, or their designee, is further authorized to prioritize, modify, add, or remove projects from the application list as necessary to align with funding eligibility requirements, project readiness, and regional priorities.

3. The City of Pharr hereby commits to providing the required local match for any project(s) awarded funding, in accordance with TxDOT and RGVMPPO requirements, subject to future budget appropriation.

4. The City of Pharr commits to supporting the timely development, implementation, and completion of any awarded project(s), including compliance with all applicable federal, state, and regional regulations.

This resolution shall take effect immediately from and after its passage. **PASSED, APPROVED, AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS 6th DAY OF May 2026.**



CITY OF PHARR

---

AMBROSIO HERNANDEZ  
MAYOR

ATTEST:

---

IMELDA PEREZ, CITY CLERK

**EXHIBIT A**

<b>Project Name</b>	<b>Estimated Cost</b>	<b>Local Match</b>
I-Road Phase II – Rancho Blanco Road to Dicker Road	\$10,670,695.00	\$2,134,139.00
I-Road Phase II – Dicker Road to US 281 (Military)	\$11,941,025.00	\$2,388,205.00
I-Road Phase II – Bridge @ South Lateral Drain	\$1,027,680.00	\$205,536.00

**Total Estimated Cost (All Projects): \$23,639,400.00**

**Total Estimated Local Match: \$4,727,880.00**



## AGENDA MEMORANDUM

**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 7.B.

**DATE SUBMITTED:** May 8, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Patrizia Longoria, City Engineer

**DEPARTMENT:** Engineering

**DIRECTOR:** Patrizia Longoria

**Agenda Item:** Consideration and action, if any, ratifying Resolution R-2026-26 authorizing staff to submit a project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV - MPO) for transportation funding and committing to a local match for the South Jackson Rd Expansion project. **This item supports IF - Infrastructure.**

**Classification:** Regular

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

**Issue:** The Rio Grande

**Fiscal Consideration:** Local Match: \$1,561,200.00

**Staff Recommendation:** Staff Recommends Approval

**Alternatives:** N/A

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### **ROUTING:**

Patrizia Longoria

Created/Initiated - 05/08/2026

Patrizia Longoria

Approved - 05/08/2026

Napoleon Coca

Approved - 05/08/2026

Ricardo Rodriguez

Approved - 05/08/2026

Jamison Merrick

Approved - 05/11/2026

City Management Office

New -

**RESOLUTION NO. R-2026-26**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS,  
AUTHORIZING THE SUBMISSION OF PROJECT APPLICATIONS TO THE RIO  
GRANDE VALLEY METROPOLITAN PLANNING ORGANIZATION (RGVMPO) FOR  
TRANSPORTATION FUNDING AND COMMITTING LOCAL MATCH.**

**WHEREAS**, the Rio Grande Valley Metropolitan Planning Organization (RGVMPO), in coordination with the Texas Department of Transportation (TxDOT), periodically issues a call for projects to allocate federal and state transportation funding across multiple funding categories; and

**WHEREAS**, the RGVMPO is anticipated to issue a Call for Projects in May 2026 for various eligible transportation programs, including but not limited to Category 7 and other applicable funding categories; and

**WHEREAS** the City of Pharr seeks to proactively position itself to compete for available transportation funding and to advance projects that improve mobility, safety, connectivity, and quality of life for its residents; and

**WHEREAS** the City of Pharr has identified a list of potential transportation projects, attached hereto as Exhibit A, eligible for submission under the upcoming Call for Projects, with the understanding that final project selection and funding categories will be determined based on eligibility, readiness, and regional priorities; and

**WHEREAS** the total estimated cost and local match for the projects listed in Exhibit A are summarized therein, and the City acknowledges its financial commitment associated with said projects; and

**WHEREAS** the City of Pharr acknowledges that awarded projects may require a local funding match and is prepared to commit the necessary financial resources for any project(s) selected for funding;

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

1. The City of Pharr authorizes the Mayor, or their designee, to prepare and submit project applications to the RGVMPO for the upcoming Call for Projects, for one or more projects identified by the City, under any applicable funding category for which the projects are eligible.

2. The City of Pharr further authorizes the Mayor, or their designee, to prioritize, modify, add, or remove projects from the application list as necessary to align with funding eligibility requirements, project readiness, and regional priorities.
3. The City of Pharr hereby commits to providing the required local match for any project(s) awarded funding, in accordance with TxDOT and RGVMPPO requirements, subject to future budget appropriation.
4. The City of Pharr commits to supporting the timely development, implementation, and completion of any awarded project(s), including compliance with all applicable federal, state, and regional regulations.

This resolution shall take effect immediately from and after its passage.

**PASSED, APPROVED, AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, ON THIS 7<sup>th</sup> DAY OF May 2026.**



CITY OF PHARR

---

AMBROSIO HERNANDEZ  
MAYOR

ATTEST:

---

IMELDA PEREZ, CITY CLERK

**EXHIBIT A**

<b>Project Name</b>	<b>Estimated Cost</b>	<b>Local Match</b>
S. Jackson Road Expansion	\$7,806,000.00	\$1,561,200.00

**Total Estimated Cost (All Projects): \$7,806,000.00**

**Total Estimated Local Match: \$1,561,200.00**



## AGENDA MEMORANDUM



**BOARD:** BOARD OF COMMISSIONERS

**AGENDA ITEM #:** 7.C.

**DATE SUBMITTED:** April 28, 2026

**MEETING DATE:** May 18, 2026

**FROM:** Hilda Pedraza, Assistant City Manager

**DEPARTMENT:** Administration

**DIRECTOR:** Jonathan Flores

**Agenda Item:** Consideration and action, if any, on Resolution authorizing intervention in AEP Texas Inc.'s application to amend its Rider Mobile Temporary Emergency Electric Energy Facilities (TEEEF Rider). **This item supports SE - Service Excellence.**

**Classification:** Regular

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

**Issue:** On April 15, 2026, AEP filed a request to increase the fee it charges for costs of temporary equipment during major outages.

A rate increase from \$24.2 million to \$39.1 million in total costs. This would raise the monthly charge on the electric bill by **\$0.63**, bringing it to **\$1.73/month** for residential customers. The new rate would take effect **September 1, 2026**.

Cities have the ability to intervene and evaluate AEP's Application. By adopting this resolution, the city authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P. C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

**Fiscal Consideration:** There is no cost for joining.

**Staff Recommendation:** Staff recommends approval.

**Alternatives:** Not to join

**Exclude Material from Public Packet?** No

**Reason:** N/A

---

### ROUTING:

Hilda Pedraza  
Ricardo Rodriguez  
Jamison Merrick

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

City Management Office

New -

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY OF \_\_\_\_\_  
AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S  
APPLICATION TO AMEND ITS RIDER MOBILE  
TEMPORARY EMERGENCY ELECTRIC ENERGY  
FACILITIES BEFORE THE COMMISSION; APPROVING  
COOPERATION WITH THE CITIES SERVED BY AEP  
TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND  
CONSULTING SERVICES TO NEGOTIATE WITH THE  
COMPANY AND DIRECT ANY NECESSARY LITIGATION  
AND APPEALS; REQUIRING REIMBURSEMENT OF  
CITIES' RATE CASE EXPENSES; FINDING THAT THE  
MEETING AT WHICH THIS RESOLUTION IS PASSED IS  
OPEN TO THE PUBLIC AS REQUIRED BY LAW;  
REQUIRING NOTICE OF THIS RESOLUTION TO THE  
COMPANY AND LEGAL COUNSEL**

**WHEREAS**, on or about April 15, 2026, AEP Texas Inc. (“AEP Texas” or “Company”), pursuant to Public Utility Regulatory Act (“PURA”) §§ 36.001 and 39.918 filed with the Public Utility Commission of Texas an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities to change the revenue requirement related to its Rider Mobile TEEE Facilities, effective September 1, 2026; and

**WHEREAS**, the City is a member of the Cities Served by AEP Texas (“Cities”), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas’ service area; and

**WHEREAS**, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_, TEXAS:**

SECTION 1. That the City joins other Cities Served by AEP Texas (“Cities”) in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company’s filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 2. That the City shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed revenue requirement is appropriate, fair, just, and reasonable; and intervene as a necessary party in the Public Utility Commission of Texas’ consideration of

AEP Texas' Application in Docket No. 59652 as it affects the customers in AEP Texas' service territory.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. A copy of this Resolution shall be sent to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney