



**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, JUNE 1, 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 June 2026 as Responsible Fatherhood Month.
- B) Proclamation proclaiming June 2026 as Elder Abuse Awareness Month.

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

4. 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) Recognition of students from Vanguard Academy Picasso Elementary for earning 1st Place nationally in the Greenpower USA competition.
- B) Recognition of PSJA ISD students graduating from the Methodist Healthcare Ministries Grant Internship Program
- C) Trailblazer of the Month Recognition
- D) City Engineer's Report
- E) 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 18, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)
- B) Consideration and action, if any, authorizing City Manager to advertise for competitive sealed proposals for the Emergency Repair Program. **This item supports QL - Quality of Life.** (GMCD)
- C) Consideration and action, if any, authorizing City Manager to advertise for Request for Bids for the construction of the Eldora Utility Relocation Construction Project. **This item supports IF - Infrastructure.** (ENGINEERING)
- D) Consideration and action, if any, on Development Services Cases:
 - 1. Celia G. Maldonado, d/b/a Fiesta Brava, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as being 0.05 acres, more or less, out of Lots 13 through 16 and a portion of Lot 12, Block 32, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 401 West State Avenue, Suite D. CUP#260404 **This item supports EV - Economic Vitality.**
 - 2. Dr. Jonathan B. Flores, City Manager on behalf of City of Pharr, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being 4.85 acres, more or less, out of Lot 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 5515 North Sugar Road. COZ#260409 **This item supports EV - Economic Vitality.**

3. Dr. Jonathan B. Flores, City Manager on behalf of City of Pharr, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being 4.85 acres, more or less, out of Lot 2, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 5525 North Sugar Road. COZ#260410 **This item supports EV - Economic Vitality.**

4. 5D Builders LLC., representing J. Jesus Castillo Jr., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). The property is legally described as being 0.470 of acre tract of land out of Lot 18, Sing's Subdivision, Pharr, Hidalgo County, Texas. The subject site is located within the 400 Block of West Hall Acres Road. COZ#260411 **This item supports EV - Economic Vitality.**

E) PLATS:

1. M2 Engineering, PLLC., representing Greg Jay Palmer, Agent for Park Place Venture One, LTD., owner, is requesting preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision. The property is legally described as being a 4.146-Acre Tract of Land, more or less, consisting of West 1.416 Acres out of Lot 9 and all of Lot 11, Jackson Commerce Development Subdivision, Phase IV, Volume 33, Page 34. Map Records Hidalgo County, Texas. The property is located within 400 Blk. Of North Jackson Road. SUB# 260410 **This item supports EV - Economic Vitality.**

2. J&J Engineering, LLC., representing Aida Cuellar, managing member for Carrillo Properties I, LTD., is requesting final plat approval of the proposed Javelina Estates Subdivision. The property is legally described as being an 8.00 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of South Cage Blvd. SUB#230923 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance O-2025-46 regulating public amusements, open-air markets, mass gatherings and other applicable events or activities; updating requirements, categories, fees, and administrative approval processes. **(1st Reading) This item supports QL - Quality of Life.** (SPECIAL EVENTS)

B) Consideration and action, if any, on Resolution declaring surplus items and equipment and authorizing the sale of such items. **This item supports QL - Quality of Life.** (PURCHASING)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Interlocal Agreement between the Rio Grande Valley Emergency Communications District 9-1-1 and the City of Pharr Public Safety Answering Point (PSAP) for 9-1-1 services. **This item supports SSC - Safe and Secure Community.** (COMMUNICATIONS)

B) Consideration and action, if any, on Memorandum of Understanding (MOU) with Grand Canyon University to provide tuition scholarship opportunities for City of Pharr employees. **This item supports QL - Quality of Life.** (HR)

C) Consideration and action, if any, on Amendment Number 2 to the Lift Stations Number 10, 18, & 40 Elimination Project contract with TRIMAD Consultants, LLC, to separate Lift Stations 10 and 18 and Lift Station 40 into two separate projects. **This item supports IF - Infrastructure.** (ENGINEERING)

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

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

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

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

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

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

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

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

11. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 26th day of May 2026 at 4:55 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 26th 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: _____