



**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 17, 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 Driscoll Children's Summer Day Event.

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.*

B) Solicitation of comments from the general public on a proposed substantial amendment to the 2018 Action Plan. The City's intent to reallocate federal Community Development Block Grant (CDBG) funds from past program years to amend activities. (GMCD)

C) Solicitation of comments from the general public on a proposed substantial amendment to the 2017 Action Plan. The City's intent to reallocate federal Community Development Block Grant (CDBG) funds from past program years to amend activities. (GMCD)

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 2019.
- B) Submission of Tax Collection Report for May 2019.
- 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) Consideration and action authorizing City Manager to advertise for sealed bids for a Supply Contract for the Purchase of Chlorine and Sodium Hypochlorite (H.T.H) for the Water and Wastewater Treatment Plant. (Project #1819-60-582-SP003-011) (PUBLIC UTILITIES)

B) Consideration and action on Development Services Cases:

1. Jose Ruben Mendez, d/b/a 100% Antojitos Mexicanos, 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 0.04-acre tract of land out of Lot 1, Jackson Ridge Court Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson Road, Suite 9. **CUP#140525**

2. Maria Dolores Montenegro, d/b/a Pato's Place, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as the West 8.6 feet of Lot 29 and all of Lot 30, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 226 West State Avenue. **CUP#990583**

3. Luby's Bevco Inc. d/b/a Luby's Cafeteria, 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, El Centro Mall No. 2 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1900 West Expressway 83. **CUP#130419**

4. Alba Dora Pedraza, d/b/a Sepi's is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Business District (C-2). The property is legally described as Lot 20-22, Block 30, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 212 West State Street. **CUP#120423**

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5. Destiny Through Christ Church, Inc., a Texas Nonprofit Corporation, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a church in a General Business District (C). The property is legally described as being all of Lots 1, 2, and 4, out of the Replat of Lot 1, Mexican Fiesta Subdivision and Lot 1, Mexican Fiesta Subdivision Unit No. 2, Pharr, Hidalgo County, Texas. The property's physical address is 1302 West Nolana Loop. **CUP#190430**

6. Shatt3r House 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 for on-premise consumption in a Business District (C-2). The property is legally described as being a 0.085-acre tract of land, more or less, out of Lot 10, Block 1, J.T. Doster Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 115 East Newcombe Avenue (Park Avenue). **CUP#190533**

7. W. D. Moschel 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 General Business District (C). The property is legally described as being a 3.32-acre tract of land, more or less, out of Lot 7, Block 8, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1527 South Jackson Road. **COZ#190532**

PLATS:

1. Salinas Engineering & Associates, representing Richard L. Wolf and wife, Sherry L. Wolf, owners, are requesting preliminary and final plat approval of the proposed Valentina Subdivision. The property is legally described as being a 1.25 gross acre tract of land out of Lot 8, Block 6, A.J. McColl Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of West Ferguson Avenue. **SUB#190411**

2. Melden & Hunt Inc., representing Herbert L. Levine, Manager for McAllen Levcal LLC, is requesting preliminary and final plat approval of the proposed 2nd replat of replat of vacated Car-Mel subdivision, vacated El Central Mall No. 3 and 4 Subdivisions. The property is legally described as being 49.684 acres being all of Lots 1A, 2A, 3A and 4A, Replat of Vacated Car-Mel Subdivision, Vacated El Centro Mall No. 3 and 4 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 500 Block of North Jackson Road. **SUB#190512**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution appointing/reappointing three (3) regular members of the Board of Adjustment. (DEVELOPMENT SERVICES)

B) Consideration and action, if any, on Ordinance amending Chapter 26, Businesses, by adding Article XI, Self-Storage or Mini-Warehouse Facilities, to the Code of Ordinances. (**2nd Reading**) (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-92-15 providing for a reasonable limit on the amount of time to be spent for repeat public information requestors. **(2nd Reading)** (ADMINISTRATION)

D) 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. **(3rd and Final Reading)** (HR)

E) Consideration and action, if any, on Ordinance amending Appendix A, Zoning Ordinance. **(3rd and Final Reading)** (DEVELOPMENT SERVICES)

7. PURCHASING:

A) Consideration and action, if any, on the purchase of new duty weapon(s) for the Pharr Police Department. (Project#1819-21-512-P021-0003) (POLICE)

8. LEGAL:

A) Consultation and action, if any, concerning City of Pharr vs. Texas Municipal League, Littleton Group, C-2246-15-A. (LEGAL)

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 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.

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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 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 956/402-4100 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 14th day of June 2019 at 3:30 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 14th day of June 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: _____