



**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
THURSDAY, MAY 23, 2019**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and Ordinance O-2018-45. 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 body.

B) Pledge of Allegiance/Invocation.

2. PROCLAMATIONS:

A) Proclamation proclaiming National Public Works Week.

3. PUBLIC HEARINGS:

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES.: *(Ordinance No. O-2018-45). A registered speaker during the public hearing may not exceed three (3) minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the city 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.*

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)*

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- A) Submission of Sales Tax Collection Report for May 2019.
- B) Submission of Tax Collection Report for April 2019.
- C) Submission of Quarterly Report for period ending March 2019.
- D) 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) Consideration and action on participation on the 2019 TxDOT Click it or Ticket Campaign. (Grant #2019-PharrPD-CIOT-00019) (POLICE)
- B) Consideration and action on renewal of State Plan of Operation (SPO) between City of Pharr Police Department and Law Enforcement Support Office. (POLICE)
- C) Consideration and action authorizing City Manager to advertise for proposals for construction of offices for IT at the Pharr Public Safety Communications Building. (IT)
- D) Consideration and action authorizing City Manager to advertise for bids for the 16-inch waterline project along Hilina Rd. from Cage Blvd. to Monarch Business Park. (ENGINEERING)
- E) Consideration and action on Development Services Cases:

1. Juan F. Garza, 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 a 0.073 acre tract of land, more or less, out of Lot 2, Browning Commercial Area Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1000 North Cage Boulevard, Suite A. **CUP#150325**

2. Las Pupusas Del Itacate, 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 0.054 acres out of Lot 1A, Tim Development Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 807 South Jackson Road, Suite 6. **CUP#180318**

3. Ramiro Armendariz, representing Red Tape VI d/b/a Stiletto's 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**

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4. Jhoan R. Gonzalez, d/b/a Tacos y Mariscos El Sinaloense, 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 in a General Business District (C). The property is legally described as being 0.12 acres, more or less, out of Lot 194, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6811 South Jackson Road. **CUP#190322**
5. Mayra Elizabeth Pedraza has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow an oversize storage unit (larger than 120 square feet) in a Single-Family Residential District (R-1). The property is legally described as being Lot 48, Los Ranchitos No. 3 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7517 South Plata Lane. **CUP#190319**
6. Michael C. Cobos, d/b/a Cosa Properties, LLC, a Texas Limited Liability Company, has filed with the Planning and Zoning Commission a request for a Change of Zone from General Business District (C) to Medium Density Multi-Family District (R-3). The property is legally described as being all of Lot 22, Beamsley Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1312 West Kennedy Street. **COZ#190424**
7. Melden & Hunt, Inc., representing Tancitaro's Finest Fruit LLC, owners, 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 Limited Industrial District (L-I). The property is legally described as being a 1.662-acre tract of land, more or less, out of Lot 375, Kelly Pharr Tract, Pharr, Hidalgo County, Texas. The property's physical address is 801 West Bona Terra Drive (rear portion of property). **COZ#190425**

PLATS:

1. Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Brentwood Estates Subdivision. The property is legally described as being a 23.36-acre tract of land out of Lot 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 900 Block of West Ridge Road. **SUB#180101**
2. Quintanilla, Headley and Associates, Inc., representing Eduardo Cantu, Vice President of Esponjas Development, LTD., is requesting final plat approval of the proposed Carmel Estates Subdivision. The property is legally described as being a 28.27-acre tract of land out of Lots 202 and 203, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of West Ridge Road. **SUB#180102**
3. Melden & Hunt Inc., representing Jose M. Flores Gonzalez, Managing Member for Tancitaro's Finest Fruit and FLMU properties, LLC, A Texas Limited Partnership, is requesting preliminary and final plat approval of the proposed Tancitaro's Finest Fruit subdivision. The property is legally described as being 7.555 acres consisting of 5.893 acres being all of Lot B, Re-Subdivision of Lots 4, 5, 6 and 7 P.E.D.C #1 Subdivision Amended and 1.662 acres being out of Lot 375, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of West Bona Terra Drive. **SUB#190309**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2018-41 relating to the number of authorized civil service positions within the Fire and Police Department. **(1st Reading)** (HR)

B) Consideration and action, if any, on Ordinance amending Appendix A, Zoning Ordinance. **(1st Reading)** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Resolution authorizing submission of grant application for Operation Stone Garden. (Grant #3173104) (POLICE)

7. ADMINISTRATIVE:

A) Consideration and action, if any, authorizing City Manager to advertise for Competitive Sealed Proposals/(Best Value) for the construction of the City of Pharr Aquatic Facility. (ENGINEERING)

B) Discussion and possible action on conditions set forth by Planning and Zoning Commission relating to fencing requirements for AEP substations. (DEVELOPMENT SERVICES)

8. PURCHASING:

A) Consideration and action, if any, on the purchase of three (3) 2019 unmarked Chevrolet Traverse Vehicles utilizing the Tarrant County CO-OP # 2019-014 contract. (Project #1819-01-512-P018-001) (POLICE)

B) Consideration and action, if any, on the purchase of Police Equipment to outfit new police units. (Project #1819-01-512-P019-003) (POLICE)

C) Consideration and action, if any, on the purchase of Ten (10) Panasonic Mobile Data Terminals (MDT) for Pharr Police Department from Turn Key Mobile utilizing co-op DIR-TSO-4025 contract. (Project #1819-01-512-P017-001) (POLICE)

D) Consideration and action, if any, on the purchase of Pro QA call-taking software from Priority Dispatch. (Project #1819-39-510-S019-001) (COMMUNICATIONS)

9. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, amending Professional Infrastructure Services Agreement with Border Infrastructure Consulting, LLC. (BRIDGE)

10. 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 City 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 City 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 City 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 City 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 City 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 City may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss

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such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

12. 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 956/402-4100 ext. 1003/1007 or FAX 956/702-5313 or E-mail hilda.pedraza@pharr-tx.gov or imelda.barrera@pharr-tx.gov for further information. Braille is not available.

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 20th day of May 2019 at 3:45 p.m. and will remain posted continuously for at least 72 hours 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 20th day of May 2019


HILDA PEDRAZA, TRMC, CMC
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,

Title: _____