



**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 15, 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 Alzheimer's & Brain Awareness Month
- B) Proclamation proclaiming June 2026 as Transverse Myelitis 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) Submission of Sales Tax Collection Report for May 2026.
- B) Recognition of students from Vanguard Academy Picasso Elementary for earning 1st Place nationally in the Greenpower USA competition.
- C) Trailblazer of the Month Recognition
- D) City Events of Interest

**6. CONSENT AGENDA:** *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

- A) Approval of Minutes for June 01, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)
- B) 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. **(2nd Reading) This item supports QL - Quality of Life.** (SPECIAL EVENTS )
- C) Consideration and action, if any, authorizing City Manager to advertise a Request for Bids for the construction of the Pharr Pedestrian Connections, Cage, Veterans, and Jackson Sidewalk Project (LRGVDC 5310 Grant). **This item supports IF - Infrastructure.** (ENGINEERING)
- D) Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Recreation Center and Development and Research Center for Early Voting and Election Day polling locations and Pharr Memorial Library and Pharr One for Election Day polling locations for the upcoming 2026 General Election and General Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)
- E) Consideration and action, if any, on Development Services Cases:
  - 1. Sr. Cruda Ceviche and Micheladas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard, Suite A. CUP#211065 This item supports EV - Economic Vitality.
  - 2. O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 2B, Pharr Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1933 West Interstate 2. CUP#160633 This item supports EV - Economic Vitality.

3. Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. CUP#161155 This item supports EV - Economic Vitality.

4. Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. CUP#201258 This item supports EV - Economic Vitality.

5. Red Tape II, Inc., d/b/a Stiletto Cabaret, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. CUP#120418 This item supports EV - Economic Vitality.

## **REGULAR AGENDA - OPEN SESSION:**

### **7. ORDINANCES AND RESOLUTIONS:**

A) Consideration and action, if any, on Resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City's System-Wide Waterline Improvement Project and authorizing the City Manager to act as the City's Authorized Representative. **This item supports IF - Infrastructure.** (GMCD)

B) Consideration and action, if any, on Resolution authorizing the submission of a grant application to the US Department of Homeland Security, Federal Emergency Management Agency for funding under the Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response Grant Program to fund six (6) firefighter positions. **This item supports SSC - Safe and Secure Community.** (FIRE)

C) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.** (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution appointing/re-appointing two (2) members to the Keep Pharr Beautiful Board. **This time supports SG-Sound Governance and Fiscal Sustainability.** (MAINTENANCE)

F) Consideration and action, if any, on Resolution appointing/reappointing two (2) members to the Board of Adjustment. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

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

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

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

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

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

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

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

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

**10. ADJOURNMENT:**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

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

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 9<sup>th</sup> day of June 2026 at 3:30 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 9<sup>th</sup> day of June 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: \_\_\_\_\_