



**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
TUESDAY, SEPTEMBER 8, 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 September 25, 2026, as National Day of Remembrance for Murder Victims.

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 August 2026.

B) City Engineer's Report

C) Trailblazer of the Month Recognition

D) Presentation of Certificate of Accreditation to the Pharr Police Department by the Texas Police Chiefs Association Best Practices Recognition Program.

E) Presentation recognizing City of Pharr EMS and Public Safety Communications personnel for their exemplary performance.

F) 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 August 13, 2026 - Budget Workshop and August 17, 2026 - Regular Called Meeting (CITY CLERK'S OFFICE)

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-37 Municipal Fiber Optic Fee Schedule **(2nd Reading)**. **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

C) Consideration and action, if any, ratifying the purchase of computer equipment from Dell Technologies for an amount not to exceed \$176,933.70 utilizing the Texas DIR-CPO-5792 Cooperative Purchasing Agreement. **This item supports IF - Infrastructure.** (IT)

D) Consideration and action, if any, ratifying Interlocal Agreement between the Texas Municipal League Intergovernmental Risk Pool and the City of Pharr for Group Critical Illness Coverage. **This item supports SE – Service Excellence.** (HR)

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

1. Shots Main Event, LLC., d/b/a Main Event Entertainment, 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 1.34 acre tract of land more or less, out of Lot 4A, Replat of vacated Car-Mel Subdivision, vacated El Centro Mall No. 3 & 4 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite C. CUP#140101 **This item supports EV - Economic Vitality.**

2. Diana L. Bojorquez De Robles, DBA Royal Garden, 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 0.21 acres, more or less, out of Lots 12 and 13, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 213 East Ferguson Avenue, Suite C. CUP#240101 **This item supports EV - Economic Vitality.**

3. Fuera De Lugar, LLC, d/b/a Fuera De Lugar Restaurant, 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 0.071 of an acre tract of land, more or less, out of Plaza Sports Center Phase 1 Lot 1 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1101 East Nolana Loop. CUP#150101 **This item supports EV - Economic Vitality.**

4. Taqueria Borrego Pinto is requesting for 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 212, Valle De La Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6615 South Jackson Road. CUP#180208 **This item supports EV - Economic Vitality.**

5. James Keller, representing Walter Keller the Upper Room RGV from Prayer to praise, owner, has filed with the Planning and Zoning Commission a request for a Life-Of -the -Use Conditional Use Permit to allow a church in an Agricultural and/or Open Space District (A-O). The property is legally described as being all of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1201 West Javelina Drive. CUP#260709 **This item supports EV - Economic Vitality.**

6. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (A-O) and General Business District (C) to Heavy Commercial District (H-C). The property is legally described as being 0.55 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8901 South Cage Boulevard. COZ# 260712 **This item supports EV - Economic Vitality.**

7. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.13 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8911 South Cage Boulevard. COZ#260713 **This item supports EV - Economic Vitality.**

8. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.68 acres, more or less, out of Lot 356, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 8907 South Cage Boulevard. COZ #260714 **This item supports EV - Economic Vitality.**

9. Jorge Pena Architects, LLC., representing Luis Biasi, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C). The property is legally described as being 1.40 acres,

more or less, out of Lot 356, Kelly-Pharr, Hidalgo County, Texas. The property is physically located at 8915 South Cage Boulevard. COZ#260715 **This item supports EV - Economic Vitality.**

F) PLATS:

1. Javier Hinojosa Engineering, representing Dr. Marisol Rocha, Superintendent for Vanguard Academy, Inc., A Texas Corporation, is requesting final plat approval of the proposed Vanguard Academy Van Gogh Campus Subdivision. The property is legally described as being 14.531 acres out of Lot 6, Block 8, A.J. McColl Subdivision as recorded in Volume 21, Pages 597-598, Deed Records, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Moore Rd. SUB#260105 **This item supports EV - Economic Vitality.**

2. SAMES INC, representing Jennifer Van Alosty, Vice President for McAllen Radiator Service, Inc., and Kellie Faye Williams, is requesting final plat approval of the proposed Whitechapel Park Subdivision. The property is legally described as being a 13.84 gross acre tract of land out of Lot 186, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of W. Sam Houston Ave. SUB#250724 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ADMINISTRATIVE:

A) Discussion regarding weedy lot abatement fees and collection of outstanding balances. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, amending Interlocal Agreement between the City of Pharr and the Lower Rio Grande Development Council for a 5310 Project. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to award a Construction Contract for the Police Department Impound and Evidence Facility. **This item supports IF - Infrastructure.** (ENGINEERING)

C) Consideration and action, if any, authorizing City Manager to enter into a Construction Contract for the Pharr International Bridge Administration Building Roof Replacement project in the amount of \$142,379.29, utilizing TIPS Purchasing Cooperative Contract No. 24010402. **This item supports IF - Infrastructure.** (MAINTENANCE)

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 1st day of September 2026 at 4:30 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 1st day of September 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: _____