



**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, JULY 6, 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. 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.*

**3. 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

**4. 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 June 2026.

B) City Engineer's Report

C) Recognition of Building Official Jose I. Alvarado on obtaining the Master Code Professional Certification

D) Presentation of a proclamation issued by the Office of Governor Greg Abbott recognizing the 36th Anniversary of the Americans with Disabilities Act (ADA) and promoting awareness, inclusion, and opportunities for individuals with disabilities.

E) City Events of Interest

**5. 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 15, 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. *(3rd and Final Reading)* **This item supports QL - Quality of Life.** (SPECIAL EVENTS )

C) Consideration and action, if any, on amendment to Resolution R-2026-05 for the Operation Lone Star Grant Program. **This item supports SSC - Safe and Secure Community.** (POLICE)

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

1. Picaro's Pizza LLC., d/b/a Picaro's Pizza, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.02 acres, more or less, out of Lot 3, Riveraine Subdivision, Pharr, Hidalgo County, Texas. The subject site is located at 6502 South Cage Boulevard, Suite 2. CUP# 260506 **This item supports EV - Economic Vitality.**

2. Michael Wright, CFO., DBA Parry's Pizza, 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 1B of the 2<sup>nd</sup> Replat of Vacated Carmel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivisions, Pharr, Hidalgo County, Texas. The property's physical address is 550 North Jackson Road. CUP#231132 **This item supports EV - Economic Vitality.**

3. Pizza Properties, Inc., d/b/a Peter Piper Pizza #63, 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 Lot 1, Pleasanton Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1715 South Cage Boulevard. CUP#060104 **This item supports EV - Economic Vitality.**

4. Taqueria Tepeque Express 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 0.041 acres, more or less, out of Lot 2, Hacienda Santa Lucia Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 701 East Nolana Loop, Suite #3A. CUP#230384 **This item supports EV - Economic Vitality.**

5. Jose Alberto Hernandez, d/b/a Doc's Billiards & Sports Bar, 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 being the S150' of Lots 17, 18 and 19, Block 1, San Patricia Acres Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 917 West Ferguson Avenue. CUP# 130630 **This item supports EV - Economic Vitality.**

6. Mauricio Jaramillo, d/b/a Regency Fiesta, 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 0.102 acres out of Lot 1, Regency Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1020 West Ferguson Avenue. CUP# 071271 **This item supports EV - Economic Vitality.**

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

### **6. ORDINANCES AND RESOLUTIONS:**

A) Consideration and action, if any, on Ordinance amending Ordinance O-2007-40 decreasing Library Board Members from nine (9) to five (5) members and adding an ex officio member. **(1st Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (LIBRARY)

B) Consideration and action, if any, on Ordinance relating to monument, headstone, and marker restoration, repair, maintenance, and replacement in city-owned or city-maintained cemeteries. **(1st Reading). This item supports QL - Quality of Life.** (LIBRARY)

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 authorizing the submission of project application to the Rio Grande Valley - Metropolitan Planning Organization (RGV-MPO) for transportation funding and committing to a local match for the East Hi Line Road project. **This item supports IF - Infrastructure.** (ENGINEERING)

### **7. CONTRACTS/AGREEMENTS:**

A) Consideration and action, if any, authorizing City Manager to enter into a Service Contract for City Wide Street Sweeping Services. **This item supports IF - Infrastructure.** (PUBLIC WORKS)

B) Consideration and action, if any, on the Guaranteed Maximum Price Amendment No. 2 (GMP #2) to the existing Construction Manager at Risk (CMAR) contract with D. Wilson Construction (DWCC) for the City of Pharr Multi-Use Facility. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to negotiate and enter into a service contract for planting and landscape installation services for the Schoolyard Forestry Project. **This item supports QL - Quality of Life.** (PUBLIC HEALTH)

D) Consideration and action, if any, ratifying service contract with GDJ Engineering, LLC. for professional services for grant application preparation. **This item supports IF - Infrastructure.** (ENGINEERING)

E) Consideration and action, if any, on Memorandum of Understanding (MOU) with Driscoll Health Plan to expand community access to high-quality literacy resources through City facilities and programs. **This item supports QL - Quality of Life.** (PUBLIC HEALTH)

**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 29<sup>th</sup> day of June 2026 at 5:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 29<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: \_\_\_\_\_