



**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, AUGUST 17, 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) Trailblazer of the Month Recognition

B) Recognition of Games of Texas Athletes

C) 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 July 06, 2026 — Regular Called Meeting; July 20, 2026 - Regular Called Meeting; and August 03, 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-2007-40 decreasing Library Board Members from nine (9) to five (5) members and adding an ex officio member. **(3rd and Final Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (LIBRARY)

C) 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. **(3rd and Final Reading). This item supports QL - Quality of Life.** (LIBRARY)

D) Consideration and action, if any, authorizing City Manager to advertise for sealed bids on a Service Contract for City Wide Landscaping Services. **This item supports QL - Quality of Life.** (MAINTENANCE)

E) Consideration and action, if any, authorizing City Manager to advertise for bids on construction of the South Regional Detention Facility and Drainage Improvements Project. **This item supports IF - Infrastructure.** (ENGINEERING)

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

1. Quintanilla, Headley and Associates, Inc. representing Cubic Walls LLC., owner, has filed with the Planning and Zoning Commission a request for a Life of the Use Conditional Use Permit to allow a Self-Storage facility in a General Business District (C). The property is legally described as being a 4.10 acre tract of land, more or less, out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 4621 North Veterans Boulevard. CUP# 260607 **This item supports EV - Economic Vitality.**

2. CNMK Texas Properties, LLC, d/b/a Cinemark El Centro Mall 16, 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 Lot 3A, Re-plat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 600 North Jackson Road. CUP# 131046 **This item supports EV - Economic Vitality.**

3. Topgolf USA Pharr, LLC., 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 a 1.48 acre tract of land, more or less, out of Lot 1, Top Golf Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1901 W Interstate Highway 2. CUP#170846 **This item supports EV - Economic Vitality.**

G) PLATS:

1. CEI Engineering Associates, Inc, representing Coy Haynes, Manager for CG Cage & Moore LLC, a Texas Limited Liability Company, is requesting final plat approval of the proposed Pharr Corners Subdivision. The property is legally described as being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is within the 1800 Block of South Cage Boulevard. SUB#250725 **This item supports EV - Economic Vitality.**

2. R. Gutierrez Engineering Corporation, representing Victor Hugo Resendez and wife, Rosalinda Resendez, owner, is requesting preliminary and final plat approval of the proposed Rosalinda Resendez Subdivision. The property is legally described as being a 0.20 acre tract of land out of Lot "Q", Original Townsite of Pharr, Hidalgo County, Texas. The property is located within the 700 Block of S. Dogwood St. SUB#260515 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-37 Municipal Fiber Optic Fee Schedule (**1st Reading**). **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

B) Consideration and action, if any, on Resolution adopting the City of Pharr Title VI Program and authorizing its implementation. **This item supports SG - Sound Governance and Fiscal Sustainability.** (HR)

C) Consideration and action, if any, on Resolution appointing/re-appointing two (2) members to the Bridge Board. **This item supports EV - Economic Vitality.** (BRIDGE)

D) Consideration and action, if any, on Resolution adopting the City of Pharr's One-Year Action Plan for Program Year 2026 to the U.S. Department of Housing and Urban Development (HUD). **This item supports QL - Quality of Life.** (GMCD)

7. ADMINISTRATIVE:

A) Discussion and action for vote on Proposed Tax Rate increase and to schedule a Public Hearing. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

B) Submission of Certified Totals for Tax Assessed Values 2026 for Fiscal Year 2026-2027. **This item supports SG - Sound Governance and Fiscal Sustainability.** (FINANCE)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, amending Interlocal Cooperative Agreement for Rural Emergency Services between the City of Pharr and Hidalgo County. **This item supports SSC - Safe and Secure Community.** (FIRE)

B) Consideration and action, if any, on Change Order No. 2 with Mor-Wil LLC. for the Collection System Improvement and Lift Station Elimination Project. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, on Change Order No. 3, for the Donation Acceptance Program for Fiscal Year 2016 construction contract with D. Wilson Construction Company of McAllen, Tx. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Amendment No. 1 with Texas Department of Transportation for the I-Road Phase II Project for the replacement of the bridge on I Road at South Floodwater Channel (CSJ: 0921-02-491). **This item supports IF - Infrastructure.** (ENGINEERING)

E) Consideration and action, if any, on Amendment No. 3 with Texas Department of Transportation for the I-Road Phase II Project from Dicker Road to US Military Hwy 281 (CSJ: 0921-02-499). **This item supports IF - Infrastructure.** (ENGINEERING)

F) Consideration and action, if any, on Amendment No. 4 with Texas Department of Transportation for the I-Road Phase II Project from Rancho Blanco Road to Dicker Road (CSJ: 0921-02-363). **This item supports IF - Infrastructure.** (ENGINEERING)

G) Consideration and action, if any, on Amendment No. 2 with Brownstone Consultants, LLC. to the Construction Management Services for the Donation Acceptance Program (DAP) Fiscal Year 2016 Project. **This item supports IF - Infrastructure.** (ENGINEERING)

H) Consideration and action, if any, on Amendment No. 9 to the Professional Engineering Services Agreement with Halff Associates, Inc. for the Donations Acceptance Program Fiscal Year 2016 (DAP FY16). **This item supports IF - Infrastructure.** (ENGINEERING)

I) Consideration and action, if any, on Amendment No. 9 to the Professional Engineering Services Agreement with Structural Engineering Associates, Incorporated (SEA) for the Pharr-Reynosa International Bridge Expansion Project. **This item supports IF - Infrastructure.** (ENGINEERING)

J) Consideration and action, if any, on renewal of Cloud Management Subscription Services from Calix, Inc. for Pharr Connect. **This item supports SE - Service Excellence.** (IT)

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 11th of August 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 11th day of August 2026





ALESSANDRA GARCIA, CPM
ASSISTANT 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: _____