



**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, MARCH 1, 2021**

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

In accordance with social distancing guidelines, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of community, city staff, and city council. The meeting will be held via videoconference and broadcast at <http://www.pharr-tx.gov>

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing board.
- B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

- A) Proclamation proclaiming March 2021 as Theater in Our Schools Month.

3. PUBLIC TESTIMONY: (Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.

4. PUBLIC HEARINGS: (Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.

A) Public Hearing on Development Services Cases.

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) City Engineer's Report.

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for February 15, 2021 Regular Called Meeting.
(ADMINISTRATION)

B) Consideration and action ratifying Resolution No. R-2021-09 in support of TGO Dahlia 21, LP to submit an application to the Texas Department of Housing and Community Affairs for the 2021 Competitive 9% Housing Tax Credits for Dahlia Villas. (ADMINISTRATION)

C) Consideration and action on Resolution designating Rio Grande Valley Metropolitan Planning Organization (RGVMPO) members.
(ADMINISTRATION)

D) Consideration and action, if any, authorizing the Pharr Police Department to partner with Fiber Broker's International for the destruction of 46 Ballistic Vest Panels. (POLICE)

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

1. Garman Investments, LP, a Texas Limited Partnership, owners, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF). The property is legally described as being a 10-acre tract of land, more or less, out of Lot 248, Kelly Pharr Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1400 West Javelina Drive. **COZ#210106** (DEVELOPMENT SERVICES)

2. Marco Antonio Alvarado, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to Residential Multi-Family District (R-MF). The property is legally described as being Lot 48, Block 1, Hidalgo Park Estates Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6617 South St. Marie Drive. **COZ#210108** (DEVELOPMENT SERVICES)

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3. Maria Mayela Garza, d/b/a Friends All Parties, L.L.C., 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 Lot 20, Block 2, Los Marineros Subdivision Phase I, Pharr, Hidalgo County, Texas. The property's physical address is 2302 South Cage Boulevard. **CUP#151170 (DEVELOPMENT SERVICES)**

4. Aiesty, Inc., d/b/a Seoul Asian Market, 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 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 2302 South Cage Boulevard. **CUP#151170 (DEVELOPMENT SERVICES)**

F) PLATS:

1. Nain Engineering, L.L.C., representing Jorge Kamel, President for 1500 Hall Acres, L.L.C., is requesting final plat approval of the proposed 1500 Hall Acres Subdivision. The property is legally described as being a 13.785 acre tract of land out of Lots 5 and 6, Block 8, A.J. McCOLL Subdivision and Lot 113, Dunlyn Estates Phase II, Pharr, Hidalgo County, Texas. The property is within the 1500 Block of West Hall Acres Road. **SUB#170924 (DEVELOPMENT SERVICES)**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance amending Ordinance No. O-2006-47 Standards Manual Construction and Development Guide. **(3rd and Final Reading)**

B) Consideration and action, if any, on Ordinance amending Ordinance No. O-82-13 Appendix A, Zoning Ordinance. **(1st Reading)** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Ordinance Authorizing the Transfer of Real Property to the Pharr Economic Development Corporation, Inc. II, Providing for Severability Clause; Providing for Effective Date; Declaration of Emergency; Proper Notice of Meeting; and Ordaining other Matters Relating to the Foregoing. (ADMINISTRATION)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2021-04 calling the City of Pharr General Municipal Election for May 1, 2021, for election of City Commissioners Places 2, 3, and 4 and designating Election Precincts and Polling Places. (Consideración y acción, enmendando Ordenanza No. O-2021-04 para ordenar la Elección Municipal General de la Ciudad de Pharr el 1 de mayo de 2021, para elegir Comisionados Lugares 2, 3, y 4, y la designación de Distritos Electorales y Centros de Votación) **(Adoption on 1st Reading)** (ADMINISTRATION)

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E) Consideration and action, if any, on Ordinance amending Ordinance O-2020-38 relating to the number of authorized civil service positions within the Fire and Police Departments. **(1st Reading)** (HR)

F) Consideration and action, if any, on Resolution appointing one member (1) and reappointing four (4) members to the Community Development Council. (GMCD)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on contract for election services between the City of Pharr and the Hidalgo County Elections Administrator. (ADMINISTRATION)

9. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

Pursuant to Section 551.071, the Board may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Board may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Board may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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Pursuant to Section 551.084, the Board may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Board may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

11. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956/402-4100 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 26th day of February 2021 at 3:45 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).



WITNESS MY HAND AND SEAL, this 26th day of February 2021

Hilda Pedraza

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: _____