



**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 1, 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. 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.*

3. 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) City Engineer's Report
- B) City Events of Interest.

4. 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)*

AGENDA REGULAR MEETING
July 1, 2019

A) Approval of Minutes for June 12, 2019 Regular Called Meeting and June 17, 2019 Regular Called Meeting. (ADMINISTRATION)

B) Consideration and action on Resolution authorizing City Manager to submit a grant application to the Hazard Mitigation Grant Program (HMGP), commitment of local funds, and Mayor to execute a contract with the Texas Division of Emergency Management (TDEM). (ENGINEERING)

C) Consideration and action on Development Services Cases:

1. The City of Pharr, d/b/a Pharr Events Center, has filed a request for 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 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3000 North Cage Boulevard. **CUP#160627**

2. Rommel Organista, d/b/a Kurai Chinese & Sushi 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 being 0.05 acre, more or less, out of Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson, Suite 1. **CUP#120424**

3. Edinburg RAM, LLC, d/b/a Khan's Grill, has filed with the Planning and Zoning Commission a request for 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 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas. The property's physical address is 1005 South Jackson Road. **CUP#180644**

4. Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop. **CUP#040644**

5. Imperium Event Center, LLC. has filed with the Planning and Zoning Commission a request for 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 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas. The property's physical address is 5952 South Cage Boulevard. **CUP#190540**

6. Khanh Nguyen, d/b/a Snow Bite, 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 General Business District (C). The property is legally described as being 0.078-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 L-2. **CUP#190536**

AGENDA REGULAR MEETING

July 1, 2019

7. Cesar Chavez Foundation or affiliate 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 High-Density Multi-Family Residential District (R-4). The property is legally described as being a 10.00-acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **COZ#190316**

8. Armando Escamilla has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3). The property is legally described as being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1010 West Caffery Avenue. **COZ#190535**

9. Nelda Telles has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). The property is legally described as being the N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlert's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 E. Sam Houston Ave. **COZ#190534**

PLATS:

1. Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting final plat approval of the proposed Junction View Subdivision. The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of North IH 69C. **SUB#190307**

REGULAR AGENDA - OPEN SESSION:

5. ORDINANCES AND RESOLUTIONS:

A) 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. **(3rd and Final Reading)** (DEVELOPMENT SERVICES)

B) 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. **(3rd and Final Reading)** (ADMINISTRATION)

C) Consideration and action, if any, on Resolution of the City of Pharr, Texas in Opposition to Senate Bill 1152. (LEGAL)

6. ADMINISTRATIVE:

A) Consideration and action, if any, on proposed Toll increase at the Pharr International Bridge. (BRIDGE)

7. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on Deductive Change Order No. 2 in the amount of \$583,534.89 and final acceptance of the Single Machine Repaving Project Year 4 with Cutler Repaving, Inc. and release of final payment and retainage in the amount of \$126,516.07. (Project No. 1819-01-528-C006-241) (ENGINEERING)

B) Consideration and action, if any, authorizing City Manager to negotiate and enter into an agreement for Employee Benefits. (ADMINISTRATION)

C) Consideration and action, if any, on Project Wand. (PEDC II)

8. LEGAL:

A) Discussion and action, if any, regarding City of McAllen, et al, v. State of Texas, Cause No. D-1-GN-17-004766, expanding SB1004 litigation to include opposition to SB 1152. (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.

AGENDA REGULAR MEETING
July 1, 2019

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 28th 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 28th 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: _____



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 2.A.

DATE SUBMITTED: June 20, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public Hearing on Development Services Cases

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 6/20/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 3.A.

DATE SUBMITTED: June 28, 2019

MEETING DATE: July 1, 2019

FROM: Omar Anzaldua, City Engineer

DEPARTMENT: Engineering

DIRECTOR:

Agenda Item: City Engineer's Report

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: City Engineer's Report

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Omar Anzaldua

Omar Anzaldua

City Management Office

Created/Initiated - 6/28/2019

Approved - 6/28/2019

Final Approval - 6/28/2019

Design Phase

- ☐ **PSJA Tri-City Pedestrian Safety Improvements Projects**
- ☐ **Pharr Pedestrian Connections**
- ☐ **Hi-Line Road Improvements From Jackson Rd to Veterans Rd (I-Road)**
- ☐ **Anaya Road Improvements From US 281 (Cage Blvd) to Veterans Rd (I-Road)**
- ☐ **W. Las Milpas Rd. Reconstruction**
- ☐ **Downtown Pharr Lights (Polk to IH-2)**
- ☐ **Downtown Park**
- ☐ **559 FY 15 DAP-Pharr-Reynosa Intl. Br. Northbound Lane and 2nd BSIF Exit**
- ☐ **559 FY 16 DAP-Pharr-Reynosa Intl. Br. (Dock Expansion, Cold Inspection Facility, & Ag Training Center & Lab)**
- ☐ **Bridge Facility Expansion & Toll Booth Improvements.**
- ☐ **St. Jude Overflow Parking**
- ☐ **Fire Station No. 1**

Construction Phase

- ☐ **Thomas Rd. Intersection Widening**
- ☐ **Pharr Nature and Birding Center**
- ☐ **Allen & William Arnold Park**
- ☐ **Dr. Long Park**
- ☐ **Fire Station No. 4**
- ☐ **Pepe Salinas Civic Center Relocation**
- ☐ **Utility Relocation for Hike & Bike Tunnel under Veterans**
- ☐ **Moore Rd. 24" Sanitary Sewer Line Project**
- ☐ **City of Pharr Downtown Park**

DESIGN PHASE

Project Name:	PSJA Tri-City Pedestrian Safety Improvements Project
Design Engineer:	City of Pharr Engineering Department.
Description:	Construction of approximately 27,784 square yards of concrete sidewalks within the Cities of Pharr, San Juan & Alamo to make linkages to surrounding cities, schools, neighborhoods, public parks by extending sidewalks and closing gaps in service.
Status:	Coordinating with TXDOT to finalize the Advance Funding Agreement. Survey for the Project is approximately 100% Complete. Design is 65% Complete
Project Name:	Pharr Pedestrian Connections
Design Engineer:	City of Pharr Engineering Department.
Description:	The Project will provide pedestrians in the City of Pharr with facility improvements that will address the needs of seniors and persons with disabilities
Status:	Staff has begun the design
Project Name:	Hi-Line Road Improvements From Jackson to Veterans
Design Engineer:	S&B Infrastructure, Ltd.
Description:	Approximately 2.3 miles of roadway improvements from Jackson Rd to Veterans Rd.
Status:	Coordinating with TXDOT to finalize the Advance Funding Agreement and Working on the Environmental and Final Alignment Selection.

DESIGN PHASE

Project Name:	Anaya Rd. Improvements From US 281 (Cage Blvd.) to Veterans Rd. (I-Road)
Design Engineer:	S&B Infrastructure, Ltd.
Description:	Approximately 1.03 miles of roadway improvements from US 281 (Cage Blvd.) to Veterans Rd. (I-Road)
Status:	Project On-Hold
Project Name:	Downtown Pharr Lights (Polk to IH-2)
Design Engineer:	City of Pharr Engineering Department.
Description:	Installation of decorative street lights from Polk St. to IH-2
Status:	AEP is currently installing lights
Project Name:	Downtown Park
Design Engineer:	City of Pharr Engineering Department.
Description:	A new City Park adjacent to City Hall
Status:	Design has begun on the South side of the downtown park
Project Name:	559 FY 15 DAP- Pharr Reyonsa Intl. Br. Northbound lane and 2nd BSIF Exit
Design Engineer:	TEDSI/Half Associates
Description:	Addition on 2 northbound lanes and a 2nd BSIF Exit.
Status:	Design is at 100% completion. Currently under review by CBP, GSA, and TXDOT
Project Name:	559 FY 16 DAP- Pharr Reyonsa Intl. Br. (Dock Expansion, Cold Inspection Facility, and Ag Training Center and Lab)
Design Engineer:	Half Associates
Description:	Construcion of a dry Dock Expansion, Cold Inspection Facility, and Ag Training Center and Lab
Status:	Design is at 100% Completion. Under Review by GSA, CBP

DESIGN PHASE

Project Name:	Bridge Facility Expansion & Toll Booth Improvements.
Design Engineer:	The Warren Group
Description:	Renovation and Expansion of the existing Bridge Building Facility
Status:	Project has been awarded.
Project Name:	St. Jude Overflow Parking
Design Engineer:	City of Pharr Engineering Department.
Description:	Construction of an overflow parking on the property adjacent to St. Jude Catholic Church. Size of Parking lot is approximately 2 acres.
Status:	Design is complete. Staff is working with Public Works on the construction of the new parking lot.
Project Name:	Fire Station No. 1
Design Engineer:	The Warren Group
Description:	Design of a new Fire Station No. 1 located on FM 495 and Knights Dr.
Status:	Site Location has been finalized, and final design has begun

CONSTRUCTION PHASE

Project Name:	Pharr Nature Birding Center		
Engineer	Halff Associates		
Contractor	Davila Construction		
Contract Amount	\$2,390,000	Contract Time (Days)	270
Notice to Proceed	2/20/2018	Contract Time Used:	182.22%

Description: Construction of a new park.

Status: Construction is ongoing.

Pictures:



CONSTRUCTION PHASE

Project Name:	Allen & William Arnonld Park		
Engineer	Halff Associates		
Contractor	Davila Construction		
Contract Amount	\$2,200,000	Contract Time (Days)	270
Notice to Proceed	2/20/2018	Contract Time Used:	182.22%
Description: Construction of a new Park			
Status: Construction is ongoing.			
Pictures:			

CONSTRUCTION PHASE

Project Name:	Dr. Long Park		
Engineer	Halff Associates		
Contractor	Davila Construction		
Contract Amount	\$1,500,000	Contract Time (Days)	270
Notice to Proceed	2/20/2018	Contract Time Used:	182.22%

Description: Construction of a new Park

Status: Construction is ongoing.

Pictures:



CONSTRUCTION PHASE

Project Name:	Fire Station No. 4		
Engineer	Halff Associates		
Contractor	Davila Construction		
Contract Amount	\$1,500,000	Contract Time (Days)	270
Notice to Proceed	2/20/2018	Contract Time Used:	182.22%
Description: Construction of a new Fire Station in South Pharr			
Status: Construction is ongoing.			
Pictures:			

CONSTRUCTION PHASE

Project Name:	Renovations of Jose "Pepe" Salinas Civic Center		
Architect	Diseño		
Contractor	Davila Construction		
Contract Amount	\$3,200,000	Contract Time (Days)	240
Notice to Proceed	10/1/2018	Contract Time Used:	112.08%

Description: Renovations of an approximately 16,000 s.f. facility and

Status: Construction is Ongoing

Pictures:



CONSTRUCTION PHASE

Project Name:	Utility Relocation for Hike & Bike Tunnel under Veterans.		
Engineer	SG&E		
Contractor	FSSI		
Contract Amount	\$304,645	Contract Time (Days)	210
Notice to Proceed	9/5/2018	Contract Time Used:	140.48%
Description: Design of a new grinder pump station to eliminate a sanitary sewer utility conflict that resulted from the proposed Hike and Bike Tunnel under I-Road			
Status: Construction is ongoing			
Pictures:			

CONSTRUCTION PHASE

Project Name:	Moore Rd. 24" Sanitary Sewer Improvements		
Engineer	In-House (Pharr Engineering Dept.)		
Contractor	Saenz Brothers Construction		
Contract Amount	\$799,288	Contract Time (Days)	60
Notice to Proceed	10/31/2018	Contract Time Used:	398.33%
Description: Construction of approximately 2,300 feet of new 24" Sanitary Sewer Line			
Status: Construction is ongoing			
Pictures:			



CONSTRUCTION PHASE

Project Name:	City of Pharr Downtown Park		
Engineer	City of Pharr		
Contractor	Davila Construction		
Contract Amount	\$300,000	Contract Time (Days)	74
Notice to Proceed	12/18/2018	Contract Time Used:	258.11%

Description:

Status: Construction is ongoing

Pictures:



CONSTRUCTION PHASE

Project Name:	St. Jude Parking Lot		
Engineer			
Contractor			
Contract Amount		Contract Time (Days)	
Notice to Proceed		Contract Time Used:	#DIV/0!

Status: Construction is ongoing

Pictures:



CONSTRUCTION PHASE

Project Name:	Las Milpas Road Left Turn Lanes		
Engineer	R. Gutierrez Engineering Corps.		
Contractor	Texas Cordia Construction, LLC		
Contract Amount	\$513,473.35	Contract Time (Days)	60
Notice to Proceed	5/1/2019	Contract Time Used:	95.00%

Description: This project will consist of reconstruction and widening of Las

Status: Construction is ongoing

Pictures:





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 3.B.

DATE SUBMITTED: June 19, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 6/19/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.A.

DATE SUBMITTED: June 19, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Alex Meade

Agenda Item: Approval of Minutes for June 12, 2019 Regular Called Meeting and June 17, 2019 Regular Called Meeting.

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Minutes for meetings held on Wednesday, June 12, 2019 and Monday, June 17, 2019.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 6/19/2019
Final Approval - 6/27/2019

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
WEDNESDAY, JUNE 12, 2019
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Wednesday, June 12, 2019 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Comm. Eleazar Guajardo
Comm. Roberto “Bobby” Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Mayor Ambrosio Hernandez
Comm. Daniel Chavez

STAFF PRESENT: Alex Meade, City Manager
Hilda Pedraza, City Clerk
Omar Anzaldua, City Engineer
Karla Moya, Finance Director
Anali Alanis, HR Director
Leonardo Perez, Fire Chief
Jose Luengo, Police Chief
Melanie Cano, Dev. Services Director
Ricardo Pedraza, Public Works Director
Jose Villescas, Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Daniel Ramirez, Communications Director

CITY ATTORNEY Patricia Rigney, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BODY

Mayor Pro Tem Carrillo called the meeting to order at 4:01 p.m. Roll call established a quorum.

Comm. Guajardo **moved** to excuse absent members. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led in the pledge of allegiance and said the invocation.

ITEM 2. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Rebecca Canchola spoke against item 4.C.3. Beatriz Gonzalez also spoke against item 4.C.3 on behalf of her brother Saul Sanchez.

ITEM 3. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Alex Meade, City Manager, introduced the City Engineer's report and any questions could be entertained at this time. There were no questions.

B) CITY EVENTS OF INTEREST

Alex Meade, City Manager, reported the Art Exhibit at Galleria 21 would take place at the Pharr Memorial Library in the month of June 2019 and meet the Artist Idalia Lara would take place on June 19, 2019 from 6:00 p.m. to 8:00 p.m.

Alex Meade, City Manager, reported a health fair for Hidalgo County employees would take place on June 19, 2019 at the Pharr Events Center. He also reported the RGV Sports Hall of Fame would take place on June 22, 2019 from 4:00 p.m. to 10:00 p.m. at the Pharr Events Center.

Alex Meade, City Manager, further reported the Greater Pharr Chamber of Commerce would be hosting a ribbon cutting for CarMax on Thursday, June 13, 2019 at 8:00 a.m. He stated this was their first location in the Rio Grande Valley. He also reported the Pharr Economic Development Corporation would be hosting an orientation seminar for aspiring business owners on June 12, 2019 at 2:00 p.m. and the 5th Annual RGV Fair would take place on July 18, 2019 at the Pharr Events Center.

At this time, Vitalant (formerly United Blood Services) presented a trophy to Pharr Police Department for winning the Battle of the Badges Challenge Drive.

Comm. Carrillo stated two Pharr Police Officers Emilio Gonzalez and Kevin Garcia assisted a gentleman from Weslaco by fixing a flat tire at 2:00 a.m. at the Pharr interchange. He commended both officers for going above and beyond their duty.

ITEM 4. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR MAY 6, 2019 REGULAR CALLED MEETING; MAY 13, 2019 SPECIAL CALLED MEETING; AND MAY 23, 2019 REGULAR CALLED MEETING (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION AUTHORIZING CITY MANAGER TO ADVERTISE FOR FORMAL SEALED BIDS FOR THE PURCHASE OF 10-4" GORMAN RUPP PUMPS FOR THE WASTEWATER TREATMENT PLANT (PROJECT #1819-60-586-P020-013) (PUBLIC UTILITIES)**
- C) CONSIDERATION AND ACTION ON DEVELOPMENT SERVICES CASES:**
- 1. ALL SQUARE, INC., REPRESENTED BY MR. RAMIRO ARMENDARIZ, D/B/A JACKIE'S, REQUESTED 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 COLONIA SANTA BARBARA, S150' OF LOTS 5-10, BLOCK 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 819 WEST FERGUSON. CUP#120419 (DEVELOPMENT SERVICES)**
 - 2. ANGEL R. ROJAS REQUESTED A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.16-ACRE TRACT OF LAND, OUT OF, LOT 340, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7905 SOUTH CAGE BOULEVARD. COZ#190427 (DEVELOPMENT SERVICES)**
 - 3. MICHAEL C. COBOS, D/B/A COSA PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, REQUESTED 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 (DEVELOPMENT SERVICES)**

PLATS:

- 1. M.A.S. ENGINEERING LLC., REPRESENTING JORGE IVAN GARZA VALDEZ, PRESIDENT OF AZJOR TRUCK & EQUIPMENT, INC., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED AZJOR SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.81-ACRE TRACT OF LAND OUT OF LOT 92, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4000 AND 5000 BLOCK OF NORTH IH 69C. SUB#180615 (DEVELOPMENT SERVICES)**

Alex Meade, City Manager, introduced the item and recommended approval of the consent agenda.

Comm. Guajardo **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

Ordinance Nos. O-2019-14 and O-2019-15 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 5. ORDINANCES AND RESOLUTIONS

A) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2018-36 FOR BUDGET AMENDMENTS TO THE FISCAL YEAR 2018-2019 BUDGET (ADOPTION ON 1ST READING) (FINANCE)

Alex Meade, City Manager, introduced the item. He briefly stated the City was required to amend its budget any time there was an increase of appropriations due to increase of revenues or available resources. He further stated this was to be in compliance with GFOA and auditing requirements and recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2019-16 is filed with the City Clerk's Office.

B) CONSIDERATION AND ACTION, IF ANY, ORDINANCE AMENDING CHAPTER 26, BUSINESSES, BY ADDING ARTICLE XI, SELF-STORAGE OR MINI-WAREHOUSE FACILITIES, TO THE CODE OF ORDINANCES (1ST READING) (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Medina **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

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 (1ST READING) (ADMINISTRATION)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Guajardo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

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 (2ND READING) (HR)

Alex Meade, City Manager, introduced the item. He briefly stated amendments to the ordinance were necessary to be in compliance with fire collective bargaining agreement and better serve the needs of the citizens. He further recommended approval.

Comm. Medina **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING APPENDIX A, ZONING ORDINANCE (2ND READING) (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item and briefly stated oversized storage units should be listed as a permitted use so long as the design requirements comply with city guidelines and requirements. He further stated staff recommended approval.

Comm. Guajardo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING FOUR (4) MEMBERS TO THE PARKS AND RECREATION ADVISORY BOARD (PARKS)

Alex Meade, City Manager, introduced the item and recommended approval.

Comm. Caballero **moved** to appoint Aaron Garza and re-appoint Johnny Ramos, Ana Caso, Eduardo Mata to the Parks and Recreation Advisory Board. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2019-31 is filed with the City Clerk's Office.

G) CONSIDERATION AND ACTION IF ANY, ON RESOLUTION APPOINTING/RE-APPOINTING FOUR (4) MEMBERS TO THE BEAUTIFICATION COMMITTEE (PUBLIC WORKS)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Medina **moved** to reappoint Olivia Ramirez, Richard Carranza, Romeo Robles, Jr. and Frank Santana to the Beautification Committee. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2019-32 is filed with the City Clerk's Office.

H) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION APPOINTING A MAYOR PRO TEM AND ALTERNATE MAYOR PRO TEM (ADMINISTRATION)

Alex Meade, City Manager, introduced the item and briefly stated appointment of a Mayor Pro Tem and an Alternate were required by city charter as soon as practical following an election. He further recommended approval.

Comm. Caballero **moved** to appoint Roberto "Bobby" Carrillo as Mayor Pro Tem and Daniel Chavez as Alternate Mayor Pro Tem. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2019-33 is filed with the City Clerk's Office.

I) 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 PURPOSE; 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 AUTHORIZING CONDEMNATION PROCEEDING BY CITY ATTORNEY, CONTINGENT ON AVAILABLE FUNDING (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2019-34 is filed with the City Clerk's Office.

ITEM 6. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON CONTRACT EXTENSION FOR FOUR YEARS WITH TICKETMASTER FOR THE HANDLING OF ALL TICKET SALES FOR CONCERTS HELD AT THE PHARR EVENTS CENTER (EVENTS CENTER)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Medina **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO EXTEND THE SUPPLY CONTRACT WITH GOLD STAR PETROLEUM FOR THE PURCHASE AND DELIVERY OF FUEL (PROJECT# 1718-01-517-SP002-59) (PURCHASING)

Alex Meade, City Manager, introduced the item and stated staff recommended approval to extend for an additional year with no increase to the original unit pricing.

Comm. Guajardo **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A LEASE AGREEMENT WITH NEVILL DOCUMENT SOLUTIONS, LLC. FOR THE LEASED MULTI-FUNCTION PRINTERS INCLUDING MAINTENANCE PLAN FOR CITY DEPARTMENTS UTILIZING CO-OP DIR-TSO-3092 (PROJECT #1819-01-518-S030-001) (IT)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Guajardo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

D) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND CONTRACT WITH R. GUTIERREZ ENGINEERING CORPORATION IN THE AMOUNT OF \$10,270 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WEST LAS MILPAS ROAD RECONSTRUCTION AND

**INTERSECTION WIDENING PROJECT (PROJECT #C1718-01-528-0034A)
(ENGINEERING)**

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Flores **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

E) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO AMEND CONTRACT WITH R. GUTIERREZ ENGINEERING CORPORATION IN THE AMOUNT OF \$5,090 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE THOMAS LEFT TURN LANES CONSTRUCTION PROJECT (PROJECT #1718-39-510-C009-252A) (ENGINEERING)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Guajardo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

F) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO USE THE INTERLOCAL PURCHASING SYSTEM (TIPS) PURCHASING COOPERATIVE (#170201) TO NEGOTIATE AND APPROVE A CONTRACT FOR THE COMMUNICATIONS CENTER BUILDING RENOVATIONS FOR IT OFFICES ROOM ADDITIONS (PROJECT #1819-39-510-C014-001) (ENGINEERING)

Alex Meade, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

G) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE PARKS & RECREATION DUGOUTS FOR PHARR SPORTS COMPLEX AND WITTEN PARK PROJECT (BID NUMBER 1718-40-510-C008-161) AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$15,611.10 (PROJECT #1718-40-510-C008-161) (ENGINEERING)

Alex Meade, City Manager, introduced the item and stated recommended approval.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

H) CONSIDERATION AND ACTION, IF ANY, ON ACCEPTANCE OF THE JACKSON ROAD RIGHT TURN LANES CONSTRUCTION PROJECT (PROJECT #1718-40-510-C010-252) AND RELEASE OF FINAL PAYMENT AND RETAINAGE IN THE AMOUNT OF \$7,937.47 (ENGINEERING)

Alex Meade, City Manager, introduced the item and stated recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

ITEM 7. 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

None.

ITEM 8. RECONVENE

None.

ITEM 9. ADJOURNMENT

There being no other business to come before the board, Comm. Guajardo **moved** to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:26 p.m.

CITY OF PHARR

ROBERTO "BOBBY" CARRILLO
MAYOR PRO TEM

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF PHARR

ON THIS THE 12TH DAY OF JUNE 2019 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 17, 2019
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 17, 2019 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Eleazar Guajardo
Comm. Roberto “Bobby” Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez

STAFF PRESENT: Alex Meade, City Manager
Hilda Pedraza, City Clerk
Omar Anzaldua, City Engineer
Gary Rodriguez, Events Center Director
Karla Moya, Finance Director
Anali Alanis, HR Director
Marissa Hernandez, Municipal Court Judge
Eloy Salazar, Assistant Fire Chief
Jose Luengo, Police Chief
Roland Gomez, Asst. Dev. Services Dir.
Ricardo Pedraza, Public Works Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Fred Brouwen, Assistant Bridge Director
Veronica Gutierrez, Purchasing
Daniel Ramirez, Communications Director

CITY ATTORNEY Patricia Rigney, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BODY

Mayor Pro Tem Carrillo called the meeting to order at 4:04 p.m. Roll call established a quorum.

Comm. Guajardo **moved** to excuse absent member. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Comm. Guajardo led in the pledge of allegiance and Pastor Magallan said the invocation.

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING DRISCOLL CHILDREN'S SUMMER DAY EVENT

Mayor Pro Tem Carrillo read proclamation proclaiming June 29, 2019 as Children's Summer Day Event.

Delia Garza received proclamation and thanked the Commission for proclamation. She briefly stated this event was to promote health awareness.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

Reuben Baryadin spoke on item 5.B.5 stating he welcomed the church provided his property not be limited to the sell of alcohol.

There being no further comments, Mayor Pro Tem Carrillo stated they would deviate from the agenda and go into closed session. There was no objection.

ITEM 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

The time being 4:11 p.m., Mayor Pro Tem Carrillo stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087.

ITEM 10. RECONVENE

The time being 4:35 p.m., Mayor Hernandez stated the commission would be resuming the open meeting.

Mayor Hernandez entered the meeting at this point of the agenda. The time being 4:35 pm.

ITEM 3. PUBLIC HEARINGS

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)

Mayor Hernandez opened the public hearing. There being no comments, the public hearing was closed.

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)

Mayor Hernandez opened the public hearing. There being no comments, the public hearing was closed.

ITEM 4. CITY MANAGER'S REPORTS

A) SUBMISSION OF SALES TAX COLLECTION REPORT FOR JUNE 2019

Alex Meade, City Manager, introduced the sales tax report for the month of June 2019 and stated the report showed an overall positive trend in the amount of \$2,195,293 from this point last year, or an increase of 16.26%.

B) SUBMISSION OF TAX COLLECTION REPORT FOR MAY 2019

Alex Meade, City Manager, introduced the tax collection report for the month of May 2019 and stated collections were \$17,968,234 or 93.85% collected out of this year's levy. This was a 0.16% increase compared to last year.

C) CITY EVENTS OF INTEREST

Alex Meade, City Manager, reported the Community Development Block Grant would be hosting a Stakeholders meeting to receive community and business feedback on the 4-Year Consolidated Plan and Strategy. He further stated meeting would take

place at PSJA Thomas Jefferson T-STEM Early College High School from 9:00 a.m. to 4:00 p.m. and invited the public to attend.

Alex Meade, City Manager, reminded the public of the City of Pharr Independence Day Festival taking place on Saturday, June 29, 2019 at Dr. William Long City/School Park located at 1000 E. Eldora Rd. from 6:00 p.m. to 10:00 p.m. He welcomed everyone to attend this free event.

Alex Meade, City Manager, called upon World Radio Network/Radio Manantial representative to share a few words with the City Commission.

Josefina Rios thanked the Commission, City Manager, Police Chief, Francisco Nunez, and Francisco Arroyo for their support at their Mother's Day event and presented a plaque to them.

ITEM 5. 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 HYPO-CHLORITE (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, REQUESTED 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, REQUESTED 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, REQUESTED 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**

MINUTES: REGULAR MEETING
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ADDRESS IS 1900 WEST EXPRESSWAY 83. CUP#130419

4. ALBA DORA PEDRAZA, D/B/A SEPI'S, REQUESTED 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
5. DESTINY THROUGH CHRIST CHURCH, INC., A TEXAS NONPROFIT CORPORATION, REQUESTED 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 REQUESTED 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 REQUESTED 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, REQUESTED 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, REQUESTED 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 A 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

Alex Meade, City Manager, introduced the item and recommended approval of the consent agenda.

Comm. Guajardo **moved** to approve as recommended. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2019-17 is filed with the City Clerk's Office.

ITEM REGULAR AGENDA - OPEN SESSION

ITEM 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)

Alex Meade, City Manager, introduced the item and stated staff recommended approval on reappointment of members.

Comm. Guajardo **moved** to reappoint Ruben Luna, Guadalupe Cano and Hector Guerra to the Board of Adjustment. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2019-35 is filed with the City Clerk's Office.

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)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

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)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Guajardo **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

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)

Alex Meade, City Manager, introduced the item and stated staff recommended approval.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2019-18 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING APPENDIX A, ZONING ORDINANCE (3RD AND FINAL READING) (DEVELOPMENT SERVICES)

Alex Meade, City Manager, introduced the item and briefly explained oversized storage units under applicable residential zoning districts would be listed as a permitted use so long as the design complies with city guidelines and requirements. He further recommended approval.

Comm. Carrillo **moved** to approve. Comm. Medina seconded the motion and when put to a vote, it carried unanimously.

Ordinance No. O-2019-19 is filed with the City Clerk's Office.

ITEM 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)

Alex Meade, City Manager, introduced the item and recommended approval.

Comm. Medina **moved** to approve. Comm. Guajardo seconded the motion and when put to a vote, it carried unanimously.

ITEM 8. LEGAL

A) CONSULTATION AND ACTION, IF ANY, CONCERNING CITY OF PHARR VS. TEXAS MUNICIPAL LEAGUE, LITTLETON GROUP, C-2246-15-A (LEGAL)

Alex Meade, City Manager, introduced the item and stated staff recommended settlement.

Comm. Carrillo **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Guajardo **moved** to adjourn. Comm. Carrillo seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:49 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR

ON THIS THE 17TH DAY OF JUNE 2019 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **HILDA PEDRAZA, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

HILDA PEDRAZA, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.B.

DATE SUBMITTED: June 24, 2019

MEETING DATE: July 1, 2019

FROM: Maria Rangel, Engineer in Training

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: Consideration and action on Resolution authorizing City Manager to submit a grant application to the Hazard Mitigation Grant Program (HMGP), commitment of local funds, and Mayor to execute a contract with the Texas Division of Emergency Management (TDEM).

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Grant funding is available to communities affected by the June 2018 floods to implement measures to reduce or eliminate potential damage from future flooding disasters.

The City of Pharr is requesting grant funds for a localized flood risk reduction project to address the flooding that occurs near the area of S. Sugar Rd. and W. Egly Ave.

The proposed project will increase the size of the trunk line that runs south from Sugar/Egly to Flag/Jones. A location map is attached for reference.

Financial Consideration: Local match commitment is twenty-five (25) percent, which is approximately \$1,289,250.00 out of a total estimated project cost of \$5,157,000.00.

Staff Recommendation: Staff recommends approval of Resolution.

Alternatives:

ROUTING:

Maria Rangel

Created/Initiated - 6/24/2019

Omar Anzaldua

Patricia Rigney

Karla Moya

City Management Office

Approved - 6/27/2019

Approved - 6/27/2019

Approved - 6/27/2019

Final Approval - 6/27/2019

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE HAZARD MITIGATION GRANT PROGRAM (HMGP) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE TEXAS DEPARTMENT OF PUBLIC SAFETY FOR AN ESTIMATED AMOUNT OF \$5,157,000.00 IN GRANT FUNDS FOR PROPOSED LOCALIZED FLOOD RISK REDUCTION PROJECT; SUPPORTING THE CITY'S APPLICATION TO THE HMGP; AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE TEXAS DEPARTMENT OF PUBLIC SAFETY, WITH AN ESTIMATED COMMITMENT FROM THE CITY OF \$1,289,250.00.

WHEREAS, the City of Pharr is authorized to apply for a grant from the Hazard Mitigation Grant Program (HMGP), and;

WHEREAS, the City of Pharr meets the official entity requirements of the HMGP for grant application through the City's legal authority to plan for and abate flooding through the City of Pharr's Mitigation Action Plan and its participation in the National Flood Insurance Program, and;

WHEREAS, the State of Texas will receive Federal Emergency Management Agency (FEMA) funding under the HMGP as part of the Presidential Disaster Declaration DR-4377 (July 31, 2018) as a result of severe flooding that occurred in Texas in June of 2018, and;

WHEREAS, the City Commission desires that the City Manager submit a grant application to the HMGP for grant funds to address localized flooding within the City of Pharr, and;

WHEREAS, the City Commission has the authority to enter into a contract with the Texas Division of Emergency Management (TDEM) and is prepared to commit matching funds in cash once the grant application is accepted, and;

WHEREAS, the grant program requires a 25% local and 75% federal cost share, and the estimated budget is \$5,157,000.00 with \$3,867,750.00 estimated from HMGP and \$1,289,250.00 from the City of Pharr, and;

WHEREAS, the commitment of these funds or services is in the best interest of the health and safety of the Citizens of the City of Pharr,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS:

1.

That the City Commission hereby adopts and approves the recitals and findings set forth in the preamble above.

2.

That the City Commission hereby passes this resolution authorizing the City Manager to submit this HMGP grant application for funds to address localized flooding within the City of Pharr.

3.

That the City Commission agrees to commit funds to equal the 25% non-federal requirement for the purpose of this program in the event the grant is approved and accepted with the estimated maximum local contribution to be \$1,289,250.00.

4.

That the City Commission hereby authorizes the Mayor to enter into and sign a contract with the TDEM for grant funds to address localized flooding within the City of Pharr.

5.

This Resolution is contingent upon the preparation and submission of an application by the City of Pharr to the TDEM for seventy five percent (75%) grant funding from the HMGP and upon approval and commitment of the HMGP to grant said funds.

6.

It is hereby found and determined that the meeting at which this Resolution was adopted was open to the public as required by law and that notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code.

ADOPTED BY VOTE OF THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS at a regular meeting held on the 1st day of July, 2019.

ATTEST:

CITY OF PHARR:

Hilda Pedraza, City Secretary

Ambrosio Hernandez, Mayor

APPROVED AS TO FORM:

Patricia Rigney, City Attorney

RESOLUTION
APPOINTMENT OF APPLICANT AGENT
For the
Hazard Mitigation Grant Program (HMGP)

WHEREAS, the City of Pharr (Applicant) is submitting a Hazard Mitigation Grant project to the Federal Emergency Management Agency and the State of Texas; and

WHEREAS, the City of Pharr (Applicant) is required to appoint an Applicant Agent for the purpose of signing documents and assuring the completion of all application documents;

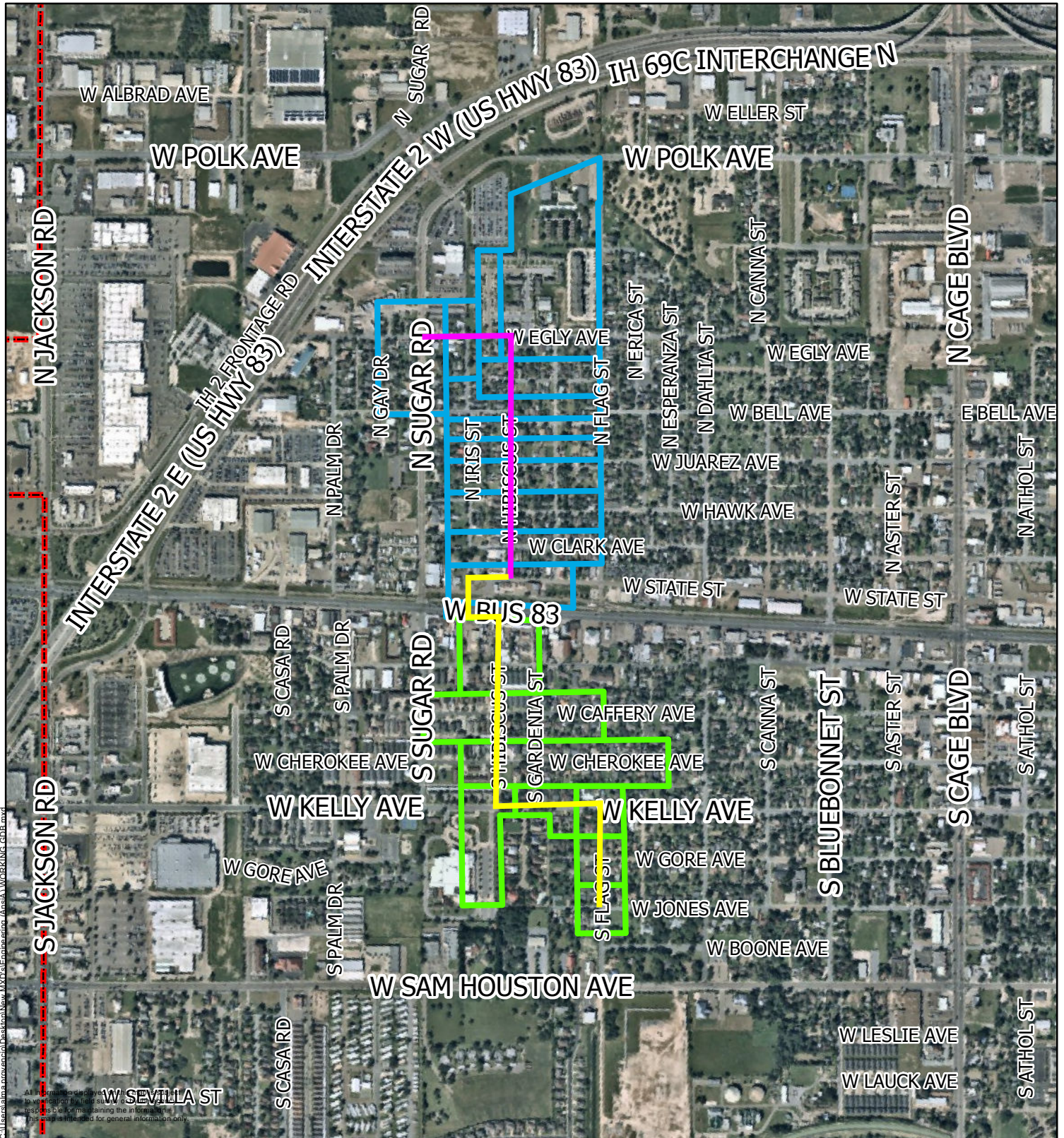
NOW THEREFORE BE IT RESOLVED that the City of Pharr (Applicant) appoints Alex Meade, City Manager, as the authorized Applicant Agent.

Dated this 1st day of July, 2019.

(Name and Title)

ATTEST:

(Name and Title)



Blue line: Drainage Area - Priority 3

Green line: Drainage Area - Priority 2

Red dashed line: Pharr City Limit

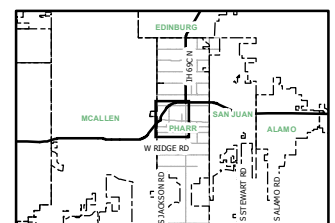
Pink line: Priority 3 Trunk Line

Yellow line: Priority 2 Trunk Line

City of Pharr, Texas
Engineering Department
956.402.4242

Date: 6/14/2019

Scale: 1 inch = 1,000 feet
0 500 1,000 2,000 3,000 4,000 Feet





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action on Development Services Cases:

Classification: Public Hearing

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 6/26/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.1.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: The City of Pharr, d/b/a Pharr Events Center, has filed a request for 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 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 3000 North Cage Boulevard. **CUP#160627**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr, d/b/a Pharr Events Center, has filed a request for 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).

CUP#160627

Financial Consideration:

Staff Recommendation: Development Services Staff is recommending approval of the request for 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) subject to site being in compliance with all City Ordinances and City Department requirements.

Alternatives:

ROUTING:

Nydia Mata
Roland Gomez
Melanie Cano

Created/Initiated - 6/26/2019
Approved - 6/26/2019
Approved - 6/27/2019

City Management Office

Final Approval - 6/27/2019



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 1, 2019

Conditional Use Permit for ABC –

Pharr Events Center

Background:

The City of Pharr is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 3rd renewal for Pharr Events Center.

The property is located at 3000 North Cage Boulevard. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\CUPS\ABC\ABC_PHARR EVENTS CENTER_CITY OF PHARR_2016



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

THROUGH: ALEX MEADE, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT **RENEWAL** FOR ABC – FILE NO. **CUP#160627** (CITY OF PHARR, D/B/A PHARR EVENTS CENTER)

GENERAL INFORMATION:

APPLICANT: The City of Pharr, d/b/a Pharr Events Center, has filed a request for 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).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Tip-O-Texas Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 3000 North Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Agricultural Open-Space District (A-O) to the North, Limited Industrial District (L-I) to the South, Mobile-Home Residential District (R-MH) to the East and General Business District (C) and Limited Industrial District (L-I) to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT:

Recommends approval of
the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

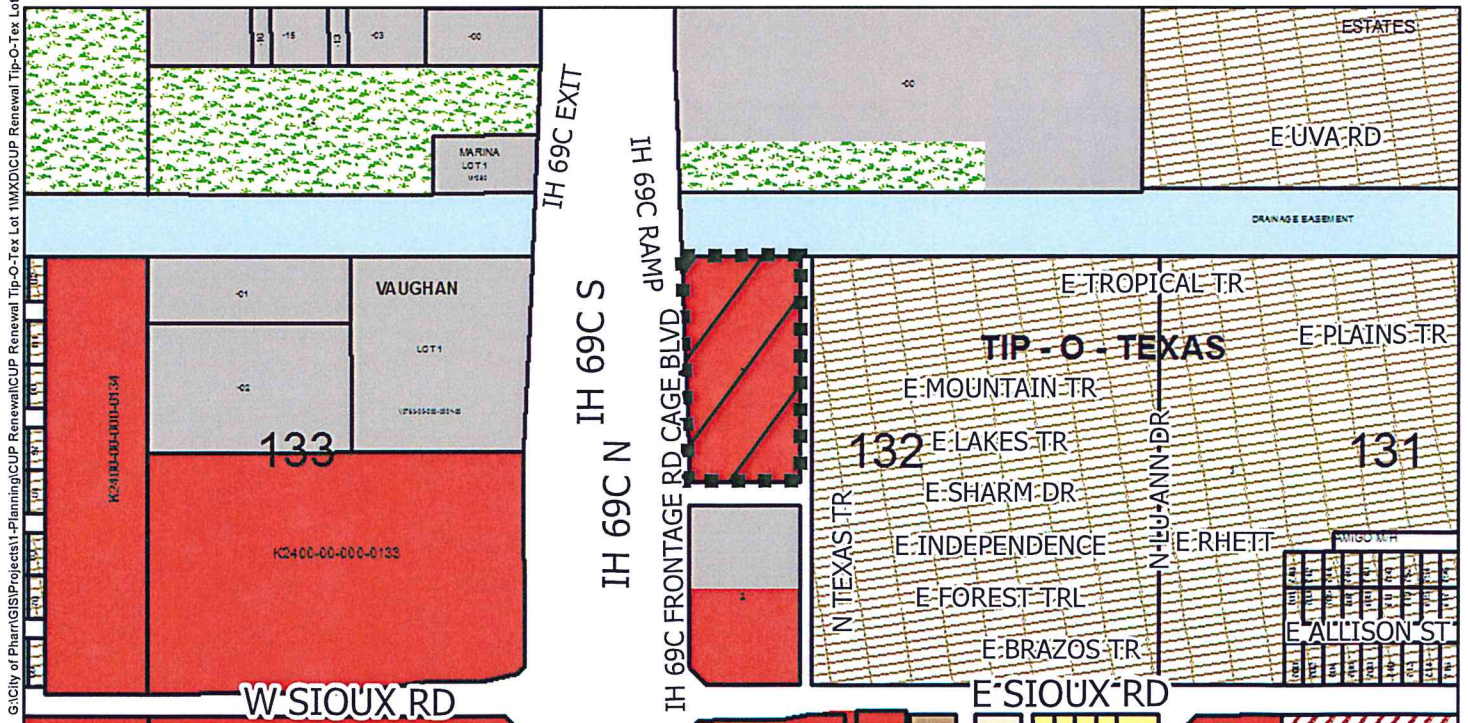
Recommends approval of
the Conditional Use Permit.

**PLANNING
DEPARTMENT:**

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES STAFF
RECOMMENDATION:**

Development Services Staff is recommending **approval** of the request for 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) subject to site being in compliance with all City Ordinances and City Department requirements.



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.2.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Rommel Organista, d/b/a Kurai Chinese & Sushi 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 being 0.05 acre, more or less, out of Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1201 South Jackson, Suite 1. **CUP#120424**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Rommel Organista, d/b/a Kurai Chinese & Sushi 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). **CUP#120424**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives:

ROUTING:

Nydia Mata
Roland Gomez
Melanie Cano
City Management Office

Created/Initiated - 6/26/2019
Approved - 6/26/2019
Approved - 6/27/2019
Final Approval - 6/27/2019



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 1, 2019

Conditional Use Permit **Renewal** for ABC – Kurai Chinese & Sushi Restaurant

Background:

Rommel Organista, d/b/a Kurai Chinese & Sushi Restaurant, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 7th renewal for Kurai Chinese & Sushi Restaurant

The property is located at 1201 South Jackson Road, Suite 1. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\CUPs\ABC\ABC_KURAI CHINESE & SUSHI RESTAURANT_2012



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

THROUGH: ALEX MEADE, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#120424** (KURAI CHINESE & SUSHI RESTAURANT)

GENERAL INFORMATION:

APPLICANT: Rommel Organista, d/b/a Kurai Chinese & Sushi 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).

LEGAL DESCRIPTION: The property is legally described as being 0.05 acre, more or less, out of Lot 1, Jackson Ridge Court Phase II Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1201 South Jackson, Suite 1.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the North, South, and East and Pharr City Limit lies to the West. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

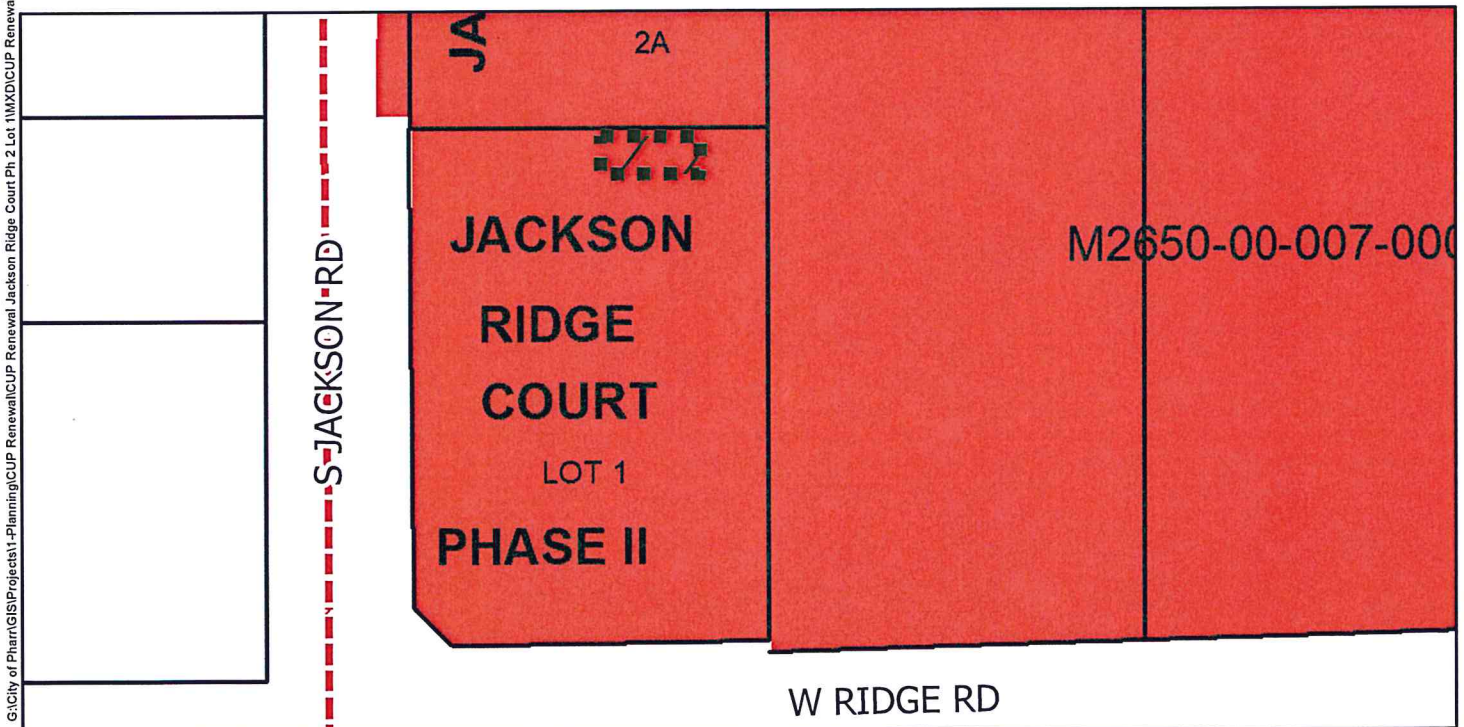
PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Conditional Use Permit Renewal
Jackson Ridge Court Ph 2 Lot 1
Kurai Chinese & Sushi Rest./ Organista



G:\City of Pharr\GIS\Projects\1-Planning\CUP Renewal\CUP Renewal Jackson Ridge Court Ph 2 Lot 1.mxd

- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

Scale: 1 inch = 150 feet

City of Pharr, Texas
Engineering Department
956.702.5355



Date: 5/8/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.3.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Edinburg RAM, LLC, d/b/a Khan's Grill, has filed with the Planning and Zoning Commission a request for 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 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas. The property's physical address is 1005 South Jackson Road. **CUP#180644**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Edinburg RAM, LLC, d/b/a Khan's Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). **CUP#180644**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the request for 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) to applicant and site being in compliance with all City Ordinances and City Department requirements.

Alternatives:

ROUTING:

Nydia Mata
Roland Gomez
Melanie Cano

Created/Initiated - 6/26/2019
Approved - 6/26/2019
Approved - 6/27/2019

City Management Office

Final Approval - 6/27/2019



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 1, 2019

Conditional Use Permit **Renewal** for ABC –

Khan's Grill

Background:

Edinburg RAM, LLC., d/b/a Khan's Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 1st renewal for Khan's Grill.

The property is located at 1005 South Jackson Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the request for renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

THROUGH: ALEX MEADE, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT RENEWAL FOR ABC – FILE NO. CUP#180644 (KHAN'S GRILL)
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GENERAL INFORMATION:

APPLICANT: Edinburg RAM, LLC, d/b/a Khan's Grill, has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 6A, Jackson Ridge Court Subdivision Phase III – Amended Plat, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1005 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east, and City of Pharr limits lie to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:	POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
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FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.
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**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DIVISION:

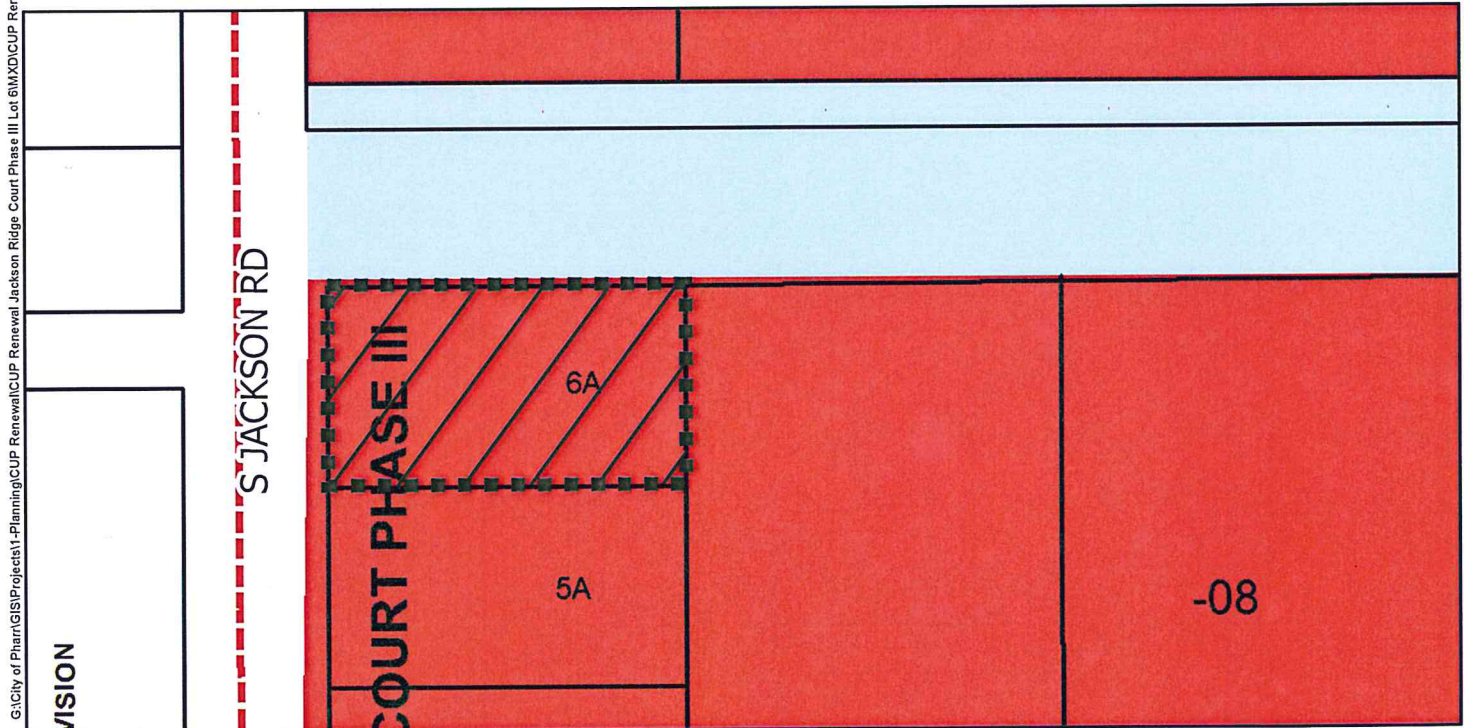
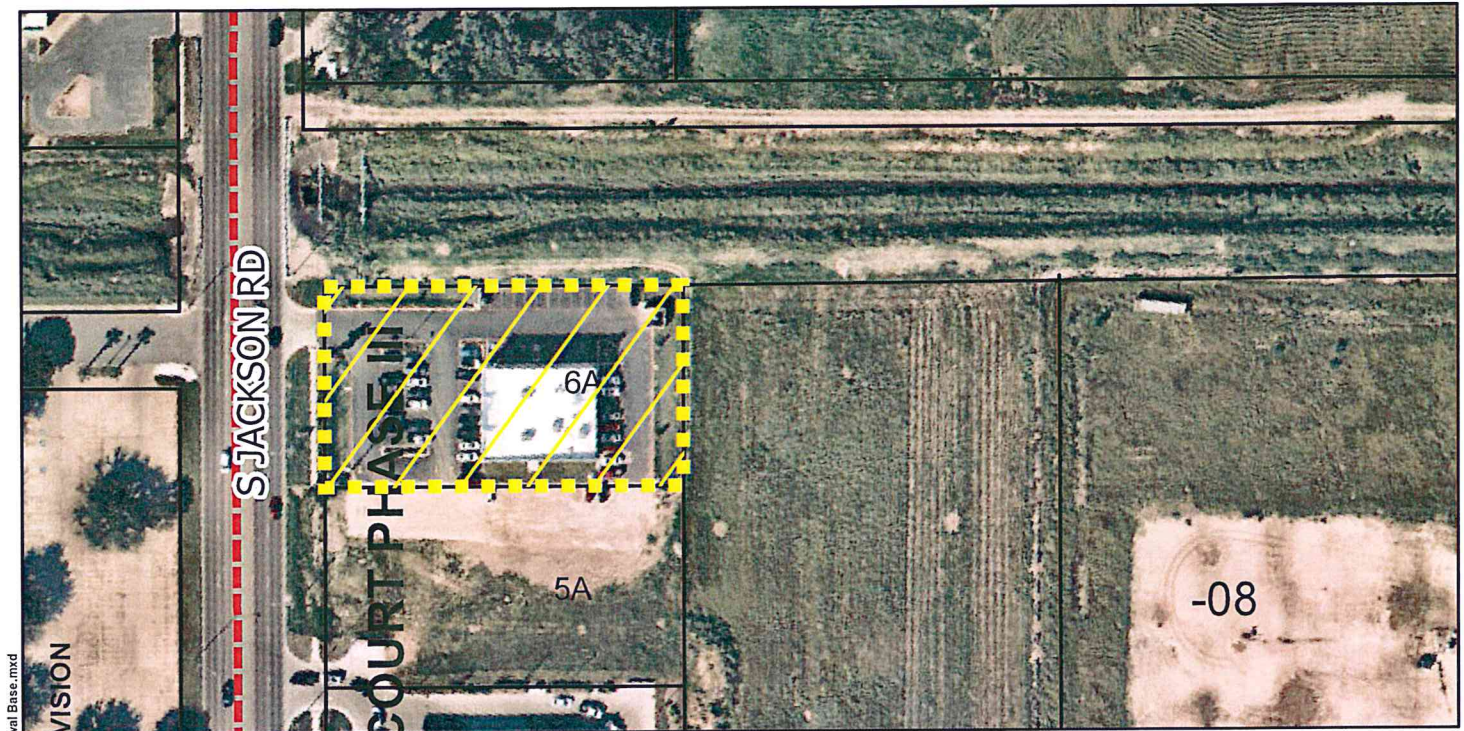
Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES**

RECOMMENDATIONS:

Development Services is recommending **approval** of the request for 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) to applicant and site being in compliance with all City Ordinances and City Department requirements.

Conditional Use Permit Renewal
Jackson Ridge Phase III Lot 6
Khan's Grill/ Rafael Caballero



- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1 inch = 150 feet



Date: 6/13/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.4.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 209 West Nolana Loop.
CUP#040644

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I). **CUP#040644**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives:

ROUTING:

Nydia Mata
Roland Gomez
Melanie Cano

Created/Initiated - 6/26/2019
Approved - 6/26/2019
Approved - 6/27/2019

City Management Office

Final Approval - 6/27/2019



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Eleazar Guajardo | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

July 1, 2019

Conditional Use Permit **Renewal** for ABC – Rudy's Country Store Bar-B-Q

Background:

Rudy's Texas Bar-B-Q / Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 14th renewal for Rudy's Country Store Bar-B-Q.

The property is located at 209 West Nolana Loop. It is zoned Limited Industrial District (L-I) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

P:\Admin\MY FILES\CUPs\ABC\ABC_RUDY'S TEXAS BAR-B-Q LLC dba RUDY'S COUNTRY STORE BAR-B-Q_2004



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

THROUGH: ALEX MEADE, CITY MANAGER

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC –
FILE NO. **CUP#040644** (RUDY'S COUNTRY STORE BAR-B-Q)

GENERAL INFORMATION:

APPLICANT: Rudy's Texas Bar-B-Q, L.L.C./Carlos Torres, d/b/a Rudy's Country Store Bar-B-Q, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Los Hoteles Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 209 West Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent property is zoned General Business District (C) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the south, east and west. The area is generally designated for industrial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

**CODE COMPLIANCE
DIVISION:**

Recommends approval of
the Conditional Use Permit.

HEALTH DIVISION:

Recommends approval of
the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES
RECOMMENDATIONS:**

Development Services is recommending **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Limited Industrial District (L-I) subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.5.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Imperium Event Center, LLC. has filed with the Planning and Zoning Commission a request for 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 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas. The property's physical address is 5952 South Cage Boulevard. **CUP#190540**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Imperium Event Center, LLC. has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). **CUP#190540**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval 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) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements.

Alternatives:

ROUTING:

Nydia Mata

Roland Gomez

Melanie Cano

City Management Office

Created/Initiated - 6/26/2019

Approved - 6/26/2019

Approved - 6/27/2019

Final Approval - 6/27/2019



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: ALEX MEADE, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS FOR ABC FILE NO. CUP#190540 (IMPERIUM EVENT CENTER, LLC.)
--

GENERAL INFORMATION:

APPLICANT: Imperium Event Center, LLC. has filed with the Planning and Zoning Commission a request for Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 1, Vacating Plat of La Quinta Subdivision Lots 52-55, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 5952 South Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and Single-Family Residential District (R-1) to the west. The area is generally designated for commercial use in the Land Use Plan.

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
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FIRE DEPARTMENT:	Pending re-inspection for the Conditional Use Permit
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CODE COMPLIANCE DIVISION:	Pending Inspection report for the Conditional Use Permit.
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HEALTH DIVISION:

Recommends approval of the Conditional Use Permit.

PLANNING DIVISION:

Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION:

Office hours will be from 1:00 p.m. to 6:00 p.m. Monday through Friday and by appointment on weekends. Event Center will be by appointment scheduled in advance from 6:00 p.m.-12:00 or 2:00 a.m.

NOTIFICATION OF PUBLIC:

Thirty-four (34) surrounding property owner were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

DEVELOPMENT SERVICES RECOMMENDATIONS:

Development Services is recommending approval 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) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION:

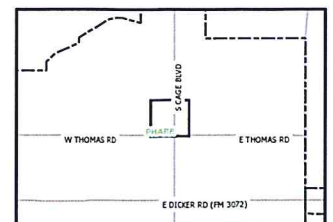
The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements.



- | | | |
|-----------------------------|-------------------|-------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial |
| Single Family | HUD Code | Heavy Industrial |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial |
| Two Family | Government Owned | Neighborhood Commercial |
| Medium Density Multi-Family | General Business | Office Professional |
| High Density Multi-Family | Business District | PSJA ISD |
| Mobile Home | Drainage Easement | Hidalgo ISD |

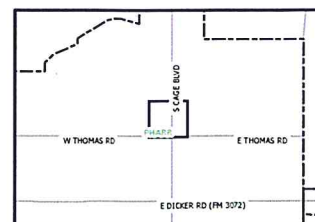
- | |
|--------------------------|
| Valley View ISD |
| Planned Unit Development |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.



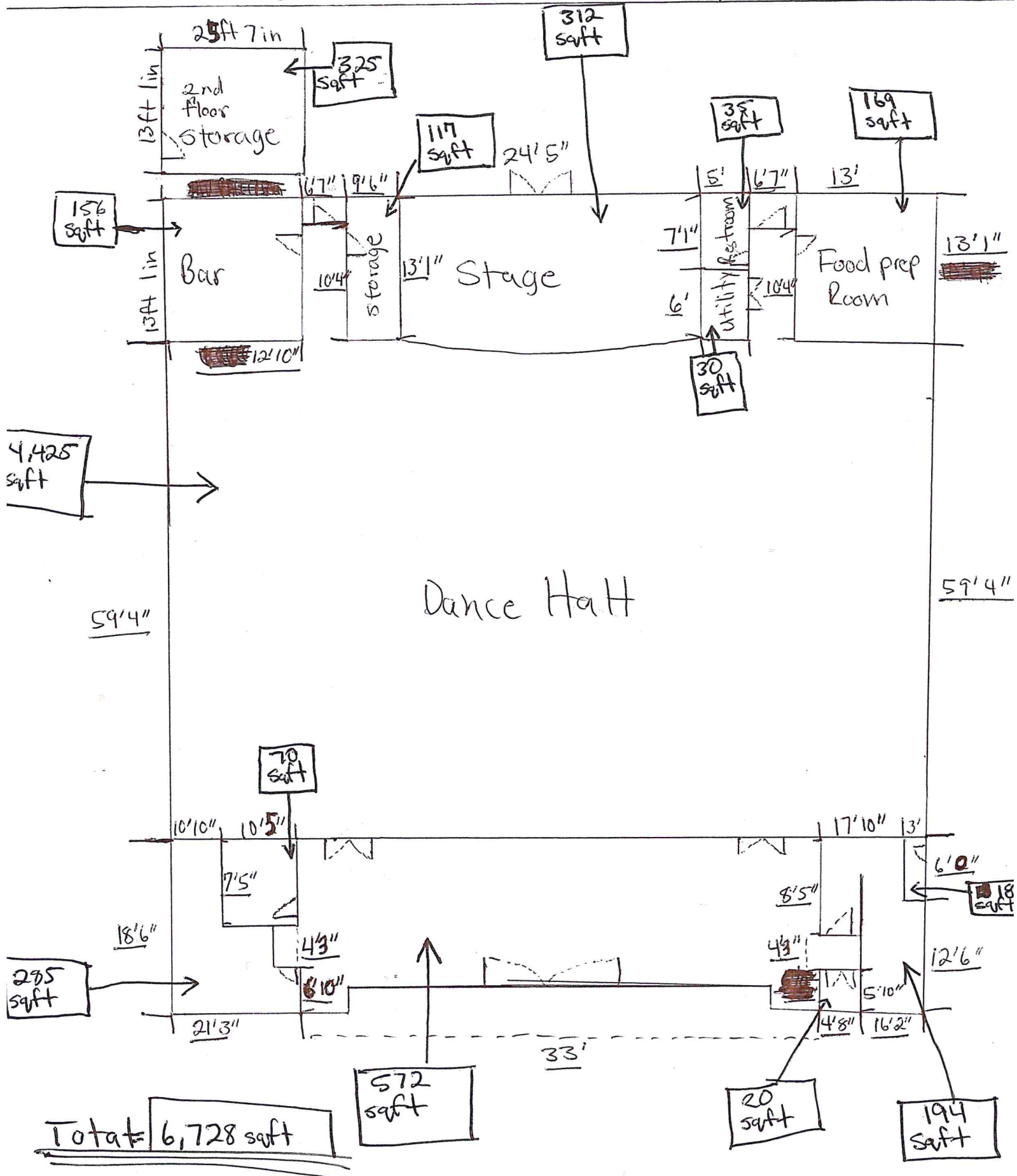


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Imperium Event Center LLC

5952 S. Cage Blvd Pharr TX 78577







AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.6.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Khanh Nguyen, d/b/a Snow Bite, 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 General Business District (C). The property is legally described as being 0.078-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 L-2. **CUP#190536**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Khanh Nguyen, d/b/a Snow Bite, 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 General Business District (C). **CUP#190536**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval 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) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements.

Alternatives:

ROUTING:

Nydia Mata

Created/Initiated - 6/26/2019

Roland Gomez

Approved - 6/26/2019

Melanie Cano

Approved - 6/27/2019

City Management Office

Final Approval - 6/27/2019



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: ALEX MEADE, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS ABC FILE NO. CUP#190536 (SNOW BITE)
--

GENERAL INFORMATION:

APPLICANT: Khanh Nguyen, d/b/a Snow Bite, 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 General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.078-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.

LOCATION: The property's physical address is 500 North Jackson Road, Suite L-2.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and east and Heavy Industrial District (H-I) to the west. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit

FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit
CODE COMPLIANCE DIVISION:	Pending Inspection report for the Conditional Use Permit.
HEALTH DIVISION:	Pending Inspection report for the Conditional Use Permit.
PLANNING DIVISION:	Recommends approval of the Conditional Use Permit.

HOURS OF OPERATION: Hours of operation will be from Monday through Sunday from 11:00 a.m. to 9:00 p.m.

NOTIFICATION OF PUBLIC: One (1) surrounding property owner was notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

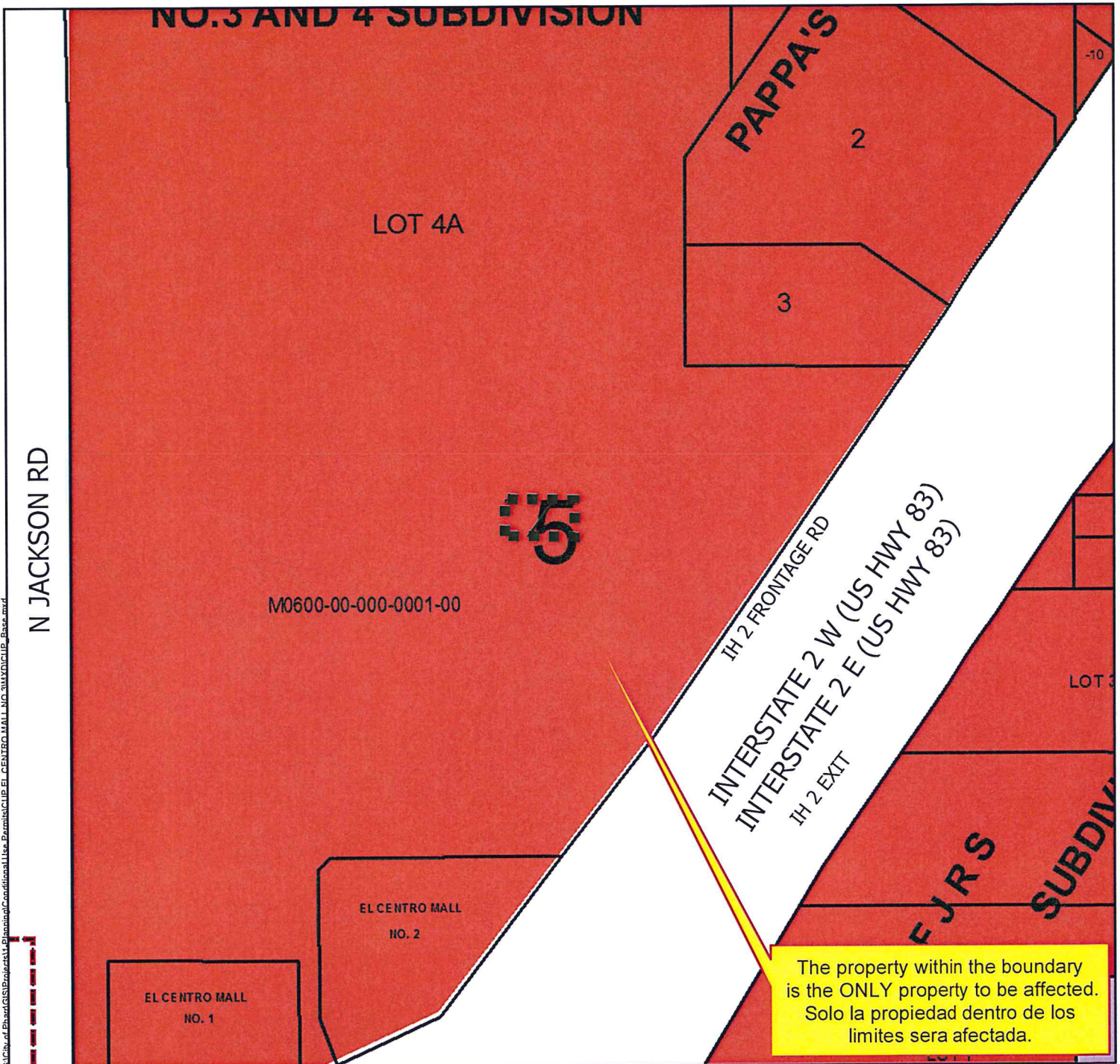
DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services is recommending approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

PLANNING & ZONING COMMISSION: The Planning and Zoning Commission voted unanimously to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Departments requirements.



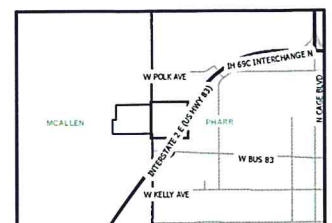
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- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
| Two Family | Government Owned | Neighborhood Commercial | |
| Medium Density Multi-Family | General Business | Office Professional | |
| High Density Multi-Family | Business District | PSJA ISD | |
| Mobile Home | Drainage Easement | Hidalgo ISD | |

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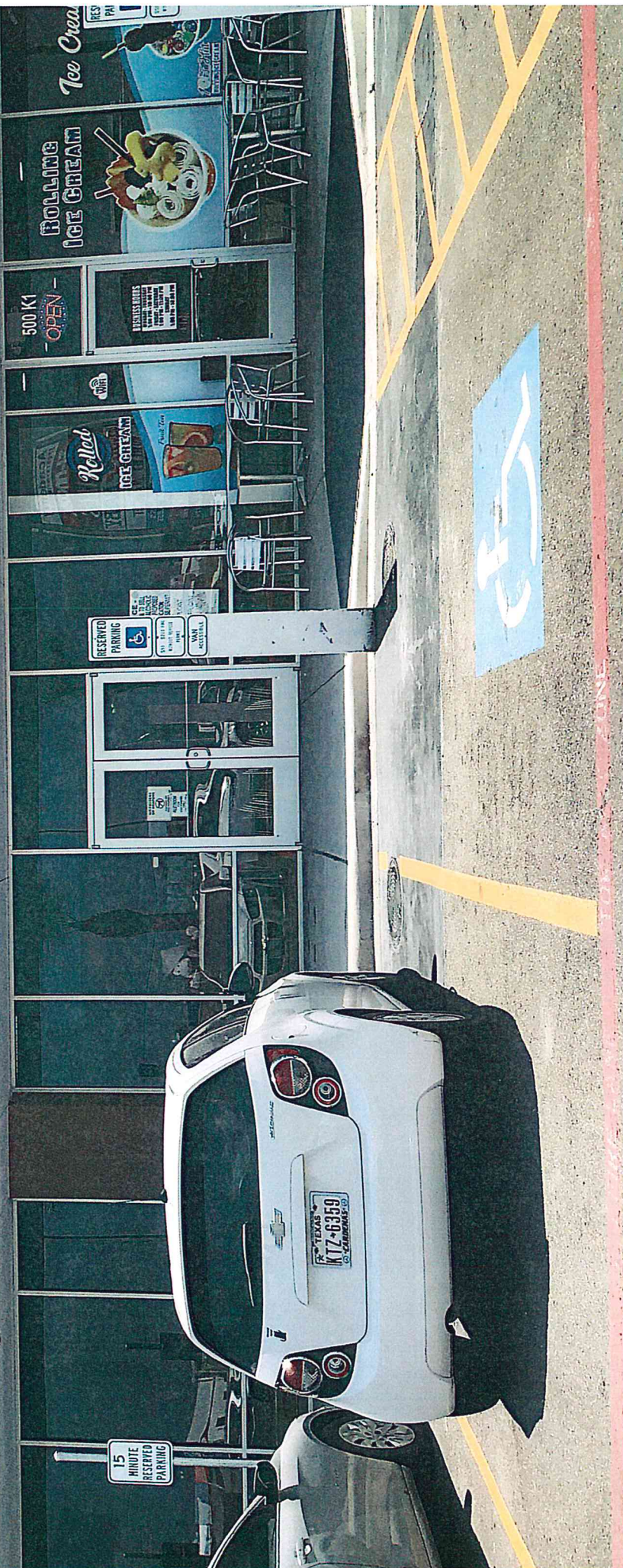
SITE PLAN

NOT A PART

WEST BOUND FRONTAGE ROAD
U. S. NO. 83 EXPRESSWAY

DEMISED PREMISES

Rolling Ice Cream



Beverages

Sweet Tea, Un-Sweet Tea, Hot Tea, Bottle water, Variety of Can Sodas for \$1.50

Hot Tea Pot \$6

*Free Refills on Sweet Tea and Un-Sweet Tea

Passion Fruit

Thai Tea

Paradise

BLACK CHERRY MANGO

1. House Blend Tea \$3.5

A semi sweet Chrysanthemum tea mixed with Lychee extract, Lychee popping pearls, and pieces of strawberries.

2. Passion Fruit Tea \$3

Jasmine tea mixed with Passion Fruit extract and Rainbow jellies.

BLACK CHERRY MANGO \$3.5

W BASIL SEEDS

4. Thai Tea \$3

A dessert tea containing 70% tea and 30% milk.

Special Teas

Sample Available Upon Request

5. Vietnamese Coffee \$3

A unique combination flavor of Black coffee and condensed milk. Can be served HOT or COLD.

*Allow 10mins for coffee to brew *

GREEN THAI TEA \$3.5

7. Star Fruit Tea \$4

Chrysanthemum tea combined with Star Fruit extract and Lychee popping pearl.

*Seasonal

8. Dragon Fruit \$4

Lightly sweetened fresh Dragon fruit blend.

Vietnamese

Coffee

Star Fruit

Dragon Fruit

Spice Up Your Drink With One Of Our Yummy Toppings

Lychee Popping Pearls \$.90

Honey Flavored Boba \$.75

Rainbow Jellies \$.75

Basil Seeds \$.50

All drinks are final sale. No return and/or exchange.

Lunch Special

Monday Thru Friday 11am-3pm

Only \$5.99

Any steamed rice bowl with a choice of meat with romaine lettuce, cucumbers, tomatoes, served with a cup of cabbage soup. Substitute for Fried rice with pork sausage for \$1.50 extra charged.



Choices of meat are:

Lemon Grass Pork

Ginger Soy Chicken

Fried Boneless chicken

Vietnamese BBQ Ribs

Marinated Beef

Vegan/Vegetarian

Add-Ons:

Pork Egg Roll \$1.50

Cabbage Soup \$.50

Pork Sausage \$1.50

Extra meat \$2.00

Extra shrimp \$3.00

Egg \$.75

All prices are subject to change. Dined in only.

***Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

*Some of our food contains wheat, soy, dairy, and nuts products. Please notify your server if you are allergic to any type of foods.

Appetizer

1. Chicken & Shrimp Spring Roll \$5
Lettuce, cucumber, cilantro, vermicelli noodles, wrapped in rice paper with dipping peanut sauce. (3 Rolls)

2. Grilled Pork Spring Roll \$5
Lettuce, cucumber, cilantro, crunchy stick, wrapped in rice paper with dipping peanut sauce. (3 Rolls)

3. Pork Egg Roll \$5
Deep fried egg rolls wrapped with clear vermicelli noodles, mushrooms, carrots, and ground pork. (4 rolls)

4. House Special Tostada \$5
Crunchy wonton wrapper topped with chicken, spicy mayo, Sriracha hot sauce, pickle cabbage, and Cilantro.

5. Popcorn Chicken \$5
Deep fried chicken pieces lightly mixed seasoned flour.

Not Available

House grilled pork rolled in our seasoned batter, mixed crumbs, nuts, then flash fried. Drizzled with a combo of Sriracha and spicy mayo sauce. (3 sticks)



Fusion Tacos

7. Deep Fried Wontons \$5
Deep fried wonton wrapped in with the combination of shrimp and ground pork. Drizzled with spicy mayo. (5 pieces)

8. Wonton Soup \$7.50
Combination of ground shrimp and pork wonton

9. Tamarind Wings \$5
Deep fried jumbo wings, glazed in a sweet and tangy tamarind sauce. (5 pieces)

*Allowed 12mins cooked time

10. Sweet Fries Surprised \$7
Layer of sweet potato fries topped it off with three blend of cheese, marinated beef, spicy mayo drizzled, house spicy cabbage, sprinkled seaweed, sesame seeds, and scallion.

*Upgrade to a DELUXE version with grilled jalapeno, onion, and a sunny side up egg for \$9



Grilled Pork Spring Roll

Wontons



Soup



House Glazed Edamame



Wings

11. Pho-nomenal Tacos 2 for \$5 or 3 for \$7
Corn tortilla with bean sprout, basil, jalapeno, pho spiced beef/chicken, drizzled with hoisin sauce, Sriracha hot sauce, scallion, cilantro, and lime on the side.

12. House Fusion Tacos 2 for \$5 or 3 for \$7
Corn tortilla stuffed with choice of meat (chicken, grilled pork, or beef) shredded lettuce, spicy mayo, seaweed, spicy cabbage. \$2 extra seafood substitution

13. House Glazed Edamame \$5
Sweet n spicy sesame glazed over steamed edamame.

Don't forget to ask your server about our weekly special appetizer deal!

Mixed order, break order, half order is not an option

Rice Dishes

All Rice Plate served with: A cup of Cabbage Soup, Vietnamese Pork Sausage, Sunny Side Up Egg, House Salad and Steamed Rice. Substitute Fried Rice for \$1.50 extra charged.

No Substitution on side dishes allow!

Add-Ons: Cup of Steamed Rice \$1.25, Cup of Cabbage Soup \$.50, Pork Sausage \$1.50, Extra Egg \$.75, Extra meat \$3.00, Extra shrimp \$3.50, Meat only \$5.99, Side Order of Fried Rice \$3.00. All prices are subject to change without notice.



Lemon Grass Shrimp



Double Pork Chops \$15

1. Lemon Grass Pork Chop
Grilled lemon grass marinated pork chop. \$9

2. Vietnamese BBQ Ribs
Grilled sesame semi sweet marinated beef short ribs. \$9

3. LEMON GARLIC FRIED JUMBO SHRIMP
FRIED SHRIMP WITH TANGY SAUCE \$12

4. Lemon Grass Shrimp
Grilled lemon grass marinated shrimp. \$10

5. Ginger Soy Chicken Grilled ginger and soy marinated chicken thigh meat. \$9

"Low Carb Option Available"

6. Fried Chicken

Deep fried chicken thigh rolled in house seasoned flour. \$9

Allowed 15 mins cooked time

*7. Sweet n Sour Fish

Sweet n Sour tomato sauce over deep fried tilapia fillets with cucumbers n lettuce leaf. \$10

*8. Sesame Glazed Salmon

Flash fried salmon with a glazed of sesame sauce on a bedded steamed mixed vegetables. \$10

9. Marinated Beef

Thinly cut strips of beef sauté in a sesame seeds BBQ sauce. \$9

10. Emperor's Fried Rice

Fried rice with shrimp, Vietnamese pork sausage, scallions, 1 scrambled egg, 1 sunny side up egg on top. \$9



Emperor's Fried Rice



Vietnamese BBQ Ribs

***Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

*Some of our food contains wheat, soy, and nuts products. Please notify your server if you are allergic to any type of foods.



Shrimp & Beef Noodle Bowl

\$12

Fresh Noodle Bowl \$9

Room temperature noodle combined in a mixture of lettuce, cucumbers, cilantro, wonton crunchy, and pickled cabbage served with vinaigrette fish sauce. Finished it off with your choice of meat.



NOT AVAILABLE

Vermicelli Noodles

Add on: Pork Egg Roll \$1.5

Egg On Top \$.75

Extra Shrimp \$3.5

Extra Meat \$3

Choices of meat are:

Lemon Grass Shrimp

Lemon Grass Pork

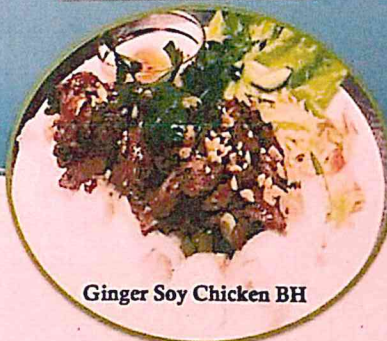
Ginger Soy Chicken

Fried Boneless chicken

Vietnamese BBQ Ribs

Marinated Beef

FRIED SHRIMPS \$10



Ginger Soy Chicken BH



Marinated Beef Banh Hoi

Banh Hoi Plate \$10

Fine vermicelli noodle rolled with scallion oil wrapped in romaine lettuce leaf, chopped up cucumbers, pickled cabbage, crushed peanuts dipped in a vinaigrette fish sauce. Finished it off with your choice of meat.

***Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

*Some of our food contains wheat, soy, dairy, and nuts products. Please notify your server if you are allergic to any type of foods.

Daily Soup

All of our soups are cooked daily and they're MSG free. Soups are available all day until sold out. *EXTRA SIDE VEGGIES \$2



SEAFOOD W. SOUP



CHICKEN PHO

1. Hu Tieu

Tapioca noodles with quail eggs, ground pork, BBQ pork, and shrimp in chicken soup \$9.5

2. "Dry" Seafood Wonton Noodles

Deep fried seafood wonton stir-fried with egg noodles, imitation crabmeat, quail egg, and shrimps on top of a bedded green lettuce \$9.5

3. Mien Ga

Glass noodles with shredded chicken and quail eggs in chicken soup \$8.5

4. Seafood Wonton Noodle Soup

Egg noodles with seafood wonton, quail eggs, imitation crabmeat, BBQ pork, and shrimp in chicken soup \$9

5. Chicken Pho

Rice noodles with shredded chicken in a flavorful chicken soup \$8



HU TIEU



MIEN GA

Soup Wednesday

Served All Day Until Sold Out



BANH CANH



MI QUANG

1st Wednesday - Bun Bo Hue

A beef broth based soup served with vermicelli noodles, beef tendon, thinly sliced beef shank, pork feet and seafood meatballs.

\$8.75

2nd Wednesday - Banh Canh

A pork based broth served with Tapioca rice noodles, pork spare ribs, whole shrimp, and seafood meatballs.

\$8.75

3rd Wednesday - Mi Quang

A pork based broth soup, served with Tumeric noodles, pork belly, shrimp, half sliced hard boiled eggs, peanuts, and sesame rice cracked.

\$ 8.75

4th Wednesday - Pho Dac Biet

A beef based broth soup, served with rice noodles, rare thinly sliced steak, beef tendon, beef tripe, and beef meatball.

\$8.75



BUN BO HUE



COMINO BEEF PHO

*Half order is not available
Split order will be \$3.00 extra charge
No substitutions

***SIDE VEGGIES \$2

Vegan/Vegetarian Friendly

Let your server know whether you are a Vegan or Vegetarian.

Some Dishes may required longer cooking time



TOFU BANH

1. Tofu Spring Roll \$5

Rice paper wrapped with mixed lettuce, cucumber, vermicelli noodles, tofu, and dipped in a peanut sauce.

Substitute for Mock Shrimp \$2 extra

2. Tofu House Tostada \$5

Crunchy wonton wrapper topped with house sauté tofu, spicy mayo, sriracha hot sauce, pickled cabbage, and cilantro.

3. Glazed Edamame \$5

Sweet n spicy sesame glazed over steamed edamame.

4. Tofu Banh Mi \$5

Toasted baguette stuff with sauté tofu, pickled cabbage, cucumber, and cilantro

5. Fried Tofu Chicken BBQ Banh Mi \$7

Toasted baguette stuff with BBQ tofu chicken, pickled cabbage, romaine lettuce, cilantro, and topped it off some fried onion.

6. Tofu Banh Hoi \$10

Lemon grass tofu wrapped in romaine lettuce, pickled cabbage, cucumber slices, cilantro crushed peanut, scallion oil. Dipped in sweet soy sauce.

7. Empress Fried Rice \$9

Mixed veggies, slightly fried tofu, mock shrimp, scrambled eggs, scallions, then topped it off with a sunny side up egg.

8. Fresh Vermicelli Noodle Bowl \$9

Boiled noodle, mixed salad, sauté scallion tofu, mushroom, mock shrimp, crunchy topper. Served lightly sweet soy sauce.

9. Dried Tofu Noodle Bowl \$9

Stirred fry yellow noodles, sauté scallion tofu, mushroom, assorted tofu seafood.

10. Vegan Noodle Soup \$9

Yellow noodles, tofu, mushroom, assorted tofu seafood, napa cabbage in a vegetable broth.

11. Tofu Pho \$8

Rice noodles, fried tofu in a vegetable broth. Served with side vegetable plate.



House Tostada

7. Pho-nomenal Tacos 2 for \$5 or 3 for \$7

Corn tortilla stuffed, bean sprout, basil, jalapeno, pho spiced Tofu, drizzled with hoisin sauce, sriracha, scallion, cilantro, and lime on the side.

8. House Fusion Tacos 2 for \$5 or 3 for \$7

Corn tortilla stuffed with sauté sesame Tofu shredded lettuce, spicy mayo, seaweed, spicy cabbage.

9. Sweet Fries Surprised \$7

Layer of sweet potato fries topped it off with the blend of cheese, marinated beef, spicy mayo, drizzled, house spicy cabbage, sprinkled seaweed, sesame seeds, and scallion.

*Upgrade to a DELUXE version with grilled jalapeno, onion, and a sunny side up egg

***Consuming raw or undercooked meats, poultry seafood, shellfish, or eggs may increase your risk of foodborne illness. *Some of our food contains wheat, soy, dairy, and nuts products. Please notify your server if you are allergic to any type of foods.

Banh Mi/Vietnamese Sandwich

\$5



Start off with a toasted 8" baguette!
Add in your choice of meat
Topped off with cilantro, chopped mixed pickled veggies, cucumber house sauce, mayo, and spicy chili sauce!



Choices of meat are:

Ginger Soy Chicken
*BBQ Fried Chicken
Fried Chicken
Lemon Grass Pork
Spicy BBQ Pork
Grilled Pork
Marinated Beef
*Philly Cheese Steak



Combination (2 meats) Banh Mi
&
Fusion Banh Mi

\$6.99

Add-on:

Shrimp Substitution \$3.00
Sunny Side Up Egg \$0.75
Seafood Chips \$1.50
Sweet Potato Fries \$3.00

***Consuming raw or undercooked meat, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

*Some of our food contains wheat, soy, dairy, and nuts products. Please notify your server if you are allergic to any type!

House Specialty Desserts

\$7.50

*Allow 15 minutes for desserts to be ready



Brick-a-licious

Toasted coco-butter bread brick toast with fresh strawberries, bananas, and vanilla ice cream.

Green Tea-riffic!

Green Tea toast with vanilla ice cream, strawberries, bananas, Green Tea Kit Kat, with powder sugar and condensed milk drizzled.

Bacon Banana Bomb

Four bananas wrapped in eggroll skin with cream and coconut shavings, topped off with vanilla ice cream, pineapple, bacon, and chocolate-caramel drizzled.

Waffle-icious

Toasted mochi waffle with a side of seasonal fruits, vanilla ice cream and topped off with a caramel drizzled.

*Assorted flavors available



Shaved Snow

Regular size \$7

Mini size \$3.50

Create your own combo \$9

Extra topping \$1.00



1. Chunky Monkey

Vanilla shaved snow with banana slices, chocolate slices, caramel, and chocolate drizzled.

2. Taro-ing Me Apart

Taro shaved snow with tapioca pearls, mixed nuts, caramel syrup, and chocolate milk drizzled.

3. Choco-heaven

Chocolate shaved snow with brownie bits, marshmallows, caramel, and chocolate syrup.

4. Strawberry Cheesy Delight

Strawberry shaved snow with strawberry slices, cheesecake and condensed milk drizzled.

5. ManGo Go Go

Mango shaved snow with green apples chunks, gummy bears, and chamoy sauce.

6. Salted Caramel

Salted Caramel shaved snow, granny smith apple, mixed nuts, caramel drizzled.

7. Peachy Paradise

Peach shaved snow, peach slices, mango and strawberry chunks, and condensed milk drizzled.

8. Blueberry Me

Blueberry shaved snow with honey bunches cereal, banana slices, and caramel drizzled.

9. Tropical Breeze

Coconut shaved snow with pineapple chunks, coconut flakes, mixed nuts, and condensed milk drizzled.

10. En-Durian

Durian shaved snow with mixed nuts, and condensed milk drizzle

11. Green Sensation

Green tea shaved snow with fruit loops, cereal, marshmallow, and condensed milk drizzle

12. Wake Up Call

Coffee shaved snow with mixed whip cream, and caramel drizzle
whip cream, and caramel drizzle

13. Flower Power

Finely shaved ice with sweet condensed milk, strawberries, bananas.

Can be VEGAN friendly



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.7.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Cesar Chavez Foundation or affiliate 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 High-Density Multi-Family Residential District (R-4). The property is legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road. **COZ#190316**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Cesar Chavez Foundation or affiliate 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 High-Density Multi-Family Residential District (R-4). **COZ#190316**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to High-Density Multi-Family District (R-4) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family District (R-4) subject to staff's recommendations.

Alternatives:

ROUTING:

Nydia Mata

Created/Initiated - 6/26/2019

Roland Gomez
Melanie Cano
City Management Office

Approved - 6/26/2019
Approved - 6/27/2019
Final Approval - 6/27/2019



Pharr

Development Services



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 1, 2019

ROUTE TO BOARD:

☒ CITY COMMISSION

AGENDA ITEM: COZ#190316

☐ PLANNING & ZONING COMMISSION

DATE SUBMITTED: March 01, 2019

1. **Applicant:** Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, owner.
2. **Requested Action:** Re-zoning request from an Agricultural and/or Open Space District (A-O) to Heavy Density Multi-Family District (R-4).
3. **Nature / Intent of Request:** In order to develop and construct a 112 multi-unit residential complex on said property.

4. **Routing to Staff:**

A. Melanie Cano, Director



Initials

6/25/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations



Initials

6/25/19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

6/24/19
Date

☒ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

THROUGH: ALEX MEADE, CITY MANAGER

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to High-Density Multi-Family Residential District (R-4): Being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located within the 1500 Block of West Ridge Road.
--

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Cesar Chavez Foundation or affiliate, representing Manrique Properties, LTD, 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 High-Density Multi-Family District (R-4) in order to develop and construct a 112 multi-unit residential complex on said property.

The subject site is located on the south side of the 1500 Block of West Ridge Road and is legally described as being a 10.00 acre tract of land, more or less, out of Lot 201, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Ridge Road, a 100' minor arterial which runs east and west with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Agricultural and/or Open Space District (A-O). The property to the north is zoned Agricultural and/or Open Space District (A-O) and on March 05, 1996, the property to the south was re-zoned to Single-Family Residential District (R-1). On March 06, 2012, a portion of the property to the west was re-zoned to General Business District (C) and on April 21, 2015, the remaining portion was re-zoned to Medium-Density Multi-Family District (R-3). On May 02, 1995, a portion of the property to the east was zoned to High Density Multi-Family District (R-4) and on June 18, 1996, the remaining portion was re-zoned to General Business District (C). There have been no zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan.

The High-Density Multi-Family District (R-4) is established to provide adequate space and site diversification for higher density apartment complexes, including high-rise apartments and complexes with a number of buildings on the same tract of land. This zone allows higher density developments and where there is increased water capacity, fire protection, wastewater, and drainage capacity. Higher density multi-family developments are not a buffer between single-family and commercial uses and should be properly buffered.

Twenty-six (26) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received one (1) telephone call for information only.

Development Services is recommending **approval** of the request to re-zone to High-Density Multi-Family District (R-4) as the property meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Agricultural and/or Open Space District (A-O) to High-Density Multi-Family District (R-4) subject to staff's recommendations.

CITY COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Cesar Chavez Foundation or affiliate, representing Manrique
Properties, LTD

APPLICANT

Agricultural and/or Open Space District (A-O)
CURRENT ZONE

Within the 1500 Block of West Ridge Road

ADDRESS

Heavy-Density Multi-Family District (R-4)
PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

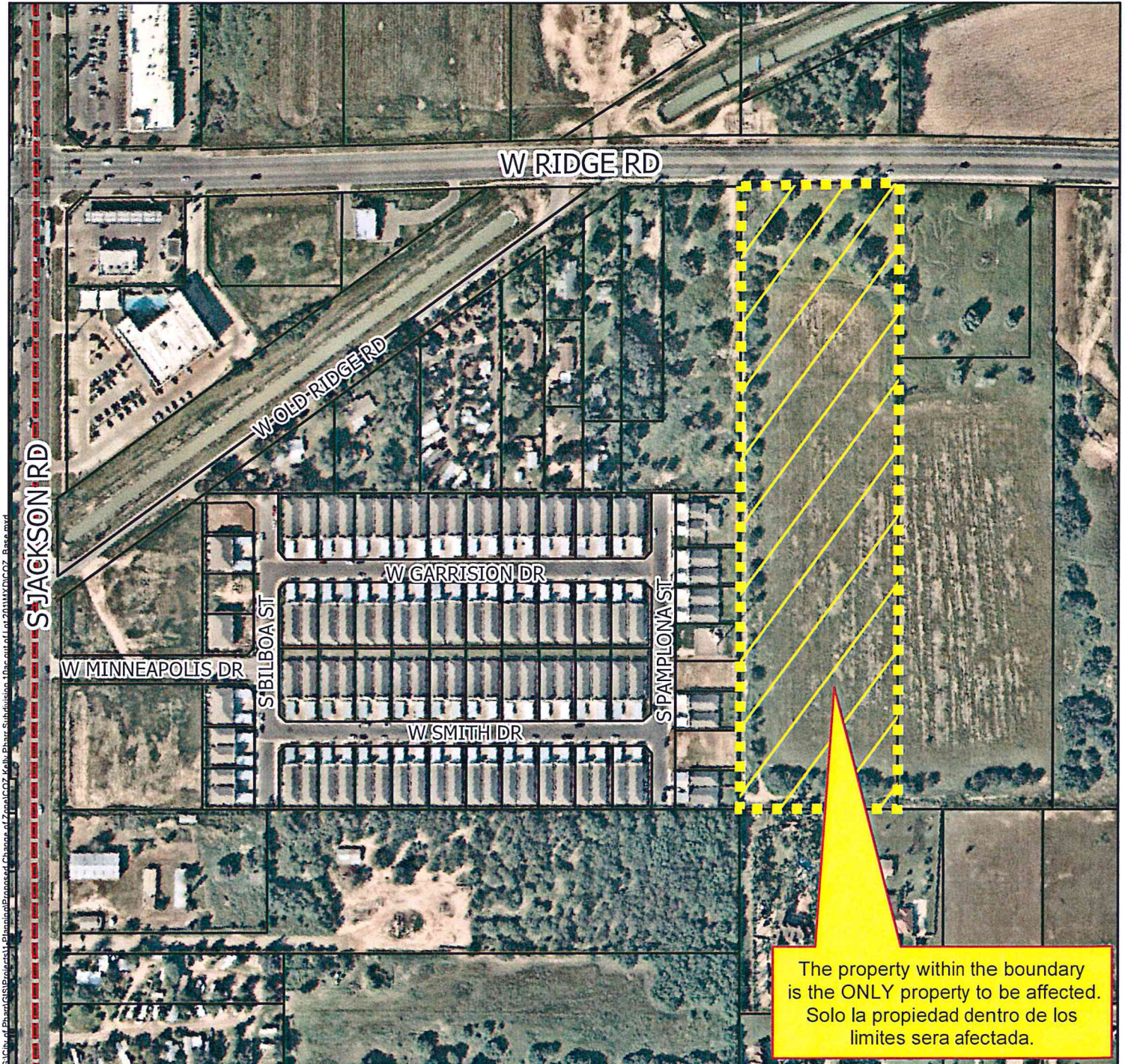
The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

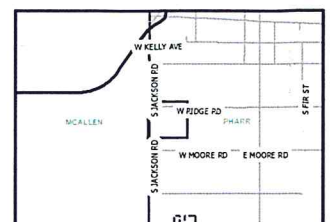
PREPARED BY

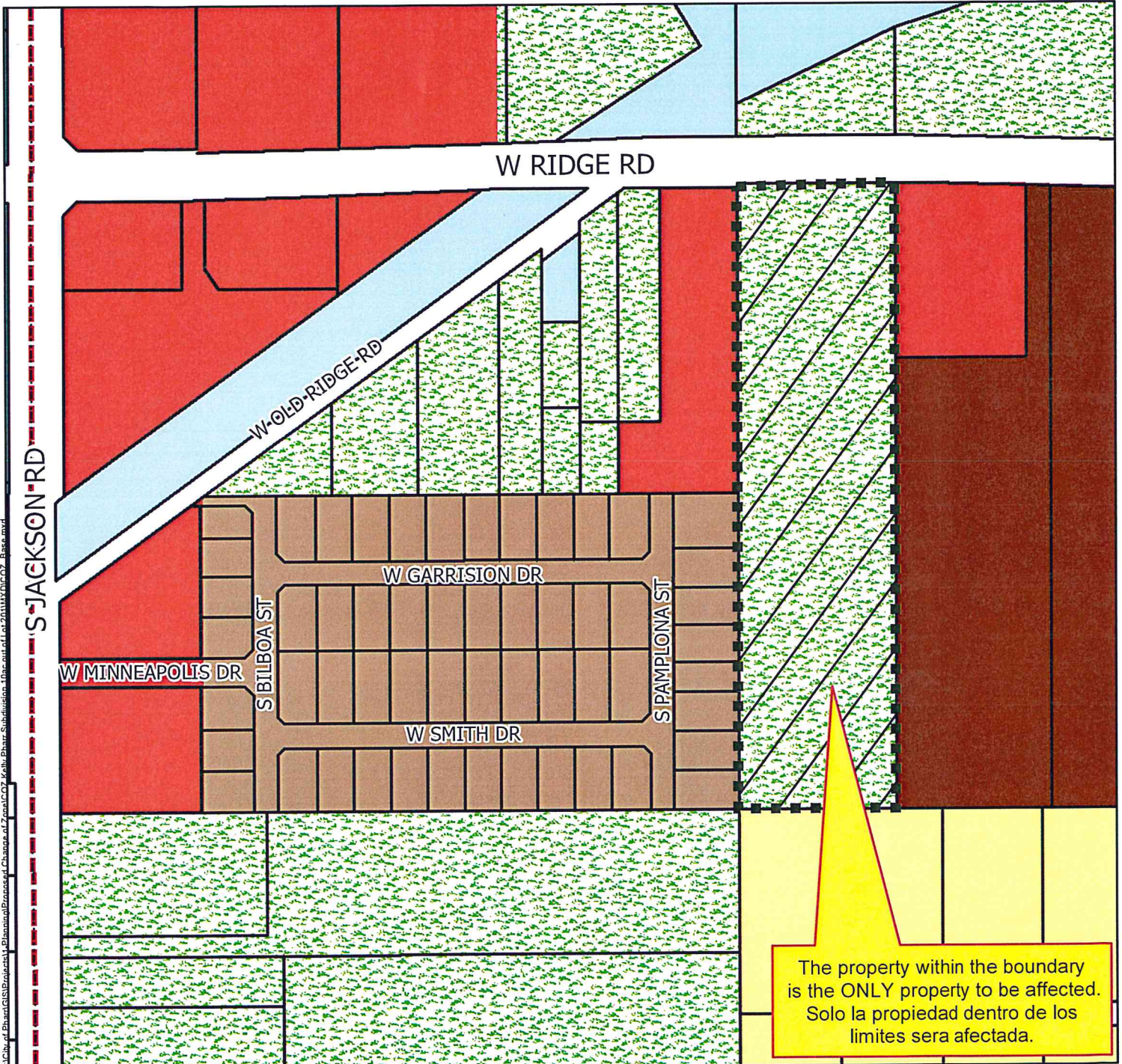
March 5, 2019

DATE

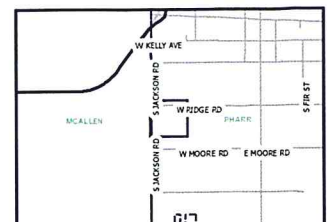


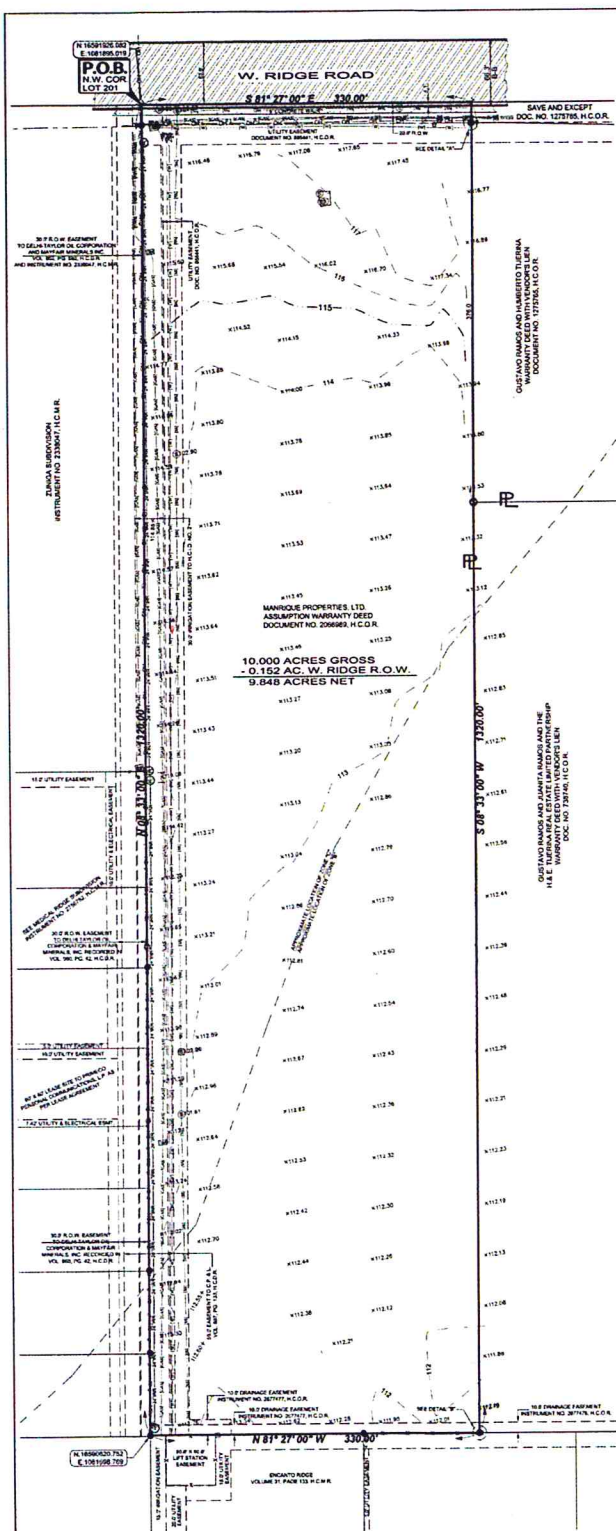
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





FLOOD ZONE
 ZONE 10
 AREAS BETWEEN & WITHIN THE 100-YEAR
 FLOOD ZONE ARE SHOWN ON THE FLOOD
 INSURANCE RATE MAP (FIRM) FOR THE
 AREA. THESE AREAS ARE NOT TO BE
 CONSIDERED AS FLOOD PRONE AREAS
 UNLESS THEY ARE SHOWN AS SUCH ON
 THE FIRM.



LEGEND

- FOUND NO 4 REBAR
- FOUND NO 4 REBAR
- SET NO 4 REBAR WITH PLASTIC
- CAP STAMPED WELDERS & PAINT
- SET PAINT
- POWER POLE
- GUY WIRE
- TRANSMISSION POLE
- TELEPHONE PILESTAL
- UNDERGROUND CABLE MARKER
- FIRE HYDRANT
- WATER SERVICE
- WATER VALVE
- CLEANOUT
- SANITARY SEWER MANHOLE
- IRRIGATION VALVE
- IRRIGATION STAND PIPE (SIZE AS NOTED)
- GAS METER
- GAS MARKER
- COLUM
- CHAIN LINK FENCE
- WOOD FENCE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- SPOTTED GUY LINE
- INAPPROPRIATE LOCATION
- SPOTTED GAS LINE
- INAPPROPRIATE LOCATION
- SPOTTED SANITARY SEWER LINE
- INAPPROPRIATE LOCATION
- SPOTTED WATER LINE
- INAPPROPRIATE LOCATION
- ASPHALT AREA
- CONCRETE AREA
- B.S. BACK OF CURB TO BACK OF CURB
- R.O.W. RIGHT OF WAY
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- N.W. COR. NORTHWEST CORNER
- P.O.B. POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- COMPT. - EASEMENT
- V.T.S. - UNIT TO SCALE
- VOL. - VOLUME
- PG. - PAGE
- P. - PROPERTY LINE

PLAT SHOWING
10,000 ACRES
OUT OF LOT 261,
KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR
HIDALGO COUNTY, TEXAS

I, FRED L. KURTH, A REGISTERED PROFESSIONAL
 LAND SURVEYOR, DO HEREBY CERTIFY THE
 FOREGOING PLAT TO BE TRUE AND CORRECT
 REPRESENTATION OF A SURVEY MADE ON THE
 GROUND ON 02/22/2019 UNDER MY DIRECTION
 AND SUPERVISION.



JOB NO.	19061.08	REVISION	DATE	BY
DRAWING DATE	02/22/2019			
DRAWN BY	J.C.J.L.G.			
FILE NAME	19061.08			
T-1078, PG. 13				
PAGE 2 OF 2				
		115 W. MARSHALL, EDINBURG, TX 78541 PH: (361) 381-0881 • FAX: (361) 381-1638 E-MAIL: info@meldrenhunt.com		

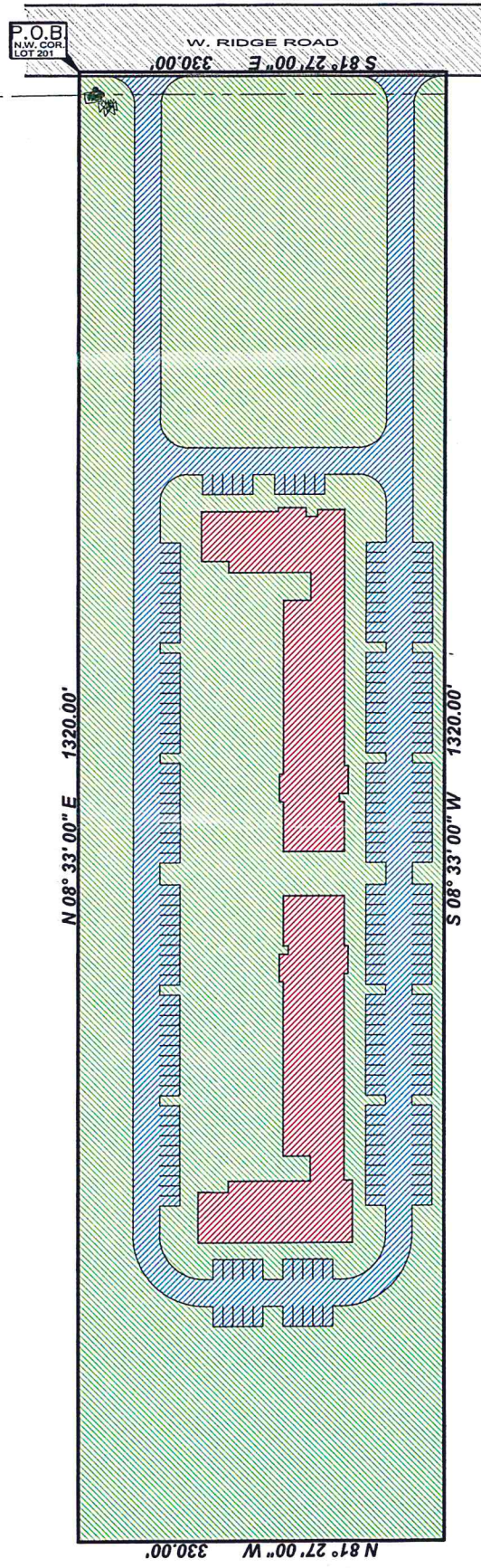


 BEARING BASIS AS PER TEXAS

 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

 ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)

 SCALE: 1" = 100'



WESTRIDGE MULTI-FAMILY
 DEVELOPMENT
 PHARR, TEXAS



 MELDEN & HUNT INC.

 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.8.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Armando Escamilla has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3). The property is legally described as being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1010 West Caffery Avenue. **COZ#190535**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Armando Escamilla has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3). **COZ#190535**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone to Medium Density Multi-Family District (R-3) as the properties meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3).

Alternatives:

ROUTING:

Nydia Mata
Roland Gomez
Melanie Cano

Created/Initiated - 6/26/2019
Approved - 6/26/2019
Approved - 6/27/2019

City Management Office

Final Approval - 6/27/2019



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 1, 2019

ROUTE TO BOARD:

☒ CITY COMMISSION AGENDA ITEM: COZ:#190535
☐ PLANNING & ZONING COMMISSION DATE SUBMITTED: May 22, 2019

1. **Applicant:** Armando Escamilla, owner.
2. **Requested Action:** Re-zoning request from Single-Family Residential District (R-1) to Multi Family Residential District (R-3).
3. **Nature / Intent of Request:** In order to develop and construct multi-unit buildings on said property.

4. **Routing to Staff:**

A. Melanie Cano, Director



Initials

6/25/19
Date

☒ Approval ☐ Denial

B. Planning Staff
Recommendations



Initials

6/25/19
Date

☒ Approval ☐ Denial

C. Planning and Zoning
Commission

Initials

6/24/19
Date

☒ Approval ☐ Denial

D. City Attorney

Initials

Date

☐ Approval ☐ Denial

E. City Manager

Initials

Date

☐ Approval ☐ Denial



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to Multi Family Residential District (R-3); Being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1010 West Caffery Avenue.
--

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Armando Escamilla, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3) in order to develop and construct multi-unit buildings on said property.

The subject site which is located on the north side of West Caffery Avenue with a physical address of 1010 West Caffery Avenue. The property consists of one (1) tract of

land legally described as being all of Lot 6, Block 3, Palm Heights West Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Caffery Avenue, a minor collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Single-Family Residential District (R-1). On March 30, 1982, the property and the surrounding properties were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. On October 06, 1992 the property to the west was re-zoned to Medium Density Multi-Family District (R-3). The property to the east was re-zoned to Medium Density Multi-Family District (R-3) on January 17, 1995 and the property to the south was also re-zoned to Medium Density Multi-Family District (R-3) on September 17, 1985. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for multi-family residential use in the Land Use Plan.

The medium-density multi-family district is established to provide adequate space and site diversification for medium-density areas that are a mixture of single-family, duplex, and multi-family dwelling units of up to eight units per lot. The area requirements in this district are based on multi-family dwelling units being built on smaller, individual lots and needing to coexist with single-family residences. This district should not run traffic over long distances of single-family residential-sized streets, or through single-family neighborhoods, and should be located close to arterials or collectors capable of carrying the additional traffic.

Fifteen (15) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received two (2) telephone calls for information only.

Development Services is recommending **approval** of the request to re-zone to Medium Density Multi-Family District (R-3) as the properties meets area requirements, has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Single-Family Residential District (R-1) to Multi Family Residential District (R-3).

CITY COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:**
 - a) **consideration by the full board;**
 - b) **additional information;**
 - c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Armando Escamilla, owner

APPLICANT

Single-Family Residential District (R-1)

CURRENT ZONE

1010 West Caffery Avenue

ADDRESS

Multi Family Residential District (R-3)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?		X
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?	X	
8 Will a buffer be required?	X	
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

PREPARED BY

June 17, 2019

DATE



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

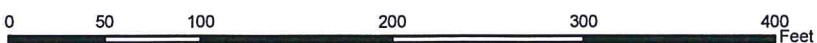
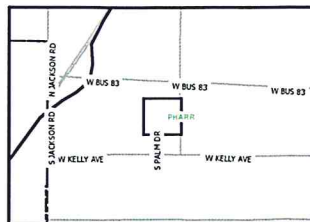
- Agricultural Open Space
- Single Family
- Single Family Small Lot
- Two Family
- Medium Density Multi-Family
- High Density Multi-Family
- Mobile Home

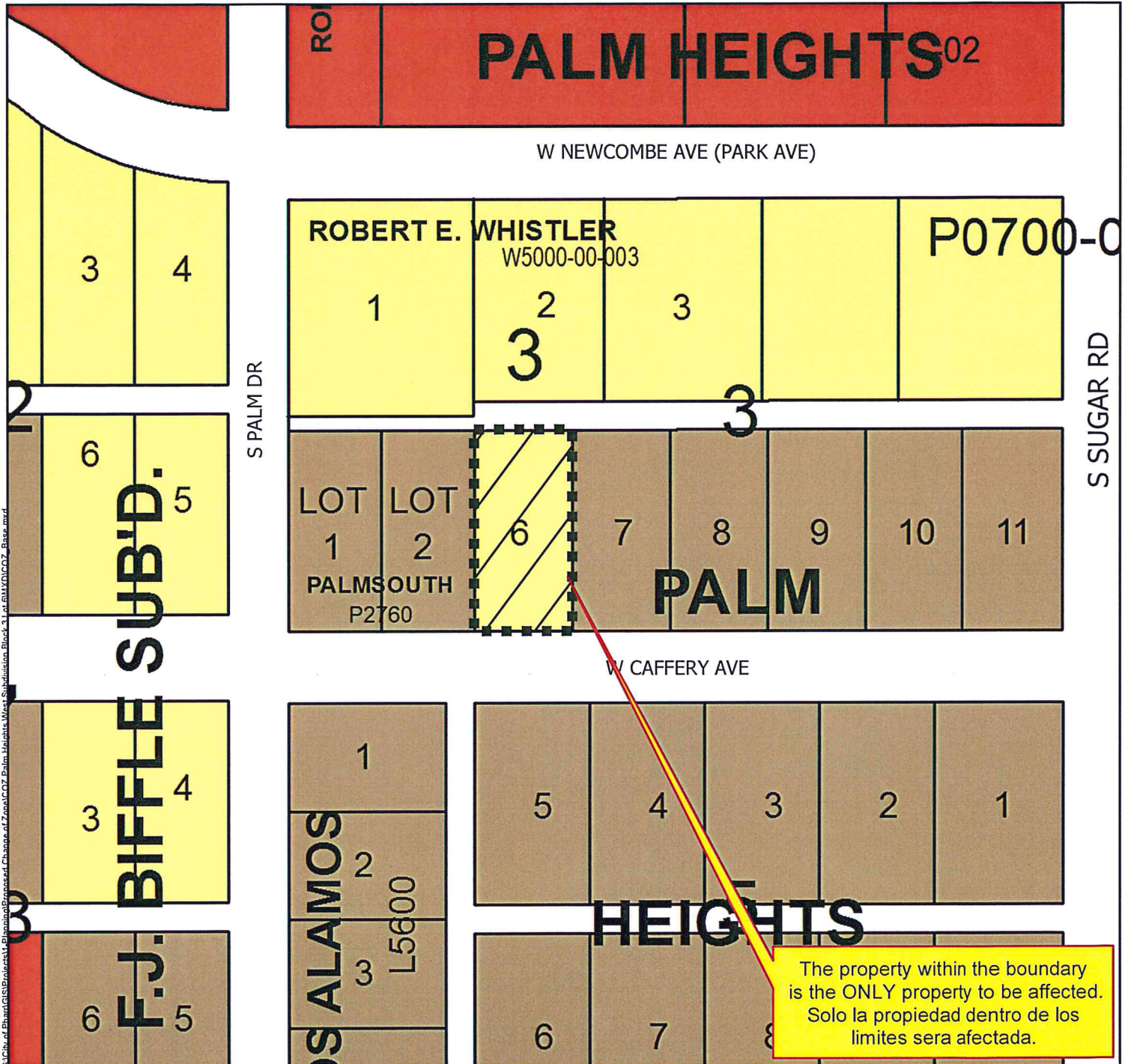
- Townhouse
- HUD Code
- Rail Road R.O.W.
- Government Owned
- General Business
- Business District
- Drainage Easement

- Heavy Commercial
- Heavy Industrial
- Limited Industrial
- Neighborhood Commercial
- Office Professional
- PSJA ISD
- Hidalgo ISD

- Valley View ISD
- Planned Unit Development

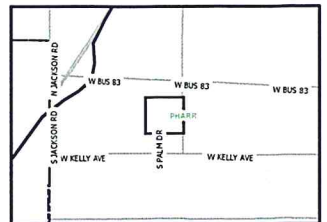
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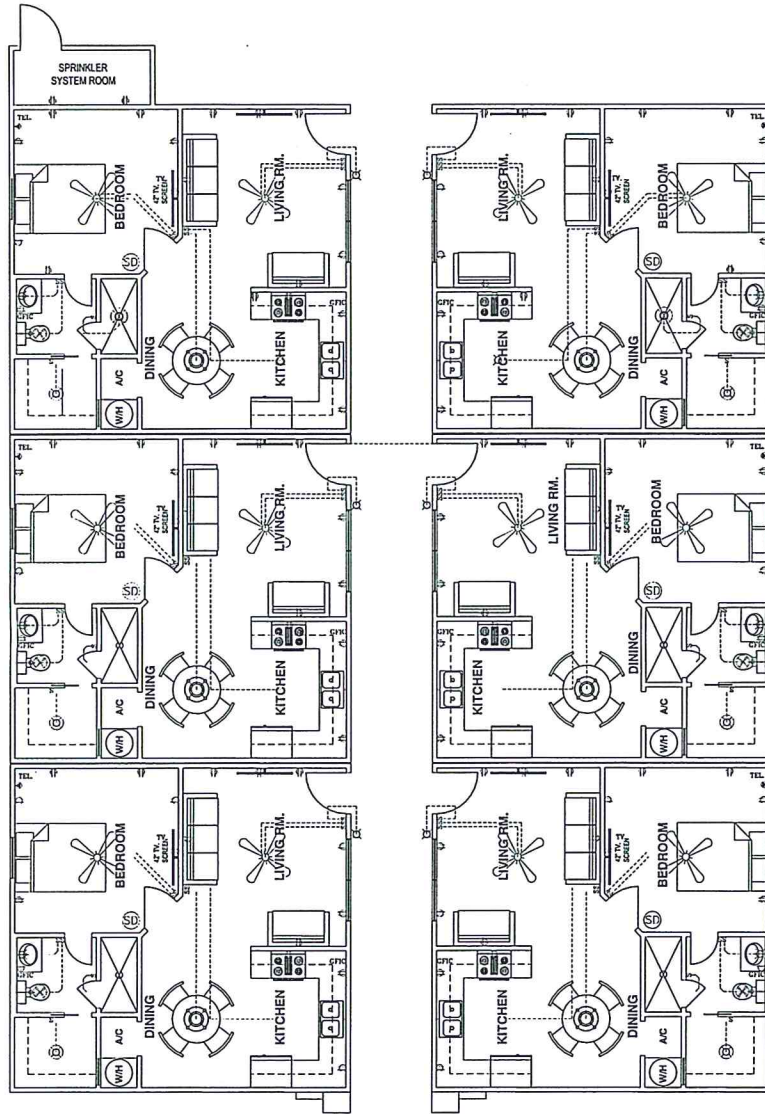




The property within the boundary
is the ONLY property to be affected.
Solo la propiedad dentro de los
limites sera afectada.

- | | | | |
|-----------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
| Two Family | Government Owned | Neighborhood Commercial | |
| Medium Density Multi-Family | General Business | Office Professional | |
| High Density Multi-Family | Business District | PSJA ISD | |
| Mobile Home | Drainage Easement | Hidalgo ISD | |





ELECTRICAL LEGEND	
	220 OUTLET
	110 OUTLET
	PENCIL JACK
	TV CORD
	DOUBLE SWITCH
	DIMMER SWITCH
	SWITCH
	BI-DIRECTIONAL LIGHT
	CEILING FAN
	CHANDLIER

SHEET NO.
5

ELECTRICAL PLAN SCALE 1/8"=1'-0"

APARTMENT "A"	1854.36
APARTMENT "B"	1804.16
TOTAL	3658.52

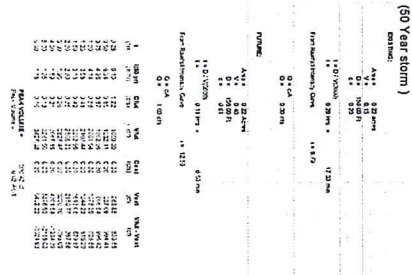
PROJECT NAME:
PROPOSED APARTMENTS
LEGAL DESCRIPT.
LOT 6
PALM HEIGHTS SUBD
PHARR TX

INTERDISCIPLINARY
Consultant Design Group
Call ph. 556-522-5877
email: interdisciplinaryltd@gmail.com

Commercial
Residential Plans
As per city code

Lois Cerezo

PROJECT NO.
022519



C CAFFERY

PROJECT NO.
022519

SCALE 1/8"=1'-0"

SHEET NO.





AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.C.9.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Nelda Telles has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). The property is legally described as being the N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlert's Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 E. Sam Houston Ave.
COZ#190534

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Nelda Telles has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1). **COZ#190534**

Financial Consideration:

Staff Recommendation: Development Services is recommending approval of the request to re-zone Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1).

Alternatives:

ROUTING:

Nydia Mata

Created/Initiated - 6/26/2019

Roland Gomez
Melanie Cano
City Management Office

Approved - 6/26/2019
Approved - 6/27/2019
Final Approval - 6/27/2019



STANDARDIZED RECOMMENDATION FORM

MEETING DATE: July 1, 2019

ROUTE TO BOARD:

☒ CITY COMMISSION AGENDA ITEM: COZ:#190534
☐ PLANNING & ZONING COMMISSION DATE SUBMITTED: May 20, 2019

1. Applicant: Nelda Telles, owner.

2. Requested Action: Re-zoning request from a Two-Family Residential District (R-2) to Single-Family Residential District (R-1).

3. Nature / Intent of Request: In order to re-zone the property from Two-Family Residential District (R-2) to Single-Family Residential District (R-1).

4. Routing to Staff:

A. Melanie Cano, Director

Initials

6/25/19 ☒ Approval ☐ Denial
Date

B. Planning Staff
 Recommendations

Initials

6/25/19 ☒ Approval ☐ Denial
Date

C. Planning and Zoning
 Commission

Initials

6/24/19 ☒ Approval ☐ Denial
Date

D. City Attorney

Initials

_____ ☐ Approval ☐ Denial
Date

E. City Manager

Initials

_____ ☐ Approval ☐ Denial
Date



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 1, 2019

TO: MAYOR AND CITY COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Two-Family Residential District (R-2) to Single-Family Residential District (R-1): Being the N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 222 East Sam Houston. Avenue.

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Nelda Telles, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1) since plans have changed from previous years when she wanted to develop it into a multi-family dwelling.

The subject site is located on the south side of East Sam Houston Avenue with a physical address of 222 East Sam Houston Avenue. The property consists of one (1) tract of land legally described as being a N266'-W1.21 acres of the N6.21 acres of Lot 1, Gehlerts Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Sam Houston Avenue, an 80' major collector that runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Two-Family Residential District (R-2) and was rezoned from Single-Family Residential District (R-1) on November 05, 2012. On March 30, 1982, the surrounding properties to the north, south, east and west were zoned to Single-Family Residential District (R-1), when the city adopted the current Zoning Ordinance used today. There have been no other zoning requests within the general vicinity of the subject property since that time. The property is generally designated for Right of Way use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

Twenty-five (25) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice.

Development Services is recommending approval of the request to re-zone Single-Family Residential District (R-1) as the property meets area requirements and has adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

The Planning and Zoning Commission voted unanimously to approve the request for a change of zone from Two-Family Residential District (R-2) to Single-Family Residential District (R-1).

CITY COMMISSION OPTIONS:

1. **Approve the rezoning request;**
2. **Table the item for:** a) **consideration by the full board;**
b) **additional information;**
c) **additional time for applicant and adjacent property owners to meet;**
3. **Disapprove the request.**



Pharr

Development Services



REQUEST FOR CHANGE OF ZONE & AMENDMENT TO LAND USE PLAN

Nelda Telles, owner

APPLICANT

Two-Family Residential District (R-2)

CURRENT ZONE

222 East Sam Houston Avenue

ADDRESS

Single-Family Residential District (R-1)

PROPOSED ZONE

	YES	NO
1 Does the property meet the minimum area requirements for the proposed zone?	X	
2 Does the property have adequate ingress and egress?	X	
3 Will the change of zone be compatible with surrounding properties? (Zoning and Land Use)	X	
4 Is the property located along a major thoroughfare?	X	
5 Will the property have adequate parking for the proposed use?	X	
6 Will the property have adequate landscaping as per City Ordinance?	X	
7 Will the zone change increase the volume of traffic?		X
8 Will a buffer be required?		X
9 Is the proposed change in line with the Future Land Use Plan?	X	

STAFF RECOMMENDATIONS:

Approval

The property meets area requirements, has adequate ingress and egress and is compatible with
the surrounding properties.

Della Robles, Planner I

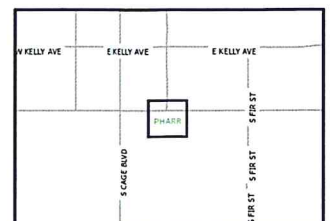
PREPARED BY

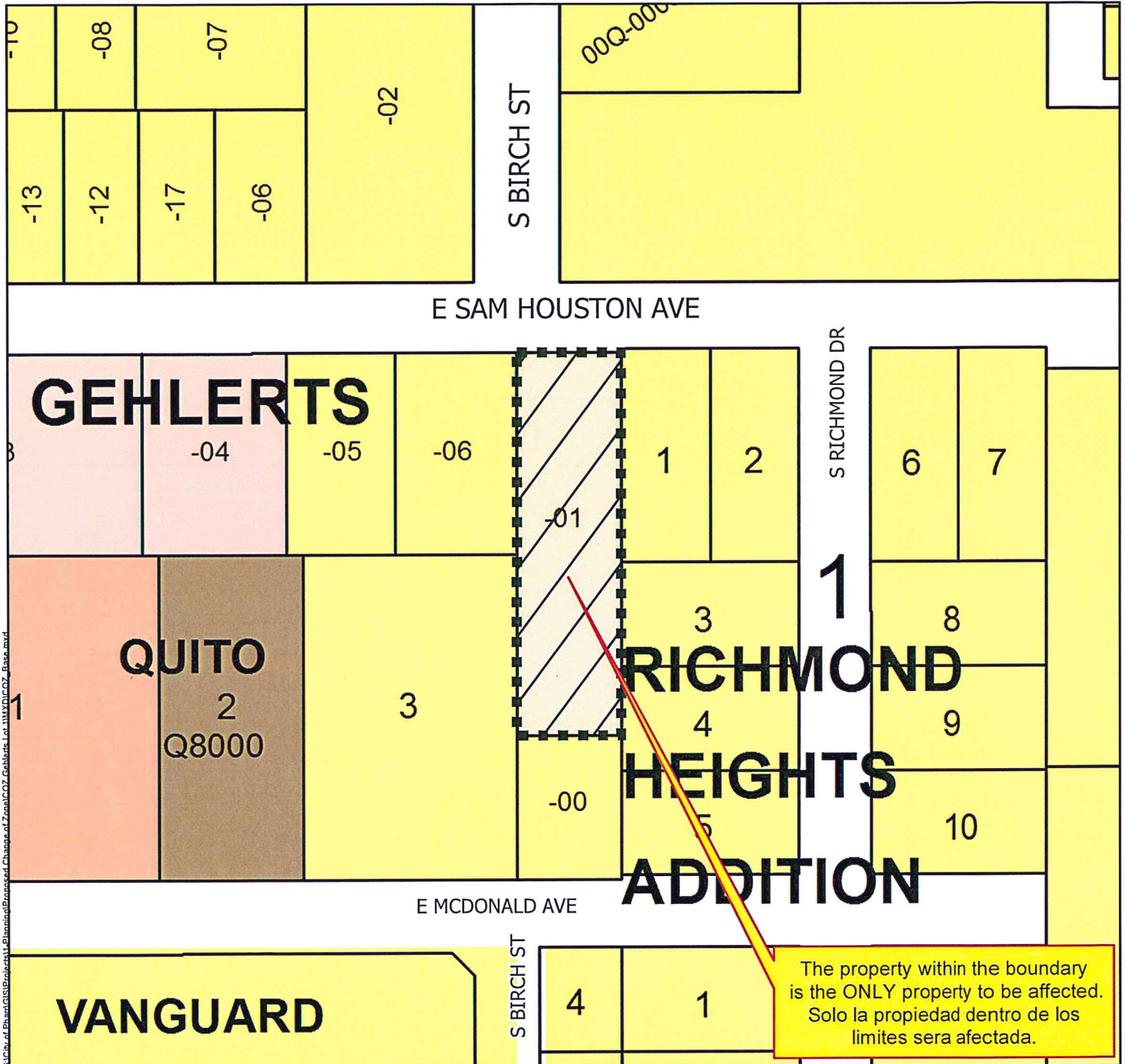
June 17, 2019

DATE



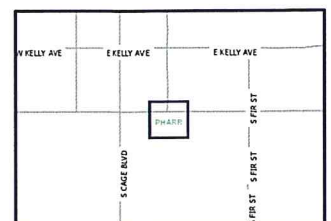
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

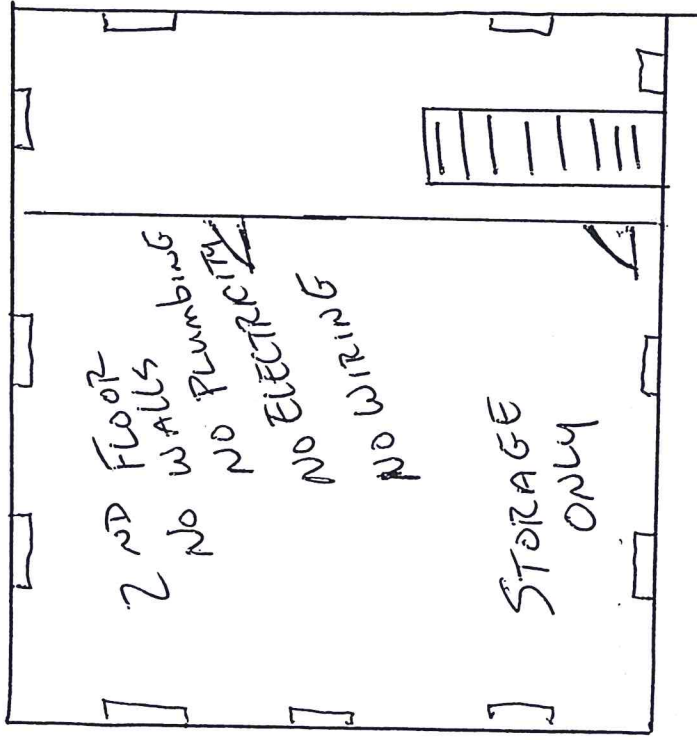
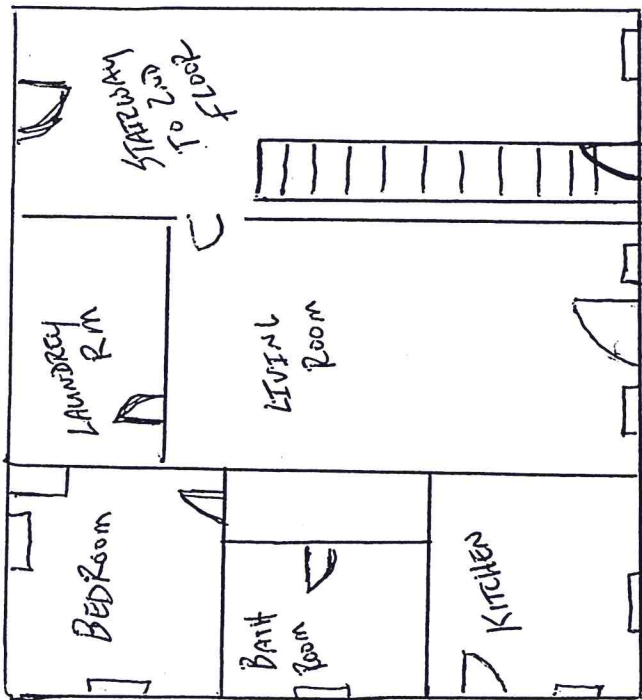




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| Agricultural Open Space | Townhouse | Heavy Commercial | Valley View ISD |
| Single Family | HUD Code | Heavy Industrial | Planned Unit Development |
| Single Family Small Lot | Rail Road R.O.W. | Limited Industrial | |
| Two Family | Government Owned | Neighborhood Commercial | |
| Medium Density Multi-Family | General Business | Office Professional | |
| High Density Multi-Family | Business District | PSJA ISD | |
| Mobile Home | Drainage Easement | Hidalgo ISD | |

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.









AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #:

DATE SUBMITTED: June 27, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 6/27/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 4.1.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Nydia Mata, Secretary

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting final plat approval of the proposed Junction View Subdivision. The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas. The property is located within the 2100 Block of North IH 69C. **SUB#190307**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting final plat approval of the proposed Junction View Subdivision. **SUB#190307**

Financial Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Junction View Subdivision subject to the listed conditions.

The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Junction View Subdivision.

Alternatives:

ROUTING:

Nydia Mata
Roland Gomez
Melanie Cano
City Management Office

Created/Initiated - 6/26/2019
Approved - 6/26/2019
Approved - 6/27/2019
Final Approval - 6/27/2019



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 01, 2019

TO: MAYOR AND CITY COMMISSION

FROM: MELANIE CANO, DIRECTOR FOR DEVELOPMENT SERVICES

THROUGH: ALEX MEADE, CITY MANAGER

SUBJECT: JUNCTION VIEW SUBDIVISION FILE NO. SUB#190307

GENERAL INFORMATION:

APPLICANT: Melden & Hunt Inc., representing Carlos Varela, registered agent for Varco Pharr Land, LLC., is requesting final plat approval of the proposed Junction View Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a tract of land containing 2.61 acres out of Lot 149, Kelly-Pharr Subdivision Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 2100 Block of North IH 69C.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Junction View Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

1. Shall obtain a curb cut permit from TxDot.
2. Provide street light layout.

EASEMENTS:

1. Label existing or dedicated easements on plat.
2. Water and sewer easements shall read: 15' Exclusive easement to City of Pharr.
3. Provide a 15' Exclusive easement to City of Pharr on the south side.
4. Provide a 10' Exclusive landscaping easement along the frontage after the 10' utility easement.
5. Show correct easement on the south west corner of property (existing for, Lone Star Business Plaza Subdivision)
6. Provide a 10' easement for fire hydrant along frontage.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

FIRE PROTECTION:

1. See attach comments.

WATER:

1. See attach comments.
2. Install a 12-inch water line on the south side of property north of lot line or as determined by public utilities.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attach comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE:

1. Drainage report to be reviewed and approved by H.C.D.D.#1
2. Need a TxDot discharge permit.

OTHER:

1. Subdivision will be recorded with a Letter of Credit.
2. Update location map, show true north and IH 69C for U.S. Expressway 281, show recorded subdivisions.
3. Plat note #5, B.M. verify the northing and easting.
4. Change scale to 1" = 50'.
5. On Mayors signature block remove "Dr."
6. Review with TxDot the entrance & right turn lane if any.
7. Note No. 7---Revise note to say "All subdivision improvements must comply with the current storm water pollution prevention plan (SW3P) and the current Texas Discharge Pollution Elimination System (T.D.P.E.S.)"
8. Label all monuments.
9. Need to update location map show all existing subdivisions.
10. See staff comments attached.

PLANNING AND ZONING COMMISSION:	The Planning and Zoning Commission voted unanimously to approve the final plat of the proposed Junction View Subdivision.
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Pharr Fire – Rescue
118 S Cage Blvd., 3rd Floor
Pharr, Texas 78577
Tel: (956) 402-4400 Fax: (956) 475-3433



Subdivision: JUNCTION VIEW SUBDIVISION STAFF REVIEW COMMENTS

Reviewed By: Dago Soto, Asst. Fire Marshal Date: March 26, 2019

1. All designed waterlines shall be a minimum of eight (8) inch for residential and (8-12) inch in diameter for commercial and (12) inch of better for industrial areas unless fire flow requires larger lines for commercial areas. **Educational Facility 12" diameter minimum.**
2. All designed waterlines shall be looped on a fire department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab)
3. **Fire hydrants shall be installed at a maximum of 300 ft. intervals** in any mercantile district and every 600 ft. in residential areas and shall be FACTORY YELLOW from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 ft., but in no case shall hose lengths be greater than 400 ft. The distance shall be measured on a roadway surface meeting the fire department access requirements of 503.1 International Fire Code 2012.
4. All premises where building or portions of buildings are located more than 300 ft. from a main street fire hydrant: system shall be provided with approved on site fire hydrant (s) and water mains capable of supplying adequate fire flow approved by the Fire Officials.
5. Street names shall be provided prior to or during the per-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. Alignment of new streets with existing streets shall take precedence over new street name assignment.
6. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
7. \$25.00 fee for each Blue Marker to be affixed on payment by city to indicate location of a fire hydrant. FIRE HYDRANT COLOR MUST BE FACTORY YELLOW FROM MANUFACTURE PRIOR TO INSTALLATION.
8. Contractor testing waterlines shall dispose highly chlorinated water. (Hazardous Waste)
9. Fire lanes must be painted RED: 15 feet on each side of hydrant (total 30 feet)* with lettering at least 3 inches tall. FIRE LANE – TOW AWAY ZONE.
10. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire Department approved Knox Box Switch –Rapid Entry System made by the Knox Company (Phone Number 800-552-5669 Fax 949-623-4647) or an approved fire department siren system before subdivision's final approval of 503.5 in International Fire Code 2012: Where security gates are installed, with a minimum of 20 ft. (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the fire official.
11. Designed fire lanes or roads deemed necessary for fire department access by the fire official shall be established and maintained in an operable condition. 503.1 International Fire Code 2012: All weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by a way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds.
12. Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
13. All water valves (hydrant and main) shall be open prior to final inspection.
14. Public utilities personnel must be advised prior to opening and closing existing water valves.
15. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. ON PLAT NOTE ADD: ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.

STAFF REVIEW FOR: *JUNCTION VIEW SUBDIVISION*

COMMENTS: Initials: O.D.L. / R. B MARCH 26, 2019

WATER:

- Will need UIR for both Tie-Ins on Frontage Rd
- Will need 2 – 12" Water isolation valves
- Will need to replace 90° elbows with 4 – 45° elbows
- Will need to install 24" steel casing for drive on frontage Rd.
- Will need a 6" water valve for Fire Hydrant
- Old 8" A/C water line to be removed will be TxDot's recommendation for removal or abandoned in place
- Water service location to have option to connect to 12" W.L. on the N. side of the property
- Will need details for storm line crossing water line
- Water line will need to be over Storm line, not under
- Water line may not within a swale
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to extend sewer main line E.
- Will need to install a M/H and not a C/O
- Sewer service line will need to connect to main line, 10' from M/H
- Sewer line may not be within a swale
- All M/H ring and covers will need to be composite base with City of Pharr Logo
- Will need projected Flow and Peak Flow and capacity of subdivisions sewer
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



SUBDIVISION: Junction View Subdivision

DATE: 3/26/19

Residential/Commercial: _2.61_ acres

Staff Review:

Plat Notes:

- Erosion and Sediment control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (TPDES). **NOTE ON PLAT**

General Notes:

- All drainage construction shall comply with City of Pharr Standards
- Storm water drainage requirements not considered through the subdivision process will be addressed at building permit stage.
- Storm water drain inlets shall be spaced out to be every 500' (Maximum)
- SWPPP will be required before Notice to Proceed (NTP) is issued; SWPPP will be submitted at Pre Construction Meeting.
- Notice of Intent (NOI/CNOI) will be needed before NTP is issued.
- Need S.W.P.P.1 USB for review, 3 hard copies for finalization.
- Discharge Permit from Texas Department of Transportation via UIR system is required if connecting to TxDot System.

- State owned R.O.W. (street) that will require street/curb cut must obtain permit form TxDot office.
- Approved drainage report.
- Street light detail plans to be included at building permit.
- Erosion and sediment control plan.

SUBDIVISION: Junction View Subdivision

DATE: March 26, 2019

REVIEW: Preliminary (Plans Dated 03-26-19)

PLAT

1. Note No. 3--- Revise note to say "...as per city of Pharr setback ordinance".
2. Note No. 5--- Please verify city of Pharr benchmarks, northing should read as 16602406.559.
3. Note No. 7--- Revise to say... "Erosion and sediment control during construction shall be in accordance with the current Texas Discharge Pollution Discharge Elimination System (T.P.D.E.S.)."
4. Revise north arrow to point to true north on location map.

SITE PLAN

1. Provide all pertinent City of Pharr details (utility line bedding, concrete driveway entrances, etc.). Concrete driveway entrance requires an expansion joint over waterline.
2. 12" water line under proposed concrete driveway located on the east side of the property must have a 24-inch steel casing.
3. No sanitary sewer lines will be allowed to cross under any detention pond, unless Public Utilities gives the approval.

DRAINAGE

1. Drainage report shall reflect a (50 year) post development minus the (25 year) predevelopment storm runoff as per H.C.D.D. No. 1.
2. Drainage report needs approval from H.C.D.D. No. 1
3. Drainage plan to be reviewed and approved at building permit stage.

ADDITIONAL COMMENTS

1. Provide a 15' easement on the south side of the property for the 12" sanitary sewer line as per Public Utilities.

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THE UNDERSIGNED, MAYOR OF THE CITY OF PHOENIX, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: _____

MAYOR, CITY OF PHOENIX

THE NEW YORK PUBLIC LIBRARY
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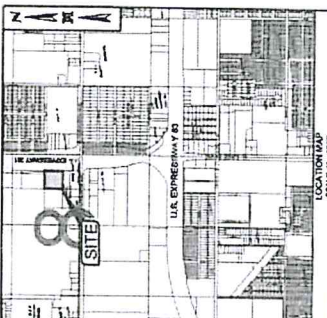
FILED FOR RECORD IN
HUALUO COUNTY
ARTURO GUAYAN JR.
HUALUO COUNTY CLERK

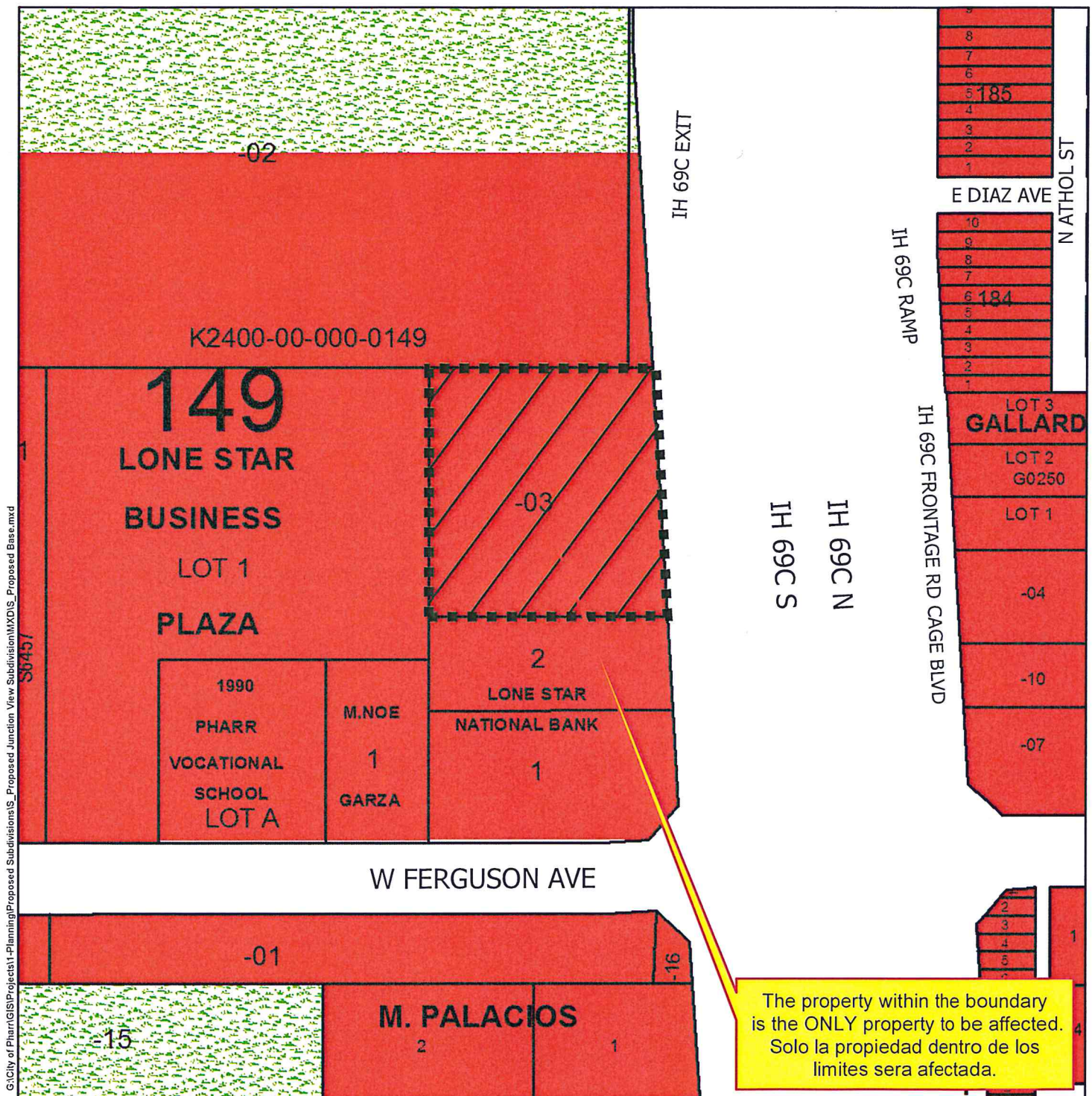
ON _____ AT _____
IN THE RECORDS OF HUALUO COUNTY.

CLERK

JUNCTION VIEW SUBDIVISION

2.00 ACRES BEING DESCRIBED AS 'TRACT 1' AND
0.61 OF ONE ACRE BEING DESCRIBED AS 'TRACT 2',
CONVEYED TO VARGO PHARR LAND, LLC,
BY WARRANTY DEED DOCUMENT NUMBER 2977907, H.C.O.R.,
A TRACT OF LAND CONTAINING 2.61 ACRES OUT OF LOT 148, KELLY-PHARR SUBDIVISION,
VOLUME 3, PAGES 133-134, H.C.D.R., CITY OF PHARR, HIDALGO COUNTY, TEXAS, CONSISTING OF:





The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

- | | | | | |
|-----------------------------|---------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | High Density Multi-Family | Government Owned | Heavy Industrial | Hidalgo ISD |
| Single Family | Mobile Home | General Business | Limited Industrial | Valley View ISD |
| Single Family Small Lot | Townhouse | Business District | Neighborhood Commercial | Planned Unit Development |
| Two Family | HUD Code | Drainage Easement | Office Professional | |
| Medium Density Multi-Family | Rail Road R.O.W. | Heavy Commercial | PSJA ISD | |



Agricultural Open Space	High Density Multi-Family	Government Owned	Heavy Industrial	Hidalgo ISD
Single Family	Mobile Home	General Business	Limited Industrial	Valley View ISD
Single Family Small Lot	Townhouse	Business District	Neighborhood Commercial	Planned Unit Development
Two Family	HUD Code	Drainage Easement	Office Professional	
Medium Density Multi-Family	Rail Road R.O.W.	Heavy Commercial	PSJA ISD	



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.A.

DATE SUBMITTED: June 19, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Melanie Cano

Agenda Item: 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. *(3rd and Final Reading)*

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: The City of Pharr, Texas, hereby seeks to adopt an ordinance with design requirements and regulations for the issuance of any new permits for individually rented storage units. The City Commission of the City of Pharr deems it necessary and proper to provide for the public health, safety and quality of life of the community to regulate self-storage facilities.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Hilda Pedraza

Created/Initiated - 6/19/2019

Melanie Cano

Approved - 6/26/2019

Patricia Rigney

Approved - 6/26/2019

City Management Office

Final Approval - 6/27/2019

ORDINANCE NO. O-2019-_____

AN ORDINANCE AMENDING CHAPTER 26, "BUSINESSES" BY ADDING ARTICLE XI, "SELF-STORAGE OR MINI-WAREHOUSE FACILITIES" TO THE CODE OF ORDINANCES OF THE CITY OF PHARR, TEXAS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FORGOING SUBJECT; PROVIDING FOR SEVERABILITY; DECLARING A PENALTY; PROVIDING FOR APPEALS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF, REPEALING ALL ORDINANCES IN CONFLICT; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, staff has recommended that certain amendments be made to Chapter 26, "Businesses" by adding Article XI, "Self-Storage or Mini-Warehouse Facilities";

WHEREAS, the community has over the years urged that the image of the City of Pharr and its citizenry be improved by focusing on problem solving and the diverse exchange of ideas;

WHEREAS, in accordance with Article I, Section 3 of the Pharr City Charter, the enumeration of powers granted and authorized by the charter shall not be held or deemed exclusive, but shall be in addition to the powers appropriate for the exercise necessary of local self-government, and shall all powers granted by law, constitution and ordinance;

WHEREAS, pursuant to Texas Local Government Code, Section 51.001, the City has authority to adopt ordinances that are for the good government, peace, or order of the municipality or for the trade and commerce of the municipality and that are necessary to carry out powers granted to the City; and

WHEREAS, pursuant to the Texas Constitution, Article XI, Section 5, and Texas Local Government Code, Section 51.072, the City, as a home-rule municipality, has full power of local self-government; and

WHEREAS, the City Commission of the City of Pharr deems it necessary and proper to provide for the public health, safety and quality of life of the community to regulate self-storage facilities.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, THAT:

SECTION 1: The Code of Ordinances of the City of Pharr, Texas is hereby amended at Chapter 26 ("Businesses") to add Article XI ("Self-Storage or Mini-Warehouse Facilities") to read as follows:

SELF-STORAGE or MINI-WAREHOUSE FACILITIES

Sec. 26-500 – PURPOSE AND INTENT

The purpose and intent of the regulations of this section is to establish self-storage or mini-warehouse facilities on adequate sites, subject to development standards to ensure that such land use is compatible with surrounding development and to provide criteria for conditional uses within specified zoning districts which may not be appropriate at particular locations within the district, but which may be desirable in other locations for the orderly development of the city and for the public convenience or welfare but do not result in adverse impacts on surrounding neighborhoods or interfere with the comfort and well-being of the public.

Sec. 26-501 – AUTHORITY; AREA.

- (1) The City of Pharr hereby adopts and enacts this article that shall be enforceable within the municipality's municipal boundaries and extraterritorial jurisdiction. This article and provisions herewith shall be included in the Pharr Code of Ordinances.
- (2) As matters related to the public's health, safety, and welfare are of the utmost concern, the City of Pharr shall be authorized to enforce, through its personnel and city attorney, this article as may be allowed by law herein.

Sec. 26-502 – DEFINITION(S).

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, unless the context clearly indicates a different meaning. Words and phrases which are not defined in this article but are defined in other ordinances of the City of Pharr shall be given meanings set forth in those ordinances. Headings and captions are for reference purposes only. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise:

Person means an individual, association, corporation, firm, partnership or any legal entity howsoever formed.

Self-Storage or Mini-Warehouse (Facility) means any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing household goods, furniture, appliances, automobiles, boats, recreational equipment and other similar type goods except for those that are highly flammable or combustible. A self-service storage facility is not a public warehouse.

Outdoor Storage Space means a use in which space on a lot is rented or leased to a person for the purpose of storing boats, RVs and other personal property.

Loading Space means a space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of truck(s) and having a minimum dimension of twelve feet (12') by sixty-five feet (65') and a vertical clearance of at least fourteen feet (14').

Sec. 26-503 – ZONING AND LOCATION RESTRICTIONS.

(1) Zoning Requirements.

- a. A self-storage or mini-warehouse facility may be permitted in a General Business District (C) district with City Commission approval of a conditional use permit. The Planning and Zoning Commission and City Commission may impose additional conditions, restrictions, and requirements that shall be determined to be necessary to meet the standards set forth in Sec. 26-508.
- b. A self-storage or mini-warehouse facility is a permitted use as per the City of Pharr Code of Ordinances and shall be allowed under the following districts Heavy Commercial District (H-C), Limited Industrial District (L-I), and Heavy Industrial District (H-I).

(2) Distance Regulations

- a. In a General Business District (C), no self-storage or mini-warehouse facility shall be permitted within 1,000 feet of another self-storage or mini-warehouse facility. This shall be measured in a direct line from the nearest property line of the self-storage or mini-warehouse facility to the nearest property line of the proposed self-storage or mini-warehouse facility is to be located.

Sec. 26-504 – FENCING

- (1) The self-storage facility shall be fenced and visually buffered as to accommodate use activities and operations whose effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts.
- (2) Fences must, unless otherwise specified, be constructed of wood, stone, brick, masonry, stucco or concrete. Wire-type fencing such as chain link fence, with or without vertical slats shall not satisfy the requirements of this section.
- (3) Where a setback abuts a residential zone, an eight-foot (8') buffer fence is required. Walls must be designed and constructed to facilitate maintenance and not to modify natural drainage in such as way as to endanger adjacent property.
- (4) All fences shall be maintained by the owner of record in good condition so that there are no damaged or missing boards or parts and in accordance with the most current edition of the International Property Maintenance Code (IPMC).

Sec. 26-505 – LIGHTING.

- (1) The above-mentioned facility shall take action to prevent and be designed to discourage criminal activities and vandalism both on site by means of sufficient lighting by the elimination of dark areas.
- (2) Night lighting and securing lighting shall be designed to ensure no off-site glare is directed to neighboring parcels and that the overall intensity of the site lighting is not unreasonably intrusive on the use of adjoining property.

- (3) Lighting shall be accompanied by a photometric plan, justifying the design requirements as outlined on this section.

Sec. 26-506 –LOADING AND UNLOADING REQUIREMENTS

- (1) Except for purposes of loading and unloading, there shall be no parking or storage of trucks, trailers, and moving vans (i.e. moving van rentals must have a separate designated area and cannot affect the off-street parking).

Sec. 26-507 – EXTERIOR ACTIVITIES AND PROHIBITED USES.

- (1) No servicing or repair of motor vehicles of any kind, boats trailers, lawnmowers, or similar equipment shall be permitted.
- (2) No outdoor washing of any kind shall be permitted, with the exception of washing the parking lot, the structure and the windows on the structure, and landscaping.
- (3) No business activities shall be conducted in a self-storage facility unit.

Sec. 26-508 – GENERAL STANDARDS FOR CONDITIONAL USES.

- (1) The following standards shall be met by all applicants for approval of a conditional use:
 - a. An application for a conditional use permit shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size. height. construction materials, and locations of buildings; the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings, and fences; and the relationship of the intended use to all existing properties and land uses in all directions.
 - b. The character of the district is suitable for the use requested;
 - c. Parking facilities, entrances and exits are adequate;
 - d. No building, premises, or land used under a conditional use permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate conditional use permit is granted for such enlargement, modification, structural alterations, or change;
 - e. In granting a conditional use permit, the city commission may impose additional conditions and requirements that shall be complied with by the owner or applicant. The approval of a conditional use permit is predicated on successful issuance of a certificate of occupancy, permits shall be issued simultaneously.

SECTION 2: APPLICABILITY

The provisions of this chapter shall apply to all new establishments within the City of Pharr and to establishments that are altered or modified that includes but is not limited to a repair, remodel, addition, that exceeds fifty percent (50%) of its area of nonconformity.

SECTION 3: PENALTY; ENFORCEMENT

- A)** Any person, firm, corporation, association or partnership violating any provision of this Ordinance shall be deemed guilty of a Class C misdemeanor, and upon conviction thereof shall be punished by a fine not to exceed \$200.00 and every day such violation continues shall constitute a separate offense. A violator shall also be subject to the maximum penalties allowed by law for failing to appear in Court when charged with an offense as described herein. If conduct constituting an offense under this ordinance also constitutes an offense under another law, the person may be prosecuted under all applicable laws.
- B)** Should any person or business violate the prohibitions contained herein or allow the commission of any act or condition that proximately resulted in a violation of this ordinance, the City Attorney may take any action to enforce this or any ordinance to prevent and summarily abate the action and remove or seize any objects used to violate this ordinance. These actions may also include but not be limited to allowing for municipal resources and personnel to: abate any premises or property, closure, condemn, remove any person or thing, court action, suspend, cancel, or void any license or permit issued by the City of Pharr or a state or federal agency, and any and all other relief as may be necessary.

SECTION 4: APPEALS

Appeals shall be in accordance with Article XII, section 1.91, of the City of Pharr Code of Ordinances.

SECTION 5: SEVERABILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof. The effects of this Ordinance shall at all times be in compliance with state, federal, local, and other guidelines as directed. If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION 6: SAVINGS CLAUSE

Except as hereby amended, any provisions of the code of ordinances or directives of the City of Pharr, Texas, not in conflict with this Ordinance shall remain in full force and effect, unimpaired hereby.

SECTION 7: EFFECTIVE DATE; PUBLICATION

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 8: REPEALER CLAUSE:

This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION 9: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2019.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2019.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the . day of _____, 2019.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.B.

DATE SUBMITTED: June 19, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR: Alex Meade

Agenda Item: 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. *(3rd and Final Reading)*

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: In 2017, the 85th Regular Session of the Texas Legislature passed H.B. 3107 amending the Public Information Act (Chapter 552 of the Texas Government Code) to allow government entities to establish reasonable monthly and yearly limits on the amount that personnel of the governmental entity is required to spend producing public information for inspection or duplication by a requestor, or providing copies of public information to a requestor, without recovering its costs attributable to that personnel time.

The City of Pharr desires to adopt a policy in this regard to provide a method of maximizing its human and financial resources while striking a reasonable balance with the obligation of the city to make available public information requests.

Financial Consideration:

Staff Recommendation: Staff recommends approval.

Alternatives:

ROUTING:

Hilda Pedraza
Patricia Rigney
City Management Office

Created/Initiated - 6/19/2019
Approved - 6/19/2019
Final Approval - 6/27/2019

ORDINANCE NO. O-2019-__

AN ORDINANCE OF THE CITY OF PHARR, TEXAS AMENDING ORDINANCE NO. O-92-15 OF THE CODE OF ORDINANCES "ACCESS TO RECORDS" BY ADDING SECTION 2-253 PROVIDING FOR A REASONABLE LIMIT ON THE AMOUNT OF TIME TO BE SPENT FOR REPEAT PUBLIC INFORMATION REQUESTORS; REQUIRING PAYMENT FOR TIME AND EXPENDITURES INCURRED BEYOND THIS LIMIT; PROVIDING FOR EXCEPTIONS; PROVIDING FOR AN OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, in 2017, the Texas Legislature, in recognition of the fact that a municipality may expend significant resources in responding to requests for public information without recovering its costs, amended Section 552.275 of the Texas Government Code, which authorizes the governmental body of a municipality to establish reasonable monthly and yearly limits on the amount of time that personnel of the governmental body are required to spend producing public information for inspection or duplication by a requestor, or providing copies of public information to a requestor, without recovering its costs attributable to that personnel time; and

WHEREAS, Section 552.275 of the Government Code provides that a yearly time limit established may not be less than 36 hours for a requestor during the 12-month period that corresponds to the fiscal year of the governmental body, and a monthly time period may not be less than 15 hours for a requestor for a one-month period; and authorizes a municipality to require requestors exceeding those time limits to pay for the municipality's costs before the city will process the request if the city has sent a written cost estimate; and

WHEREAS, the City Council desires to adopt a policy in this regard to provide a method of maximizing its human and financial resources while striking a reasonable balance with the obligation of the City to make available public information, and has

determined that 36 hours is a reasonable yearly time limit and 15 hours is a reasonable monthly limit to be imposed under Section 552.275.

NOW, THEREFORE, BE IT ORDAINED BY THE PHARR BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS:

SECTION 1. That Division 2 “Access to Records” of the City of Pharr Code of Ordinances is hereby amended by adding Section 2-253 “Repeat Open Record Requestor.”

SECTION 2. That in accordance with Section 552.275, the City Council establishes an annual time limit of 36 hours and a monthly time limit of 15 hours as the amount of time that employees are required to devote without charge to produce public information for inspection or duplication, or providing copies of public information to any one requestor. This annual time limit shall apply to each twelve (12) month period commencing each fiscal year beginning on October 1, 2018, effective with the date of adoption of this ordinance.

SECTION 3.

A. That the City Clerk or the City Clerk’s designee shall provide the requestor with a written statement of the amount of personnel time spent complying with each request and the cumulative amount of time spent complying with requests from that requestor during the applicable twelve-month period. The time spent preparing the written statement of total time spent may not be included.

B. When the time spent on responding to a particular requestor’s requests equals or exceeds the time limit imposed by Section 2, the City Clerk or the City Clerk’s designee shall provide the requestor with a written estimate of the total cost, including materials, personnel time, and overhead expenses necessary to comply with the request. The estimate must be provided on or before the tenth (10th) day after the date on which the public information was requested. The amount of the cost shall be established by rules prescribed by the attorney general.

C. If the City Clerk or the City Clerk’s designee determines that additional time is required to prepare the written estimate of costs required by Section 3(B) and provides the requestor with a written statement of that determination, the City Secretary or the City

Secretary's designee must provide the written estimate of costs required by Section 3(B) as soon as practicable, but on or before the 10th day after the date the City provides the written statement that additional time is required.

SECTION 4.

A. After the City Clerk or the City Clerk's designee has provided the requestor with the written estimate of costs under Section 3, the requestor may respond within ten (10) days of receiving the estimate by submitting a written statement in which the requestor commits to pay the lesser of:

1. the actual costs incurred in complying with the requestor's request, including the cost of materials and personnel time and overhead; or
2. the amount stated in the written statement provided.

B. If the requestor fails or refuses to submit the written statement of commitment to pay, the requestor shall be considered to have withdrawn the requestor's pending request for public information.

SECTION 5. That any time spent complying with a request in the name of a minor is to be included in the calculation of the cumulative amount of time spent complying with a request for public information by a parent, guardian, or other person who has control of the minor under a court order and with whom the minor resides, unless that parent, guardian or other person establishes that another person submitted that request in the name of the minor.

SECTION 6.

A. This Ordinance does not apply if the requestor is an individual who, for a substantial portion of the individual's livelihood or for substantial financial gain, gathers, compiles, prepares, collects, photographs, records, writes, edits, reports, investigates, processes, or publishes news or information for and is seeking the information for:

1. a radio or television broadcast station that holds a license issued by the Federal Communications Commission; or
2. a newspaper that is qualified under Section 2051.044 of the Texas Government Code to publish legal notices or is a free newspaper of general

circulation and that is published at least once a week and available and of interest to the general public in connection with the dissemination of news; or

3. a newspaper of general circulation that is published on the Internet by a news medium engaged in the business of disseminating news or general information to the general public; or

4. a magazine that is published at least once a week or on the Internet by a news medium engaged in the business of disseminating news or information to the general public.

B. That this Ordinance does not apply if the requestor is a representative of a publicly funded legal services organization that is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as amended, by being listed as an exempt entity under Section 501(c)(3) of that code.

C. That this Ordinance does not apply if the requestor is an elected official of the United States, this state, or a political subdivision of this state.

D. The policy does not replace or supersede other sections of the Public Information Act and does not preclude the City from charging for cost of labor in response to a request for copies or a request for inspection for which a charge is authorized under another section of the Public Information Act. The limit established in this policy applies to all requestors equally except as exempted by the Public Information Act.

E. This policy does not apply to requests exempted by Section 552.275 of the Texas Government Code.

SECTION 7. EFFECTIVE DATE; PUBLICATION.

The ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the__ day of _____, 2019.

CITY OF PHARR

ATTEST:

AMBROSIO HERNANDEZ
MAYOR

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of _____, 2019.

CITY OF PHARR

ATTEST:

AMBROSIO HERNANDEZ
MAYOR

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the____ day of _____, 2019.

CITY OF PHARR

ATTEST:

AMBROSIO HERNANDEZ
MAYOR

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 5.C.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Patricia Rigney, City Attorney

DEPARTMENT: Legal

DIRECTOR: Patricia Rigney

Agenda Item: Consideration and action, if any, on Resolution of the City of Pharr, Texas in Opposition to Senate Bill 1152.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: This resolution is in response to the the bill passed in this legislature and signed by the Governor that would cause cities to provide free access to the ROW for either cable or telecom for those companies that offer both services.

Financial Consideration:

Staff Recommendation: Approval of Resolution

Alternatives:

ROUTING:

Patricia Rigney
City Management Office

Created/Initiated - 6/26/2019
Final Approval - 6/27/2019

RESOLUTION NO. 2019- _____

**RESOLUTION OF THE CITY OF PHARR IN OPPOSITION
TO SENATE BILL 1152; FINDING THAT THE MEETING
AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO
THE PUBLIC AS REQUIRED BY LAW.**

WHEREAS, the 86th Texas Legislature was replete with attacks on city revenue streams, local economic prosperity, and the ability of Texas cities to provide integral infrastructure,

WHEREAS, Senate Bill 1152 allows cable and phone companies to stop paying the lesser of their state cable franchise or telephone access line fees,

WHEREAS, numerous Texas cities, including Pharr, rely on cable and telephone franchise fees to provide critical services to residents and visitors,

WHEREAS, Article III, Section 52 of the Texas Constitution prohibits the legislature from authorizing cities to grant anything of value to a corporation,

WHEREAS, Senate Bill 1152 will result in significant financial harm to Texas cities and their residents with no guaranteed cost-savings to cable and telephone consumers,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE CITY OF PHARR, TEXAS:**

The City of Pharr will vigorously oppose any attempts to implement Senate Bill 1152 of the 86th Texas Legislature and will take necessary steps, including but not limited to filing suit, as the steward of the public's interest in city rights-of-way.

CONSIDERED, PASSED and APPROVED this ____ of _____, 2019, at a regular meeting of the Board of Commissioners of the City of Pharr, Texas at which a quorum was present and which was held in accordance with Chapter 552 of the Texas Government Code.

SIGNED on this the ____ day of _____, 2019.

CITY OF PHARR, TEXAS

By: _____
Ambrosio "Amos" Hernandez, Mayor

ATTEST:

By: _____
Hilda Pedraza
City Clerk

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney



AGENDA MEMORANDUM



BOARD: Pharr International Toll Bridge Board

AGENDA ITEM #: 6.A.

DATE SUBMITTED: June 21, 2019

MEETING DATE: July 1, 2019

FROM: Vanessa Guzman, Administrative Assistant

DEPARTMENT: Bridge

DIRECTOR: Luis Bazan

Agenda Item: Consideration and action, if any, on proposed Toll increase at the Pharr International Bridge.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: On June 14, 2019, the Bridge Board approved the proposed toll increase as discussed in executive session. On August 1, 2019, an increase of \$0.50 on all cars and on October 1, 2019, an increase of \$0.75 on all AVI trucks.

Financial Consideration:

Staff Recommendation: Authorization to increase toll rates at the Pharr International Bridge. This is to help pay for current projects and future infrastructure projects as well as other operational needs that may occur.

Alternatives: N/A

ROUTING:

Vanessa Guzman

Luis Bazan

Patricia Rigney

Karla Moya

City Management Office

Created/Initiated - 6/21/2019

Approved - 6/21/2019

Approved - 6/24/2019

Approved - 6/27/2019

Final Approval - 6/27/2019

CITY OF PHARR
PHARR INTERNATIONAL BRIDGE
PROPOSE INCREASE
AS OF AUGUST 1, 2019
INCREASE OF .50 ON ALL CARS

CLASS					E AVERAGE CROSSINGS P/MONTH	F AVERAGE REVENUE COLLECTED .50 ON CARS .75 ON TRUCKS
	A CASH / TICKET ACTUAL amount p/class	B AVI ACTUAL AMOUNT p/class	C CASH / TICKET INCREASE AMOUNT ONLY ON CARS p/class	D AVI INCREASE ALL CARS .50 AVI TRUCKS .75 p/class	APRIL 2019 TOTAL AVI VEHICLES	
1 Auto, Pickup, Motorcycle	\$ 3.50	\$ 3.25	\$ 4.00	\$ 3.75	50,400	\$ 25,200.00
2 2 Axle Truck, Bus, Dully	\$ 11.25	\$ 9.50	\$ 11.25	\$ 9.50	2,561	\$ 1,920.75
3 Commercial 3 Axle	\$ 15.25	\$ 13.50	\$ 15.25	\$ 13.50	2,561	\$ 1,920.75
4 Commercial 4 Axle	\$ 17.25	\$ 15.50	\$ 17.25	\$ 15.50	1,063	\$ 797.25
5 Commercial 5 Axle	\$ 22.25	\$ 19.50	\$ 22.25	\$ 19.50	31,326	\$ 23,494.50
6 Commercial 6 Axle	\$ 25.25	\$ 23.50	\$ 25.25	\$ 23.50	83	\$ 62.25
7 Motorhome 2 or 3 axles	\$ 28.50	\$ 26.50	\$ 28.50	\$ 26.50	1	\$ 0.75
8 Wide Load	\$ 33.25	\$ 32.50	\$ 33.25	\$ 32.50	34	\$ 255.00
9 Special						\$ -
TOTAL INCREASE BY MONTH						\$ 53,651.25
TOTAL INCREASE BY YEAR.						\$ 643,815.00

CITY OF PHARR
PHARR INTERNATIONAL BRIDGE
PROPOSE INCREASE
AS OF OCTOBER 1, 2019
INCREASE OF .75 ON ALL AVI TRUCKS

CLASS					E AVERAGE CROSSINGS P/MONTH	F AVERAGE REVENUE COLLECTED .50 ON CARS .75 ON TRUCKS
	A CASH / TICKET ACTUAL amount p/class	B AVI ACTUAL AMOUNT p/class	C CASH / TICKET INCREASE AMOUNT ONLY ON CARS p/class	D AVI INCREASE ALL CARS .50 AVI TRUCKS .75 p/class	APRIL 2019 TOTAL AVI VEHICLES	
1 Auto, Pickup, Motorcycle	\$ 3.50	\$ 3.25	\$ 4.00	\$ 3.75	50,400	\$ 25,200.00
2 2 Axle Truck, Bus, Dully	\$ 11.25	\$ 9.50	\$ 11.25	\$ 10.25	2,561	\$ 1,920.75
3 Commercial 3 Axle	\$ 15.25	\$ 13.50	\$ 15.25	\$ 14.25	2,561	\$ 1,920.75
4 Commercial 4 Axle	\$ 17.25	\$ 15.50	\$ 17.25	\$ 16.25	1,063	\$ 797.25
5 Commercial 5 Axle	\$ 22.25	\$ 19.50	\$ 22.25	\$ 20.25	31,326	\$ 23,494.50
6 Commercial 6 Axle	\$ 25.25	\$ 23.50	\$ 25.25	\$ 24.25	83	\$ 62.25
7 Motorhome 2 or 3 axles	\$ 28.50	\$ 26.50	\$ 28.50	\$ 27.25	1	\$ 0.75
8 Wide Load	\$ 33.25	\$ 32.50	\$ 33.25	\$ 40.00	34	\$ 255.00
9 Special						\$ -
				TOTAL INCREASE BY MONTH		\$ 53,651.25
				TOTAL INCREASE BY YEAR.		\$ 643,815.00



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.A.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Ofsman M. Quintana, Graduate Engineer

DEPARTMENT: Engineering

DIRECTOR: Omar Anzaldua

Agenda Item: Consideration and action, if any, on Deductive Change Order No. 2 in the amount of \$583,534.89 and final acceptance of the Single Machine Repaving Project Year 4 with Cutler Repaving, Inc. and release of final payment and retainage in the amount of \$126,516.07. (Project No. 1819-01-528-C006-241)

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: Cutler Repaving, Inc. has completed the Year 4 paving project. A final inspection was held on June 21, 2019 and improvements were completed according to plans and specifications. Deduct Change order No. 2 is for final reconciliation of quantities.

Financial Consideration:

FINANCIAL CONSIDERATION

Construction Contract: \$2,878,047.54

Change Order #1: \$ 187,127.28

Change Order #2: \$ -583,534.89

Revised Contract: \$2,481,640.56

Expenditures to Date: \$ 2,355,124.49

Final Payment and Retainage in the amount of **\$126,516.07**.

Staff Recommendation:

Staff recommends approval of deductive change order No. 2 in the amount of \$583,534.89 and acceptance of project and release of final payment and retainage in the amount of \$126,516.07

Alternatives: N/A

ROUTING:

Ofsman M. Quintana

Created/Initiated - 6/26/2019

Omar Anzaldua

Approved - 6/27/2019

Patricia Rigney

Approved - 6/27/2019

Karla Moya

New -

City Management Office

Payment Request No. 4-FINAL
Period: 04/28/2019 to 06/25/2019

Owner: City of Pharr
118 S. Cage Blvd.

Contractor: Cutler Repaving, INC.
921 E. 27th St. Lawrence, KS 66046

Project: Single Machine Repaving Year 4
Project No. 1819-01-528-C006-241

Original Contract Amount: \$2,878,047.54

Change Orders: \$187,689.40

Contract Amount to Date: \$3,065,736.94

Total to Date: \$2,481,640.56

Total Stored to Date: \$0.00

Total to Date: \$2,481,640.56

Retainage: \$0.00

Total Due Less Retainage: \$2,481,640.56

Less Previous Payments: \$2,355,124.49

Current Payment Due: \$126,516.07

Percent Completed: 80.95%

Original Contract Time (Days): 210

Change Orders (days): 4-Feb-19

Notice to Proceed 9-Sep-19

Substantial Completion Date 67.14%

Contract Time Used 67.14%

Change Order Summary		Contract Time	
No.	Contract Amount	Addition	Deduction
1	187127.28		
2	2562.12		
Total	189689.4		

* Provide Documentation

Attachment "B"

Contractor:

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Progress Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Progress Payment were issued and payments received from the Owner, and that current payment shown herein is now due:

Signature: Cutler Repaving, INC.

Date: June 25, 2019

Subscribed and sworn before me this 25th day of June, 2019.

The above person appeared before me, the undersigned notary public and provided satisfactory evidence of identification to be the person signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Attachment "A" Notary Public:

[Signature]

My Commission Expires: 2-12-21

Construction Manager or Engineer of Record
In accordance with the Contract Documents, based on or on behalf of the Contractor, I certify that the Contractor has progressed as indicated, the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to progress payment.



Signature: _____

Date: _____

Approved:

Reserved

Signature

Date

Omar Anzaldúa Jr., PE

Signature

Date

Sandra Zamora, CPM

Signature

Date

Purchasing Director

Alex Meade

Signature

Date

City Manager

Karla Moya

Signature

Date

Finance Director



Attachment "A"
Tabulation of Contact Work Performed

[illegible]

THANK YOU FOR YOUR BUSINESS!

SINGLE MACHINE REPAVING PROJECT YEAR 4
PROJECT NUMBER 1819-01-528-C006-241

Item No.	Description	Original Contract				Final Contract		Balance	
		Units	Quantity	Unit Cost	Amount	Quantity	Amount	Quantity	Amount
1	1-IN RECYCLING. (SINGLE-PASS METHOD AS PER SECTION 062616R)	SY	230,672	\$3.15	\$726,616.80	220,262.29	\$ 693,826.21	-10,410	\$ (32,790.59)
2	RECYCLING AGENT	GAL	46,134	\$3.65	\$168,389.10	26,029	\$ 95,005.85	-20,105	\$ (73,383.25)
3	CURLINE MILLING. INCLUDING REMOVAL AND HAULING OF MILLING TO PUBLIC WORKS SITE.	LF	148,931	\$2.25	\$335,094.75	134,825.00	\$ 303,356.25	-14,106	\$ (31,738.50)
4	MH ADJUSTMENT TO GRADE	EA	102	\$270.00	\$27,540.00	55.00	\$ 14,850.00	-47	\$ (12,690.00)
5	VALVE ADJUSTMENT TO GRADE	EA	20	\$175.00	\$3,500.00	44.00	\$ 7,700.00	24	\$ 4,200.00
6	HMAC TY D LIMESTONE AGGREGATE (1") (INCLUDE DELIVERY AND PLACEMENT)	SY	230,672	\$5.15	\$1,187,960.80	220,262.29	\$ 1,134,350.79	-10,410	\$ (53,610.01)
7	REMOVE AND REPLACE VALLEY GUTTER AND APRON (4,000 PSI) (REINFORCED). ALL COMPLETE IN PLACE.	SY	361	\$147.15	\$53,121.15	0.00	\$ -	-361	\$ (53,121.15)
8	REMOVE AND REPLACE CURB AND GUTTER (3,000 PSI) (REINFORCED). ALL COMPLETE IN PLACE.	LF	100	\$141.70	\$14,170.00	0.00	\$ -	-100	\$ (14,170.00)
9	REFL PAV MARK TY I (WHITE) 24" (SOLID) (100MIL) FOR STOP BAR. ALL COMPLETE IN PLACE.	LF	3,166	\$6.84	\$21,655.44	0.00	\$ -	-3,166	\$ (21,655.44)
10	REFL PAV MARK TY I (WHITE) 12" (SOLID) (100MIL) FOR CROSSWALK. ALL COMPLETE IN PLACE.	LF	737	\$3.42	\$2,520.54	0.00	\$ -	-737	\$ (2,520.54)
11	REFL PAV MARK TY I (WHITE) 4" (SOLID) (100MIL) FOR . ALL COMPLETE IN PLACE.	LF	7,217	\$0.74	\$5,340.58	0.00	\$ -	-7,217	\$ (5,340.58)
12	REFL PAV MARK TY I (YELLOW) 4" (SOLID) (100MIL) FOR . ALL COMPLETE IN PLACE.	LF	15,543	\$0.74	\$11,501.82	0.00	\$ -	-15,543	\$ (11,501.82)
13	REFL PAV MARK TY I (YELLOW) 4" (BROKEN) (100MIL) FOR . ALL COMPLETE IN PLACE.	LF	1,629	\$0.74	\$1,205.46	0.00	\$ -	-1,629	\$ (1,205.46)
14	REFL PAV MRKR TY II-A-A. ALL COMPLETE IN PLACE	EA	400	\$5.13	\$2,052.00	0.00	\$ -	-400	\$ (2,052.00)
15	HMAC TY D LIMESTONE AGGREGATE (4") (INCLUDE DELIVERY AND PLACEMENT)	SY	2,000	\$23.00	\$46,000.00	4,133.85	\$95,078.55	2,134	\$ 49,078.55
16	MISC. MILLING (4"). INCLUDE REMOVAL, HAULING AND PROPER DISPOSAL OF MATERIALS.	SY	2,000	\$8.80	\$17,600.00	4,133.85	\$36,377.88	2,134	\$ 18,777.88
17	CALICHE AND ASPHALT REMOVAL (8") INCLUDING HAILING AND PROPER DISPOSAL OF MATERIAL.	SY	4,613	\$10.00	\$46,130.00	1,440.38	\$14,403.80	-3,173	\$ (31,726.20)
18	CALICHE (6") (TY F GR 3). INCLUDE DELIVERY AND PLACEMENT.	SY	4,613	\$22.00	\$101,486.00	1,440.380	\$31,688.36	-3,173	\$ (69,797.64)
19	PRIME COAT (MC-30)	GAL	4,794	\$8.00	\$38,352.00	1,836.50	\$14,692.00	-2,958	\$ (23,660.00)
20	HMAC TY D LIMESTONE AGGREGATE (2") (INCLUDE DELIVERY AND PLACEMENT)	SY	4,613	\$14.70	\$67,811.10	2,567.94	\$37,748.72	-2,045	\$ (30,062.38)
21	FULL DEPTH SCARIFIATION (8") W/3% LIME, 2" TY D HMAC WITH PRIME COAT . ALL COMPLETE IN PLACE. NOT AWARDED								
22	FULL DEPTH SCARIFIATION (8") W/3% LIME, 4" TY D HMAC WITH PRIME COAT AND TACK COAT . ALL COMPLETE IN PLACE. NOT AWARDED								
CO#1	E. MINNESOTA RD. (UNDER "FINAL CONTRACT", ITEMS AND QUANTITIES WERE ADDED TO THE EXISTING ITEMS LISTED ABOVE. UNDER "ORIGINAL CONTRACT", ITEMS AND QUANTIITES ARE ACCOUNTED FOR BELOW.)								
	1-INCH RECYCLING	SY	11,381.00	\$3.15	\$35,850.15	0.00	\$0.00	-11,381	-\$35,850.15
	RECYCLING AGENT	GAL	1,138.00	\$3.65	\$4,153.70	0.00	\$0.00	-1,138	-\$4,153.70
	CURB LINE MILLING	LF	2,750.00	\$2.25	\$6,187.50	0.00	\$0.00	-2,750	-\$6,187.50
	MANHOLE ADJUSTMENT	EA	0	\$270.00	\$0.00	0.00	\$0.00	0	\$0.00
	VALVE ADJUSTMENT TO GRADE	EA	0	\$175.00	\$0.00	0.00	\$0.00	0	\$0.00
	HMAC TY D LIMESTONE	SY	11,381.00	\$7.73	\$87,975.13	0.00	\$0.00	-11,381	-\$87,975.13
	HMAC TY D LIMESTONE (4")	SY	1,251	\$23.00	\$28,773.00	0.00	\$0.00	-1,251	-\$28,773.00
	MISC MILLING (4")	SY	1,251.00	\$8.80	\$11,008.80	0.00	\$0.00	-1,251	-\$11,008.80
	HMAC TY D LIMESTONE (2")	SY	690	\$14.70	\$10,143.00	0.00	\$0.00	-690	-\$10,143.00
	MISC MILLING (2")	SY	690	\$4.40	\$3,036.00	0.00	\$0.00	-690	-\$3,036.00
TOTALS					\$3,065,174.82		\$2,479,078.42		-\$586,096.41

Original Contract **\$2,878,047.54**
Change Order #1 **\$187,127.88**
Revised Contract **\$3,065,175.42**

**Note: CO#2A is additional quantities (asphalt) for level up.

***Note: CO#2B is reconciliation of quantities.

Total of CO#2 is \$-583,534.89

Change Order #2A **\$2,562.12

***Change Order #2B **-\$586,096.41**

Final Contract \$2,481,641.14



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.B.

DATE SUBMITTED: June 28, 2019

MEETING DATE: July 1, 2019

FROM: Hilda Pedraza, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, authorizing City Manager to negotiate and enter into an agreement for Employee Benefits.

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 6/28/2019
New -



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 7.C.

DATE SUBMITTED: June 28, 2019

MEETING DATE: July 1, 2019

FROM: Maribel Garcia , Executive Administrative Assistant

DEPARTMENT: PEDC II

DIRECTOR:

Agenda Item: Consideration and action, if any, on Project Wand.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue: To be discussed in executive session.

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Maribel Garcia
Victor Perez
City Management Office

Created/Initiated - 6/28/2019
Approved - 6/28/2019
Final Approval - 6/28/2019



AGENDA MEMORANDUM



BOARD: City Commission

AGENDA ITEM #: 8.A.

DATE SUBMITTED: June 26, 2019

MEETING DATE: July 1, 2019

FROM: Patricia Rigney, City Attorney

DEPARTMENT: Legal

DIRECTOR:

Agenda Item: Discussion and action, if any, regarding City of McAllen, et al, v. State of Texas, Cause No. D-1-GN-17-004766, expanding SB1004 litigation to include opposition to SB 1152.

Classification: Closed Session

(* If closed session, City Attorney must review and approve.)

Exclude Material from Public Packet? No

Reason:

Issue:

Financial Consideration:

Staff Recommendation:

Alternatives:

ROUTING:

Patricia Rigney
City Management Office

Created/Initiated - 6/26/2019
Final Approval - 6/27/2019