

**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: _____

Proclamation



WHEREAS, all children deserve the opportunity to reach their full potential through early intervention, quality education, and strong family support; and

WHEREAS, fathers and father figures deserve recognition and gratitude for the love, support, and guidance they provide in helping children grow and achieve their future goals; and

WHEREAS, positive fathering and co-parenting throughout childhood contribute to emotional security and provide lasting benefits to children, families, and communities; and

WHEREAS, all fathers must invest in providing emotional and financial support for their children at every juncture of their lives, supporting involved, nurturing, and responsible fatherhood; and

WHEREAS, strong families are the foundation of thriving communities, which are essential as we address social challenges like addiction, teen pregnancy, crime, and school dropout; and

WHEREAS, throughout our state, we aim to promote positive fathering and co-parenting, to showcase providers of fatherhood resources and services, and to increase public awareness of the crucial role of fathers.

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

“Responsible Fatherhood Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1ST day of June 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, older adults and people with disabilities of diverse backgrounds contribute to the wellbeing of this city by working, caregiving, volunteering and actively preserving customs, rituals, and traditions; and

WHEREAS, as we age, we build momentum by accumulating knowledge, experience, insight, and wisdom that can be shared to enrich our community; abuse of older adults and people with disabilities is a community concern, affecting thousands of people across Texas; and

WHEREAS, there were 125,382 reports of abuse older adults and people with disabilities in Texas in 2025, and

WHEREAS, abuse against older adults and people with disabilities is grossly underreported because of social stigma, embarrassment, and fear; and

WHEREAS, adult abuse effects men and women of all income and ability levels, all cultural and ethnic backgrounds, in all communities; and

WHEREAS, elder abuse is everyone’s business; it’s important to strengthen our efforts to prevent, report, and address elder abuse.

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

“Elder Abuse Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 1st day of June 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 19, 2026

MEETING DATE: June 1, 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 - 05/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: May 19, 2026

MEETING DATE: June 1, 2026

FROM: Hilda Pedraza, Assistant City Manager

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of students from Vanguard Academy Picasso Elementary for earning 1st Place nationally in the Greenpower USA competition.

Classification: Regular

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

Issue: Greenpower USA is a STEM engineering competition where students design and build electric-powered race cars and compete against schools from across the country. The students represented not only their school but also the City of Pharr on a national stage.

Fiscal Consideration: N/A

Staff Recommendation: Recognition

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 05/19/2026
Final Approval - 05/27/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: May 26, 2026

MEETING DATE: June 1, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Recognition of PSJA ISD students graduating from the Methodist Healthcare Ministries Grant Internship Program

Classification: Regular

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

Issue: Recognition of 13 PSJA ISD graduating students who have completed the Methodist Healthcare Ministries Grant Internship Program.

Sebastian Lazo
Ruben Rios
Rogelio Garcia
Valeria Martinez
Noah Gonzalez
Nathan Castillo
Jose Maldonado
Jacob Martinez
Humberto Salinas
Elijah Hernandez
Allan Martinez
Alan De Dios
Abel Mireles

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends acknowledging and congratulating the PSJA ISD students for their successful completion of the Methodist Healthcare Ministries Grant Internship Program.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 05/26/2026
Final Approval - 05/27/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: May 19, 2026

MEETING DATE: June 1, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Trailblazer of the Month Recognition

Classification: Regular

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

Issue: Trailblazer of the Month Recognition for the month of May 2026.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognition for May Trailblazer of the Month.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 05/19/2026
Final Approval - 05/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: May 20, 2026

MEETING DATE: June 1, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: City Engineer's Report

Classification: Regular

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

Issue: N/A

Fiscal Consideration: N/A

Staff Recommendation: N/A

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Patrizia Longoria

Ricardo Rodriguez

City Management Office

Created/Initiated - 05/20/2026

Approved - 05/20/2026

Approved - 05/21/2026

Final Approval - 05/22/2026



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

City Engineer – Patrizia Longoria, P.E.
Monday, June 01, 2026



Pharr
Engineering



City Engineers Report

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

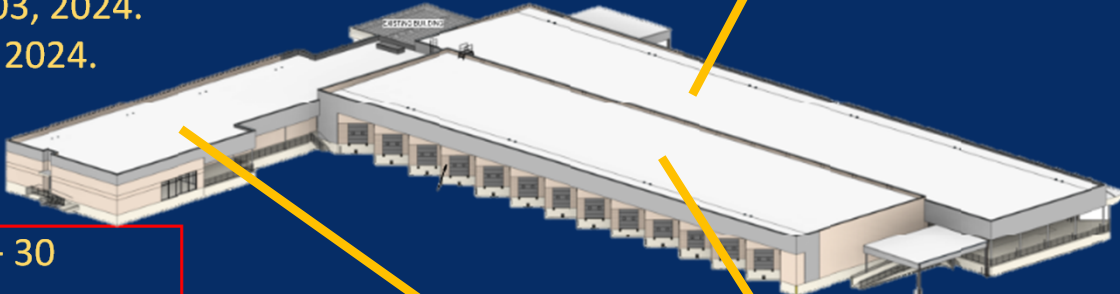
- Bid Opening for re-bid on Thur., June 20, 2024.
- Bid Analysis and recommendation sent to TxDOT for concurrence on Fri. July 05, 2024
- Received concurrence from TxDOT on Aug. 22, 2024.
- Awarded project at City Commission on Tue. Sept. 03, 2024.
- Pre-Construction Meeting was held on October 23, 2024.

Next Steps:

- Construction ongoing

Start Contract Time: November 04, 2024

Contract Time: 425 standard workweek days (22 mo.) + 30 (8/18/2025) + 15 (12/01/2025) = 470
Time to Date (05/31/26): 372 (79.1%)
End Contract Time: Oct. 20, 2026 (latest schedule Nov. 18, 2026)
Contract Amount: \$45,253,972.12
Change Orders: \$22,835.40 (8/18/2025)
\$49,781.94 (12/01/2025)
Revised Contract: \$45,326,589.46
PCOs: N/A
Total Paid to Date (1-17): \$22,379,132.55 (49.4%) (03/25/2026)
Latest Reimbursement Requests: #14 for \$1,558,791.30 (submitted 04/22/2026; total to date \$18,466,637.68)



Dock Expansion Ph I
Dry Dock

Agricultural Lab

Dock Expansion Ph II
Cold Storage

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



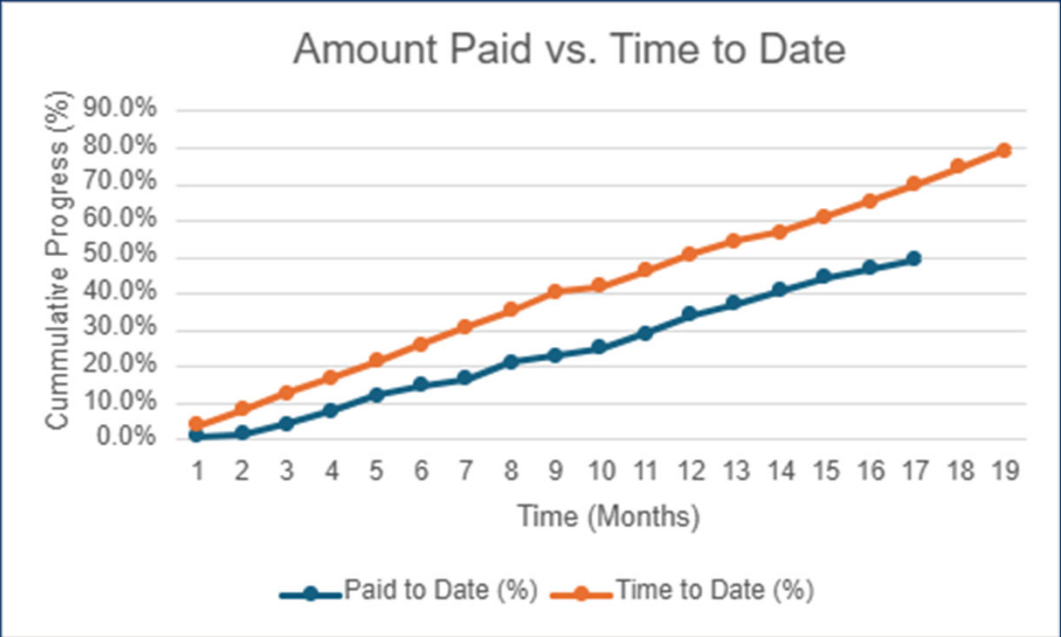
Pharr
Engineering



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

CONSTRUCTION

Month	Total Amount Paid to Date (%)	Total Time to Date (%)
November '24	1.0	4.0
December '24	1.7	8.2
January '25	4.2	12.7
February '25	8.0	16.9
March '25	12.2	21.6
April '25	14.8	26.1
May '25	16.6	31.1
June '25	21.2	35.5
July '25	23.2	40.5
August '25	25.2*	42.2*
September '25	29.0	46.4
October '25	34.2	50.8
November '25	37.3	54.5
December '25	40.7	56.8
January '26	44.6	61.1
February '26	46.9	65.3
March '26	49.4	70.0
April '26	TBD	74.7
May '26	TBD	79.1



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

21-02-424

21-02-424

21-02-433

CONSTRUCTION

05-11-2026 – the contractor started installing wood formwork around the footing for the generator pad located north of the project site.





05-07-2026 – the contractor continued installation of ceiling hangers for the domestic water piping at the Agricultural Building.



Engineer: Structural Engineering Associates, Inc. (SEA)

CM: Brownstone Consultants, LLC

Contractor: IOC Company, LLC

Status:

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

Next Steps:

- Construction ongoing

Start Contract Time: August 05, 2024

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

Time to Date (05/31/26): 664 calendar days (126%)

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

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

Contract Amount: \$47,601,706.75

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

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

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

Revised Contract: \$46,828,773.43

Total Paid to Date (1-20): \$41,056,674.40 (87.7%) (03/25/2026)

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

Remaining requests are for \$0 (#19, 05/11/2026)



International Bridge Expansion

CSJ: 0921-02-479

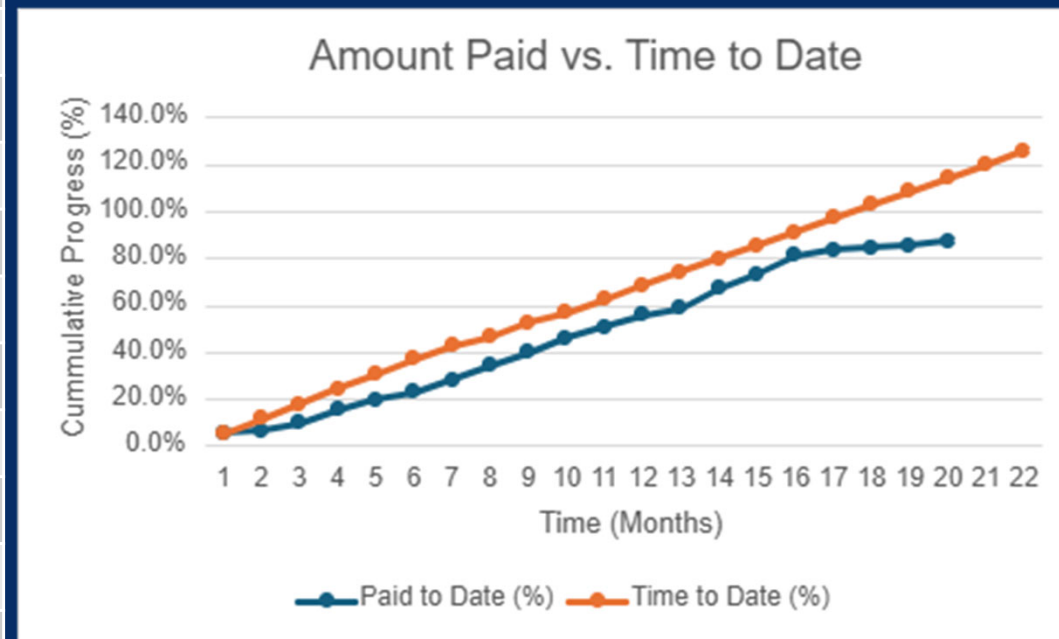


Pharr
Engineering



CONSTRUCTION

Month	Total Amount Paid to Date (%)		Total Time to Date (%)	
August '24	5.6		5.4	
September '24	6.9	1.3	6.3	11.7
October '24	10.0	3.1	6.5	18.1
November '24	15.8	5.8	6.3	24.4
December '24	20.0	4.2	6.5	30.8
January '25	23.1	3.1	6.5	37.3
February '25	28.4	5.3	5.8	43.1
March '25	34.3*	5.9	3.5	46.7*
April '25	40.3	6.0	5.9	52.5
May '25	46.4*	6.2	4.4	57.0*
June '25	50.7	4.3	5.7	62.7
July '25	56.0	5.2	5.9	68.6
August '25	58.8	2.8	5.9	74.5
September '25	67.5*	8.7	5.4	79.9*
October '25	73.7	6.2	5.9	85.8
November '25	81.3	7.7	5.7	91.5
December '25	83.9	2.6	5.9	97.3
January '26	84.8	0.9	5.9	103.2
February '26	85.7	0.9	5.3	108.5
March '26	87.7	1.9	5.9	114.4
April '26	TBD		5.7	120.1
May '26	TBD		5.9	126.0



International Bridge Expansion

CSJ: 0921-02-479

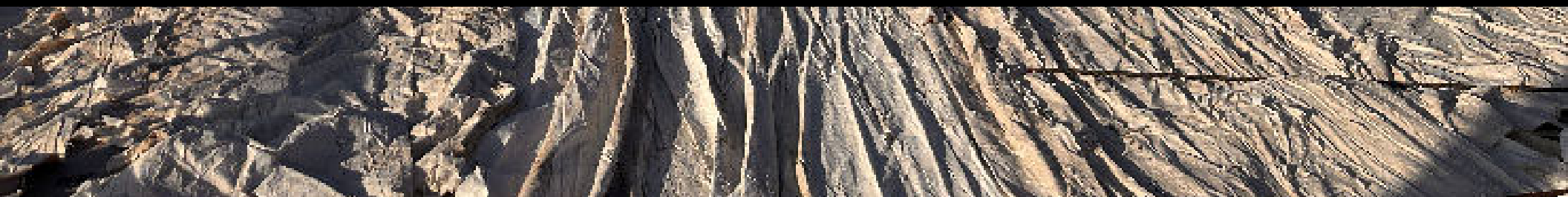
CONSTRUCTION



05-11-2026 – the contractor completed the retaining wall and continued with placing and compacting additional lifts along the levee roadway backfill after density testing confirmed compliance with project specifications.



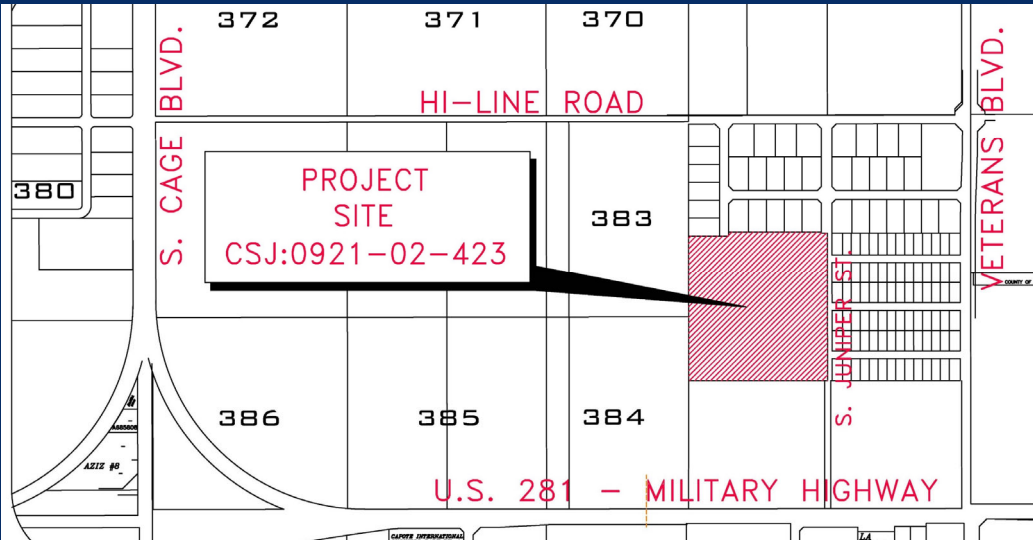
05-13-2026 – the contractor completed a concrete pour overnight at unit 29 (the unit connecting to MX) and then laid out curing blankets over the concrete surface to assist with moisture retention and promote proper curing conditions.



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

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

Start Contract Time: July 16, 2025
Contract Time: 275 standard workweek days
Time to Date (05/31/26): 218 (79.3%)
End Contract Time: August 19, 2026 (latest schedule Nov. 30, 2026)
Contract Amount: \$11,888,058.76
Change Orders: \$0
Total Paid to Date (1-6): \$2,033,800.78 (12/31/2025, 17.1%)
Latest Reimbursement Requests: \$374,278.42 (#3 submitted 03/18/2026, Pending Re-submittal of #2 & 3)



Commercial Vehicle Parking Area
CSJ: 0921-02-423



CONSTRUCTION



05-13-2026 – the contractor performed spreading operations for a 12-IN lime-treated subgrade in Section 6. Lime was placed and mixed for a mellowing period of 48-HRS.

Commercial Vehicle Parking Area

CSJ: 0921-02-423



Pharr
Engineering



CONSTRUCTION



05-07-2026 – the contractor performed excavation and installed 140-LF of 8-IN sanitary sewer pipe. Backfill operations using gravel were completed.

Engineer: **GIC- Trimad Consultants LLC**

Contractor: **Mor-Wil, LLC.**

CM: **GIC-Trimad**

Status:

- Eldora Rd opened through Sugar Rd.
- Lift Station 29 has been decommissioned.
- 1000 LF of 24” Gravity Sewer Line has been installed along Juarez.

Next Steps:

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

Construction Commencement Date: January 6, 2025

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

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

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

Contract Amount: \$6,749,668.03	TWDB Fund Amount: \$6,749,668.03
Original Betterment Amount: \$350,000.00	TWDB CWSRF 73867 LF1001077 & LF1001119
Betterment I (<i>Box Culvert Repair</i>): \$27,093.85	
Betterment II (<i>Tunnel</i>): \$39,220.00	
Betterment III (<i>Work Delay, Irrig Line Repair</i>): \$150,063.00	
Betterment IV (<i>Work completed on previous pay periods</i>): \$130,000.00	
Betterment V (<i>Project Sign</i>): \$2,800.00	
Betterment Balance (12/19/2025): \$823.15	
Total Paid to Date (1-9): \$4,338,658.37(64%) (04/14/2026)	
Latest Reimbursement Request: Outlay 3: \$705,008.15 Approved (February 13, 2026)	
Outlay 1: \$948,132.01 (August 2020)// Outlay 2: \$12,000 (December 2020)	

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



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



03-26-2026

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



Apr 23, 2026 10:21:23 AM
915 East Juarez Avenue
Pharr
Hidalgo County
Texas



Apr 23, 2026 10:20:59 AM
915 East Juarez Avenue
Pharr
Hidalgo County
Texas



DEPARTMENT MISSION STATEMENT

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



Pharr
Engineering



END



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.E.

DATE SUBMITTED: May 19, 2026

MEETING DATE: June 1, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 05/19/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: May 27, 2026

MEETING DATE: June 1, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for May 18, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: Approval of Minutes for May 18, 2026 — Regular Called Meeting.

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval of Minutes.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 05/27/2026
New -

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, MAY 18, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, May 18, 2026, and the following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Ricardo Medina

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
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, 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
Sara Guerra, Asst. 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. Chavez 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 21, 2026, AS NATIONAL STOP THE BLEED DAY.

Jonathan Flores, City Manager, introduced the item.

Danny Ramirez, EMS Chief, thanked the Commission for continued support of Stop The Bleed and Hands Only CPR and stated they would be hosting trainings and a blood drive on Thursday, May 21, 2026 at Pharr One in partnership with Trauma Regional Advisory Council (TRAC-V) and South Texas Health Systems. He further introduced Nathan Ramon from Trauma Regional Advisory Council along with Scott Nelson and Bianca Hayes from South Texas Health Systems.

At this time, Comm. Caballero read proclamation proclaiming May 21, 2026, as National Stop The Bleed Day and presented proclamation to Danny Ramirez, EMS Staff, South Texas Health Systems staff and Trauma Regional Advisory Council member.

B) PROCLAMATION PROCLAIMING MAY 17–23, 2026, AS NATIONAL PUBLIC WORKS AND PUBLIC UTILITIES WEEK.

Jonathan Flores, City Manager, introduced the item.

Luis Marin, Public Works Director, and Ruben Rosales, Public Utilities Director, thanked the City Commission and City Management for their leadership and support and further thanked employees for all their hard work and service to the City of Pharr.

At this time, Mayor Pro Tem Pacheco read the proclamation proclaiming the week of May 17 – 23, 2026 as National Public Works and Public Utilities Week and presented proclamation to Luis Marin, Ruben Rosales 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) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item and stated recognition would take place at the next city commission meeting.

B) RECOGNITION OF ESL GRADUATES THROUGH THE CITY OF PHARR AND SOUTH TEXAS COLLEGE PARTNERSHIP.

Jonathan Flores, City Manager, introduced the item.

Laura Parra, Human Resources Director, recognized the twenty-six (26) employees for successfully completing their English as a Second Language (ESL) basic literacy class offered through South Texas College. Mrs. Parra briefly explained the course was a twelve-week program and included participants from various city departments and commended the employees for their dedication and achievement in completing the course.

C) 2026 HEALTHIER TEXAS COMMUNITY CHALLENGE PRESENTATION.

Jonathan Flores, City Manager, introduced the item.

Abel Molina, Special Events Director, announced the City of Pharr won first place in the medium-sized category for the ninth consecutive year and introduced Healthier Texas Community representative, Carmen Degollado.

Carmen Degollado, Healthier Texas Community Representative, reported the City of Pharr earned 2.4 million points earning recognition as the winner for the Medium-Sized division. She stated these numbers reflected more than activity alone, they represent consistency, encouragement and a community choosing to prioritize health.

D) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

May 18, 2026

Kenia Gomez, Director of City Communications, presented a series of video recaps. She highlighted the Mayor's Prayer Luncheon, Summer Splash at the Pharr Aquatic Center, the Pharr Memorial Ceremony, and the Texas A&M visit to the Pharr International Bridge.

Kenia Gomez, Director of City Communications, reported Pharr EMS Department would be hosting free Stop the Bleed and Hands Only CPR trainings on Thursday, May 21, 2026 at Pharr One from 8:00 a.m. to 8:00 p.m. She stated anyone interested could scan the QR code provided to secure their spot for these free training opportunities.

Kenia Gomez, Director of City Communications, also reported Public Works Department would kick off Public Works Week and went over the weekly events schedule. She further stated an annual celebration would be held on Thursday, May 21, 2026 at 1015 E. Ferguson Ave. from 9:00 a.m. to 12:00 p.m. and invited the community to attend.

ITEM 6. 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, REQUESTED 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, REQUESTED 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., REQUESTED 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

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

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

Ordinance No. O-2026-16 is filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 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)**

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

Comm. Carrillo **moved** to approve as recommended. Comm. Flores seconded the motion and when put to a vote, it carried by majority vote of five (4) ayes and one (1) abstention. Comm. Chavez abstained from voting.

Resolution No. R-2026-25 is filed with the City Clerk's Office.

- 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)**

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

Comm. Carrillo **moved** to approve as recommended. Comm. Flores seconded the motion and when put to a vote, it carried by majority vote of five (4) ayes and one (1) abstention. Comm. Chavez abstained from voting.

Resolution No. R-2026-26 is filed with the City Clerk's Office.

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 (TEEEF RIDER). THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (ADMINISTRATION)

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

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

Resolution No. R-2026-27 is filed with the City Clerk's Office.

ITEM 8. CLOSED SESSION

None

ITEM 9. RECONVENE

None

ITEM 10. ADJOURNMENT

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Flores seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:47 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

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

ON THIS THE 18th 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, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

MINUTES: REGULAR CALLED MEETING
May 18, 2026

ATTEST:

IMELDA PEREZ
CITY CLERK

APPROVED:

DRAFT



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: May 20, 2026

MEETING DATE: June 1, 2026

FROM: Kimberly Hernandez,
Administrative Assistant

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: 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.**

Classification: Consent

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

Issue: The City of Pharr is seeking qualified contractors to provide residential rehabilitation and renovation services under the Emergency Repair Program funded through the Community Development Block Grant (CDBG) Program. The scope of work may include, but is not limited to, interior and exterior improvements such as window and door replacement, flooring installation, ceiling repairs, accessibility improvements, and other eligible housing rehabilitation activities. These renovations are intended to enhance health and safety conditions, improve energy efficiency, and improve the overall living conditions of eligible residents. Project No. 2526-30-526-C06-862.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval authorizing the City Manager to advertise for Competitive Sealed Proposals for the Emergency Repair Program.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Hernandez
Napoleon Coca
Maritza Magallan
City Management Office

Created/Initiated - 05/20/2026
Approved - 05/21/2026
Approved - 05/21/2026
Final Approval - 05/27/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: May 20, 2026

MEETING DATE: June 1, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: 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.**

Classification: Regular

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

Issue: There are utility adjustments necessary along Eldora Rd to accommodate a proposed road widening project.

Project No. 2526-XX-XXX-C07-186

Fiscal Consideration: N/A

Staff Recommendation: Engineering staff recommends the City Commission allow staff to proceed with the advertisement.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 05/20/2026

Patrizia Longoria

Approved - 05/20/2026

Maritza Magallan

Approved - 05/21/2026

Ricardo Rodriguez

Approved - 05/21/2026

Jamison Merrick

Approved - 05/27/2026

City Management Office

New -



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.

DATE SUBMITTED: May 25, 2026

MEETING DATE: June 1, 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 - 05/25/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.1.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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).

Fiscal Consideration: N/A

Staff Recommendation: Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission Meeting on May 21, 2026, the board voted unanimously to recommend approval of the request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). There were 5 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 - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/23/2026



MEMORANDUM

DATE: MONDAY, JUNE 01, 2026

TO: MAYOR AND CITY COMMISSION

FROM: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR ABC FILE NO. CUP#260404 (FIESTA BRAVA)

GENERAL INFORMATION:

APPLICANT: 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).

LEGAL DESCRIPTION: 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.

LOCATION: The property's physical address is 410 West State Avenue, Suite D.

ZONING: The property and the properties to the east and west are currently zoned Business District (C-2). The properties to the north are zoned Single-Family Residential District (R-1) and General Business District (C) to the south. The area is generally designated for commercial use in the Land Use Plan.

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

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING:

Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

NOTIFICATION OF PUBLICATION: Twenty-Six (26) surrounding property owners were notified of the request by letter on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received one call for information only.

HOURS OF OPERATION: Hours of operation: Sunday – Saturday 11:00 AM – 2:00 AM.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION: At the Planning and Zoning Commission meeting of May 21, 2025, the Board voted unanimously to recommend approval of the request for a Conditional Use Permit and Late Hours Permit for one year to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements. There were five 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.

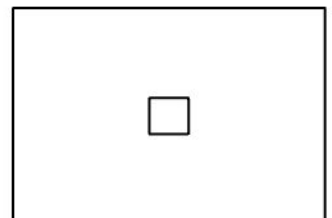


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 260404 All of Lots 17 & 18 Block 83 Hackberry Subdivision\aprx\00_BASE Project File.aprx



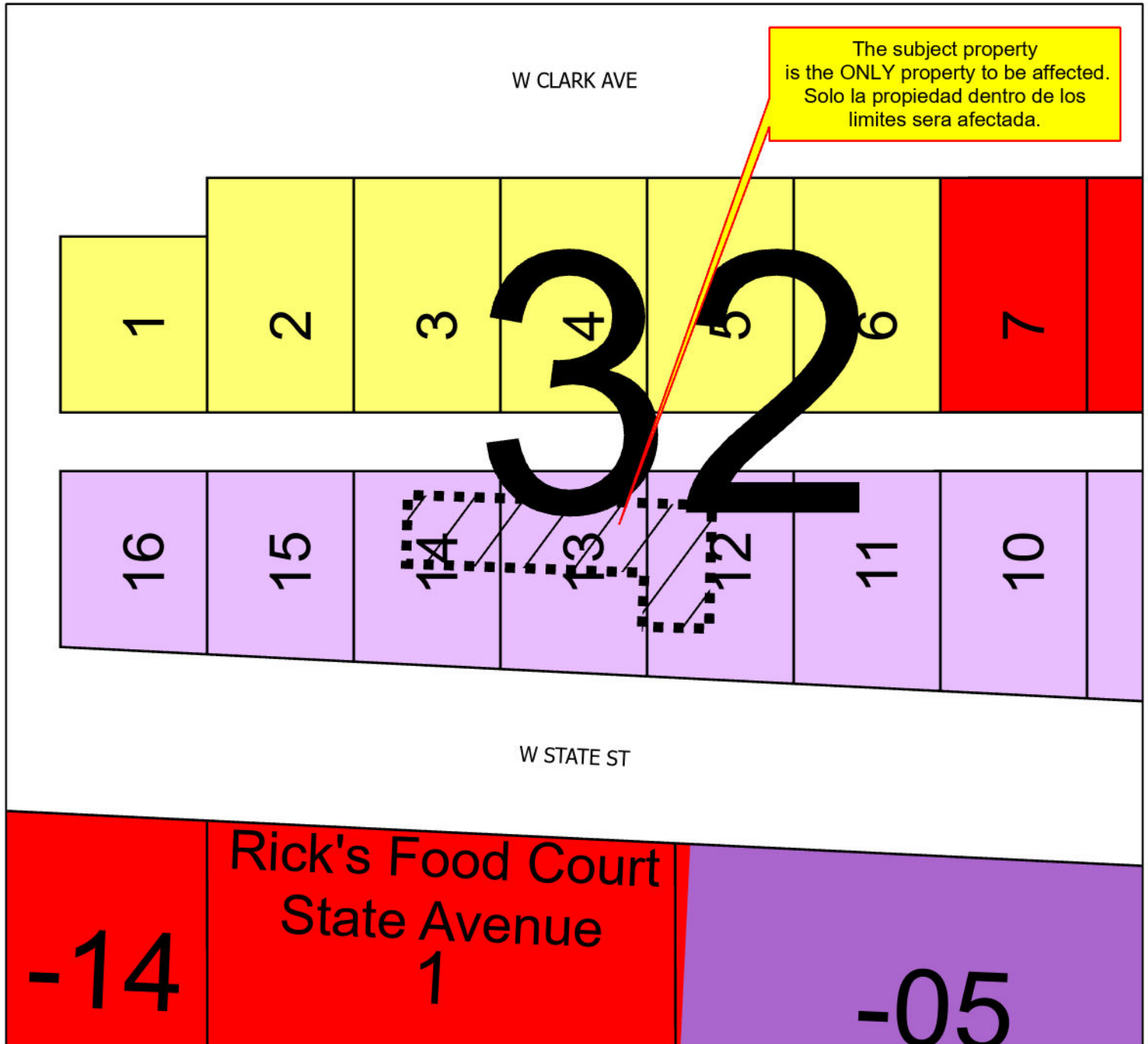
-  Pharr City Limit
-  300 ft. Notification Buffer
-  Notified Properties
-  Location

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



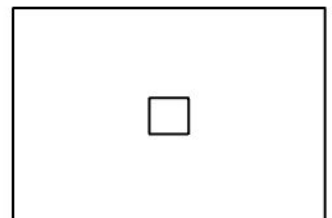


G:\City of Pharr\GIS\Projects\1-Planning\PRO Conditional Use Permits\CUP 260404 All of Lots 17 & 18 Block 83 Hackberry Subdivision\aprx\00_BASE Project File.aprx



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

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.



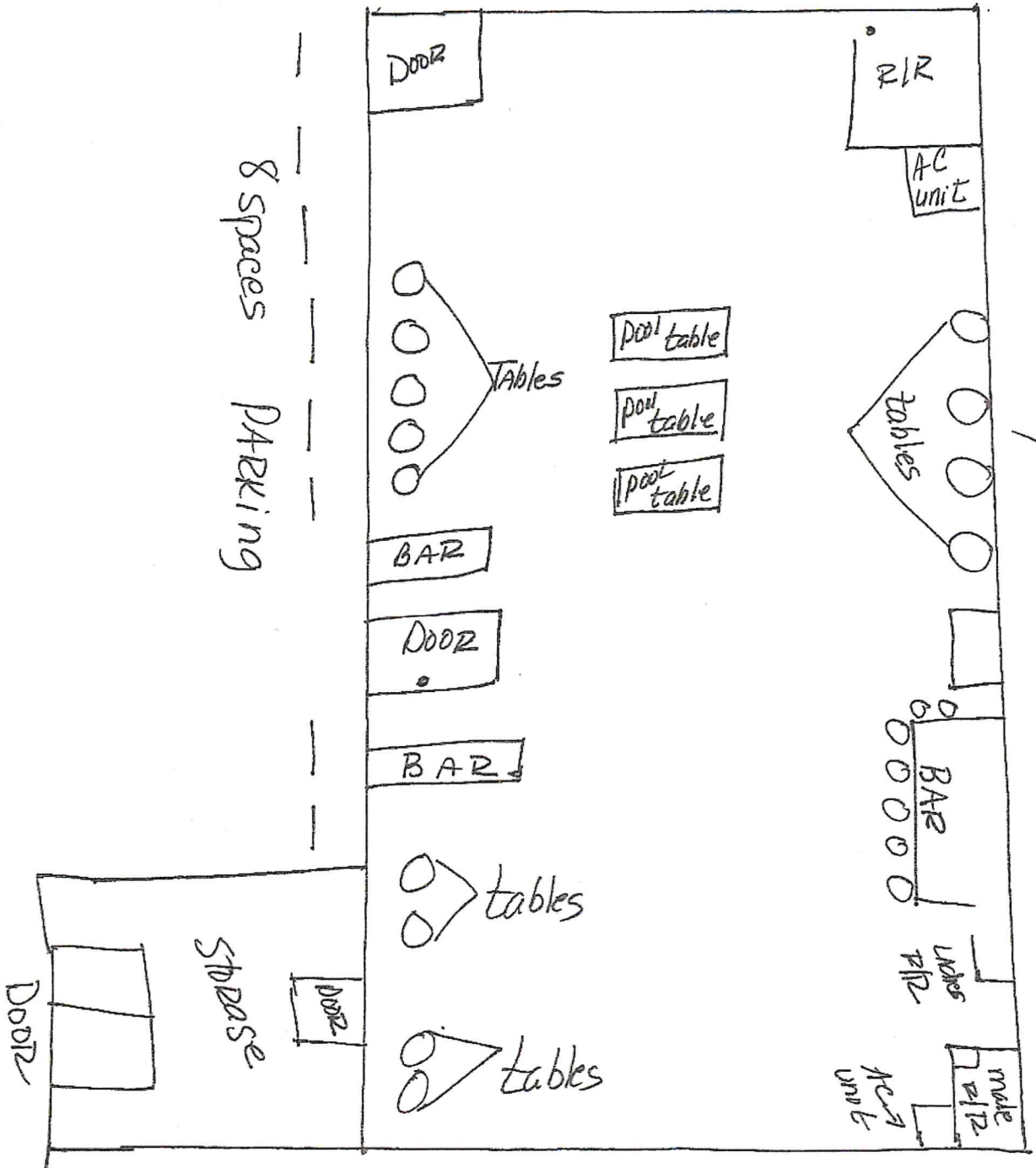
Dalia St.

PARKING AREA
6 spaces

410 W State Ave
Suite "D"

8 spaces
PARKING

Alley





Pharr
Development Services



Site Photo

410 West State Avenue, Suite D





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.2.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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).

Fiscal Consideration: N/A

Staff Recommendation: Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission Meeting on May 21, 2026, the board voted unanimously to recommend approval of the Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). There were 5 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 - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/23/2026



MEMORANDUM

DATE: MONDAY, JUNE 01, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being 4.85 acres out of Lot 3, Tri-City Acres Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 5515 N Sugar Rd. COZ#260409
--

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:

Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 subject site is located west of North Sugar Road and has a physical address of 5515 N Sugar Rd. 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 property fronts North Sugar Road, a 70 ft. minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the north were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 20, 2017. The property to the west was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on September 8, 2020. The property to the south is currently zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

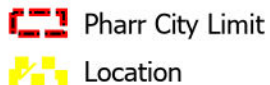
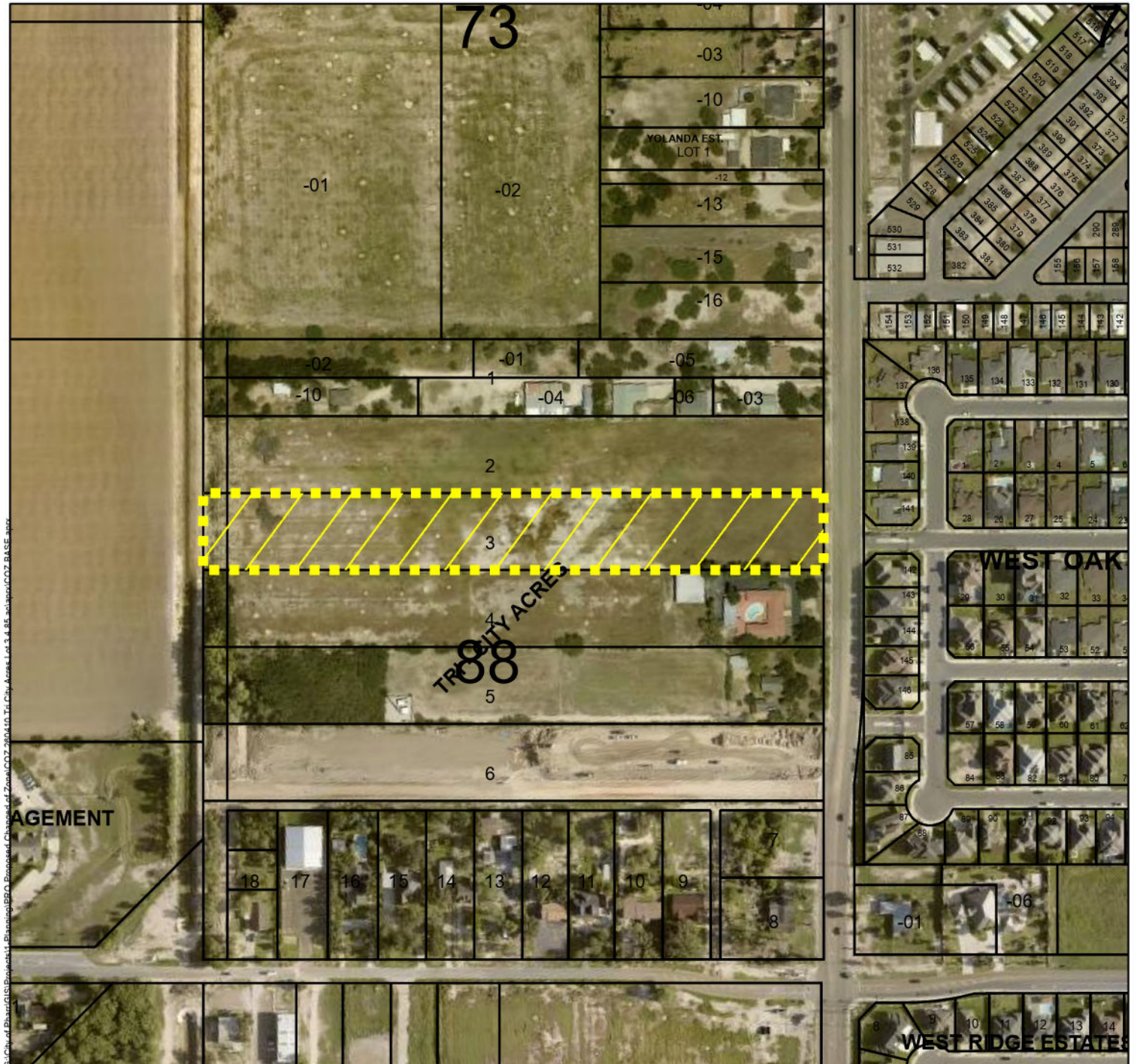
Development Services is recommending **approval** of the rezoning from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property meets area requirements, is in line with our comprehensive plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend **approval** of the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) at the meeting on May 21, 2026. There were five 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
TRI-CITY ACRES LOT 3 4.85 AC | 5515 N SUGAR RD
RIOS OMAR I
AERIAL

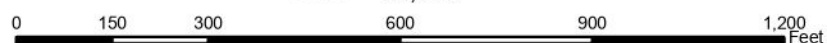


All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

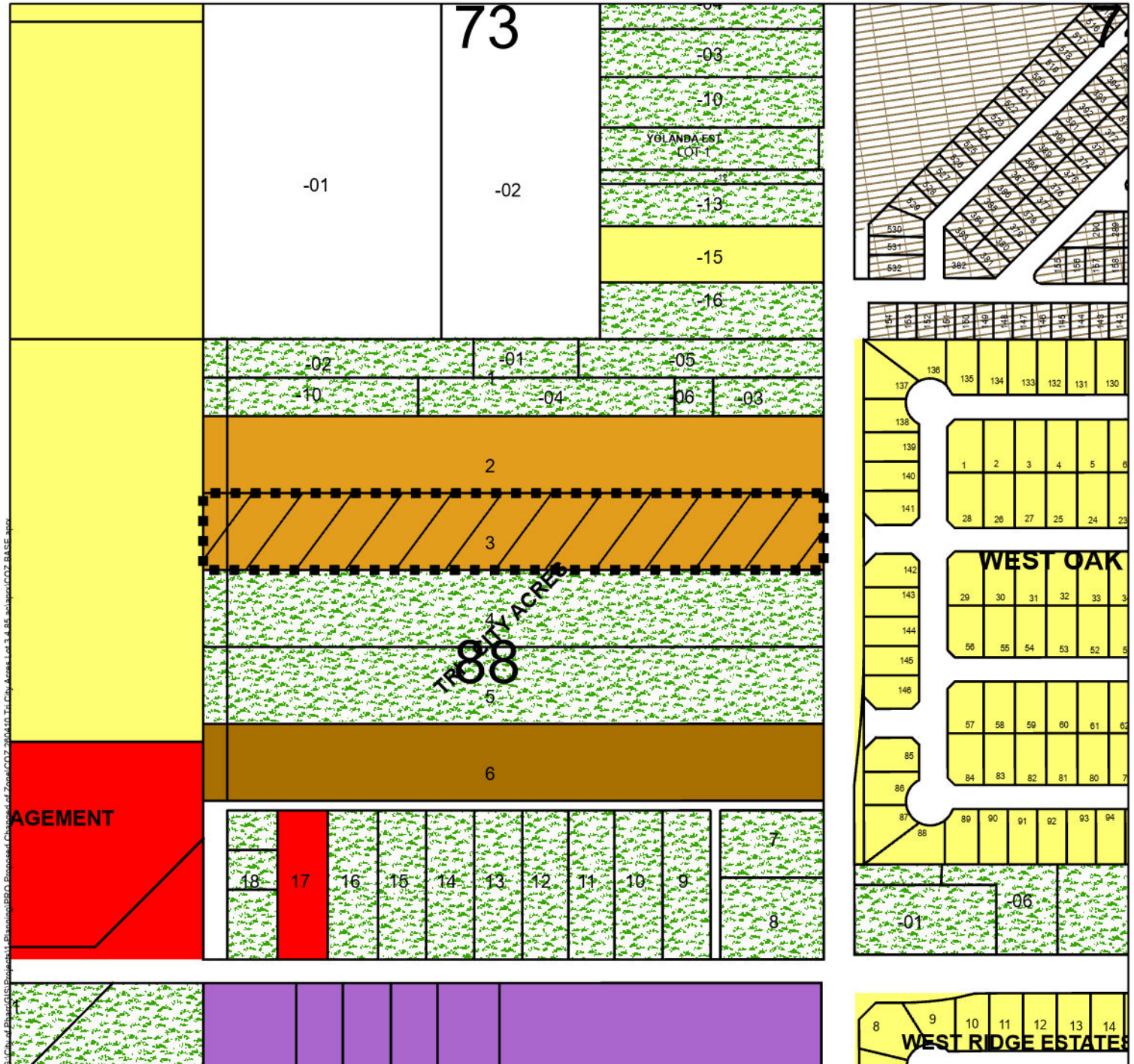
City of Pharr, Texas
Engineering Department
956.402.4221

Date: 4/15/2026

Scale: 1:3,600



Proposed Change of Zone
TRI-CITY ACRES LOT 3 4.85 AC | 5515 N SUGAR RD
RIOS OMAR I
ZONING

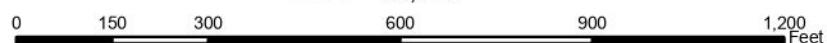


- | | | | | | |
|---|---------------------------------------|---|-------------------|---|--------------------------|
|  | Pharr City Limit |  | Mobile Home |  | Heavy Industrial |
|  | Location |  | Townhouse |  | Limited Industrial |
| Zoning | | | | | |
| ZONE | | | | | |
|  | Agricultural Open Space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

City of Pharr, Texas
Engineering Department
956.402.4221

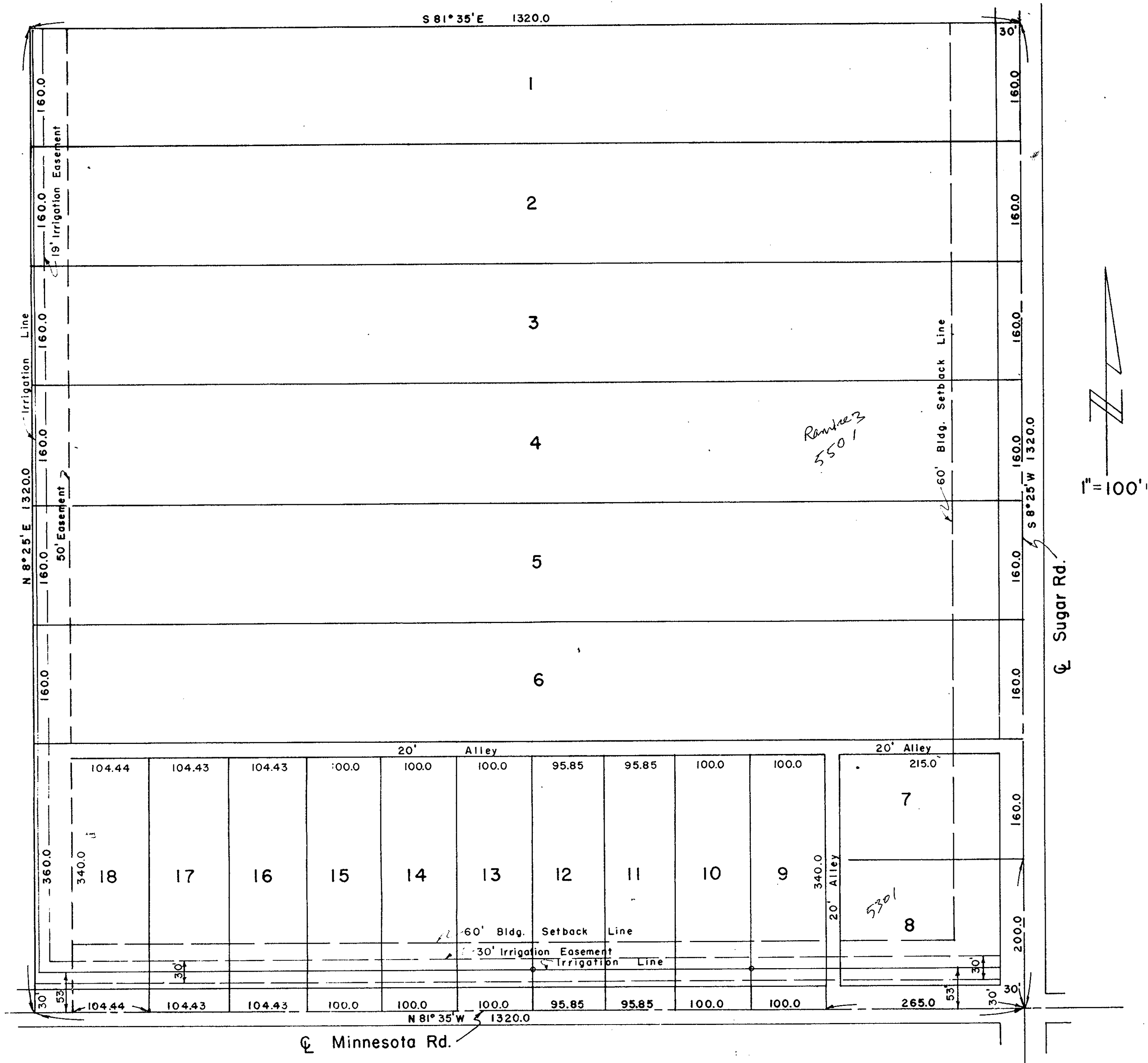
Date: 4/15/2026

Scale: 1:3,600



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APPROVED FOR RECORDING

12th November 68
Charles L. Melden

MAP
 of

TRI-CITY ACRES

BEING A RESUBDIVISION OF LOT 28, KELLY-PHARR SUBDIVISION OF PORCIONES 19 AND 16, HIDALGO COUNTY, TEXAS

APPROVED

Charles L. Melden
 11-12-68

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR, EDINBURG, TEXAS OCTOBER 30, 1968

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN VAN RAMSHORST, JR., OWNER OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE RESUBDIVIDED, DO HEREBY ACCEPT, ADOPT, AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE TO BE FOR THE BENEFIT OF THE CITY OF PHARR OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

John Van Ramshorst, Jr.
 JOHN VAN RAMSHORST, JR.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF OCTOBER A.D., 1968.

Carrie Lou Parrish
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, ON THIS THE 8 DAY OF November, A. D., 1968.

Carrie Lou Parrish

ATTEST:

CITY SECRETARY

R. S. BOWE, MAYOR



Pharr
Development Services



Site Photo
5515 N SUGAR ROAD





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.3.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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)

Fiscal Consideration: N/A

Staff Recommendation: Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission Meeting on May 21, 2026, the board voted unanimously to recommend approval of the request for the Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). There were 5 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 - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/23/2026



MEMORANDUM

DATE: MONDAY, JUNE 01, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Residential Multi-Family 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 property is physically located at 5525 N Sugar Rd. COZ#260410
--

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:

Dr. Jonathan B. Flores, City Manager for the City of Pharr, for the betterment of the city, 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 subject site is located west of North Sugar Road and has a physical address of 5525 N Sugar Rd. 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 property fronts North Sugar Road, a 70 ft. minor collector which runs north and south with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property and the property to the south were rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. The properties to the north are zoned Agricultural and/or Open Space District (A-O). The properties to the east were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 20, 2017 and the properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) and Single-Family Residential District (R-1) on September 8, 2020. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for residential use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Nineteen (19) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

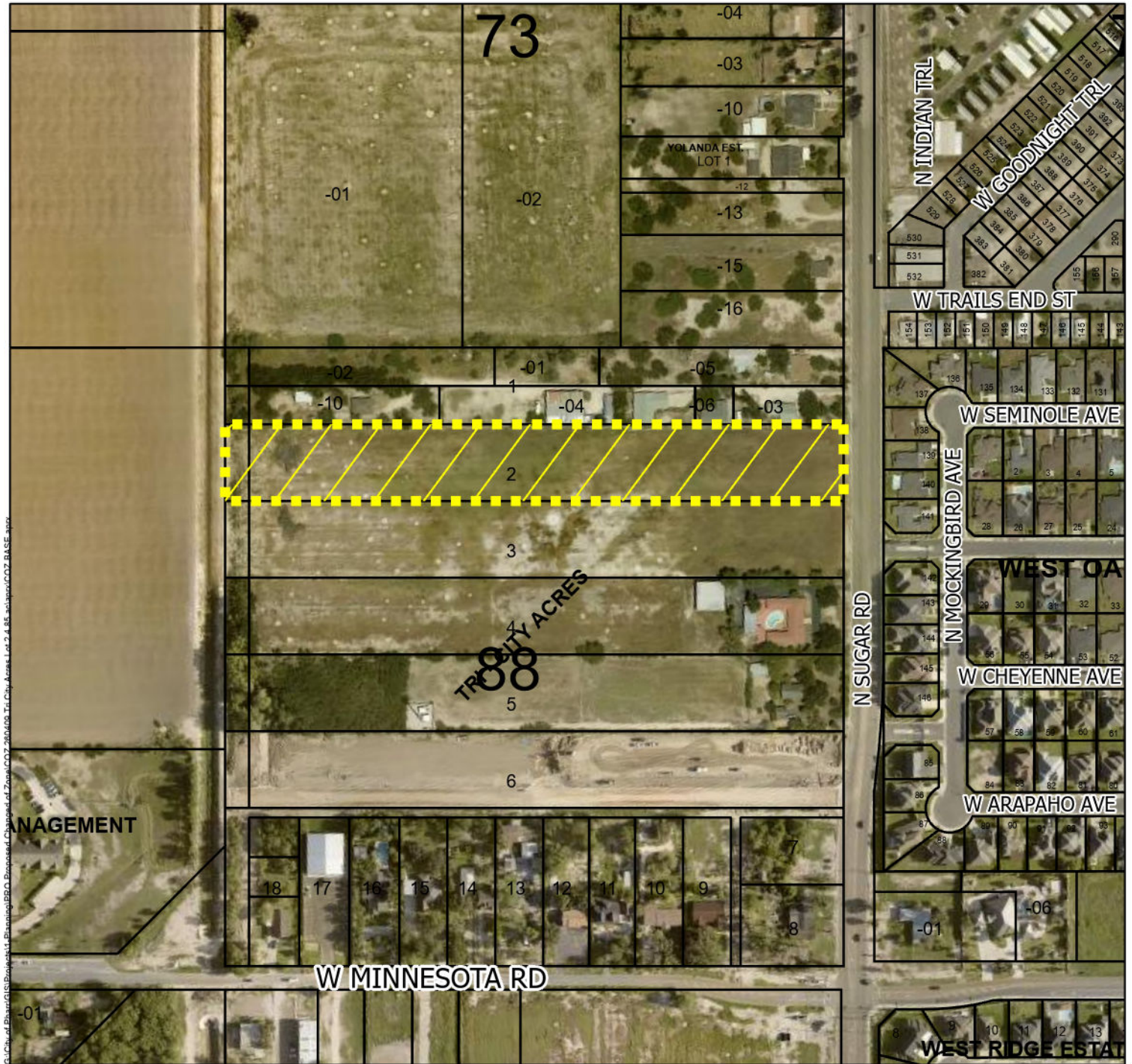
Development Services is recommending **approval** of the rezoning from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property meets area requirements, is in line with our comprehensive plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to recommend **approval** of the rezoning request from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). There were five 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
 TRI-CITY ACRES LOT 2 4.85 AC | 5525 N SUGAR RD
 RIOS OMAR I
 AERIAL



- Pharr City Limit
- Location

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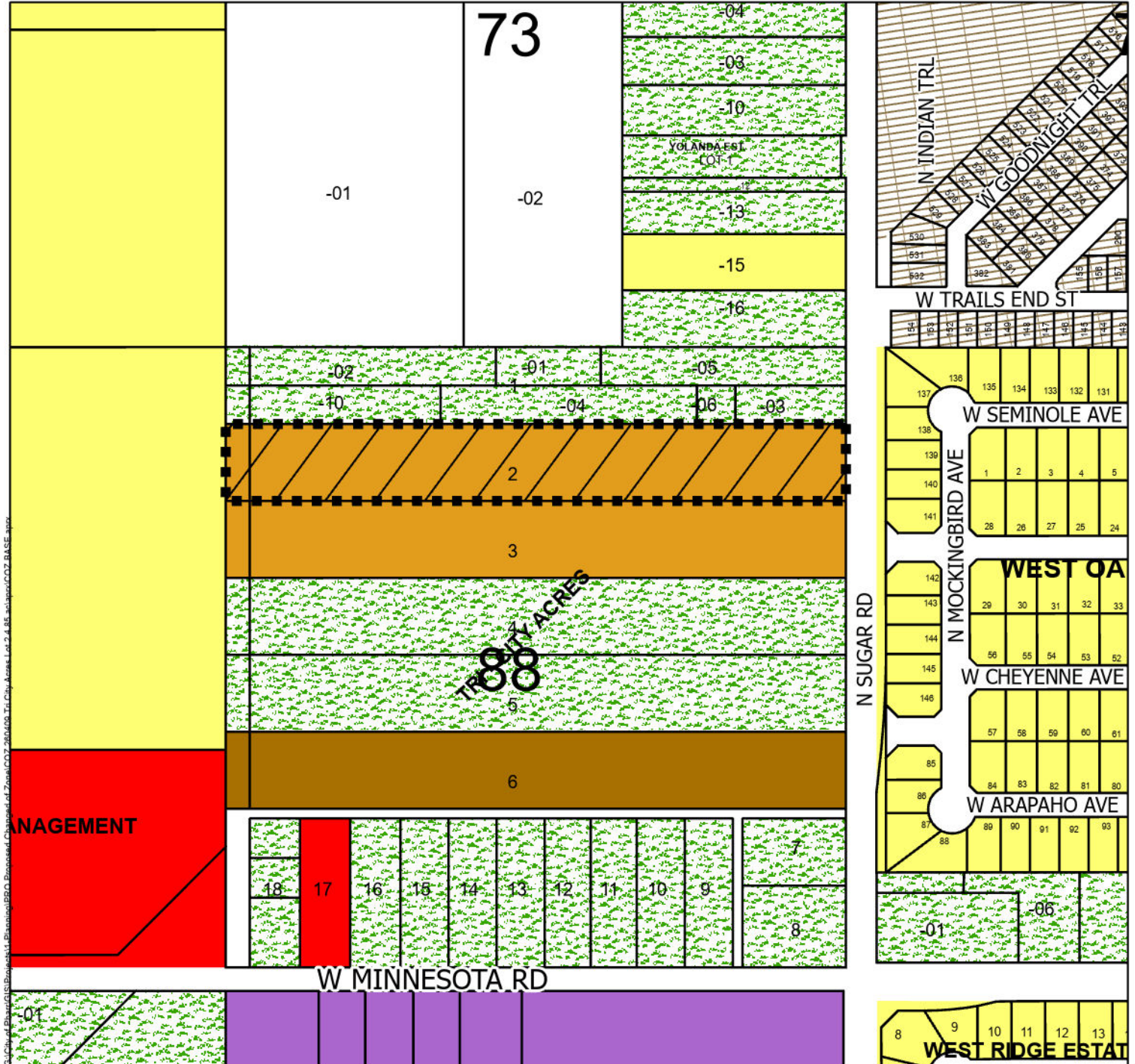


Proposed Change of Zone

TRI-CITY ACRES LOT 2 4.85 AC | 5525 N SUGAR RD

RIOS OMAR I

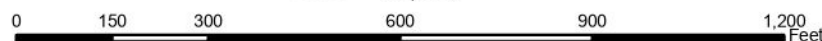
ZONING



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

City of Pharr, Texas
Engineering Department
956.402.4221

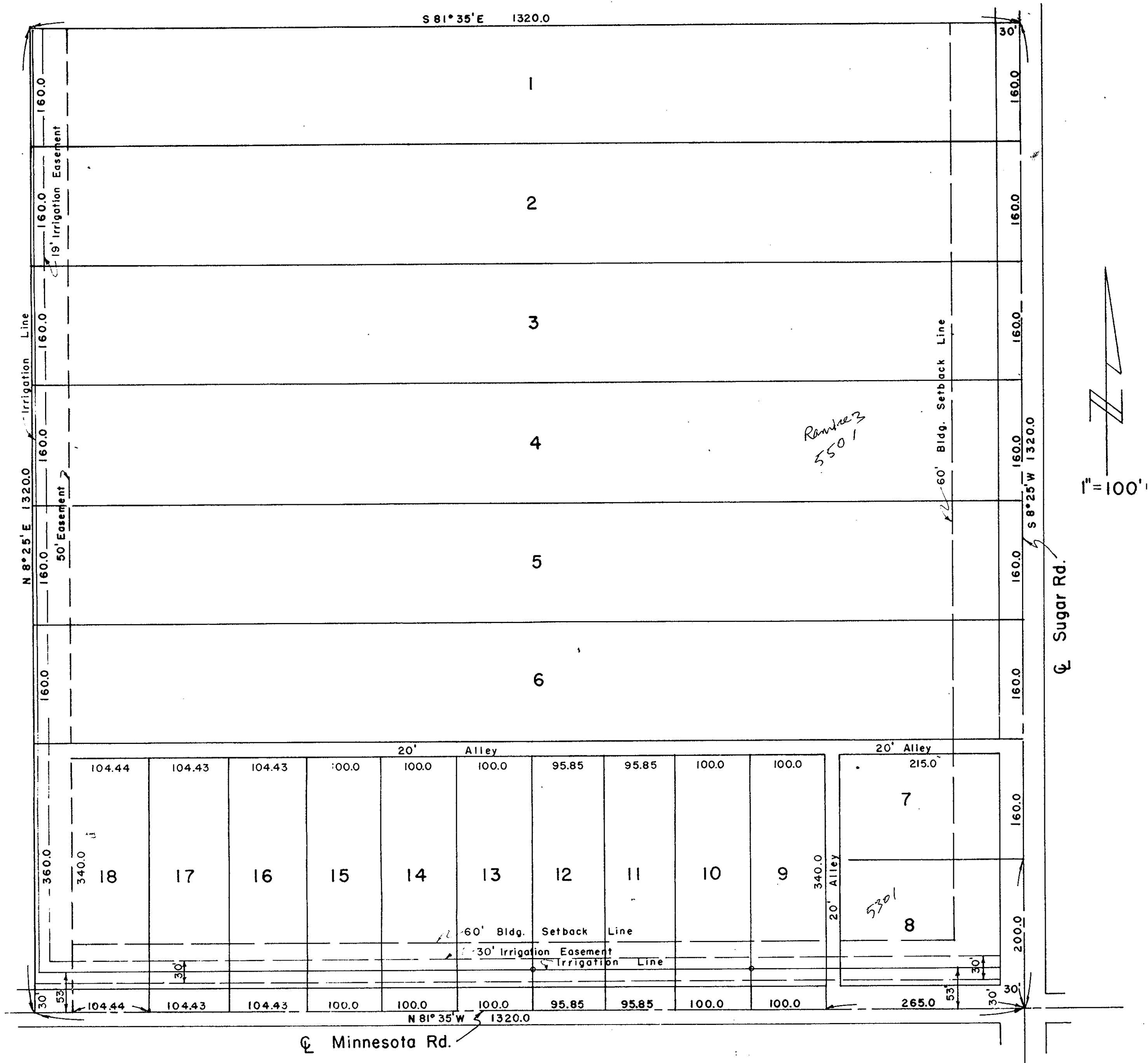
Scale: 1:3,600



Date: 4/15/2026

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.





APPROVED FOR RECORDING

12th November 68
Charles L. Melden

MAP
 of

TRI-CITY ACRES

BEING A RESUBDIVISION OF LOT P8, KELLY-PHARR SUBDIVISION OF PORCIONES 19 AND 16, HIDALGO COUNTY, TEXAS

APPROVED

Charles L. Melden
 11-12-68

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.



Charles L. Melden
 CHARLES L. MELDEN
 REGISTERED PUBLIC SURVEYOR, EDINBURG, TEXAS OCTOBER 30, 1968

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN VAN RAMSHORST, JR., OWNER OF THE LANDS HEREIN DESCRIBED, HAVING CAUSED SAME TO BE RESUBDIVIDED, DO HEREBY ACCEPT, ADOPT, AND APPROVE THE ACCOMPANYING MAP OF SAID SUBDIVISION OF SAID LANDS AND DO HEREBY GRANT TO THE PUBLIC THE USE OF AND AN EASEMENT INTO THE STREETS AND ALLEYS SHOWN THEREON. THERE ARE RESERVED OVER, UNDER, AND ACROSS THE STREETS AND ALLEYS SHOWN THEREON EASEMENTS FOR WATER, SEWER, TELEPHONE, TELEGRAPH, ELECTRIC LINES, AND OTHER PUBLIC UTILITIES. SUCH EASEMENTS ARE TO BE FOR THE BENEFIT OF THE CITY OF PHARR OR THOSE TO WHOM SAID CITY MAY HEREAFTER GRANT FRANCHISE.

John Van Ramshorst, Jr.
 JOHN VAN RAMSHORST, JR.

STATE OF TEXAS:
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE ABOVE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 30th DAY OF OCTOBER A.D., 1968.

Carrie Lou Parrish
 NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

Carrie Lou Parrish

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, ON THIS THE 8 DAY OF November, A. D., 1968.

ATTEST:

CITY SECRETARY

R. S. BOWE, MAYOR



Pharr
Development Services



Site Photo
5525 N SUGAR ROAD





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.4.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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).

Fiscal Consideration: N/A

Staff Recommendation: Planning and Zoning Commission Recommendation: At the Planning and Zoning Commission Meeting on May 21, 2026, the board voted unanimously to recommend approval of the request for the Change of Zone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C). There were 5 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 - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/23/2026



MEMORANDUM

DATE: MONDAY, JUNE 1, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to 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 property is physically located within the 400 Block of West Hall Acres Road. COZ#260411
--

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:

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) in order to develop and construct an adult daycare facility.

The subject site is located within the 400 Block of West Hall Acres Road. 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 property fronts West Hall Acres Road, 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 property and the surrounding properties to the east, south and west were zoned Single-Family Residential District (R-1) when the property was annexed on November 1, 1994. The property to the north is zoned Agricultural and/or Open Space District (A-O). There have been no other zoning requests within the general vicinity of the property since that time. The property is generally designated for residential use in the Land Use Plan.

The Neighborhood Commercial District is established as a limited retail category intended for use near neighborhood areas for the purpose of supplying day-to-day retail needs of the residents in the area. The city will not zone for N-C usage in advance unless asked to do so by the property owner. This district could therefore, be considered a "floating zone". Since the site is typically small, and surrounded by residential type land uses, this zoning would have the appearance of a spot zone. It is not an illegal spot zone, however, if it is called for in the comprehensive plan, or if it serves a need in the neighborhood.

Eight (8) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on May 08, 2026, and a legal notice was published in the Advance News Journal on May 06, 2026. Staff received no response to the letters or the legal notice.

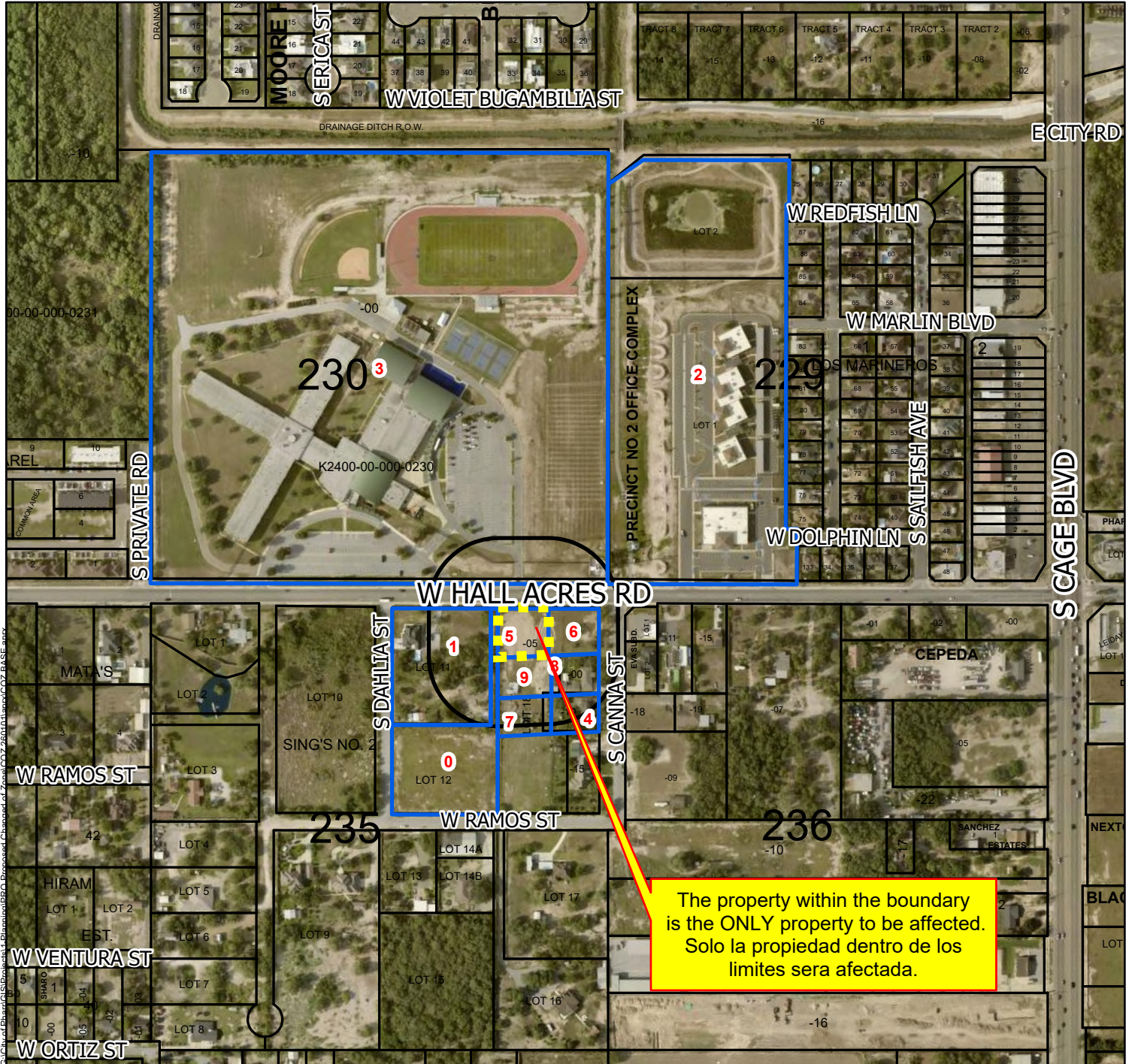
Development Services is recommending **approval** of the request to rezone from Single-Family Residential District (R-1) to Neighborhood Commercial District (N-C), as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances 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 Neighborhood Commercial District (N-C). There were five members present and voting.

CITY COMMISSION OPTIONS:

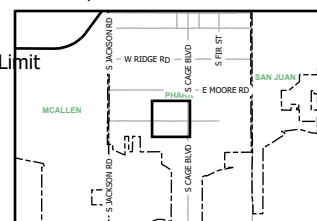
- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

COZ 260101
400 BLOCK W HALL ACRES RD
5D BUILDERS
AERIAL





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Date: 3/4/2026



Pharr
Development Services



Site Photo

Within the 400 Block of W Hall Acres Rd



TRACT No. 4

TRACT No. 5

154.93'

10' UTILITY EASEMENT

4' CONC. SIDEWALK

5,688 S.F.

TRACT No. 6

6' CONC. SIDEWALK

23 PARKING SPACES

10' SETBACK

20' - 0"

10' - 0"

135.77'

141.92'

TRACT No. 7

145.00

IMPORTANT DESIGNER NOTES:

VERIFY COMPLIANCE WITH CITY ORDINANCE CODES AND RESTRICTIONS. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY. THIS MEANS THESE PLANS MUST BE FIELD VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR IN AUTHORITY. ANY DISCREPANCY, ERROR, AND/OR OMISSION IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF DESIGNER PRIOR TO COMMENCING CONSTRUCTION. THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION, TRACED OR REUSED WITHOUT WRITTEN PERMISSION.

ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE "NOMINAL." SLIGHT FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZE AND PRACTICALITY OF CONVENTIONAL CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED BY THE MANUFACTURING, SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

AREA SQ.FT.

1ST LIVING: - SQ.FT.
TOTAL LIVING: - SQ.FT.

PATIO: - SQ.FT.
GARAGE: - SQ.FT.
PORCH: - SQ.FT.
TOTAL: - SQ.FT.

PROJECT LOCATION:

MAP LOCATION:

PROJECT DESIGN FOR:

COMPANY NAME:

OWNER:

NORTH:

SCALE: 1/8" = 1'-0"

DATE: 12/22/2025 3:57:01 PM

PROJECT NUMBER:

Site Plan

SHEET:

C1.1



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.

DATE SUBMITTED: May 25, 2026

MEETING DATE: June 1, 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 - 05/25/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.1.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision. There were 5 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 - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/23/2026



MEMORANDUM

DATE: MONDAY, JUNE 1, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION SUBDIVISION
FILE NO. **SUB260410**

GENERAL INFORMATION

APPLICANT: M2 Engineering, PLLC, representing Greg Jay Palmer, Agent for Park Place Venture One, LTD is requesting preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9a and Lot 11a Phase IV Subdivision Subdivision.

LEGAL DESCRIPTION: 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.

LOCATION: The property is located within the 400 Blk. of North Jackson Road

ZONING: The property is currently zoned Heavy Industrial District (H-I). The adjacent zones are Heavy Industrial District (H-I) to the north and east and City Limits to the south and west. The property is designated for commercial use in the Land Use Plan.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Jackson Commerce Development Subdivision Lot 9A and Lot 11A Phase IV Subdivision subject to the following conditions:

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve preliminary and final plat of the proposed Jackson Commerce Development Subdivision Lot 9a and Lot 11a Phase IV Subdivision at their meeting on Thursday, May 21, 2026.

LOCATION:

118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



Pharr
Development Services

**REVIEWED BY:**

HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

1. Verify plat note #3, it calls out N. Ware Rd.
2. Provide the detention note for note #9.
3. Show City of Pharr B.M.S., use nearest to site.
4. Plat note #6, which commission will approve site plan.
5. Label curve on drawing, call it out.
6. Show Lots 11A & 11B.
7. Label all the monuments IRS or IRF.
8. Is E. Beech Ave. R.O.W., existing already or dedicated by plat.
9. Setbacks as per City Ordinance:
10. Owners signature block make sure to have to same subdivision name.

LOCATION:
801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300



REVIEWED BY:
JAVIER RODRIGUEZ
PUBLIC UTILITIES - WD DISTRIBUTION
SUPERVISOR
JAVIER.RODRIGUEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

PLAT REVIEW MEETING FOR:
JACKSON COMMERCE DEVELOPMENT SUBDIVISION

COMMENTS: Initials: J.R. MAY 06, 2026

WATER:

- Water CCN'S belongs to City of Mc Allen.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Sanitary sewer CCN'S belongs to City of Mc Allen
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4221



REVIEWED BY:
OFSMAN QUINTANA
GRADUATE ENGINEER
OFSMAN.QUINTANA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

PLAT

1. Signatures from P.E. & R.P.L.S. shall be required.
2. A private drainage easement shall be required for lots within City of Pharr city limits.
3. Utility easement and HCDD No. 1 drainage easement appear to be overlapping. Please verify if this is correct.

SITE PLAN

1. Provide all details relating to water and sewer services. Ensure that all details for both Pharr and McAllen are included in the civil plans.
2. Provide detail for composite lid for sanitary sewer manhole and sanitary sewer line with bedding material.

DRAINAGE

1. The drainage plan shall be reviewed at time of building permit phase.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

LOCATION:
118 S. CAGE BLVD
3rd FLOOR
PHARR, TX 78577
PHONE: 956-402-4400



REVIEWED BY:
JOSE NAVARRO
FIRE INVESTIGATOR/INSPECTOR
JOSE.NAVARRO@FD.PHARR-TX.GOV

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

approved

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



Pharr
Public Works



REVIEWED BY:
ERIK ESPINOZA
STORMWATER INSPECTOR
ERIK.ESPINOZA@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

Comply with all City standards. Both from McAllen and Pharr.



STAFF REVIEW MEETING FOR: JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION

General Notes: Approval of Preliminary Plat & Site Plans – O-2026-09 Ordinance Not Applicable (Outside Pharr City Limits)

After reviewing the submitted preliminary plat and site plans, the replating is approved. As the property is located outside the City of Pharr city limits, the City of Pharr Utility Fiber Optic Infrastructure Ordinance does not apply. Consequently, no fiber optic infrastructure exists on the site, nor is any required.

The following items are acknowledged for compliance:

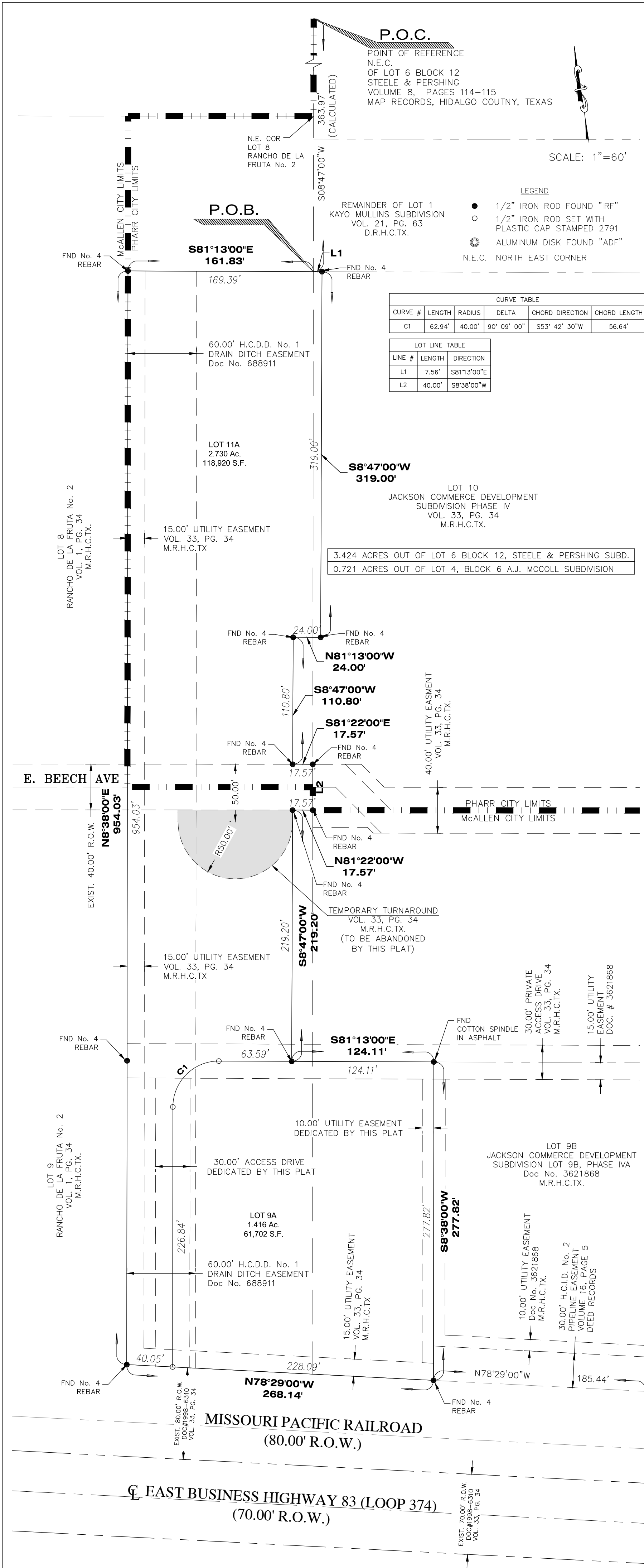
1. Existing Conduit and Hand-Hole Details
 - a. No conduit or hand-hole configurations exist on the property.
 - b. No new installations are required.
2. Existing Utility Site Plans and General Notes
 - a. The site plans correctly reflect that no Pharr Connect utility conduit or fiber optic cable is present within the development.
3. Utility Site Plan (Sheet)
 - a. No fiber optic cabling pathway is shown, as none exists.
 - b. No documentation or determinations from Pharr Connect IT are required.
4. Inspection Requirement
 - a. No inspection is required prior to the final subdivision meeting, as the ordinance does not apply and no infrastructure is present.

The plat and utility site plans are approved as submitted. These items confirm that the development is not subject to Pharr's fiber optic infrastructure requirements.

Should you have any questions, please contact our office.

Thank you for your attention to this matter.

Let me know if you'd like to adjust the tone or add specific recipient



GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE OR EASEMENT LINES, OR APPROVED SITE PLAN WHICHEVER REQUIRES THE GREATER SETBACK.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON ACCESS EASEMENT AT FRONT OR REAR OF EACH LOT.
 - BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTH-EAST CORNER OF THE INTERSECTION OF BUS. 83 AND MCCOLL ROAD.
ELEVATION: 116.20
N:16598335.61518
E:1078415.43699
- TCM #42 - CITY OF PHARR MONUMENT NO. 42. LOCATED AT THE NORTHWEST CORNER INTERSECTION OF BUSINESS HIGHWAY 83 WITH N. PALM ROAD.
- NORTHING: 16597292.291
EASTING: 1083312.965
ELEVATION=112.36
- IN ACCORDANCE WITH THE CITY OF MCALLEN, CITY OF PHARR, AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (HCCD #1) REQUIREMENTS, THE ULTIMATE COMMERCIAL DEVELOPMENT SHALL PROVIDE STORMWATER DETENTION ON A LOT-BY-LOT BASIS, TO BE FINALIZED WITH EACH LOT'S SITE CIVIL/BUILDING PERMIT SUBMITTAL. THE ANTICIPATED REQUIRED DETENTION STORAGE VOLUMES ARE APPROXIMATELY 10,318 CUBIC FEET (0.24 AC-FT) FOR LOT 9A AND 18,680 CUBIC FEET (0.43 AC-FT) FOR LOT 11A. OUTLET CONTROLS SHALL BE DESIGNED TO LIMIT DISCHARGE TO THE CORRESPONDING EXISTING 10-YEAR PEAK RELEASE RATE FOR EACH LOT, OR AS OTHERWISE REQUIRED BY THE APPROVING AUTHORITY.
 - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8-FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS. LOT 9A WILL BE REVIEWED BY CITY OF MCALLEN AND LOT 11A WILL BE REVIEWED BY CITY OF PHARR.

- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOT CIVIL/BUILDING PERMIT SUBMITTAL. THE ANTICIPATED REQUIRED DETENTION STORAGE VOLUMES ARE APPROXIMATELY 10,318 CUBIC FEET (0.24 AC-FT) FOR LOT 9A AND 18,680 CUBIC FEET (0.43 AC-FT) FOR LOT 11A. OUTLET CONTROLS SHALL BE DESIGNED TO LIMIT DISCHARGE TO THE CORRESPONDING EXISTING 10-YEAR PEAK RELEASE RATE FOR EACH LOT, OR AS OTHERWISE REQUIRED BY THE APPROVING AUTHORITY.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENT.
- NO PERMANENT STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DU TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A MINIMUM 10 FT x 10 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY/STREET INTERSECTIONS.
- THE PRIVATE ACCESS DRIVES SHOWN HEREON PROVIDE INGRESS AND EGRESS TO AND FROM THE LOT CREATED BY THIS SUBDIVISION AND IS INTENDED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS IN THIS SUBDIVISION, THEIR RESPECTIVE TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- A PRIVATE DRAINAGE EASEMENT MAY BE REQUIRED AT THE BUILDING PERMIT STAGE WITH CITY OF PHARR FOR LOT 11A AND SHALL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL SITE DEVELOPMENT PLANS, SITE PLAN APPROVALS, AND BUILDING PERMITS SHALL BE OBTAINED FROM THE MUNICIPALITY HAVING JURISDICTION OVER THE LOCATION OF THE PROPOSED IMPROVEMENTS. LOT 9A SHALL BE REVIEWED AND PERMITTED BY THE CITY OF MCALLEN. LOT 11A SHALL BE REVIEWED AND PERMITTED BY THE CITY OF PHARR FOR ANY PORTION OF THE LOT AND/OR IMPROVEMENTS LOCATED WITHIN PHARR CITY LIMITS. WATER AND SANITARY SEWER SERVICE TO LOT 11A SHALL BE PROVIDED BY THE CITY OF MCALLEN (AND/OR MCALLEN PUBLIC UTILITIES), AND ALL RELATED WATER/SEWER PLANS AND CONNECTIONS SHALL COMPLY WITH CITY OF MCALLEN/MPU REQUIREMENTS. OWNER/DEVELOPER SHALL COORDINATE ALL REQUIRED APPROVALS WITH THE APPLICABLE JURISDICTION AND UTILITY PROVIDER.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

EMIGDIO "MILO" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTRATION No. F-19545

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS ____ DAY OF ____, 2026.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF MCALLEN
MAYOR APPROVAL

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

MAYOR, CITY OF MCALLEN
ATTESTED BY:

CITY SECRETARY

DATE:

DATE:

A 4.146-ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF THE WEST 1.416 ACRE PORTION OF LOT 9 AND ALL OF LOT 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV (VOLUME 33, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS), REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF BUSINESS US 83 (LOOP 374), APPROXIMATELY 985 FEET WEST OF JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE FOR THE APPARENT NORTHWEST CORNER OF LOT 6, BLOCK 12, STEELE & PERSHING, BEING TH MAP OF THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70; THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT WEST LOT LINE OF SAID LOT, A DISTANCE OF 363.97 FEET TO A POINT ON THE APPARENT NORTH LOT LINE OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV, OF SAID LOT 11 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV NORTH LOT LINE, OF SAID LOT 11 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 7.56 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV, NORTHEAST CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 11 AND THE NORTHERNMOST EAST LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 319.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°13'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 24.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 110.80 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°22'00" EAST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°38'00" WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT EXTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°22'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°13'00" WEST, WITH AN APPARENT LOT LINE OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 17.57 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°47'00" WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID LOT 11 AND AN EASTERN LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 219.20 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 11 AND INTERNAL CORNER OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 9, OF SAID LOT 9A, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 124.11 FEET TO A COTTON SPINDLE FOUND IN THE EXISTING ASPHALT FOR THE APPARENT SOUTHERNMOST NORTHEAST CORNER OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°38'00" WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 277.82 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT NORTH LINE OF AN EXISTING MISSOURI PACIFIC RAILROAD 80.00 FEET RIGHT-OF-WAY FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 9B, JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IVA (INSTRUMENT NO. 3621868, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID LOT 9A AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 78°29'00" WEST, WITH THE SAID EXISTING MISSOURI PACIFIC RAILROAD NORTH RIGHT-OF-WAY LINE, THE APPARENT SOUTH LOT LINE OF THE REPEAT OF LOT 9 AND 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 268.14 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 9, AND OF REPEAT OF LOT 9 AND 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°38'00" EAST, WITH THE APPARENT WEST LOT LINE OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, OF SAID LOT 9 AND OF SAID 4.146-ACRE TRACT, A DISTANCE OF 265.03 FEET PAST A NO. 4 REBAR FOUND FOR THE APPARENT COMMON WESTERN LOT CORNER OF SAID LOT 9 AND LOT 11, CONTINUING WITH SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV WEST LOT LINE, OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT FOR A TOTAL DISTANCE OF 954.03 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV, OF SAID LOT 11 AND OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°13'00" EAST, WITH THE SAID JACKSON COMMERCE DEVELOPMENT SUBDIVISION PHASE IV NORTH LOT LINE, OF SAID LOT 11 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 4.146-ACRE TRACT, A DISTANCE OF 161.83 FEET TO THE SAID POINT OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.146-ACRE TRACT OF LAND HEREIN DESCRIBED;

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791

DATE: _____



STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES, THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: PARK PLACE VENTURE ONE, LTD
GREG JAY PALMER
303 WEST 14TH STREET
AUSTIN, TEXAS 78701

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2026

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF PHARR
PLANNING AND ZONING COMMISSION

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

APPROVED THIS THE ____ DAY OF ____, 2026.

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF PHARR
MAYOR APPROVAL

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

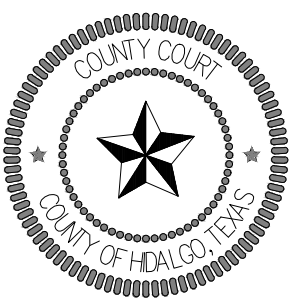
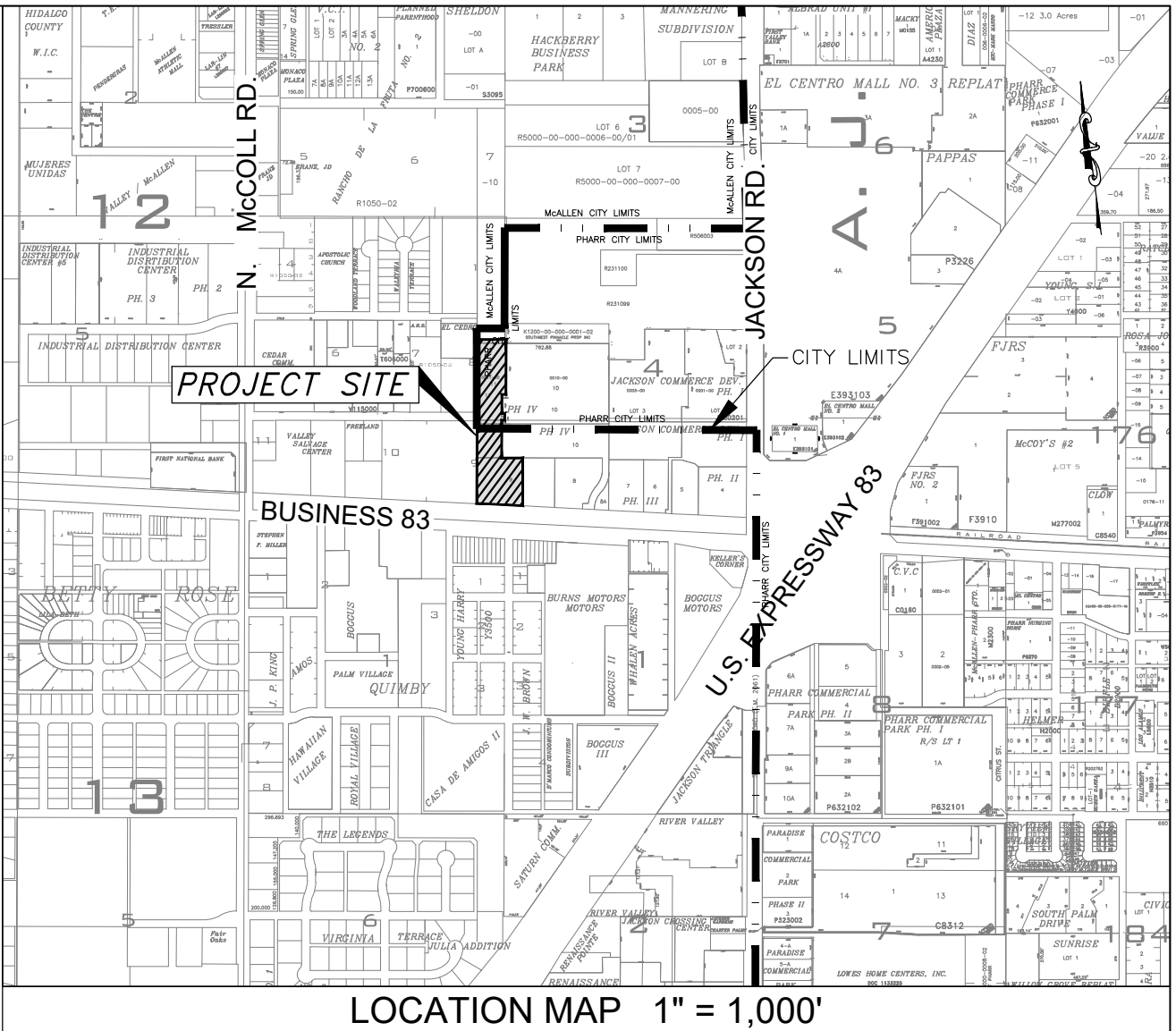
DATE: _____

ATTEST: CITY SECRETARY

DATE: _____

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PREPARATION DATE: JANUARY 2026
SUBMITTAL DATE: _____



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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE: _____

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE ____ DAY OF ____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ SECRETARY _____

JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A & 11A PHASE IV SUBDIVISION

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.



TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

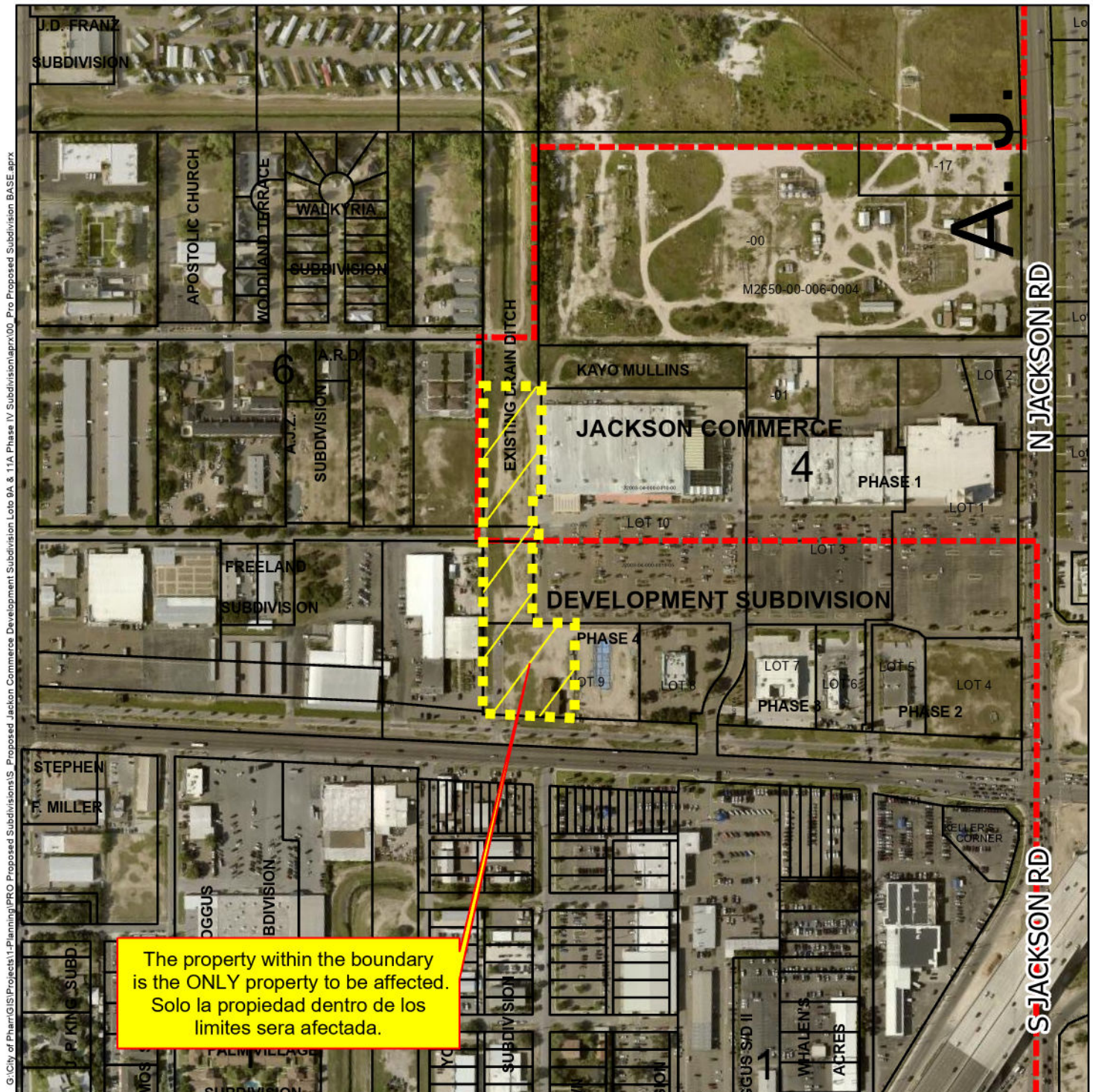
NAME ADDRESS CITY & ZIP PHONE

OWNER: PARK PLACE VENTURE ONE, LTD 303 WEST 14TH STREET AUSTIN, TEXAS 78735

ENGINEER: EMIGDIO "MILO" SALINAS, P.E. 1810 E. GRIFFIN PARKWAY MISSION, TEXAS 78572 (956) 600-8628

SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S. P.O. BOX 548 MCALLEN, TEXAS 78505 (956) 369-0988

Proposed Subdivision
 Jackson Commerce Development Subdivision
 Hector Moreno M2 Engineering, PLLC
 AERIAL



Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355

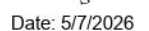
Scale: 1:5,000

0 205 410 820 1,230 1,640 Feet



Date: 5/7/2026

Pharr
Engineering





Pharr
Development Services



Site Photo

400 Block of North Jackson Rd.





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.2.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 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.**

Classification: Consent

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

Issue: 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.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Javelina Estates Subdivision. There were 5 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 - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/23/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 01, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: JAVELINA ESTATES SUBDIVISION
FILE NO. **SUB#230923**

GENERAL INFORMATION:

APPLICANT: 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.

LEGAL DESCRIPTION: The property is legally described as being a 8.000 acre tract of land out of Lot 245, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 3200 Block of South Cage Blvd.

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

PROPERTY PROPOSED USE: Single family lots and retail for commercial lot.

VARIANCES: None requested.

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

STREETS, PAVING AND R.O.W.:

1. Shall obtain street cut permits from public works and public utilities department, if any street cuts.
2. Provide street lights, spacing at 250' max. along W. Javelina Dr.

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 if any (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.

DRAINAGE:

1. Provide H.O.A., plat note for detention maintenance.
2. See attached comments.

OTHER:

1. Update year on signature blocks.
2. Add plat note, Building setback as per City Ordinance.
3. Plat note #4, provide City of Pharr B.M.S, use nearest to site.
4. See comments from H.C.I.D. #2, attached.
5. Staff comments attached.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to approve final plat of Javelina Estates Subdivision at their meeting on May 21, 2026.

STAFF REVIEW MEETING FOR: *JAVALINA ESTATES SUBDIVISION*

COMMENTS: **Initials: J.R.** **JANUARY 9, 2024**

WATER:

- Easement will need to be 15' exclusive to the City of Pharr.
- 6" water line will need to upgrade to 12" PVC C-900 on S. Cage Blvd.
- Water line on W. Javalina Rd. will need to be relocated to new location pending street improvements.
- Will need to show water valves.
- All water services will need to be 1" x 3/4."
- Will need to show all water crossing or connections details.
- Will need to get UIR permit from Tex-DOT for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- The easement will need to be 15' exclusive to the City of Pharr.
- Will need to extended proposed sewer line to and through the property (lot #7)
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

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

Subdivision: JAVELINA EST. SUBD. (STAFF REVIEW)

Reviewed by: M. Renta

01/09/24

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** AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final

approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

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

Additional Comments:

- 1. Provide Fire Hydrant Valve & Valve Box Detail.**
- 2. Fire Hydrant Valve & Valve Box Detail must identify valve collar as concrete 30"x30"x6"**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

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

Staff Review Meeting

DATE: 01/10/2024

Javelina Estates Subdivision

8.00 Acres

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection.
- Include detention pond details on Drainage plan.
- Show utility profiles, lines, crossing, elevations, and separation details.
- Silt fence is required on the North side of the property along with the residential homes.
- Only steel posts shall be used on the silt fence.
- The rock entrance shall have 4-8 inch rocks.

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Javelina Estates Subdivision **DATE:** January 11, 2024

REVIEW: Preliminary (comments plans dated 12-28-2023)

PLAT

1. Signature from P.E.
2. Signature from R.P.L.S.
3. Note No. 8---Verify the correct benchmark.
4. Note No. 9---Revise note to say... "5'ft sidewalk shall be required to be constructed at time of building permit phase.
5. 15'-ft utility easement shall be exclusive to City of Pharr.

SITE PLAN

1. Provide cross-section detail of utility lines in the event proposed lines may cause conflict with existing lines.
2. Water line depth shall be 4'-ft from natural ground.

DRAINAGE

1. Drainage report shall be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.

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).

ADDITIONAL COMMENTS

- 1/3 pave ROW on W. Javelina Dr. shall include:
 - 3" HMAC
 - 10" Base
 - 10" Stabilized Subgrade
 - 24" Reinforced Curb & Gutter
 - 5' Sidewalk
- **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 factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- 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.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: [Javier Lopez](#)
Subject: Javelina Estates Subd: Veterans Oaks Subd.
Date: Tuesday, January 9, 2024 2:43:28 PM

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

Hello Eddie,

HCID2 claims and comments for the proposals:

1. Javelina Estates S/d:

- a. We have the general right of way covering all the lot. Vol. 26, Pg. 234.
- b. Update the signature script:
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
ON THIS THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____
PRESIDENT

SECRETARY

- c. If the subdivision is to be excluded from the district, the petition form must be submitted.

2. Veterans Oaks S/d:

- a. We have the general right of way(blanket) covering all the lot. Vol. 20, Pg. 467.
- b. Need the owner information and the recorded warranty deed to update our records.
- c. Draw/show the approximate location of the irrigation line on the north side.
- d. Signature scrip template:
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
ON THIS THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____
PRESIDENT

SECRETARY

- e. The metes and bounds is not given.
- f. If the subdivision is to be excluded from the district, the petition form must be

submitted.

- g. Need the certificate of filing.
- h. Correct the adjoining property information to the east Lot(space) 9, Block 5.

If there are any questions, please advise or call our office. Thank You.

John Salinas

Hidalgo County Irrigation District No. 2

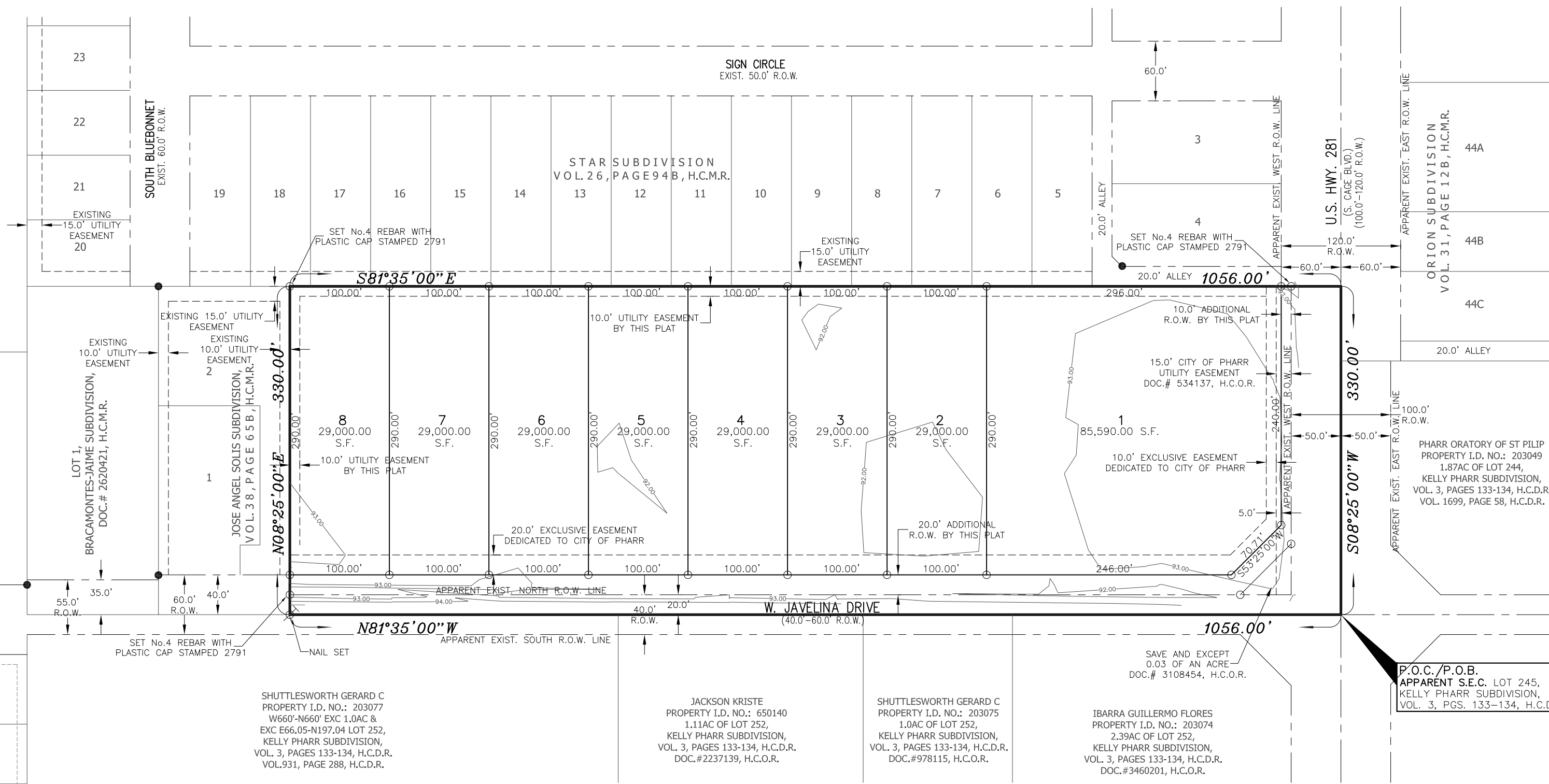
P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbs_hcid2@att.net



SCALE: 1" = 100'

LEGEND

- FOUND No. 4 REBAR
- SET NAIL
- SET No. 4 REBAR WITH ORANGE PLASTIC CAP STAMPED "2791"
- RIGHT OF WAY
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- HIDALGO COUNTY DEED RECORDS
- H.C.O.R.
- H.C.D.R.
- H.C.O.R.
- H.C.M.R.
- HIDALGO COUNTY MAP RECORDS
- VOLUME
- DOC.
- DOCUMENT
- S.E.C.
- SOUTHEAST CORNER

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **JAVELINA ESTATES SUBDIVISION**, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: CARRILLO PROPERTIES I, LTD
IDA CUELLAR, MANAGING MEMBER
230 WEST PARK,
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **IDA CUELLAR**, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR, TEXAS.

DATE

ATTEST: CITY CLERK, CITY OF PHARR, TEXAS. DATE

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF **JAVELINA ESTATES SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

DATED THIS _____ DAY OF _____ 2025.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

ROBERTO J. SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #98352

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE AUGUST 02, 2023, ON THE GROUND UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #2791

DATE

JAVELINA ESTATES SUBDIVISION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES:**
- MINIMUM BUILDING SETBACKS: AS PER CITY OF PHARR ORDINANCES.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED)
AREA 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 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY PANEL NO. 480334 0425 C, EFFECTIVE NOVEMBER 16, 1982
COMMUNITY PANEL NO. 480347 0005 C, EFFECTIVE OCTOBER 19, 1982
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.232 OF AN ACRE AND A VOLUME OF APPROXIMATELY 0.196 ACRE FEET WILL BE REQUIRED FOR THE RESIDENTIAL SECTION AND 0.250 OF AN ACRE AND A VOLUME OF APPROXIMATELY 0.285 ACRE FEET WILL BE REQUIRED FOR THE COMMERCIAL SECTION (DETENTION VOLUME FOR THE COMMERCIAL AREA WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT PHASE). THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
 - LOTS 2-8 ARE ZONED FOR SINGLE FAMILY RESIDENTIAL USE (ZONE R-1) AND LOT 1 IS ZONED FOR GENERAL BUSINESS USE (ZONE C).
 - NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE NATURAL GROUND.
 - UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A No. 4 REBAR BY 18" WITH PLASTIC CAP STAMPED 2791.
 - BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT NO. 25, N.A.V.D. 88 - LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 AND JAVELINA DRIVE, APPROXIMATELY 77.3 FEET EAST FROM THE EAST BACK OF CURB OF U.S. HIGHWAY 281 AND 8.4 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF JAVELINA DRIVE.
N-16583272.155, E-1086059.012, ELEV.=92.29
 - 5' CONCRETE SIDEWALK SHALL BE REQUIRED TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT PHASE.
 - LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 - DEVELOPER TO CONSTRUCT 6.0' OPAQUE FENCE BETWEEN SINGLE FAMILY AND GENERAL BUSINESS.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 - LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - LOT OWNERS TO MAINTAIN DETENTION/RETENTION AREA.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY 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 _____

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE: _____

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: IDA CUELLAR	230 WEST PARK	PHARR, TEXAS 78577	(956) _____
ENGINEER: ROBERTO J. SALINAS	1209 S. 10th ST. STE. A539	McAlLEN, TEXAS 78501	(956) 432-5851
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. BOX 548	McAlLEN, TEXAS 78505	(956) 369-0988

LOCATION MAP

SCALE: 1" = 1000'

PREPARED BY:
J&R ENGINEERING, LLC
ROBERTO J. SALINAS, P.E.
1209 S. 10th STREET STE. A539
McAlLEN, TEXAS 78501

DATE PREPARED: OCTOBER 24, 2025
DATE SURVEYED: AUGUST 02, 2023

METES AND BOUNDS DESCRIPTION

A 8.000-ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 & 134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED FROM CARRILLO PROPERTIES I, LTD TO CITY OF PHARR, RECORDED IN DOCUMENT NO. 3108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED APRIL 29, 2020, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 281 (S. CAGE BLVD.) AND W. JAVELINA DRIVE IN THE CITY OF PHARR, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT IN THE INTERSECTION OF U.S. HIGHWAY 281 AND W. JAVELINA DRIVE CENTER LINES FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

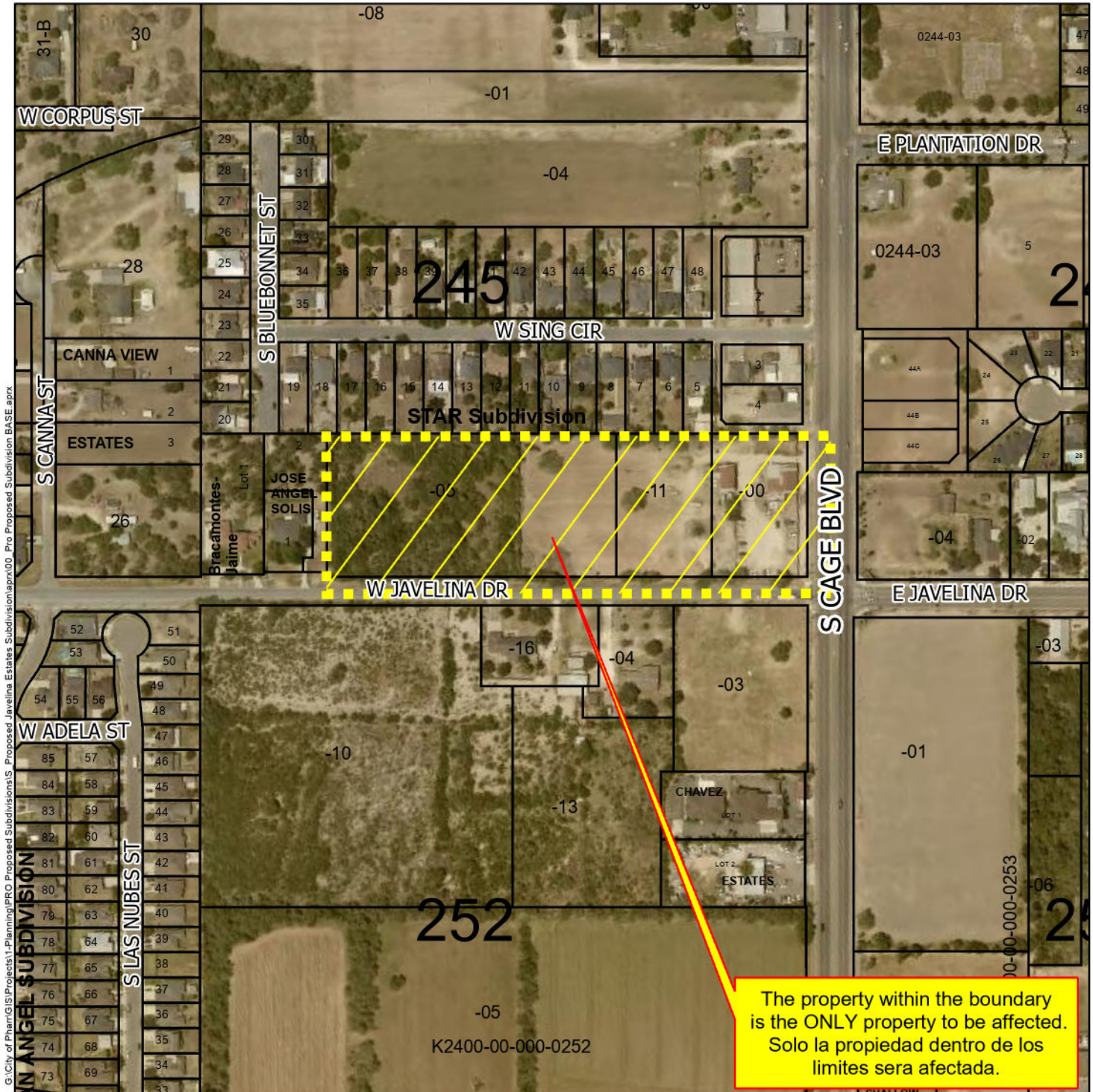
THENCE, N 81°35'00" W, WITH THE APPARENT W. JAVELINA DRIVE CENTER LINE AND SOUTH LOT LINE OF SAID LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,056.00 FEET TO A NAIL SET ON THE APPARENT SOUTHEAST CORNER OF JOSE ANGEL SOLIS SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 65B FOR THE APPARENT SOUTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

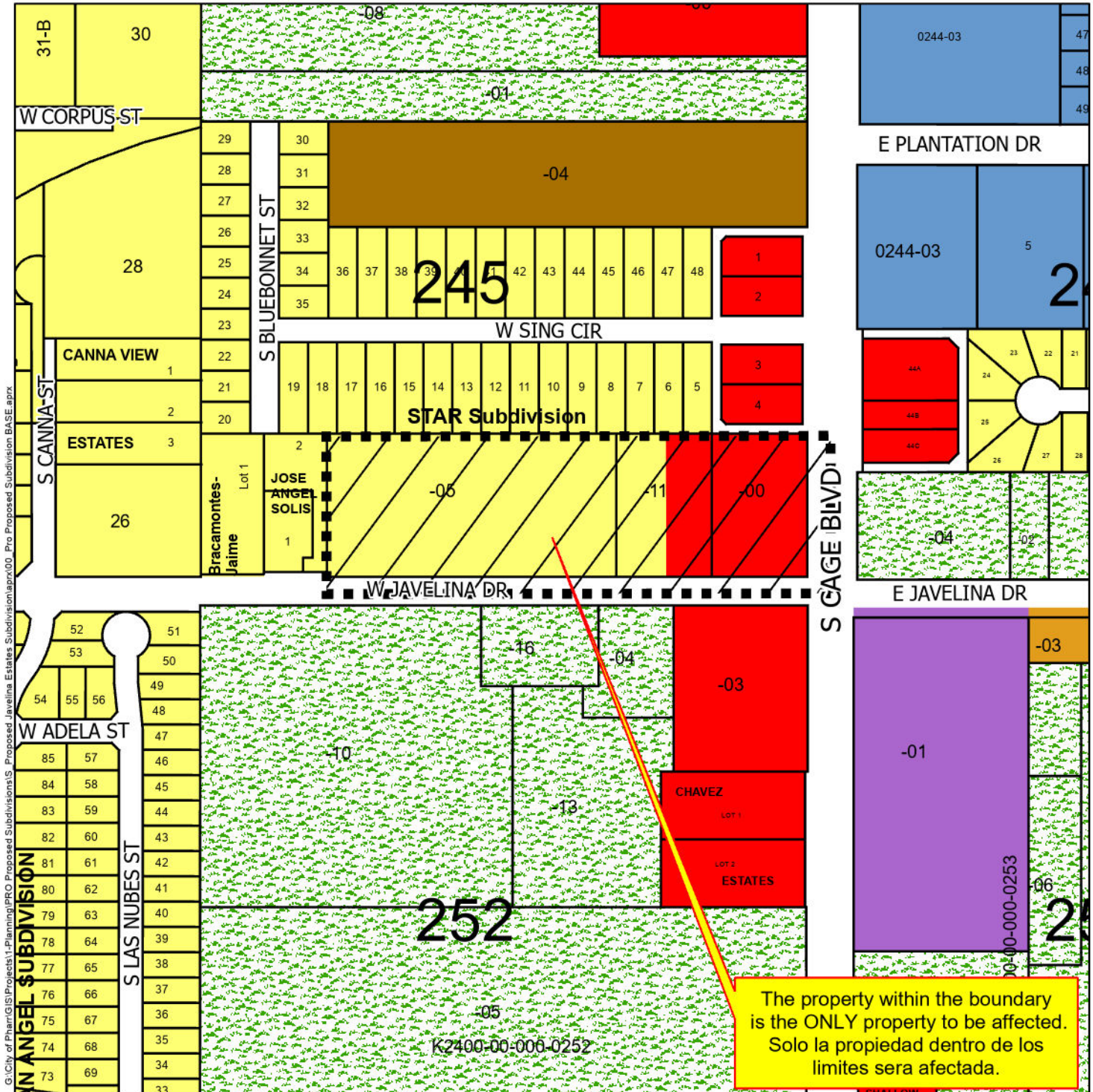
THENCE, N 08°25'00" E, WITH THE APPARENT EAST LOT LINE OF SAID JOSE ANGEL SOLIS SUBDIVISION AND PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 245 AND WITH THE APPARENT WEST LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID W. JAVELINA DRIVE, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE INTERSECTION WITH THE APPARENT SOUTH LOT LINE OF STAR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 94B FOR THE APPARENT NORTHWEST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 81°35'00" E, WITH THE SOUTH LOT LINE OF SAID STAR SUBDIVISION AND PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 245 AND WITH THE APPARENT NORTH LOT LINE OF SAID 8.000-ACRE TRACT, A DISTANCE OF 1,006.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 281, CONTINUING FOR A TOTAL DISTANCE OF 1,056.00 FEET TO A POINT ON THE INTERSECTION WITH THE APPARENT EAST LOT LINE OF SAID LOT 245, FOR THE APPARENT NORTHEAST CORNER OF SAID 8.000-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°25'00" W, WITH THE SAID EAST LOT LINE OF LOT 245 AND OF SAID 8.000-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 8.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 8.000 ACRES OF LAND, SAVE AND EXCEPT 0.03 OF AN ACRE CONVEYED TO THE CITY OF PHARR AND 0.841 OF AN ACRE ARE IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 7.129 ACRES, MORE OR LESS.

J&R ENGINEERING, LLC
1209 S. 10th STREET STE. A539
McAlLEN, TEXAS 78501
(956) 432-5851
FIRM # 12509







Pharr
Development Services



Site Photo

3200 Blk. of South Cage Blvd.



May 12, 2026 at 11:17:33 AM
3213 S Cage Blvd
Pharr TX 78577
United States



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: May 26, 2026

MEETING DATE: June 1, 2026

FROM: Sarah Canizales, Assistant
Director

DEPARTMENT: Special Events

DIRECTOR: Abel Molina

Agenda Item: 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.**

Classification: Regular

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

Issue: The proposed action seeks to establish clear procedures and distinguish differences in activity types to promote consistency and streamline operations across the organization's various departments.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Sarah Canizales

Abel Molina

Hilda Pedraza

Ricardo Rodriguez

City Management Office

Created/Initiated - 05/26/2026

Approved - 05/27/2026

Approved - 05/27/2026

Approved - 05/27/2026

New -

ORDINANCE NO: O-2026-__

AN ORDINANCE AMENDING ORDINANCE NOS. O-2025-46; O-2013-20 AND O-2012-11; ESTABLISHING REQUIREMENTS, CATEGORIES, FEES, AND ADMINISTRATIVE APPROVAL FOR PUBLIC AMUSEMENTS, OPEN-AIR MARKETS, TENT SHOWS, MASS GATHERINGS, AND OTHER APPLICABLE EVENTS OR ACTIVITIES; AUTHORITY; AREA; DEFINITIONS; PROHIBITIONS; EXCEPTIONS; ENFORCEMENT, PUNISHMENT, PENALTIES AT LAW AND EQUITY; INCLUSION IN PHARR CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE

WHEREAS, the City of Pharr hereby acts in exercising its legislative powers to define acts and prohibit the commission of those acts that may be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within its corporate boundaries; and

WHEREAS, the City of Pharr hereby acts to further the interests of the residents, vendors, and potential attendees of related entertainment, public amusements, commercial open-air markets, and mass gatherings; and

WHEREAS, the City of Pharr finds that the regulation of outdoor market events promotes economic activity, food access, and community vitality while ensuring public safety, cleanliness, and orderly use of public and private property.

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

SECTION 1: AUTHORITY AND AREA

A. Legal Authority

The provisions contained herewith are allowed pursuant to the legislative powers of a home rule municipality, and are in accordance with Texas Local Government Code, Chapter 215, Subchapter O, §215.071-215.075.

B. Jurisdiction and Enforcement

1. The City of Pharr hereby adopts and enacts this Ordinance that shall be enforceable within the municipality's municipal boundaries and extra-territorial jurisdiction.
2. This Ordinance and provisions herewith shall be included in the Pharr Code of Ordinances.

3. As matters related to the public's health, safety, and welfare are of the utmost concern, the City of Pharr shall be authorized to enforce, through its City Attorney, this Ordinance as may be allowed by law herein.

SECTION 2: DEFINITIONS

- **Public Amusement (Tier 1):** Any event or activity operating as a carnival, circus, exhibition of common showmen, show, exhibition of natural or artificial curiosities, caravans, menageries, and musical exhibitions or performances that do not otherwise fall under the definition of an Open-Air Market, Tent Show, or Mass Gathering.
- **Carnival:** An organized activity involving any amusement rides, games, or other festivities.
- **Circus:** An organized activity involving any trained animals, acrobats, or clowns.
- **Open-Air Market, Farmers Market, Tent Show, or Mass Gathering (Tier 2):** Any organized commercial exhibition, market, bazaar, swap meet, car show, or activity conducted out-of-doors, under a tent, or within temporary structures where multiple vendors or a single organizer offers goods, services, entertainment, or food for sale or attraction to the general public.
- **Farmers Market:** An Outdoor Market Event at which vendors sell directly to consumers food products that are raised, grown, made, crafted, processed, or produced by the vendor, such as fruits, vegetables, herbs, honey, eggs, baked goods, prepared foods, and artisan products.
- **Permit Holder:** The person or organization to whom a permit is issued under this Ordinance.
- **Vendor:** Any individual, business, or organization that distributes, offers for sale, or sells products at an Outdoor Event or Public Amusement.
- **Director:** The City Manager or designee designated to implement, administer, and enforce this Ordinance, including any authorized representative.

Tax Compliance Requirement: Pursuant to V.T.C.A., Tax Code § 151.304, as may be amended from time to time, any organizer or operator seeking to host an event geared towards an actual commercial market is strictly required to hold a valid Texas Sales Tax Permit, collect applicable sales taxes from transactions, and transmit those collected revenues to the State Comptroller.

SECTION 3: APPLICATION AND OTHER PROCEDURES

A. Application Deadlines

- **General Public Amusements & Open-Air Markets:** Not less than forty-five (45) days before the date on which the event or activity is to be held, any person or representatives of the organized activity shall file a permit or license application with the Special Events Department.
- **Public Schools and Churches:** Any public school or church organization shall, not less than seven (7) days before the date on which a public event is to be held, file a permit or license application with the Special Events Department.

B. Application Fees and Frequency Limits

Event Category	Non-Refundable Fee	Event Frequency & Limits
Tier 1: General Public Amusements <i>(Carnivals, Circuses, Concerts, Expositions)</i>	\$500.00 per application	Valid only for the specific dates approved on the individual application.
Tier 2: Open-Air Markets, Tent Shows, & Mass Gatherings <i>(Commercial Markets, Flea Markets, Farmers Markets, Bazaars)</i>	\$250.00 per application	Strict Limit: Each approved application permits the organizer to host up to one (1) event per calendar month.
Exemptions <i>(Public Schools, Churches, and Registered 501(c)(3) Non-Profit Organizations)</i>	\$0.00	Filing is still required to ensure compliance with tracking and safety regulations. Proof of status must be submitted with the application.

C. Required Application Materials

Along with the application fee (where applicable), the application shall include the following information and materials:

1. **Contact information:** Name, address, telephone numbers of all representatives, promoters, owners, performers, and vendors associated with the activity.
2. **Financial statement:** Itemizing the funds being utilized to finance the activity. (Upon request)
3. **Property Information:** Location and description of the property where the event will be held. Name, address, and telephone numbers of the property owners.
4. **Property Agreement:** Copy of the agreement between the property owners and event representatives or promoters.
5. **Event Schedule:** The complete timeline of the activity, including preparation, active event hours, and breakdown.
6. **Capacity:** The maximum number of people the activity will allow to attend on each day.
7. **Clean-up Plan:** Specific, written description of the plan that will govern all cleanup procedures for the activity in compliance with legal and health standards.
8. **Safety Plans:** Specific, written description of the plan governing: Fire safety and smoke control; traffic management; parking arrangements; security hazards and prevention.
9. **Parking Plan:** Specific, written description of the plan governing the event and activity parking locations used solely for parking.
10. **Medical Care Plan:** Specific, written description of the preparations made to provide adequate medical and nursing care during the event.
11. **Insurance:** Copy of the general and/or special liability insurance policy and declarations and/or bonds of \$1,000,000 covering event personnel, visitors, invitees, and participants.
12. **Tax Certifications (For Tier 1 & 2 Only):** Proof of a valid Texas Sales Tax Permit/Tax Certificate for the transmission of sales taxes to the State Comptroller.

D. Review Process

Following timely submission of the application fee and all required materials, the application shall be subject to review by:

1. Director or designee of the Special Events Department
2. Director or designee of the Code Compliance Department
3. Director or designee of Public Works Department
4. Director or designee of Parks & Recreation
5. Director or designee of the Public Health Department
6. Fire Chief or designee
7. Police Chief or designee
8. City Manager

E. Decision Authority

The reviewing personnel shall submit to the City Manager a report stating individual recommendations including approval, denial, conditions, or other fees required for compliance or to reimburse the City for costs. The City Manager shall have final authority in consideration of the application.

F. Approval Criteria

Factors considered for approval shall include:

1. Adequacy of the event location.
2. Dates and times of the activity and potential conflicts with city-sponsored events.
3. Availability of City staff, law enforcement, fire prevention, emergency medical services, and public works personnel necessary to ensure public safety without compromising existing municipal operations.
4. Maximum expected attendance.
5. Reasonableness of clean-up procedures.
6. Reasonableness of plans for fire, traffic, security, food, and parking.
7. Adequacy of medical and nursing care preparations.
8. Sufficiency of liability insurance.

G. Grounds for Denial

The City Manager, upon review of recommendations from the Special Events, Code Compliance, Public Health, Public Works, Parks & Recreation, Police, or Fire Departments, may deny a permit application if it is determined that:

1. **Incomplete Application:** The applicant failed to timely submit a complete application, required plans, or the appropriate non-refundable fee.
2. **False Statements:** The applicant made a false statement of material fact or submitted fraudulent documentation within the application materials.
3. **Prior Violations:** The applicant, organizer, or promoter has had a special event permit revoked by the City of Pharr within the preceding twelve (12) months, or has outstanding, unpaid costs or civil penalties owed to the City from past events.
4. **Public Safety Hazard:** The proposed event presents an unreasonable danger to the public health, safety, or welfare, or the proposed safety, medical, or parking plans are deemed insufficient by the reviewing department heads.
5. **Municipal Conflict and Resource Depletion:** The event substantially interferes with public safety services or conflicts with a previously scheduled city-sponsored event or another approved permit at the same time and location. The City of Pharr explicitly reserves the right to decline any proposed Tier 1 or Tier 2 permit application that overlaps with, or falls within the same calendar week of, a major municipal event due to the depletion of city staff, security personnel, and public resources required to execute the City's own programming.
6. **Promotional Violations:** The applicant publicly advertised or promoted the commercial event to the general public prior to receiving official permit approval from the City.

H. Grounds for Revocation

Any code compliance officer, health inspector, fire marshal, or police officer may recommend, and the City Manager or their designee may execute, the **immediate revocation** of an issued permit before or during an event for any of the following reasons:

1. **Violation of Conditions:** The organizer fails to comply with any specific restriction or condition placed upon the approved permit.
2. **Ordinance Non-Compliance:** The event is being conducted in direct violation of any provision of this Ordinance, the Pharr Code of Ordinances, or applicable Texas state laws (including DSHS food handling rules and Texas State Comptroller tax rules).
3. **Failure to Maintain Safety Plans:** The organizer fails to maintain the safety, medical, traffic, or clean-up plans submitted in their application during the active hours of the event.

4. **Unapproved Vendor Activity:** The organizer knowingly allows vendors to operate in violation of Section 4 (such as selling prohibited items or uninspected foods) and fails to immediately rectify the hazard upon administrative notice.
5. **Emergent Public Threat:** An imminent threat to public health or safety arises at the event site (e.g., severe weather hazards, structural instability of tents/rides, severe crowd control failure, or active riots).

I. Notice and Effect of Revocation

1. **Notice Delivery:** Notice of a permit revocation may be delivered to the organizer, promoter, or on-site event representative either verbally or in writing.
2. **Immediate Cease and Desist:** Upon receiving notice of revocation, the organizer shall immediately command the cessation of all event activities, require all vendors to halt sales, and safely disperse attendees. Continued operation after a notice of revocation constitutes an unpermitted event under Section 5(A) and is subject to immediate physical closure, seizure of unpermitted structures, and maximum daily civil or criminal penalties.

SECTION 4: INDIVIDUAL VENDOR COMPLIANCE AND REGULATIONS

A. Vendor Compliance Statement: Every individual vendor participating in an approved Tier 2 Open-Air Market must sign a statement acknowledging that they agree to comply with all applicable local, state, and federal laws, including the Pharr Code of Ordinances. It is the responsibility of the event organizer to collect and maintain these statements, which must be made available to Code Compliance Department officials upon request.

B. Permitted Products: Only products approved by the event organizer and compliant with the City's zoning and health codes may be offered for sale.

C. Prohibited Items and Activities: The following items and activities are strictly prohibited for individual vendors at any Tier 2 event:

1. The sale of counterfeit, stolen, or illegal goods.
2. The sale or distribution of controlled substances or drug paraphernalia.
3. The sale of firearms, ammunition, or fireworks.
4. High-hazard activities or demonstrations without explicit, prior written approval from the Fire Chief or Code Compliance Director.

D. Farmers Market Distinction: A "Farmers Market" is a sub-category of a Tier 2 Open-Air Market primarily intended for the sale of raw agricultural products, plants, cottage foods, or prepared food items.

E. Food Safety, Inspection, and Labeling Requirements: All vendors selling food items—including meat, dairy, produce, or cottage foods—at any Tier 2 event must strictly comply with Texas Department of State Health Services (DSHS) regulations and City of Pharr Health and Code Compliance Department requirements:

1. **Sampling & Safe Handling:** Any vendor offering food samples must possess a valid Temporary Food Establishment Permit and provide a handwashing station if required by the Public Health Department.
2. **Proper Inspection & Sourcing:** All meat, poultry, and dairy products must be sourced from properly inspected, certified facilities. Raw, uninspected meats are strictly prohibited.
3. **Labeling Compliance:** All packaged foods, including items sold under the Texas Cottage Food Law, must be properly labeled with the item's name, presence of major allergens, and a statement indicating the food is made in a home kitchen.
4. **Temperature Control:** Vendors selling potentially hazardous foods requiring refrigeration (below 41°F) or hot holding (above 135°F) must demonstrate proper equipment and monitoring methods to the Public Health Director or their designee.

SECTION 5: PROHIBITION; CONSPIRACY TO CIRCUMVENT; EXCEPTIONS

A. Prohibited Activities

1. **False Information/Unpermitted Events:** It is unlawful to submit false information or materials, or to conduct an event without final written approval and necessary permits from the City of Pharr.
2. **Conspiracy to Circumvent:** It is unlawful to conspire to circumvent this Ordinance by allowing unauthorized use, transfer, or possession of a permit, license, or other authorization.
3. **Frequency Violations:** It is unlawful for a Tier 2 Open-Air Market permit holder to host more than one (1) event per calendar month under a single application.

B. Exceptions

1. This Ordinance does not apply to events contracted or sponsored by the City of Pharr.
2. Non-profit organization, public school and church events are exempt from application fees and shall be handled through the Special Events Department.

SECTION 5: ENFORCEMENT; PUNISHMENT; PENALTIES

A. Enforcement Methods

Violations may be enforced by the City Attorney and may include abatement, removal, closure, or seizure of objects; Suspension or cancellation of permits; Other relief as necessary.

B. Penalties

1. **Criminal Violations:** Class C misdemeanors.
2. **Civil penalties:** May reach \$1,000 per violation.
3. **Multiple Prosecutions:** Violators may be prosecuted under all applicable laws if conduct also constitutes an offense under another law.

SECTION 6: INCORPORATION OF OTHER ORDINANCES

This Ordinance incorporates all other ordinances related to similar events. Any conflicting ordinance is repealed to the extent of the conflict. All other provisions remain in full force and effect.

SECTION 7: SEVERABILITY

If any part of this Ordinance is declared unconstitutional or invalid, the remainder shall remain in full force and effect.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall take effect upon passage and approval on three separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 9: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 10: CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 11: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of

said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: May 21, 2026

MEETING DATE: June 1, 2026

FROM: Maritza Magallan, Director

DEPARTMENT: Purchasing

DIRECTOR: Maritza Magallan

Agenda Item: 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.**

Classification: Consent

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

Issue: Requesting authorization to declare surplus items and obsolete city-owned items and equipment as surplus and authorizing the sale of such items that are no longer useful or needed as part of City operations.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Maritza Magallan

Created/Initiated - 05/21/2026

Maritza Magallan

Approved - 05/21/2026

Hilda Pedraza

Approved - 05/26/2026

Ricardo Rodriguez

Approved - 05/26/2026

Jamison Merrick

Approved - 05/27/2026

City Management Office

New -

STATE OF TEXAS §
COUNTY OF HIDALGO §
CITY OF PHARR §

RESOLUTION
NO. R-2026-

WHEREAS, the City of Pharr, Texas, owns the equipment on “Exhibit A” attached hereto and incorporated herein, and the Board of Commissioners being of the opinion that such equipment should be declared surplus and disposed of as herein specified.

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

SECTION 1: The Board of Commissioners finds that the surplus equipment described on “Exhibit A”, attached hereto and incorporated herein for all purposes, either has no market value or is obsolete and no longer of use to the City.

SECTION 2: The City Manager is hereby authorized and directed to dispose of the surplus equipment listed on “Exhibit A” through public auction or, in the case of items deemed obsolete with no value or use, by appropriate disposal.

READ, PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



Pharr



CITY OF PHARR DISPOSAL FORM

DEPARTMENT	PIC/ITEM NO.	FUND	CATEGORY	QTY	ITEM DESCRIPTION	EQUIPMENT SERIAL NO.	YEAR	CONDITION	DISPOSE CODE
EMS	1	GF	V	1	Type 3 ambulance	1FDWE3FS2GDC38789	2016	G	RS
EMS	1	GF	V	1	Type 2 ambulance	1FDYR2CM5JKB0988	2018	G	RS
Human Resources	1		GF	GM	1 - WALL DECOR - MIRROR	N/A	2019	G	S
Human Resources	1		GF	E	IBM WHEELWRITER 15 SERIES 2 TYPEWRITER	FIN-0009	N/A	F	O
Human Resources	1		GF	E	X-ACTO PENCIL SHARPENER	N/A	N/A	P	B
Human Resources	1		GF	E	STAPLES PENCIL SHARPENER	N/A	N/A	P	B
Human Resources	1		GF	OFF	OXFORD ESSELTE ALPHABETIZER	N/A	N/A	P	O
Human Resources	6		GF	OFF	VARIOUS ORGANIZING TRAYS	N/A	N/A	F	S
Human Resources	1		GF	OFF	DESK RISER W/ TRAYS	N/A	N/A	G	S
Human Resources	3		GF	GM	DECORATIVE TRAYS	N/A	N/A	G	S
Human Resources	2		GF	OFF	SWINGLINE LIGHT TOUCH HEAVY DUTY STAPLER	N/A	N/A	F	S
Human Resources	1		GF	OFF	KEYBOARD STAND	N/A	N/A	G	S
Human Resources	11		GF	E	VARIOUS WIRELESS LOGITECH KEYBOARDS	N/A	N/A	F	S
Human Resources	1		GF	E	DIGIUM PHONE RECEIVER W/ PHONE	N/A	N/A	?	S
Human Resources	1		GF	E	CASIO DR-270R	N/A	N/A	G	S
Human Resources	1		GF	E	CANON MP27D	N/A	N/A	F	S
Human Resources	2		GF	OFF	FELLOWES KEYBOARD ROLLOUT STAND	N/A	N/A	G	S
Human Resources	1		GF	E	XEROX DOCUMATE 3125	18-00546	N/A	G	S
Human Resources	1		GF	E	POLYCOM SOUNDSTATION IP 7000	0004F2EFBD74	N/A	?	S

Human Resources	2		GF	OFF	DOCUMENT STANDS	N/A	N/A	F	S
Human Resources	1		GF	OFF	MOUSEPAD	N/A	N/A	G	S
Human Resources	8		GF	E	WIRELESS COMPUTER MICE W/ VARIOUS DONGLES	N/A	N/A	F	S
Human Resources	1		GF	E	ONE BAG OF VARIOUS CORDS, WIRES, USBs, ET CETERA	N/A	N/A	?	S
Human Resources	5		GF	GM	CHRISTMAS CARDS	N/A	N/A	G	S
Human Resources	2		GF	OFF	PENDAFLEX EXPANDING FILE	N/A	N/A	G	S
Human Resources	12		GF	OFF	BINDERS - VARIOUS SIZES	N/A	N/A	F	S
Human Resources	1		GF	OFF	SMEAD RED PRESSBOARD CLASSIFICATION FOLDERS	N/A	N/A	G	S
Human Resources	1		GF	OFF	SPARCO COLOR CODED INDEXING SYSTEM 21909	N/A	N/A	G	S
Human Resources	1		GF	OFF	AVERY 8 BIG TAB CLEAR LABEL DIVIDERS	N/A	N/A	G	S
Human Resources	1		GF	OFF	AVERY 12 BIG TAB CLEAR DIVIDERS	N/A	N/A	G	S
Human Resources	2		GF	OFF	STAPLES GLOSS WHITE MAGNET SHEETS	N/A	N/A	G	S
Human Resources	1		GF	OFF	STAPLES CD LABELS	N/A	N/A	G	S
Human Resources	2		GF	OFF	AVERY PRINTABLE TABS	N/A	N/A	G	S
Human Resources	3		GF	OFF	C-LINE PRODUCTS	N/A	N/A	G	S
Human Resources	3		GF	OFF	AVERY FILE FOLDER LABELS	N/A	N/A	G	S
Human Resources	1		GF	OFF	AVERY MATTE BUSINESS CARDS	N/A	N/A	F	S
Human Resources	3		GF	OFF	STAPLES BUSINESS CARD PAGES	N/A	N/A	G	S
IT	1		GF	E	Dell Monitor	CN-ORNMH6-74445-OAT-720L	N/A	P	R
IT	1		GF	E	Gateway Monitor	MMC32AA00133101FB42400	N/A	P	R
IT	1		GF	E	ViewSonic Monitor	TEQ131100530	N/A	P	R
IT	1		GF	E	BenQ Monitor	ETY4E02458SL0	N/A	P	R
IT	1		GF	E	ViewSonic Monitor	TEQ131100547	N/A	P	R
IT	1		GF	E	HP P240va Monitor	CNK8010CS1	N/A	P	R
IT	1		GF	E	HP P244 24inch Monitor	CN403101B0	N/A	P	R
IT	1		GF	E	ViewSonic Monitor	TEQ131100532	N/A	P	R
IT	1		GF	E	ViewSonic Monitor	TSP162581644	N/A	P	R
IT	1		GF	E	ViewSonic Monitor VA2037M-LED 20IN	TEQ131100523	N/A	P	R

IT	1		GF	E	OptiQuest Monitor (Q19wb) 19in	QGU083720239	N/A	P	R
IT	1		GF	E	ViewSonic Monitor VA2037M-LED 20IN	TEQ131100513	N/A	P	R
IT	1		GF	E	ViewSonic Monitor VA2037M-LED 20IN	TEQ131100546	N/A	P	R
IT	1		GF	E	ViewSonic Monitor VA2037M-LED 20IN	TEQ131100519	N/A	P	R
IT	1		GF	E	acer LCD Monitor G257HL	MMT1XAA0016480503E2420	N/A	P	R
IT	1		GF	E	HP P244 23.8IN Monitor	CN403002DV	N/A	P	R
IT	1		GF	E	acer LCD Monitor V213H	ETLJ50D00312207DD88517	N/A	P	R
IT	1		GF	E	HP P222va Monitor	CNK63002SM	N/A	P	R
IT	1		GF	E	acer LCD Monitor V223W	ETLC308137048098424248	N/A	P	R
IT	1		GF	E	HP P244 23.8IN Monitor	CN403002FP	N/A	P	R
IT	1		GF	E	acer LCD Monitor V246HYL	MMT8MAA00270303F692410	N/A	P	R
IT	1		GF	E	acer LCD Monitor S271HL	MMLUWAA0056140AE198535AX	N/A	P	R
IT	1		GF	E	acer LCD Monitor V213H	ETL50D0031360849E8517	N/A	P	R
IT	1		GF	E	ENVISION LCD Monitor G22LWk Monitor	9526BCA002349	N/A	P	R
IT	1		GF	E	acer LCD Monitor V226HQL	MMT0WAA00444900C9E24A4	N/A	P	R
IT	1		GF	E	DELL Monitor E176FPc		N/A	P	R
IT	1		GF	E	acer LCD Monitor AL1706 A	ETL51084597010367E4203	N/A	P	R
IT	1		GF	E	HP P244 23.8IN Monitor	CN49120KGD	N/A	P	R
IT	1		GF	E	HP P27v G4 FHD Monitor	1CR1150LQY	N/A	P	R
IT	1		GF	E	HP Monitor		N/A	P	R
IT	1		GF	E	HP P244 23.8IN Monitor	CN49120KGN	N/A	P	R
IT	1		GF	E	HP 24uh Monitor	CNK64713QY	N/A	P	R
IT	1		GF	E	HP P27v G4 FHD Monitor	1CR1150LNB	N/A	P	R
IT	1		GF	E	HP EliteOne	8CC7500CBH	N/A	P	R
IT	1		GF	E	HannsG Monitor	4022H3JY01486	2014	P	R
IT	1		GF	E	Lenovo Desktop	ES07765907	N/A	P	R
IT	1		GF	E	Samsung TV	Z5QQ3CND959188Z	N/A	P	R
IT	1		GF	E	Samsung Curved Monitor	0CZGHCPT304091R	N/A	P	R

IT	1		GF	E	Planar PLL2770W Monitor	PL432LYS00797	N/A	P	R
IT	1		GF	E	HP P27vG4 Monitor	1CR1150LQS	N/A	P	R
IT	1		GF	E	acer Monitor	MMLY7AA004307008288510	N/A	P	R
IT	1		GF	E	DELL 22 inch monitor		N/A	P	R
IT	1		GF	E	ViewSonic 20 inch monitor	TEQ131100509	2013	P	R
IT	1		GF	E	ViewSonic 20 inch monitor	TEQ131100574	2013	P	R
IT	1		GF	E	HP 20 inch monitor	6CM4411PFN	2014	P	R
IT	1		GF	E	Hannsg monitor	2055134544T	2014	P	R
IT	1		GF	E	ViewSonic 20 inch monitor	TEQ131100515	2013	P	R
IT	1		GF	E	Dell 22 inch silver monitor	0F532H	N/A	P	R
IT	1		GF	E	cyberpower UPS	CPAEQ2001170	N/A	P	R
IT	1		GF	E	ViewSonic 20 inch monitor	TEQ131100520	2013	P	R
IT	1		GF	E	ViewSonic 20 inch monitor	TEQ131100504	2013	P	R
IT	1		GF	E	Belkin avr ups	21905812209WH	N/A	P	R
IT	1		GF	E	MXPOWER surge protector	SP12015221300147	N/A	P	R
IT	1		GF	E	HP 240va monitor	CNK8010CRW	N/A	P	R
IT	1		GF	E	HP hc2070 monitor	CNK6360WFS	N/A	P	R
IT	1		GF	E	HP 24 inch L2445w monitor	3CQ91721QL	2009	P	R
IT	1		GF	E	Samsung 24 inch monitor	035AHCLF901066V	2014	P	R
IT	1		GF	E	Viewsonic 22 inch monitor	TFA154740955	2015	P	R
IT	1		GF	E	Samsung 24 inch monitor	Z741HCPF302810H	2015	P	R
IT	1		GF	E	Hannsg 24 INCH monitor	3427R3CS01190	2013	P	R
IT	1		GF	E	acer 27 inch monitor	MMT4JAA001606002548510	2016	P	R
IT	1		GF	E	HP monitor	CNC82821W1	2012	P	R
IT	1		GF	E	HP monitor	CNC82821TW	2012	P	R
IT	1		GF	E	HP P244 23.8 inch monitor	CN49160C1Q	2019	P	R
IT	1		GF	E	samsung 55 inch tv	022C3CYF916077P	N/A	P	R
IT	1		GF	E	benq gl2760 27 inch monitor	ETY4E02459SL0	N/A	P	R

IT	1		GF	E	HP P240VA MONITOR	cnk8010dd8	N/A	P	R
IT	1		GF	E	Samsung s24d300hl monitor	ZZD2H4LJ500215H	N/A	P	R
IT	1		GF	E	Acer v213h monitor	ETLJ50F00312207EFD8517	N/A	P	R
IT	1		GF	E	ACER P191W MONITOR	92504104442	N/A	P	R
IT	1		GF	E	LG Flatiron E2250T - PN	005NDJXCU948	N/A	P	R
IT	1		GF	E	ASUS LCD Monitor VE228	D5LMQS098675	N/A	P	R
IT	1		GF	E	ACER LCD Monitor V213H	ETLJ50D00312207EE18517	N/A	P	R
IT	1		GF	E	DELL E2016HV Monitor	CN-0F3R2K-FCC00-7B6-C8FU-A02	N/A	P	R
IT	1		GF	E	DELL LCD Monitor E2015SHVf	CN-0MH7HK-72872-5BB-A4FI	N/A	P	R
IT	1		GF	E	AOC LCD Monitor I2367F	AAAE89A001682	N/A	P	R
IT	1		GF	E	ACER LCD Monitor S220HQL	ETLTk0R0294130A7132442	N/A	P	R
IT	1		GF	E	DELL LCD Monitor E2015SHVf	CN-0MH7HK-72872-5BB-A4CI	N/A	P	R
IT	1				HP E24 G4 monitor	CN42224F92	2022	P	R
IT	1				HP E24 G4 monitor	CN42224F8Q	2022	P	R
IT	1				Samsung UN70NU6900F monitor	090D3CFN914509B	2020	P	R
IT	1				Samsung qled 65 inch tv	Scratched	N/A	P	R
IT	1				HP prodesk 400 g3 ssf	2UA6381NB9	N/A	P	R
IT	1				HP prodesk 400 g5 ssf	MXL8292396	N/A	P	R
IT	1				HP z2 sff	MXL2204C8B	N/A	P	R
IT	1				HP Compaq 8200 elite ultra slim desktop	MXL138077F	N/A	P	R
IT	1				HP compaq dc7900 sff	MXL9301LC4	N/A	P	R
IT	1				HP prodesk 400 g4 sff	MXL7111B3P	N/A	P	R
IT	1				HP Pro Book 450 G2	570079	N/A	P	R
IT	1				Toughbook	4AKYA62635	N/A	P	R
IT	1				Toughbook	1AKYA28460	N/A	P	R
IT	1				HP Pro Book 450 G2		N/A	P	R
IT	1				Lenovo C6U desktop	MJAGPFL	2007	P	R
IT	1				Lenovo laptop	PK0XDCA	N/A	P	R

IT	1				getac toughbook	RGC39S0927	N/A	P	R
IT	1				HP ELITEONE 1000 G1 27	8CC7500CBH	N/A	P	R
IT	1				HP PRODESK 400 G4 sff	MXL8031KK8	N/A	P	R
IT	1				HP PRODESK 400 G4 sff	MXL9155P78	N/A	P	R
IT	1				HP PRODESK 400 G4 sff	MXL9155P88	N/A	P	R
IT	1				HP Elitedesk 800 G6 sff	MXL12134LN	N/A	P	R
IT	1				HP PRODESK 400 G4 sff	MXL8031KKF	N/A	P	R
IT	1				HP compaq dc7900 convertible minitower	MXL9370XTC	N/A	P	R
IT	1				HP elitedesk 800 G1 twr	MXL40115DJ	N/A	P	R
IT	1				Dell D09M desktop	3RCGNS1	2012	P	R
IT	1				HP Company Elite 8300 Convertible Microtower Desktop	2UA2450KGF	N/A	P	R
IT	1				HP ProDesk 400 G1 Desktop	MXL50715Z9	N/A	P	R
IT	1				HP Z420 Workstation	2UA4341VCO	N/A	P	R
IT	1				HP Elite Slim Desktop	MXL04608M4	N/A	P	R
IT	1				HP Elite Slim Desktop	MXL138079G	N/A	P	R
IT	1				HP Pro 400 G3 Desktop	MXL70733090	N/A	P	R
IT	1				HP Pro 400 G2.5 Desktop	MXL5392B1F	N/A	P	R
IT	1				HP ProDesk 400 G1 Desktop	MXL416255K	N/A	P	R
IT	1				HP ProDesk 400 G3 Desktop	MXL72212F3	N/A	P	R
IT	1				HP Small Form Factor Desktop	MXL103206C	N/A	P	R
IT	1				HP EliteDesk 800 G1 SFF	2UA42626M8	N/A	P	R
IT	1				Lenovo Desktop	ES10926492	N/A	P	R
IT	1				HP Z2 SFF G5 Workstation	MXL2204DTT	N/A	P	R
IT	1				HP 6000 Pro SFF	MXL0290C59	N/A	P	R
IT	1				HP Z2 SSF G5 DESKTOP	MXL2204DTT	N/A	P	R
IT	1				DELL DESKTOP	JD4WCK1	N/A	P	R
IT	1				HP PRODESK 400G4 SFF DESKTOP	MXL8031KJB	N/A	P	R
IT	1				HP PRODESK 400G4 SFF DESKTOP	MXL8031KK5	N/A	P	R

IT	1				LENOVO LAPTOP	28S18CF5EDD0D7D	N/A	P	R
IT	1				THNIKCENTRE M83 DESKTOP	MG00JSW2	N/A	P	R
IT	1				LENOVO DESKTOP	MJEXLK8	N/A	P	R
IT	1				Lenovo ThinkCentre M83	MJ03D0J4	N/A	P	R
IT	1				HP Compaq 8000 Elite Small Form Factor	MXL0201P1H	N/A	P	R
IT	1				Lenovo XP Pro	LKHVVW5	N/A	P	R
IT	1				HP Compaq dc5800	2UA93815GH	N/A	P	R
IT	1				HP Compaq 6200 Pro	MXL1520BV3	N/A	P	R
IT	1				HP Pro Desk 400 G1	MXL53324MZ	N/A	P	R
IT	1				HP Compaq 6005 Pro	2UA1260WWK	N/A	P	R
IT	1				Lenovo ThinkCentre M82	MJ815T6	N/A	P	R
IT	1				HP ProDesk 600 G2	2UA703153K	N/A	P	R
IT	1				HP Compaq Elite 8 6000	MXL8161PMZ	N/A	P	R
IT	1				HP 280 G1 MT Business pc	MXL6122ZRS	N/A	P	R
IT	1				HP Compaq Elite 8300 convertible microtower	MXL3161PM4	N/A	P	R
IT	1				HP ProDesk 400G5 sff	MXL9155P77	N/A	P	R
IT	1				HP Z240 sff	L9K15UT#ABA	N/A	P	R
IT	1				HP Z240 5FF	2UA649289M	N/A	P	R
IT	1				HP ProDesk 405 G1 M1	MXL4300PVY	N/A	P	R
IT	1				HP Compaq Elite 8300 Convertible Machine	MXL23320Y8	N/A	P	R
IT	1				HP Elitedesk 800 G1 TWR	MXL40115D6	N/A	P	R
IT	1				HP Compaq Elite 8300 Convertible Machine	MXL3381WD9	N/A	P	R
IT	1				LENOVO desktop	MJRPNX1	N/A	P	R
IT	1				LENOVO M Series desktop	MJ3418X	N/A	P	R
IT	1				LENOVO M Series desktop	MJ7318Z	N/A	P	R
IT	1				HP Elitedesk 800 G1 TWR	MXL4220KG8	N/A	P	R
IT	1				HP Compaq dc7900 small form factor	2UA9490RTH	N/A	P	R
IT	1				HP ProDesk 600 G2 SFF	MXL63216V0	N/A	P	R

IT	1				HP ProDesk 600 G2 SFF	MXL63216YR	N/A	P	R
IT	1				HP 280 G MT Business PC	MXL61231ZR	N/A	P	R
IT	1				HP Compaq Elite 8300 Convertible Microtower	MXL3360SYD	N/A	P	R
IT	1				HP Elitedesk 800 G1 SFF	MXL5040Q6T	N/A	P	R
IT	1				HP Compaq dc5800 Microtower	2UA93815HY	N/A	P	R
IT	1				HP Compaq Elite 8300 Convertible Microtower	MXL3161PM3	N/A	P	R
IT	1				Windows Vista Business OEMAct	MXL83916JB	N/A	P	R
IT	1				HP Compaq Elite 8300 Convertible Microtower	MXL3381WCT	N/A	P	R
IT	1				HP Compaq 6200 Pro Microtower	MXL2012RPS	N/A	P	R
IT	1				HP type CE957A	CNDF341023	2013	P	R
IT	1				Samsung Xpress C430W printer	08GVB8GJ8E00XYH	N/A	P	R
IT	1				Hp printer	CN8144Q4BV	N/A	P	R
IT	1				Hp printer	TH52D330B4	N/A	P	R
IT	1				HP Printer	CN5AQFW0FY	N/A	P	R
IT	1				HP Printer	VNB3277294	N/A	P	R
IT	1				EPSON WF-7620 PRINTER	S9TY151300	N/A	P	R
IT	1				BROTHER LC103 HIGH YEILD INK SERIES PRINTER/SCANNER	U63535A4F14822	N/A	P	R
IT	1				HP LASERJET P2015DN PRINTER	CNDJL19846	N/A	P	R
IT	1				HP DESIGNJET T1200 PLOTTER	CN0923H02F	N/A	P	R
IT	1				TASKalfa 3501i	L8R5X51565	N/A	P	R
IT	1				TASKalfa 3501i	L8R5X51569	N/A	P	R
IT	1				TASKalfa 3011i	V9A7517518	N/A	P	R
IT	1				Dell Projector	CN-0W883J-S0081-09L-0142	N/A	P	R
IT	1				Epson Projector	M5GF050894L	N/A	P	R
IT	1				EIKI brilliant Projector LC-XB43	H2XB7439	N/A	P	R
IT	1				apc ups	9B1920A02731	N/A	P	R
IT	1				UPS	BK025Y1116	N/A	P	R
IT	1				APC UPS	4B1625P31330	N/A	P	R

IT	1				SONICWALL TZ210	0017C51D1	N/A	P	R
IT	1				SONICWALL TZ215	C0EAE456C8D4	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896C1	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD00664E0	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD308908C	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30E874D	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896A0	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	Unreadable	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30E8768	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896C5	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30E8630	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30E878E	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30D2937	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30D2482	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30FE7C6	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3089691	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30FE08A	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3089DE1	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30F7401	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30E876E	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30DDB83	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30E8786	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30EA649	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30897AE	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896AB	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30EA637	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30DDB7E	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8754	N/A	P	R

IT	1				DIGIUM D65 IP PHONE	000FD30E8796	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30F745A	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30CF32F	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30D2A95	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8757	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30DDB7F	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30DDB82	N/A	P	R
IT	1				DIGIUM D62 IP PHONE	000FD30BE835	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3089026	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30EA638	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3062ABF	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8740	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8736	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30F73A3	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8798	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30D2A3D	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3089017	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896C0	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3089718	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30D2A3E	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30588A9	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30C8AE6	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896A4	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E87B2	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896BF	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8737	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30D2A99	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30DDB84	N/A	P	R

IT	1				DIGIUM D65 IP PHONE	000FD30E878F	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896CE	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30DDB63	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E877D	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30D2929	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30C8AFD	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30D2A96	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E87B6	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD308968E	N/A	P	R
IT	1				ultra elegant gigabit ip phone SIP-T46U	314952401C644138	N/A	P	R
IT	1				ultra elegant gigabit ip phone SIP-T46U	314952401C641558	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896B6	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD3089699	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30A8C1A	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30EA66E	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30F7463	N/A	P	R
IT	1				SANG*MA P325	FH211ST201	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD306E979	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8624	N/A	P	R
IT	1				DIGIUM D40 IP PHONE	000FD30896B4	N/A	P	R
IT	1				DIGIUM D65 IP PHONE	000FD30E8631	N/A	P	R
IT	1				HP PROLIENT MICROSERVER	MX244900E9	N/A	P	R
IT	1				DIGITAL HOME COMMUNICATION TERMINAL	002DEE35426	N/A	P	R
IT	1				brother BEM-530	K0C204212	N/A	P	R
IT	1				brother GX-6750	H3E692696	N/A	P	R
IT	1				IBM wheel writer 15 series II	N/A	N/A	P	R
IT	1				IBM electric typewriter type 6747	N/A	N/A	P	R
MAINTENANCE	1	GF	OFF	5	5 FILE CABINET - BROKEN	NA	?	P	B

MAINTENANCE	2	GF	GM	15	15 BLACK FRAMES - BROKEN (PHARR EVENT CENTER)	NA	?	P	O
MAINTENANCE	4	GF	OFF	10	10 PAPER TOWEL DISPENSER - BROKEN	NA	?	p	O
MAINTENANCE	3	GF	OFF	3	3 OFFICE CHAIRS - BROKEN	NA	?	P	B
MAINTENANCE	6	GF	OFF	1	BROKEN TV	NA	?	P	B
MAINTENANCE	5	GF	OFF	10	10 SOAP DISPENSER - BROKEN	NA	?	P	B
MAINTENANCE	8	GF	OFF	20	CHRISTMAS DECORATIONS-BROKEN	NA	?	P	B
MAINTENANCE	7	GF	OFF	11	DESK-BROKEN	NA	?	P	B
MAINTENANCE	9	GF	OFF	14	LOCKERS-BROKEN	NA	?	P	B
MAINTENANCE		GF	OFF	5	5 FILE CABINET - BROKEN	NA	?	P	B
MAINTENANCE		GF	GM	15	15 BLACK FRAMES - BROKEN (PHARR EVENT CENTER)	NA	?	P	B
MAINTENANCE		GF	OFF	10	10 PAPER TOWEL DISPENSER - BROKEN	NA	?	P	O
MAINTENANCE		GF	OFF	3	3 OFFICE CHAIRS - BROKEN	NA	?	p	O
MAINTENANCE		GF	OFF	1	BROKEN TV 1	NA	?	P	B
MAINTENANCE		GF	OFF	10	10 SOAP DISPENSER - BROKEN	NA	?	P	B
MAINTENANCE		GF	OFF	10	10 TOILET PAPER DISPENSER - BROKEN	NA	?	P	B
PUBLIC WORKS		GF	E	1	BLACK/60"LG PLASMATV/MODEL # 60PA6550TVSERIAL #203RMHR9F905	RCI 554973	2012	F	O
PUBLIC WORKS		GF	GM	1	GRAY LOCKER WITH 6 DOORS	N/A	N/A	F	S
PUBLIC WORKS		GF	GM	3	BEIGE LOCKER WITH 2 DOORS	N/A	N/A	F	S
PUBLIC WORKS		GF	GM	1	GRAY LOCKER WITH 4 DOORS	N/A	N/A	F	S
PUBLIC WORKS		GF	GM	1	GRAY LOCKER WITH 1 DOOR	N/A	N/A	F	S
PUBLIC WORKS		GR	GM	1	GRAY FILING CABINET - NO KEYS	1279	N/A	F	S
PUBLIC WORKS		GR	GM	1	BROWN FILING CABINET - NO KEYS	1335	N/A	F	S
PUBLIC WORKS		GR	GM	1	BEIGE FILING CABINET - NO KEYS	#000062	N/A	P	S
PUBLIC WORKS		GR	GM	1	BROWN FILING CABINET - NO KEYS	1322	N/A	P	S
PUBLIC WORKS		GR	GM	3	BEIGE FILING CABINET WITH KEYS	N/A	N/A	G	S
PUBLIC WORKS		GR	GM	1	BLACK FILING CABINET - NO KEYS	N/A	N/A	F	S
PUBLIC WORKS		GR	GM	6	BEIGE FILING CABINET- NO KEYS	N/A	N/A	F	S
PUBLIC WORKS		GR	GM	2	BROWN FILING CABINET - NO KEYS	N/A	N/A	F	S

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FUND SOURCE	CATEGORY	CONDITION CODES	REASON TO DISPOSE CODE
GF - GENERAL FUND	E - ELECTRONICS	P - POOR	O - OBSOLETE
GR - GRANT FUNDED	GM - GENERAL MERCHANDISE	F - FAIR	R - REPLACED BY UPGRADE
	OFF - OFFICE SUPPLIES	G - GOOD	B - BEYOND ECONOMIC REPAIR
	V - VEHICLES		S - SURPLUS TO REQUIREMENTS
			RS - RESALE



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: May 21, 2026

MEETING DATE: June 1, 2026

FROM: Sara Salinas, Communications
Director

DEPARTMENT: Communications

DIRECTOR: Sara Salinas

Agenda Item: 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.**

Classification: Regular

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

Issue: The 911 services are essential to ensure clear coordination, continuity of operations, and efficient emergency response between agencies and jurisdiction. It benefits both responding agencies and the public we serve. The services are provided at no cost.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of the Interlocal Agreement for the fiscal year 2026-2027

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Sara Salinas
Ricardo Rodriguez
City Management Office

Created/Initiated - 05/21/2026
Approved - 05/21/2026
Final Approval - 05/22/2026

**INTERLOCAL AGREEMENT 2026-2027 BETWEEN
THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1 AND
PUBLIC SAFETY ANSWERING POINTS ("PSAPS")
FOR 9-1-1 SERVICE**

AMENDMENT TO SECTION 1: Parties and Purpose

- 1.1** The Rio Grande Valley Emergency Communication District 9-1-1 (known as "RGV 9-1-1") is a regional emergency communications authority and a political subdivision of the State of Texas organized under the Texas Health and Safety Code, Chapter 772, Subchapter H, through the passage of resolutions by County Commissioners Courts and City Councils within the District's service area encompassing Hidalgo and Willacy Counties.
- 1.2** The following municipalities (collectively referred to herein as "Public Agencies") are local governments that operate one or more Public Safety Answering Points ("PSAPs") or otherwise participate in the RGV 9-1-1 system:
- City of Alamo Police Department for 9-1-1 Service
 - City of Alton Police Department for 9-1-1 Service
 - City of Donna Police Department for 9-1-1 Service
 - City of Edinburg Police Department for 9-1-1 Service
 - City of Elsa Police Department for 9-1-1 Service
 - City of Hildalgo Police Department for 9-1-1 Service
 - Hildalgo County Sheriff's Office for 9-1-1 Service
 - City of McAllen Police Department for 9-1-1 Service
 - City of Mercedes Police Department for 9-1-1 Service
 - City of Mission Police Department for 9-1-1 Service
 - City of Palmview Police Department for 9-1-1 Service
 - City of Pharr Public Safety Communications for 9-1-1 Service
 - City of Raymondville Police Department for 9-1-1 Service
 - City of San Juan Police Department for 9-1-1 Service
 - City of Weslaco Police Department for 9-1-1 Service

Each Public Agency is a signatory to this Agreement, and, for purposes of this Agreement, all rights, duties, and obligations assigned to "Public Agency" shall apply equally to each listed municipality.

- 1.3** This Interlocal Agreement is entered into between the Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agencies under Texas Government Code Chapter 791 so that the Rio Grande Valley Emergency Communication District 9-1-1 can operate and maintain the system utilized for the provision of 9-1-1 and NG9-1-1 emergency communication services. For purposes of carrying out the Rio Grande Valley Emergency Communication District 9-1-1 duties and obligations under this Agreement, the parties understand and agree that references to the Rio Grande Valley Emergency Communication District 9-1-1 include its employees, telecommunicators, directors, officers, agents, and their representatives individually, officially, and collectively.

SECTION 2: RIGHTS AND DUTIES OF THE PUBLIC AGENCY

The Public Agency that operates Public Safety Answering Points (PSAP) agree:

2.1 FINANCIAL/INSURANCE

- 2.1.1** The Public Agency shall reimburse the Rio Grande Valley Emergency Communication District 9-1-1 for damage to 9-1-1 equipment caused by intentional misconduct, abuse, misuse, or negligence by Public Agency employees or other persons granted access to the PSAP. This provision does not include ordinary wear and tear of day-to-day use of the equipment.
- 2.1.2** The Rio Grande Valley Emergency Communication District 9-1-1 may seek reimbursement of 9-1-1 funds if 9-1-1 funding were used in noncompliance with Applicable Law.
- 2.1.3** Such reimbursement of 9-1-1 Funds to the Rio Grande Valley Emergency Communication District 9-1-1, as applicable, shall be made by the Public Agency within 60 days after demand by the Rio Grande Valley Emergency Communication District 9-1-1 unless an alternative repayment plan is approved by the Rio Grande Valley Emergency Communication District 9-1-1.

2.2 EQUIPMENT AND INVENTORY

- 2.2.1** The Rio Grande Valley Emergency Communication District 9-1-1 shall maintain a current inventory of all 9-1-1 equipment consistent with Applicable Law and shall provide a copy to the Public Agency for insurance purposes (refer to Attachment A).
- 2.2.2** The Rio Grande Valley Emergency Communication District 9-1-1 will be responsible for tagging and identification labels for all 9-1-1 equipment.
- 2.2.3** Public Agency shall report any lost, stolen, or nonfunctioning equipment in writing to the Rio Grande Valley Emergency Communication District 9-1-1 immediately upon discovery.
- 2.2.4** Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing 30 days in advance of disposition of equipment due to obsolescence, failure, or other planned replacement.
- 2.2.5** Public Agency must meet minimum requirements for average call volumes in order to maintain/add additional call taking positions (Refer to Attachment B.)

2.3 SECURITY

- 2.3.1** The Public Agency shall protect Rio Grande Valley Emergency Communication District 9-1-1 provided equipment by implementing measures that secure the premises (including equipment/back room) of its PSAP against unauthorized entrance or use.
- 2.3.2** The Public Agency shall operate within local standard operating procedures and take appropriate security measures as may be necessary to ensure that non-approved third-party software applications cannot be integrated into the PSAPs Call Handling Equipment or workstations.

- 2.3.3** The Public Agency shall refrain from attaching or integrating any hardware device (i.e., external storage devices) or software application without the prior written approval of the Rio Grande Valley Emergency Communication District 9-1-1. Further, no unauthorized person shall configure, manipulate, or modify any hardware device or software application. Such authority can only be granted by the Rio Grande Valley Emergency Communication District 9- 1-1.
- 2.3.4** Do not directly contract with vendors whose systems are required to integrate with the 9-1-1 system without prior review and approval from NCT9-1-1.
- 2.3.5** The Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agency agree to adhere to Health and Safety Code, Section 772.002(C), Confidentiality of Information.
- 2.3.6** The Rio Grande Valley Emergency Communication District 9-1-1 ensures section 5.2 CJIS Security Awareness Training requirements in the CJIS Security Policy are met. The Rio Grande Valley Emergency Communication District 9-1-1 Administrators shall document, maintain, and keep current a Level Four Security. These personnel have unescorted access to a physically secure location. <https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center>. Rio Grande Valley Emergency Communication District 9-1-1 shall adhere to any background checks requested by the Public Agency or provide the Public Agency with current CJIS certification documents.
- 2.3.7** The Public Agency shall allow 24-hour access to the 9-1-1 equipment for audits, repairs, and maintenance services, as required or needed by the Rio Grande Valley Emergency Communication District 9-1-1 Administrators.
- 2.3.8** The Public Agency shall provide (2) two access cards OR (1) one physical key to maintaining the 24-hour access compliance. Failure to do so may result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.

2.4 MAINTENANCE

- 2.4.1** Rio Grande Valley Emergency Communication District 9-1-1 and the Public Agency shall ensure areas, where the Rio Grande Valley Emergency Communication District 9-1-1 equipment is installed are clean, clear of clutter, and allows for unobstructed access by the Rio Grande Valley Emergency Communication District 9-1-1 Administrators.
- 2.4.2** Public Agency must provide a minimum of two-weeks notice in writing to the Rio Grande Valley Emergency Communication District 9-1-1 regarding any maintenance that could adversely affect 9-1-1 operations.
- 2.4.3** The Public Agency must provide at least a 48-hour notice in writing to Rio Grande Valley Emergency Communication District 9-1-1 before work commences on any scheduled maintenance regarding commercial power backup generators. Failure to do so will result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.4.4** The Public Agency must notify the Rio Grande Valley Emergency Communication District 9-1-1 of technical issues immediately upon discovery. The Public Agency will utilize one of the following methods:
- a. Via telephone by calling (956) 682-3481 Ext. 174 and/or email to helpdesk@rgv911.org
 - b. Calling WSC (800) 414-2738 and/or email support@wsc911.com

2.4.5 The Rio Grande Valley Emergency Communication District 9-1-1 shall perform generator function tests automatically every month and conduct a load test at least once a year, to ensure that all the Rio Grande Valley Emergency Communication District 9-1-1 equipment remains functional under 9-1-1 generator power.

2.5 TRAINING

2.5.1 The Rio Grande Valley Emergency Communication District 9-1-1 shall provide telecommunicators access to emergency communications equipment training as approved by the Rio Grande Valley Emergency Communication District 9-1-1 training staff, or as determined by the Public Agency.

2.5.2 The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing or email of any new 9-1-1 telecommunicator by listing their full name, date of hire, and PID#. The following link shall be used for PSAP staff changes: <https://www.rgv911.org/pages/request>

2.5.3 The Public Agency shall ensure new telecommunicators are scheduled for Power 9-1-1 training within 120 days of their hire date. If a PSAP chooses to train its personnel, a copy of the agency's approved Learning Objectives and Lesson Plan must be provided to the Rio Grande Valley Emergency Communication District 9-1-1.

2.5.4 The Public Agency shall ensure that 9-1-1 telecommunicators meet minimum training requirements as listed in the Telecommunicators Proficiency Chart from TCOLE and abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements.

2.5.5 Ensure that all telecommunicators abide by the TCOLE mandated rules and regulations for telecommunicator certification and/or licensing requirements.

2.5.6 Schedule telecommunicators to receive 9-1-1 equipment training within 120 days of his/her hire date.

2.5.7 The Public Agency shall ensure that 9-1-1 PSAP Supervisors/Managers (or designee) attend the Board of Managers Meetings. The Rio Grande Valley Emergency Communication District 9-1-1 offers at least four quarterly meetings per year and a minimum attendance of three meetings per year are required for each PSAP.

2.5.8 The Public Agency shall ensure PSAP Telecommunicators, Training Coordinators, Supervisors/Managers, and other essential personnel identified by the Supervisor/Manager attend mandatory training associated with the implementation of new technology. This training is generally scheduled for specific dates and times.

2.5.9 The Public Agency shall ensure that all telecommunicators attend a 9-1-1 equipment and technology training refresher course every two years.

2.6 FACILITIES

2.6.1 The Public Agency shall meet prescribed equipment room requirements (Attachment A). Any expenses associated with this requirement are the responsibility of the Public Agency.

2.6.2 The Public Agency shall meet minimum site requirements for backroom equipment. Most expenses associated with this are the responsibility of the Public Agency.

2.6.3 The Public Agency shall ensure areas with 9-1-1 equipment maintain a temperature between 65-78 degrees Fahrenheit.

- 2.6.4** The Public Agency shall ensure the 9-1-1 equipment room and communications area comply with the Americans with Disabilities Act of 1990. <https://www.ada.gov/law-and-regs/ada/>
- 2.6.5** The Public Agency shall provide access to the Rio Grande Valley Emergency Communication District 9-1-1 staff and contracted vendors that meet CJIS requirements on a 24/7/365 basis without prior notice.

2.7 MONITORING/REPORTING

- 2.7.1** The Rio Grande Valley Emergency Communication District 9-1-1 reserve the right to perform on-site monitoring of the PSAP(s) for compliance with Applicable Law and the performance of the deliverables specified in this Agreement.
- 2.7.2** The Public Agency shall cooperate fully with all reasonable monitoring requests from the Rio Grande Valley Emergency Communication District 9-1-1 to assess and evaluate Public Agency's performance under this Agreement.
- 2.7.3** The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 of any actual, suspected, or credible threat, incident, or event impacting the Public Agency that is assessed as a Severity Level 3 (High) or greater, including but not limited to cybersecurity incidents, physical security threats, operational disruptions, or events that may affect the availability, integrity, or security of 9-1-1 services.

Notification shall occur as soon as practicable, but no later than 24 hours from identification of the incident or threat, by completing and submitting the Rio Grande Valley Emergency Communication District 9-1-1 Attachment C: (Cyber)Security Incident Reporting Form (CSIRF) or its successor form, in accordance with District reporting procedures. This notification requirement applies regardless of whether the incident directly impacts 9-1-1 systems at the time of discovery and is intended to ensure regional situational awareness, coordinated response planning, and continuity of emergency communications services.

2.8 MEDIA RELATION

- 2.8.1** The Public Agency must make every effort to communicate complete and accurate information in social media posts and/or interaction with the media, specifically as it relates to the Rio Grande Valley Emergency Communication District 9-1-1. Public Agencies must first coordinate with the Rio Grande Valley Emergency Communication District 9-1-1 before making comments on social media and/or speaking to the media regarding 9-1-1 technology and service or issues with the 9-1-1 service providers.

2.9 OPERATIONS

- 2.9.1** The Public Agency must sign and submit the contingent PSAP agreement, any changes to contingent PSAPs must be approved by the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.2** The Public Agency shall provide a minimum of 90 days prior notice of any facility moves, adds, or changes that affect the 9-1-1 system at helpdesk@rgv911.org or by calling (956) 682-3481 Ext. 174. Failure to do so may result in ineligibility by the Rio Grande Valley Emergency Communication District 9-1-1.

- 2.9.3** The Public Agency at a minimum, provide dedicated 9-1-1 Licensed Telecommunicator(s) (TCs) to answer 9-1-1 calls 24/7/365, however, the required minimum number of TCs is based on the following:
- PSAP with one to three 9-1-1 workstations, at a minimum, must provide one TC.
 - PSAP with four to seven 9-1-1 workstations, at a minimum, must provide three TCs.
- 2.9.4** The Rio Grande Valley Emergency Communication District 9-1-1 recommends logging all TDD/TTY calls and test calls. Training and Testing of TDD/TTY will be the sole responsibility of the Public Agency.
- 2.9.5** The Public Agency shall notify the Rio Grande Valley Emergency Communication District 9-1-1 in writing at least 30 days prior to changing emergency services providers including medical, law enforcement, and fire.
- 2.9.6** The Public Agency shall report discrepancies with mapping to Rio Grande Valley Emergency Communication District 9-1-1 utilizing the tools in the dispatch mapping solution within 72 hours to the Rio Grande Valley Emergency Communication District 9-1-1.
- 2.9.7** The Public Agency shall ensure that all telecommunicators log into the 9-1-1 software at the beginning of his/her shift and logout at the end of his/her shift.
- 2.9.8** In accordance with Texas Health and Safety Code 772.619 (c), the 9-1-1 database information is not available for public inspection and cannot be released to the public. If a Public Information request specifies 9-1-1 database information, the Rio Grande Valley Emergency Communication District 9-1-1 must be notified within three (3) business days of the Public Agency receiving the request.
- 2.9.9** Rio Grande Valley Emergency Communication District 9-1-1 call recordings are a supplemental service that is provided to the Public Agency. The Rio Grande Valley Emergency Communication District 9-1-1 maintains a 365-day retention period for 9-1-1 call recordings.
- 2.9.10** 9-1-1 calls are deemed a matter of public record, The Public Information Act (PIA) makes these records available to the public. Requests for copies of such calls should be directed to the agency that took the call. (i.e Police Department) <https://www.texasattorneygeneral.gov/open-government/members-public/overview-public-information-act>
- 2.9.11** It is the responsibility of the Public Agency to maintain their present emergency dispatch services. The Rio Grande Valley Emergency Communication District 9-1-1 encourages the public agency to enhance its public safety call taking capabilities by encompassing all emergency services (Police, Fire, and Emergency Medical Services.)

SECTION 3: RIGHTS AND DUTIES OF THE RIO GRANDE VALLEY EMERGENCY COMMUNICATION DISTRICT 9-1-1

3.1 FINANCIAL

- 3.1.1** Develop a budget and strategic plan to meet Public Agency needs for the establishment and operation of 9-1-1 services throughout the Rio Grande Valley Emergency Communication District 9-1-1 region, according to standards established and approved by the Rio Grande Valley Emergency Communication District 9-1-1 Board of Managers.

- 3.1.2** Provide 9-1-1 service to include 9-1-1 equipment, software, services, and other items described in the current the Rio Grande Valley Emergency Communication District 9-1-1 Strategic Plan, throughout the region as funded by emergency service fees.

3.2 EQUIPMENT AND INVENTORY

- 3.2.1** Allow Public Agency the opportunity to participate in the planning, implementation, and operation of 9-1-1 equipment.
- 3.2.2** Conduct a physical inventory of critical hardware annually and reconcile inventory periodically.

3.3 TRAINING

- 3.3.1** Offer Call Handling Equipment (CHE) training to all new telecommunicators and refresher training every two years.
- 3.3.2** Offer to license training through the Regional Telecommunicator Academy that meets or exceeds Texas Commission on Law Enforcement (TCOLE) rules and regulations.
- 3.3.3** Offer continuing education training for Intermediate, Advanced, and Master Telecommunicator Certifications as budget allows.

3.4 MAINTENANCE

- 3.4.1** Practice preventative maintenance on all the Rio Grande Valley Emergency Communication District 9-1-1 owned or leased Call Handling Equipment (CHE), software, and databases including, at a minimum, backing up data, as necessary. The Rio Grande Valley Emergency Communication District 9-1-1 shall be responsible for any maintenance costs on the Rio Grande Valley Emergency Communication District 9-1-1 owned or leased equipment.

3.5 OPERATIONS

- 3.5.1** Inspect contingent PSAP agreements periodically.
- 3.5.2** Implement upgrades of PSAP equipment and software, as authorized in the current annual budget, through the Rio Grande Valley Emergency Communication District 9-1-1 processes for the purchase of new equipment and software.

3.6 CRISIS COMMUNICATIONS

- 3.6.1** The Rio Grande Valley Emergency Communication District will make every effort to communicate complete and accurate information to the Public Agency in a timely manner about 9-1-1 technology and services during 9-1-1 service interruptions.

SECTION 4: EFFECTIVE DATE AND TERM OF AGREEMENT

- 4.1.1** This Agreement shall take effect February 1, 2026, and shall continue until January 31, 2028, unless earlier terminated under 8.1 Early Termination of Agreement.

SECTION 5: OWNERSHIP, TRANSFERENCE, AND DISPOSITION EQUIPMENT

- 5.1.1** The Rio Grande Valley Emergency Communication District 9-1-1 may purchase, lease, or otherwise procure, on Public Agency's behalf, the 9-1-1 equipment, software, services, and other items as described in The Rio Grande Valley Communication District 9-1-1 Strategic Plan.
- 5.1.2** The Rio Grande Valley Emergency Communication District 9-1-1 shall establish ownership of all 9-1-1 equipment procured with 9-1-1 funds as defined herein and located within the Public Agency's jurisdiction. The Rio Grande Valley Emergency Communication District 9-1-1 may maintain ownership, or it may transfer ownership to Public Agency. Before any such transfer of ownership, The Rio Grande Valley Emergency Communication District 9-1-1 will evaluate the adequacy of controls of Public Agency to ensure that sufficient controls and security exist by which to protect and safeguard the equipment procured with 9-1-1 funds for the purpose of delivery of 9-1-1 calls. It is understood that the equipment may or may not be procured by The Rio Grande Valley Emergency Communication District 9-1-1 on behalf of the Public Agency, according to The Rio Grande Valley Emergency Communication District 9-1-1 Strategic Plan.
- 5.1.3 The basic 9-1-1 equipment categories are:**
- Call Handling Equipment (CHE) – telephone equipment located at the PSAP which may include telephones, integrated workstations, servers, software, monitors, gateways, routers, and any other equipment necessary for 9-1-1 call delivery to the PSAP.
 - Telecommunications Device for the Deaf (TDD)/Teletypewriter (TTY)
 - Uninterruptable Power Supply (UPS)
- 5.1.4** Transfer-of-ownership documents shall be prepared by the Rio Grande Valley Communication District 9-1-1 and signed by both parties upon the transference of ownership of any 9-1-1 provided equipment. The Rio Grande Valley Communication District 9-1-1 shall maintain ownership of 9-1-1 call handling equipment.

SECTION 6: RELATIONSHIP BETWEEN THE PARTIES, ASSIGNMENT, AND SUBCONTRACTING

- 6.1.1** It is understood and agreed that the relationship described in this Agreement between the Parties is contractual and is not to be construed to create a partnership or joint venture or agency relationship between the parties.
- 6.1.2** This Agreement may not be assigned by either Party without the prior written consent of the other Party. Any attempted assignment in violation of this agreement is void.
- 6.1.3** The Public Agency may not subcontract its duties under this Agreement without the prior written consent of the Rio Grande Valley Communication District 9-1-1. Any subcontract shall be subject to all terms and conditions contained in this Agreement and Public Agency agrees to furnish a copy of this Agreement to its subcontractor(s).

SECTION 7: RECORDS AND MONITORING

- 7.1.1** The Rio Grande Valley Communication District 9-1-1 is entitled to inspect and copy, on a 24/7/365 basis, at Public Agency's office, the records maintained under this Agreement for as long as they are maintained.

7.1.2 The Rio Grande Valley Communication District 9-1-1 is entitled to visit Public Agency's offices, talk to its personnel, and audit its applicable 9-1-1 records during normal business hours to assist in evaluating its performance under the Agreement.

SECTION 8: EARLY TERMINATION OF AGREEMENT

8.1.1 The Rio Grande Valley Communication District 9-1-1 reserves the right to terminate this Agreement in whole or in part upon default by Public Agency. Notice of termination shall be provided to Public Agency in writing, shall set forth the reason(s) for termination, and provide for a minimum of thirty (30) days to cure the defect(s). Termination is effective only in the event Public Agency fails to cure the defect(s) within the period stated in the notice subject to any written extensions.

If the Agreement is terminated, Public Agency shall cooperate with the Rio Grande Valley Communication District 9-1-1 to ensure an orderly transition of services. Further, all equipment shall be returned to the Rio Grande Valley Communication District 9-1-1 in working condition and the Rio Grande Valley Communication District shall only be liable for payment for services rendered before the effective date of termination. Either Party may terminate this Agreement for convenience upon 180 days written notice to the other Party. Certain reporting requirements in the Agreement shall survive termination.

SECTION 9: NOTICE TO PARTIES

9.1.1 Notice under this contract must be in writing and received by the party or his/her representative or replacement, to which the notice is addressed. Notice is considered received by a party when it is:

- Delivered to the party personally;
- On the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address as specified in paragraph 9.2.1 and signed on behalf of the party; or
- Three business days after its deposit in the United States Mail, with first-class postage affixed addressed to the party's address specified in paragraph 9.2.1.

9.1.2 Notices

All notices required or permitted under this Agreement shall be in writing and shall be delivered to the following addresses, or to such other address as a party may designate by written notice:

If to RGV 9-1-1 District:

Attn: Cesar Merla, Director of Emergency Services
1912 Joe Stephens Ave. Ste. A Weslaco, Texas 78599

If to Public Agencies:

The following municipalities and governmental entities (collectively referred to herein as the "Public Agencies") are local governments that operate one or more Public Safety Answering Points ("PSAPs") or otherwise participate in the RGV 9-1-1 system. Notices to a Public Agency shall be directed to the respective Police Department or Sheriff's Office responsible for 9-1-1 services:

- City of Alamo Police Department for 9-1-1 Service
- City of Alton Police Department for 9-1-1 Service
- City of Donna Police Department for 9-1-1 Service
- City of Edinburg Police Department for 9-1-1 Service
- City of Elsa Police Department for 9-1-1 Service
- City of Hidalgo Police Department for 9-1-1 Service
- Hidalgo County Sheriff's Office for 9-1-1 Service
- City of McAllen Police Department for 9-1-1 Service
- City of Mercedes Police Department for 9-1-1 Service
- City of Mission Police Department for 9-1-1 Service
- City of Palmview Police Department for 9-1-1 Service
- City of Pharr Public Safety Communications for 9-1-1 Service
- City of Raymondville Police Department for 9-1-1 Service
- City of San Juan Police Department for 9-1-1 Service
- City of Weslaco Police Department for 9-1-1 Service

SECTION 10: GENERAL PROVISIONS

- 10.1.1** Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Texas, United States of America. The mandatory and exclusive venue for the adjudication or resolution of any dispute arising out of this Agreement shall be in Hidalgo County, Texas.
- 10.1.2** Liability. The Parties agree and acknowledge that each Party is not an agent of the other Party and that each Party is responsible for its acts, forbearances, negligence, and deeds, and those of its agents, contractors, officers, and employees in conjunction with each Party's performance under this Agreement.
- 10.1.3** Limitation of Liability. In no event shall either party be liable for special, consequential, incidental, indirect or punitive loss, damages or expenses arising out of or relating to this Agreement, whether arising from a breach of contract or warranty, or arising in tort, strict liability, by statute or otherwise, even if it has been advised of their possible existence or if such loss, damages, or expenses were reasonably foreseeable.
- 10.1.4** Procurement. Both parties agree to comply with all applicable federal, State, and local laws, rules and regulations for purchases under this Agreement. Failure to do so may result in ineligibility and denial of reimbursement by the Rio Grande Valley Communication District 9-1-1.
- 10.1.5** Force Majeure. It is expressly understood and agreed by the Parties to this Agreement that if either party hereto is prevented from or delayed in the performance of any of its obligations hereunder by reason of force majeure, defined as acts of God, war, riots, storms, fires or any other cause whatsoever beyond the reasonable control of the party, the party so prevented or delayed shall be excused from the performance of any such obligation to the extent and during the period of such prevention or delay. The period of time applicable to such requirement shall be extended for a period of time equal to the period of time such Party was delayed. Each Party must inform the other in writing within a reasonable time of the existence of such force majeure.
- 10.1.6** Entire Agreement. This Agreement and any attachments/addendums, as provided herein, constitute the entire agreement of the parties, and supersedes all other agreements, discussions, representations, or understandings between the parties with respect to the subject matter hereof.

- 10.1.7** Amendments. This Agreement may be amended only by a written amendment executed by both Parties, except that any alterations, additions, or deletions to the terms of this Agreement, which are required by changes in Federal and State law or regulations or required by the funding source, are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation. In the event of such occurrence, written notice of alterations, additions, or deletions to the terms of this Agreement will be provided to Public Agency.
- 10.1.8** Nondiscrimination and Equal Opportunity. Public Agency shall not exclude anyone from participating under this Agreement, deny anyone benefits under this Agreement, or otherwise unlawfully discriminate against anyone in carrying out this Agreement because of race, color, religion, sex, age, disability, handicap, or national origin.
- 10.1.9** Dispute Resolution. The parties to this Agreement agree to the extent possible and not in contravention of any applicable State or Federal law or procedure established for dispute resolution, to attempt to resolve any dispute between them regarding this Agreement informally through voluntary mediation or any other local dispute mediation process before resorting to litigation. The parties agree to continue performing their duties under this contract, which are unaffected by the dispute during the negotiation and mediation process.



Attachment A - Equipment Room and Electrical Requirements

Equipment Room:

- There must be enough space to remove equipment from the equipment room in the event of an upgrade or replacement of faulty equipment i.e., removal of the Uninterruptible Power Supply (UPS) battery system, or large rack-mounted servers.
- Do not attach any equipment that is not provided by the Rio Grande Valley Emergency Communication District 9-1-1 into the rack being utilized for 9-1-1 call delivery. Equipment racks must remain segregated to allow the Rio Grande Valley Emergency Communication District 9-1-1 the ability to add/remove/change any of their equipment when necessary.
- Do not stack anything on or around the Rio Grande Valley Emergency Communication District 9-1-1 equipment rack or UPS, UPS bypass switch, or electrical distribution panel. There must be elevator access to the equipment room, or 911 demarcation closets located upstairs.

Fire Protection:

- Dry pipe high-temperature type systems are recommended if sprinkler heads are to be in the 9-1-1 equipment room.
- If possible, non-combustible material must be used for the room construction.

Security Precautions:

- The Public Agency may need to extend and improve existing building security to provide adequate protection for the 9-1-1 equipment.
- Electric locks or push-button access codes or card readers are not recommended unless you provide a battery backup system.

Temperature and Humidity Control:

- A stable ambient operating temperature of 72 degrees Fahrenheit is recommended. Maximum tolerances are from 65 to 78 degrees non-condensing.
- Air conditioning units must be able to handle the heat produced by the 9-1-1 equipment.
- For estimates on the BTU output of the equipment, please consult with onsite installation personnel.

Static Electricity:

Static can damage circuitry permanently, interrupt system operation and cause lost data. To prevent static:

- The equipment room humidity must be constant.
- The room floor must not be carpeted unless the carpet is static-free and grounded.
- The room floor must be sealed, (preferably tiled), but not waxed.

Lighting:

- Lighting must not be powered from the switch room service panel.
- Lighting must provide 50-75-foot candles measured 30" above the equipment room floor.

Grounding:

- A single point, the isolated ground is required unless superseded by local code. The source must be the XO of the transformer that feeds the phase conductors to the equipment room electrical service panel.
- Terminations must be accessible for inspection during the life of the installation.
- Conductors must be continuous with no splices or junctions.
- Conductors must be no load, non-current carrying.

Electrical:

- The voltage required is 208/120 V three-phase: four-wire "wye" service or 240/120 single phase 4 wire "delta" service.
- A dedicated transformer is preferred; however, a shared transformer or distribution is acceptable.
- IGL6-15, 20, or 30 receptacles are required, and the ground must terminate on the IG buss.
- All circuit breakers must be clearly labeled.
- Terminal devices located in the equipment room will require local power. These outlets must be wired and fused independently from all other receptacles. They must also be IG type receptacles.
- The Rio Grande Valley Emergency Communication District 9-1-1 equipment must be plugged into independent circuits, and segregated from other non-911 equipment, such as floor heaters, radio equipment, etc. This will ensure that a failure of non-911 equipment will not adversely affect the performance of 9-1-1 call handling equipment.



Attachement B - Call Volume requirements regarding PSAP Position utilization

Public Safety Answering Point (PSAP) Adds, Moves, Changes, Consolidations, and Closures. (Minimum requirements for call volume per 9-1-1 Position Averaged per 12-month period)

Call Volume Chart

Minimum Average Call Volume for Maintaining/Requesting 9-1-1 Positions*

Total Number of Positions**	Minimum Daily Call Volume Average
2	20
3	50
4	80
5	120
6	150
7	200
8	225
9	250
10	300
15	400
20	500
25	600
30	700

- *Call volume is averaged over the previous 12 months from the date of request
- **Includes Current + Requested Positions
- Failure to meet the minimum call (per position) requirements will require an evaluation of PSAP(s) need for currently deployed 9-1-1 positions.

Attachment C



Rio Grande Valley Emergency Communications District 911 (Cyber)Security Incident Reporting Form

CONTENT OWNER/MAINTAINED BY:

RGV911

INTRODUCTION

Rio Grande Valley Emergency Communications District 911 (RGV911) regards incident response and incident action planning as a core value for business and operational resilience. Swift, precise, response and recovery of a (cyber)security incident is critical to the business and operational resilience of the RGV911 enterprise. However, there must be an effective process to receive and respond to security alerts and incidents.

What is a (Cyber)Security Incident?

A security incident is:

- An event that actually or potentially jeopardizes the confidentiality, integrity, or availability of an information system or information the system processes, stores, or transmits.
- An event that constitutes a violation or imminent threat of violation of security policies, security procedures, acceptable use policies, or services of RGV911 and/or its affiliates.

The Incident Severity Levels

Incident Severity Levels be labeled by in multiple ways, including Low, Medium, and High, or Level 1, Level 2, etc. However they are labeled, the importance is to gain a common understanding of the severity of an incident. An example of defining Incident Severity Levels:

- Level 1 is a low-level incident that is unlikely to impact public health or safety; national, state, or local security; economic security; civil liberties; or public confidence.
- Level 2 is a medium-level incident that may impact public health or safety; national, state, or local security; economic security; civil liberties; or public confidence.
- Level 3 is a high-level incident that is likely to result in a demonstrable impact in the affected jurisdiction to public health or safety; national, state, or local security; economic security; civil liberties; or public confidence.
- Level 4 is a severe-level incident that is likely to result in a significant impact in the affected jurisdiction to public health or safety; national, state, or local security; economic security; or civil liberties.
- Level 5 is an emergency-level incident within the specified jurisdiction that poses an imminent threat to the provision of wide-scale critical infrastructure services; national, state, or local government security; or the lives of the country's, state's, or local government's residents.

Examples of Security Incidents

- Unauthorized access to a facility
- Intentionally targeted but unsuccessful unauthorized access
- Accidental disclosure of confidential data
- Infection by malware
- Theft or loss of an organizational system
- The theft or physical loss of computer equipment known to store PII and/or sensitive data.
- Loss or theft of portable devices such as laptops, tablets, smartphones, or backup media and its associated network connection with remote VPN.
- A server containing sensitive data is compromised by an unauthorized party
- A firewall accessed by an unauthorized entity
- A DDoS (Distributed Denial of Service) attack
- TDOS (Telephone Denial of Service) attack
- The act of violating an explicit or implied security policy
- An attacker runs an exploit tool to gain access to an organizational server
- The attempted or successful unauthorized access, use, disclosure, modification, or destruction of information or interference with system operations in an information system

Specific Types of Incidents that Affect PSAPs

Ransomware Incident

A ransomware incident is generally defined as a malicious cybersecurity incident in which a person or entity introduces software that gains unauthorized access to or encrypts, modifies, or otherwise renders unavailable a state or local government's data and thereafter the person or entity demands a ransom to prevent the publication of the data, restore access to the data, or otherwise remediate the impact of the software.

Ransomware attacks are a form of denial of service that encrypts the data on servers, personal devices, and other systems that manage operations. Ransomware is a malware designed to deny a user or organization access to files on their computer. By encrypting these files and demanding a ransom payment for the decryption key, cyber attackers place organizations in a position where

paying the ransom is the easiest, quickest, and cheapest way to regain access to their files. However, restrictions on paying the ransom or otherwise submit to the threat actor(s), exacerbate the impacts of these type of attacks.

The direct impacts of a ransomware attack are:

- Temporary or permanent loss of sensitive and/or proprietary information to include systems supporting the call handling functions, data management, and all files
- Disruption to regular operations
- Financial losses incurred to restore systems and files
- Potential harm to those experiencing emergencies relying upon E911 for help, to include probable loss of life

Loss of Data Communications (i.e., WAN/LAN infrastructure, routers)

This includes any cybersecurity incident that disables or destroys WAN/LAN router infrastructure and its communication capabilities and may cause potentially disruptive effects on business operations. This security incident could produce one or more of the following impacts:

- Loss of access to WAN/LAN, to include internet and intranet
- Event causes a temporary business interruption or closure

Lessen the impact of this type of incident by using recovery strategies, hot site(s), reciprocal agreements, and manual operations.

Loss of Technology (i.e., computer room outage, network services, monitoring access)

This includes any security incident that disables or destroys the information technology network and infrastructure to include monitoring access, data center, facilities Main Distribution Frame (MDF) or Intermediate Distribution Frame (IDF), or server room with a potentially disruptive effect on business operations. This event could produce one or more of the following impacts:

- Endangerment or loss of life
- Loss of use of server room facility, voice, and data communications services
- Temporary business interruption or closure
- Operational, financial, and reputational impacts

Loss of Information Assets

This includes any security incident that causes any loss, destruction, or modification of any information assets. These assets include RGV911 documents and proprietary information and Human Resource files. This event could produce one or more of the following impacts:

- Operational, financial, and reputational impacts
- Temporary business interruption or closure
- Privacy issues with employees, contractors, and affiliates

Lessen the impact of this type of incident by using recovery strategies.

(Cyber)Security Incident Reporting Form

(Step: 1; Used by: End User)

Instructions: This form is to be completed as soon as possible following the detection or reporting of a cybersecurity incident. All items completed should be based on information that is currently available. This form may be updated and modified.

1. Contact Information for this Incident

Name:

Title:

Program Office:

Work Phone:

Mobile Phone:

Email address:

2. Incident Description.

Provide a brief description:

3. Impact / Potential Impact (Check all of the following that apply to this incident.)

- ☐ Loss / Compromise of Data
- ☐ Damage to Systems
- ☐ System Downtime
- ☐ Financial Loss (e.g., ransomware)
- ☐ Reputational
- ☐ Other Organizations' Systems Affected
- ☐ Damage to the Integrity or Delivery of Critical Goods, Services or Information
- ☐ Violation of legislation / regulation
- ☐ Unknown at this time

Provide a brief description:

4. Sensitivity of Data/Information Involved (Check all of the following that apply to this incident.)

Sensitivity of Data	
Category	Example
Public	This information has been specifically approved for public release by Public Relations department. Unauthorized disclosure of this information will not cause problems for RGV911, its customers, or its vendors. Disclosure of emergency services / PSAP information to the public requires the specific permission of RGV911, or long-standing practice of publicly distributing this information.

Internal Use Only	This information is intended for use within RGV911. Unauthorized disclosure of this information to outsiders may be against laws and regulations, or may cause problems for RGV911, its customers, or its vendors. This type of information is already widely distributed within RGV911, or it could be so distributed within the organization without advance permission from the information owner.
Restricted/Confidential (Privacy Violation)	This information is private or otherwise sensitive in nature and must be restricted to those with a legitimate business need for access. Unauthorized disclosure of this information to people without a business need for access may be against laws and regulations, or may cause significant problems for RGV911, its customers, or its vendors. Decisions about the provision of access to this information must be cleared through RGV911.
Unknown/Other	Describe in the space provided

☐ Public ☐ Internal Use Only	☐ Restricted / Confidential (Privacy violation) ☐ Unknown / Other – please describe:
---	---

Provide a brief description of data that was compromised:

5. Who Else Has Been Notified?

6. What Steps Have Been Taken So Far? (Check all of the following that apply to this incident.)

☐ No action taken	☐ Restored backup from tape
--	--

☐ System Disconnected from network	☐ Log files examined (saved & secured)
☐ Updated virus definitions & scanned system	☐ Other – please describe:
Provide a brief description:	
7. Incident Details	
Date and Time the Incident was discovered:	
Has the incident been resolved?	
Physical location of affected system(s):	
Number of sites affected by the incident:	
Approximate number of systems affected by the incident:	
Approximate number of users affected by the incident:	
Are non-RGV911 systems, such as business partners, affected by the incident?	

(Y or N – if Yes, please describe)	
Please provide any additional information that you feel is important but has not been provided elsewhere on this form.	

Please submit this completed form to RGV911

Personnel Assignment Form

(CSIRF Step: 2B; Used by: IR Team)

Date/Time:
Incident Name:
Recovery Team:



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Laura Parra, HR Director

DEPARTMENT: HR

DIRECTOR: Laura Parra

Agenda Item: 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.**

Classification: Regular

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

Issue: Partnership to provide a 10% tuition scholarship discount for City of Pharr employees, spouses, and dependents.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Laura Parra
Maritza Magallan
Ricardo Rodriguez
City Management Office

Created/Initiated - 05/22/2026
Approved - 05/22/2026
Approved - 05/22/2026
Final Approval - 05/27/2026

EDUCATIONAL ALLIANCE PARTICIPANT AGREEMENT

Grand Canyon University and

This Agreement is entered into by and between Grand Canyon University (GCU), an Arizona nonprofit corporation, with its principal place of business located at 3300 W. Camelback Road, Phoenix, Arizona 85017 and _____ (Participant) with its principal place of business located at _____. This Agreement refers to GCU and Participant collectively as “the Parties.” This agreement shall replace or supersede all other agreements between the Parties.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein expressed, the Parties do hereby agree as follows:

PURPOSE OF AGREEMENT. GCU is Arizona’s premier private Christian university, with nearly 350 academic programs (as of December 2024) across ten colleges and next-generation online learning platforms. Participant is _____. GCU and Participant wish to enter into an agreement in which in return for the promises contained herein GCU shall offer a scholarship to Participant’s _____ subject to the terms of this Agreement. The scholarship shall apply to online or evening campus bachelor’s, master’s or doctoral degree programs and single course/non-degree courses offered by GCU¹ (the “Programs”).

PERFORMANCE BY PARTICIPANT. Participant shall allow GCU to create and make available to Participant’s _____ marketing materials which describe the Programs and provide Participant’s _____ with all relevant information regarding each of the Programs. Participant shall also provide any additional services that may be listed in Exhibit A to this Agreement.

PERFORMANCE BY GCU. GCU shall provide the content, instruction and academic oversight of the above mentioned Programs. GCU shall also provide the services listed in Exhibit A to this Agreement.

TERMS OF AGREEMENT. This Agreement shall be effective when signed by all Parties and shall remain in effect until the termination of this Agreement by either party in accordance with the terms below. Either party may terminate this Agreement with sixty (60) days written notice. In the event this Agreement is terminated, any students enrolled in any of the Programs at the time of termination will be permitted to continue their studies and complete the Programs under the terms specified in this Agreement, provided such students maintain continuous enrollment with no breaks greater than fourteen (14) days unless an approved leave of absence has been granted by GCU. This Agreement contains the entire understanding of the parties and replaces all other agreements or understandings, written or verbal, which may be in effect between the parties relating to the subject matter herein.

USE OF PARTICIPANT’S MARKS AND LOGOS. Participant hereby grants GCU the right and license to publish and/or use Participant’s logos or trademarks for all purposes connected with the promotion of the Programs and the provision of the services listed in Exhibit A to this Agreement, including without limitation, the use of Participant’s logos or trademarks for advertising relating to GCU for its seminars, symposiums, recruiting of students and participants, published materials relating to GCU, and all other purposes related to GCU and its mission. GCU’s right to utilize Participant’s logos and trademarks will survive the termination or expiration of this Agreement for a reasonable period of time until GCU is able to revise and update such materials. Notwithstanding the foregoing license, Participant shall retain all right, title and interest in and to Participant’s logos and trademarks.

PARTICIPANT SCHOLARSHIP. To claim the scholarship, Participant’s _____ must complete a Memorandum of Understanding which will be provided as part of the GCU application process and submit that MOU with their application for approval by GCU in its sole and absolute discretion. The scholarship cannot be used in conjunction with any other scholarships, awards, promotions and/or other programs offered by GCU unless otherwise stated on the MOU. MOUs submitted after the application process will not be honored except in cases where Participant employees is/are active in a GCU program prior to the signing of this agreement. This scholarship shall be available as long as this Agreement is in place.

CONTINUOUS ENROLLMENT AND MINIMUM SCHOLASTIC ACHIEVEMENT. The scholarship will only be awarded to students who remain continuously enrolled in the Program and take the required courses necessary to complete the Program. Continuously enrolled is defined as no breaks greater than fourteen (14) days unless an approved leave of absence has been granted by GCU. Students who do not maintain continuous enrollment will no longer be eligible to receive the scholarship; they will not, however, be obligated to reimburse GCU for the completed courses where the scholarship has been awarded. Recipients must also maintain a minimum grade point average as outlined in the [University Policy Handbook](#).

ADDITIONAL SERVICES. GCU agrees to provide Participant workforce development support through its Grow From Within Menu of Services as listed in Exhibit B.

¹ Excludes the College of Nursing and Health Care Profession's RN to Bachelor of Science in Nursing, Accelerated Bachelor of Science in Nursing, and Nurse Practitioner programs, in addition to undergraduate courses in the MSN Bridge program.

EDUCATIONAL ALLIANCE PARTICIPANT AGREEMENT

NOTICE: Any notice which may be given by a party under this Agreement shall be deemed to have been duly delivered if delivered by reputable carrier, hand delivered or electronic mail to the receiving party at the following address(es) or email address:

For: Grand Canyon University

Attn: Legal Department
3300 W. Camelback Road
Phoenix, AZ 85017
LegalDepartment@gcu.edu

For:

Attention: _____
Address: _____
City/State/Zip: _____
Email Address: _____

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be executed by themselves or by their duly authorized representatives as of the day and date first written above.

Participant organization is a 501(c)(3) or 501(c)(4)?

☐ Yes ☐ No

Agreement includes ONLY this location:

☐ Yes ☐ No

Agreement includes all locations within the organization:

☐ Yes ☐ No

Grand Canyon University

By: _____
Print Name: Raymond Kaselonis
Title: GCU Chief Administrative Officer and General Counsel
Date: _____

By: _____
Print Name: _____
Title: _____
Date: _____

EDUCATIONAL ALLIANCE PARTICIPANT AGREEMENT

Exhibit A

Performance and Services By GCU and

GCU offers content, instruction and academic oversight of the Programs through the College of Arts and Media, Colangelo College of Business, College of Doctoral Studies, College of Education, College of Engineering and Technology, College of Humanities and Social Sciences, College of Natural Sciences, College of Nursing and Health Care Professions and College of Theology.

The Programs' courses will follow the applicable Programs of Study outlined in the current catalog, which can be viewed by visiting gcu.edu/academics/academic-policies.php, and clicking on Academic Catalog. As improvements are made to the Programs, the Program of Study courses may change; however, credit hour requirements will follow the specifications of the current catalog.

GCU REQUIREMENTS INCLUDE:

1. GCU shall grant eligible Participant a 10% off tuition scholarship and spouses and dependents a 5% off tuition scholarship for the current GCU tuition prices for the Programs (the "Participant Scholarship"). This Participant Scholarship shall be available as long as this Agreement is in place and the student meets the requirements of this Agreement. GCU reserves the right to change tuition pricing at any time and the Participant Scholarship will be applied only as an offset to tuition stated in GCU's University Policy Handbook. The Participant Scholarship cannot be used in conjunction with any other scholarships, awards, promotions and/or other programs offered by GCU unless otherwise indicated on the MOU.
2. Regarding any enrolled students from Participant organizations. For purposes of clarification, the Participant Scholarship will not apply to any courses already taken or in progress on the effective date of this Agreement and will apply only to future courses. Any student utilizing federal aid as of the effective date of this Agreement will have the Participant Scholarship applied at the beginning of the student's next payment period.
3. GCU shall provide marketing literature and informational sessions to Participant's at GCU's expense, to promote continuing education and support educational goals. GCU shall also include the Programs in its general marketing efforts and, at the request of Participant, shall conduct periodic marketing efforts specifically targeted at potential students for the Programs. GCU shall also conduct all necessary public relations activities designed to enhance and further the status and reputation of the Programs with Participant's prior consent, and which consent shall not be unreasonably withheld.
4. GCU shall provide a local University Development Counselor as a primary contact and Participant resource. It is the responsibility of the Participant to identify themselves in order to receive the Participant Scholarship available through this Agreement. Subject to the consent, Participant will assist GCU in confirming that the Participant is/are indeed associated with Participant.

PARTICIPANT REQUIREMENTS INCLUDE:

1. GCU may announce the formation of the alliance with GCU to Participant's . GCU and Participant will work together to communicate to Participant's the benefits and variety of programs offered by GCU.
2. Participant to allow access, within Participant guidelines, to present information regarding GCU programs to Participant via information meetings at least once a quarter.
3. Participant shall allow GCU to provide outreach to , including, but not limited to, informational webinars, posting of flyers and other activities as appropriate, which must be consistent with Participant policies.

Participant and GCU may issue joint press releases and other announcements with prior approval of both parties.

EDUCATIONAL ALLIANCE PARTICIPANT AGREEMENT

Exhibit B

Grow From Within Menu of Services

Please select the services below that you and your organization would like to learn more about.

- ___ **Employer Services:** Join the GCU employer network Career Connections, which includes a digital job board for full-time and part-time positions, access to events and a variety of other resources and engagement opportunities.
- ___ **Online Cohorts:** This model is designed to ensure that your staff can potentially complete their program alongside their colleagues and peers.
- ___ **Scholarship Opportunities:** GCU tuition scholarships available for participant's employees and/or members.
- ___ **Professional Development:** Opportunities are led by experts in their respective fields and are designed to strengthen employee knowledge and motivation.
- ___ **Meet GCU:** Visit, tour and experience GCU's vibrant and growing campus at no cost.¹ While on campus, meet GCU leadership, college deans and university counselors. Leaders will have the opportunity to connect and learn with other industry influencers and develop ways to enhance options for your students and employees through participant benefits.
- ___ **Test Preparation:** Certification and licensure test preparation workshops available for those pursuing careers where state and national testing are required.
- ___ **GCU-Hosted Information Meetings:** a local university counselor can coordinate information meetings to walk through university admissions process, financial aid, payment options and direct you to a GCU representative who can complete complimentary transcript evaluations.

Additional Services for K-12 Education

- ___ **LIVE Lessons:** Virtual classroom presentations teaching GCU curriculum for 11th and 12th grade students.
- ___ **Dual Enrollment:** This is an affordable and efficient way for high school and homeschool students to get a head start on earning their college degree. With the ease of credit transferability, students are able to learn college-level academic skills on an accelerated college pathway that may reduce time to graduation.
- ___ **Meet GCU Administrator Events:** Visit, tour and experience GCU's vibrant and growing campus at no cost.¹ While on campus, meet GCU leadership, college deans and university counselors. Education leaders will have the opportunity to connect and learn with other industry influencers and develop ways to enhance education options for your students and employees through participant benefits.
- ___ **Test Preparation for Education:** State-specific test prep options vary by location and availability. Examples of sessions include:
 - NES/Praxis for reading, writing and math
 - NES Secondary for English, math or history at the high school level

Additional Services for Nursing and Health Care

- ___ **Meet GCU Health Care Events:** Visit, tour and experience GCU's vibrant and growing campus at no cost.¹ While on campus, meet GCU leadership, college deans and university counselors. Health care leaders will have the opportunity to connect and learn with other industry influencers and develop ways to enhance education options for your students and employees through participant benefits.
- ___ **Professional Development for Nursing and Health Care:** OnPulse with GCU is a professional development session designed to develop skill sets such as patient experience, quality care and internal team culture. Offered in-person or virtually, these complimentary sessions are designed for the health care industry. GCU offers both custom and open sessions to fit your needs.
- ___ **Test Preparation for Nursing and Health Care:** Complimentary workshops are led by experienced nurse educators and include testing experiences, direction on developing a data-driven personalized study plan and test outlines based on your specialty. Available options include NCLEX Test Prep and APRN Test Prep.

¹ Restrictions for travel reimbursement may apply.

GCU 2026 PLLS / Community College / CEP Administrator Fly-In
Event Acknowledgment Form

Grand Canyon University is pleased to provide the opportunity for one school administrator or counselor to visit Grand Canyon University in Phoenix, Arizona to learn more about the university. As part of this program, the university will pay for airfare, hotel, meals on-campus and transportation during the campus visit.

Grand Canyon University will make all arrangements and work directly with each guest to make travel arrangements that will work for both parties. Please provide the information below exactly as you would when making an airline reservation.

Guest Legal Name: _____ Title: _____

I am a(n): Administrator _____ School Counselor _____

Email: _____ Cell Phone: _____

Date of Birth: _____ Preferred Airport: _____

District/CC/Organization: _____

Organization Address: _____
Street City State Zip

You have expressed interest in visiting GCU on (please indicate event date): _____

Because of an early morning start on the first day of the event, GCU will book your airline tickets so you depart late afternoon/early evening on the day before your event.

Your return flight will be booked to depart in the afternoon or evening after the event. All airline reservations are dependent upon cost and flights available to and from your departing city.

Please note that the airline tickets are non-refundable or transferable therefore once travel arrangements have been finalized, changes cannot be made unless an emergency arises. If travel arrangements are unable to be secured at least ten days prior to the event, we will work with you to visit the GCU campus during an alternative event date.

It is our hope that as part of your visit, you become acquainted with GCU and gain an understanding of how it emerged as a post-secondary leader of private, Christian education. As part of the campus visit offer, each attendee is required to acknowledge the following:

- As a guest of Grand Canyon University, I agreed to participate in all scheduled activities in the Fly-In program and expressly assume all risks associated with my travel to and from GCU as well as all activities in which I partake.
- As the attendee from my district/school/organization, I affirm one of the following:
 - I am a decision-maker or have been designated as the representative for my organization's decision-maker, for the purpose of determining whether my district/school will become a participant in one of GCU's Strategic Educational Alliances.
 - Because my school has already signed a Strategic Educational Alliance, I am attending as the responsible party who will use this opportunity to learn about GCU for the purpose of assisting colleagues and students understand how (if, at all) GCU may be a fit for students going through the college or college transfer decision-making process.
- I understand that my district/school/organization is afforded one visitor to GCU at no expense and that failure to travel as mutually agreed upon will result in the forfeiture of the complimentary trip.

Guest Signature: _____ Date: _____

GCU 2026 PLLS / Community College / CEP Administrator Fly-In
Permission / Waiver of Liability / Medical Release Form

This form is required for anyone visiting GCU and staying overnight on campus. The form must be completed in its entirety and be received to register for an event. Fly-in guests will NOT be allowed to stay overnight without this form on file.

ALLERGIES/MEDICATIONS:

Medical Insurance Name and Policy #: _____

Attendee's Allergies (If any): _____

Attendee's Current Medications: _____

(Special Instructions: EpiPen, dosage, diabetic procedure, etc.): _____

EMERGENCY CONTACT:

Name: _____ Relationship to Guest: _____

Cell Phone: _____ Home Phone: _____ Work Phone: _____

Email: _____

GCU RELEASE OF LIABILITY:

Filling out this registration form signifies your acceptance that you will not hold Grand Canyon University (or any other entity or person involved in the production of the program/event) responsible for any mishaps, injuries or other damages related to this program or travel to and from the event.

I hereby release, indemnify and hold harmless Grand Canyon University, Grand Canyon Education, Inc., their respective trustees, officers, agents and employees from any and all liability, damage or claim arising out of or in any way related to my participation in the visit to Grand Canyon University, except where such claims are due to the sole gross negligence of the college, its agents, or employees.

I grant Grand Canyon University permission to use my photographs in print, web, electronic, and video formats or in other official Grand Canyon University print publications.

I have read and fully understand all the provisions of the Permission/Release form.

Print Attendee Name: _____ Event Date: _____

Attendee Signature: _____ Today's Date: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.C.

DATE SUBMITTED: May 22, 2026

MEETING DATE: June 1, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: 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.**

Classification: Regular

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

Issue: To accelerate the necessary elimination of Lift Stations 10 and 18 to make way for an adjacent roadway project, staff recommends separating the Lift Stations 10, 18 & 40 Elimination Project into two separate efforts. Prioritizing the Lift Stations 10 and 18 will allow the adjacent roadway project to move forward unhindered.
Project No. 1920-01-528-S013-001-L

Fiscal Consideration: Original Contract:\$463,095.00

Amendment #1: \$75,520

Amendment #2: \$25,000

Total Contract: \$563,615

Staff Recommendation: Staff recommends approval of the amendment to separate the Lift Station 10, 18 and 40 Elimination Project into two projects for the amount of \$25,000.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Patrizia Longoria

Maritza Magallan

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 05/22/2026

Approved - 05/22/2026

Approved - 05/26/2026

Approved - 05/27/2026

Approved - 05/27/2026

New -



1803 MOZELLE STREET
PHARR, TEXAS 78577
TEXAS REGISTERED ENGINEERING
FIRM NUMBER F-18526

May 20, 2026

Ruben Rosales
Public Utilities Director
City of Pharr
801 E. Sam Houston Blvd.
Pharr, TX 78577

SUBJECT: City of Pharr Lift Station #10 & #18 Elimination Project Proposal

Dear Mr. Rosales,

Trimad Consultants, L.L.C. (TRIMAD) is pleased to submit this Professional Engineering Services Proposal for the above-mentioned reference project.

We greatly appreciate the opportunity in serving the City of Pharr.

Sincerely,

A handwritten signature in blue ink that reads "Ricardo Salazar".

Ricardo Salazar, P.E.
President



CITY OF PHARR
LIFT STATION #10 & #18 ELIMINATION PROJECT
PROFESSIONAL ENGINEERING SERVICES PROPOSAL
MAY 20, 2026

Project Background

This document defines Trimad Consultants, L.L.C. (TRIMAD) professional engineering services and associated budget to prepare and submit this proposal for separating Lift Station #10 and Lift Station #18 from the original scope of services and distributing the existing flows through gravity to the City of Pharr Wastewater Treatment Plant.

Scope Of Services

The Scope of Services will include combining Lift Station #10 and Lift Station #18 as one set of plans, updating the specification book and preparing an opinion of probable construction cost for the elimination of Lift Station #10 and Lift Station #18. TRIMAD currently anticipates One Task to be included in this project. The one (1) Task is identified below:

Task 1: Separating PS&E of Lift Station #10 and Lift Station #18

Basis of Scope and Fee Development

The following key assumptions have been made in establishing the scope and the estimated level of effort for this project:

1. Construction Phase services shall be for a single construction contract.
2. Prior to initiating the preliminary design phase, the Owner will provide TRIMAD record drawings, GIS data, and other utility maps for its existing facilities (potable water and sanitary sewer) within and along the potential project limits.
3. The Owner will provide the Front-End Documents to be included in the Specifications and TRIMAD shall be responsible for editing the Invitation to Bidders and drafting the Bid Proposal, Supplementary Conditions, and Special Conditions.

Upon notice to proceed, TRIMAD will perform the following tasks:

TASK 1: Separating PS&E of Lift Station #10 and Lift Station #18

The TRIMAD TEAM will prepare separate Plans, Specifications, and Estimates (PS&E) packages for Lift Station No. 10 and Lift Station No. 18. The proposed construction documents will include only the associated sanitary sewer trunk line improvements pertaining to each respective lift station.

The scope of work shall include the preparation of detailed construction plans, technical specifications, and engineer's cost estimates associated with the decommissioning of the existing lift stations and the installation of the proposed sanitary sewer trunk lines. The project will also incorporate two boring crossings required for the proposed utility alignment.

Services to be provided by the TRIMAD TEAM include, but are not limited to, the following:

- Preparation of separate PS&E packages for Lift Station No. 10 and Lift Station No. 18.
- Development of construction plans for the sanitary sewer trunk line improvements associated with each lift station.
- Preparation of technical specifications in accordance with applicable local, state, and utility standards.
- Development of detailed engineer's opinions of probable construction cost (OPCC).
- Coordination of decommissioning requirements for the existing lift stations.
- Incorporation of two proposed boring crossings into the design documents, including applicable details and specifications.
- Preparation of bid-ready documentation suitable for permitting, bidding, and construction purposes.

Additional Services, if Required:

- Additional copies of Construction Documents beyond six (6).
- Additional survey or geotechnical investigations, if requested or required by the Owner.
- Sampling, testing, or analysis beyond that specifically included in the Scope of Services referenced herein above.
- Appearing before regulatory agencies or courts as an expert witness in any litigation with third parties or condemnation proceedings arising from the development or construction the project, including the preparation of engineering data and reports for assistance to the Owner.
- Providing professional services associated with the discovery of any hazardous water or materials along the project routes.
- Providing construction staking.
- Revisions to the final design documents once the 100% submittal has been approved by the Owner.
- Assisting Owner or Contractor in the deference or prosecution of litigation in connection with or in addition to those services contemplated by this Agreement. Such services, if any, shall be furnished by TRIMAD on a fee basis negotiated by the respective parties outside of and in addition to this Agreement.
- Preparing applications and supporting documents for government grants, loans, or planning advances, and providing data for detailed applications.
- Preparing for, conducting, or attending meetings during the design, bidding and construction phases of the project that are not provided as part of the Scope of Services.
- Providing any other professional services requested by the Owner as a part of this project that are not listed in the Scope of Services.

TABLE 1 – Task and Expense Budget

TASK NO.	DESCRIPTION	FEE
Lift Station #10 & #18 Elimination		
<i>1</i>	<i>Separating PS&E of Lift Station #10 and Lift Station #18</i>	<i>\$25,000.00</i>
TOTAL FEE		\$25,000.00

*Invoices will be submitted monthly based on the percentage (%) of work completed.